
To: Mayor and Council

From: Derek Abbotts, MCIP, RPP, PLE
Director of Planning & Building

Meeting Date: October 5, 2026

Subject: Report #PB-046-2026 – Stayner Settlement Area Boundary
Expansion – Official Plan Amendment No. 4

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive Report #PB-046-2026 (Stayner Settlement Area Boundary Expansion – Official Plan Amendment No. 4), dated October 5, 2026; and,

1. That Council consider Official Plan Amendment No. 4 and the proposed By-law in accordance with Mayoral Directive MD-01, dated October 2, 2026, having regard to the planning analysis, supporting technical studies and outstanding matters identified in this report; and,
2. That, should Council adopt Official Plan Amendment No. 4 and the associated adopting By-law, the adopted amendment, By-law, Report #PB-046-2026, supporting studies and consultation record be forwarded to the County of Simcoe for further review and approval; and,
3. That the outstanding matters identified in this report form part of the record forwarded to the County of Simcoe for consideration throughout the approval process.

Purpose of the Report

This report has been prepared pursuant to Mayoral Directive MD-01, dated October 2, 2026, to present Official Plan Amendment No. 4 (OPA 4) for Council's consideration of adoption. It provides Staff's assessment of the supporting studies, applicable policies and comments received. Presenting the amendment under the Directive does not, by itself, constitute a favourable Staff recommendation on adoption.

Staff acknowledge that additional review would ordinarily be undertaken prior to a recommendation on adoption. This would include completion of the land-needs reconciliation, review of consultation responses, confirmation of servicing allocation and further refinement of implementation and financing considerations associated with the proposed expansion lands. These matters affect both the planning justification and implementation of the proposed boundary expansion and should be considered by Council in deciding whether to proceed with adoption at this time.

Background

Council has previously considered Reports PB-009-2025, PB-020-2025, PB-014-2026, PB-034-2026 and PB-037-2026 respecting the Stayner Secondary Plan, growth management and servicing and the Settlement Area Boundary Expansion (SABE) for the Stayner Settlement Area. On May 25, 2026, Council endorsed a Preferred Boundary Expansion Area and a two-phase work program. Phase 1 comprised a Servicing Feasibility Study, Agricultural Impact Assessment (AIA) and First Nations and Indigenous Consultation Strategy. Mayoral Decisions 26-08 and 26-09 established the accelerated technical program and associated budget framework.

GSP Group Inc., R.J. Burnside & Associates Limited and Stovel and Associates Inc., together with Township Planning Staff, advanced the amendment and supporting work. The statutory public meeting was held on September 14, 2026. Reports PB-034-2026 and PB-037-2026 contemplated review of comments, potential revisions and any further work necessary before a subsequent recommendation report.

On October 2, 2026, the Mayor issued MD-01 directing the Director of Planning & Building and CAO to bring OPA 4 to the October 5, 2026 Council meeting for consideration of adoption. The Directive also refers to implementing Mayoral Decision 26-08 respecting the preferred boundary. The amendment remains subject to the Planning Act, the Provincial Planning Statement, 2024 (PPS), and applicable Official Plans.

Comments and Analysis

Proposed Amendment

The Preferred Boundary Expansion Area, also referred to through the supporting studies as the Primary Study Area (PSA), comprises approximately 331 hectares for the purposes of the public notice. It is generally distributed in three areas adjacent to Stayner:

- approximately 118.5 hectares in the northeast area between County Road 7 and Mowat Street North;
- approximately 113.2 hectares at the south end between County Road 42 (Airport Road) and Warrington Road;
- approximately 99.3 hectares between Warrington Road and Centre Line Road.

OPA 4 proposes Residential designations, retention of existing Greenlands designations, related schedule changes and new Specific Policy Area 13.1.9. It also removes the Rural Crossroads identification at County Road 7 and Concession 12 Sunnidale and makes consequential changes to the lands-near-settlement policies. These changes form part of the amendment and require consideration with the boundary expansion.

Proposed Policy 13.1.9 requires a Secondary Plan, Community Master Plan, Master Environmental Servicing Plan or similar comprehensive framework before new development proceeds. It addresses land-use mix, servicing, stormwater, transportation, natural heritage, compatibility and phasing. The draft OPA permits preparation by the Township or private proponents, protects lawfully existing uses during the interim period, prohibits new building lots during that period and provides for holding provisions.

These controls are an important part of the proposal. Their effectiveness depends on an enforceable approval process, coordination across the expansion lands and clear infrastructure thresholds for each phase. OPA 4 would not itself approve a subdivision, rezone the lands, allocate water or sanitary capacity, or authorize infrastructure construction. The final policy wording should make those subsequent requirements clear.

While OPA 4 would establish the long-term settlement area boundary and policy framework for future growth, it would not approve development, allocate water or wastewater capacity, establish development phasing, authorize infrastructure construction or remove the requirement for future planning approvals. Those matters would remain subject to future planning, engineering and environmental review processes.

Planning Policy Assessment

Planning Act decisions are required to be consistent with the PPS and conform with the applicable County of Simcoe and Township of Clearview Official Plans. The supporting Planning Justification Report concludes that the proposed expansion generally satisfies the Provincial policy framework for settlement area boundary expansions and identifies Stayner as an appropriate location for accommodating future population growth. Staff acknowledge the planning rationale supporting this conclusion; however, several policy and implementation matters remain to be fully reconciled and may influence the ultimate form of the amendment through the County and Provincial review process.

County Official Plan Amendment No. 7 establishes a 2051 population allocation of 21,820 persons and 6,470 jobs for Clearview Township. The County growth management framework identifies no additional designated greenfield land requirement for community uses or employment lands to accommodate forecast growth to 2051. While these allocations apply on a Township-wide basis and do not establish a specific allocation for Stayner, they represent the current growth management framework within which the proposed expansion must be evaluated.

The Planning Justification Report supports directing additional growth toward Stayner due to its function as the Township's largest fully serviced settlement area and the limitations associated with accommodating significant growth in settlements that do not

have municipal services. Staff generally concur with this direction. However, a final reconciliation between approved growth forecasts, existing development approvals, designated land supply, housing inventory, intensification opportunities and the quantity of additional lands proposed through OPA 4 remains outstanding.

Staff consider this analysis necessary to fully demonstrate conformity with the County growth management framework and the land need considerations established by the PPS. The studies completed through Phase 1 establish a reasonable basis for evaluating the proposed expansion area and generally support Stayner as the Township's preferred location for accommodating future growth. However, the reconciliation of land need, existing supply and forecast growth remains one of the most significant matters outstanding in the review process.

Water and Wastewater Servicing

The September 2026 Water and Wastewater Servicing Study prepared by R.J. Burnside & Associates Limited confirms that additional municipal infrastructure will be required to accommodate ultimate development within both the existing Stayner Settlement Area and the proposed expansion lands. The study demonstrates that the proposed lands are potentially serviceable and identifies future infrastructure solutions that may be available to support growth. However, neither servicing allocation nor a final servicing strategy has been established. Table 1 summarizes the high-level water and wastewater servicing requirements identified by the study under both the existing settlement boundary and the proposed expanded settlement boundary scenarios.

Table 1: Comparison of Long-Term Water and Wastewater Servicing Requirements Under Existing and Expanded Settlement Boundary Scenarios		
Measure	Existing boundary full build-out	Expanded boundary full build-out
Required firm water supply	19,245 m ³ /day	29,473 m ³ /day
Existing and planned firm supply including KPR	15,192 m ³ /day	15,192 m ³ /day
Additional firm supply required	4,053 m ³ /day	14,281 m ³ /day
Required water storage	13,169 m ³	19,416 m ³
Existing and planned storage including KPR	11,466 m ³	11,466 m ³
Additional storage required	1,703 m ³	7,950 m ³
Required wastewater treatment capacity	12,084 m ³ /day	19,045 m ³ /day
Planned combined treatment capacity	7,500 m ³ /day	7,500 m ³ /day
Additional treatment capacity required	4,584 m ³ /day	11,545 m ³ /day

As illustrated in Table 1, the Klondike Park Reservoir (KPR) forms an important component of the Township's long-term servicing strategy and expands the ability of the municipal water system to accommodate future growth. However, the servicing study identifies additional requirements beyond KPR, including future water supply, storage, distribution and fire-flow improvements. Similar conclusions are reached with respect to wastewater servicing, where additional treatment capacity and supporting infrastructure will ultimately be required to accommodate full build-out scenarios.

The servicing study establishes potential servicing feasibility but does not determine current servicing allocation, future capacity allocation, infrastructure funding responsibilities or the timing of future upgrades. These matters remain critical implementation considerations. Staff consider a coordinated servicing strategy, allocation framework, phasing strategy and funding approach necessary before future development approvals can proceed.

This timing analysis is material. The ultimate deficits do not establish an immediate shortage for every new unit or require every future improvement to be built now. Conversely, the scenarios do not establish capacity commitments to existing approvals, current availability, future financing or likely construction rates. A current allocation statement and a coordinated phasing strategy are needed to connect the engineering scenarios to actual development decisions.

Burnside identifies limited scope for expansion of the Stayner treatment plant because of the receiving stream. It recommends assessment of further treatment alternatives and identifies new sewers, pumping stations and forcemains for the expansion. The ultimate treatment location is not established. The servicing strategy must identify delivery responsibilities, approvals, costs and triggers, including how existing approvals and any expansion phases will share capacity.

Agriculture and Environmental Constraints

The AIA identifies approximately 329.1 hectares of Class 1–3 soils, or about 98% of its Primary Study Area, and approximately 70 hectares of systematic tile drainage. It concludes that the proposed boundary is not expected to significantly affect adjacent agricultural operations or constrain existing livestock operations. These favourable findings support further consideration of the location, subject to its stated assumptions and mitigation.

The AIA recommends continued interim agricultural production and protection of farm access, drainage, separation and normal farm practices. Its suggested limits on new livestock facilities and manure storage would require deliberate policy or zoning provisions. The revised OPA strengthens the agricultural compatibility framework by requiring future development to avoid and mitigate potential land use conflicts with existing agricultural operations identified through the Agricultural Impact Assessment,

including application of MDS-based compatibility measures. Proposed Policy 13.1.9 also continues to recognize the ongoing use of lands for agricultural purposes while future planning proceeds.

Retention of Greenlands designations is a positive feature of OPA 4. The NVCA has advised that it has no objection to the proposed settlement area boundary expansion. However, the Authority has also identified the need for additional natural hazard investigations through Phase 2, including refinement of floodplain limits, wetland boundaries and hazard mapping. The completion of the Lamont Creek floodplain study and additional work associated with the McIntyre Drainage Divide will assist in determining the developable limits of portions of the expansion area. The absence of an objection to the boundary expansion should not be interpreted as clearance for development throughout the expansion area.

The Risk Management Official advises that the proposed boundary expansion itself does not trigger source water protection policies. However, portions of the southern expansion area are located within the Stayner Wellhead Protection Area and future development applications within those lands will be subject to source water protection requirements, including review under the applicable provisions of the Clean Water Act. Phase 2 planning will also need to address stormwater management, watershed impacts, transportation, cultural heritage, archaeology and other technical considerations identified through agency review. The net developable area remaining after consideration of these constraints should continue to inform both land need and servicing assessments.

Consultation and Responses

The statutory public meeting was held on September 14, 2026. The notice, circulation record, oral submissions, written comments and corresponding Staff and consultant responses form part of the planning record supporting Council's consideration of OPA 4.

The principal comments presently documented are as follows:

1. **County of Simcoe, September 8, 2026.** The County advised that key information necessary to evaluate the proposed settlement area boundary expansion remained in progress and that it had not received sufficient supporting studies and background information to complete its review or provide detailed comments on the proposed expansion. The County indicated that a consolidated response would be prepared following receipt and review of the outstanding technical studies, agency comments and supporting planning justification. The County also noted that a County Official Plan Amendment will be required and that the technical studies will be fundamental to the County and Provincial review processes. The County's comments are generally consistent with the phased

planning approach established for the project and indicate that further review will occur once the supporting information has been fully evaluated.

2. **Simcoe County District School Board, September 3, 2026.** The Board identifies oversubscribed Stayner schools and preliminary full-build-out planning needs of approximately six elementary schools and at least one secondary school, with at least 56 acres across Stayner, including the expansion. It seeks comprehensive planning, school and park integration, servicing and phasing, and stronger coordination where private proponents prepare plans. These requests are not funded school commitments.
3. **Simcoe Muskoka Catholic District School Board, September 3, 2026.** The Board advises that local elementary and secondary schools are currently operating beyond their designed capacities and that additional growth resulting from the proposed expansion will place further pressure on existing facilities. The Board requests two elementary school sites within the proposed expansion area and indicates that further accommodation requirements and development-related conditions may be provided following additional discussions and a clearer understanding of future unit counts and housing mix.
4. **NVCA and Risk Management Official.** The NVCA advises that it has no objection to the proposed settlement area expansion. However, the Authority recommends that comprehensive natural hazard investigations be incorporated into Phase 2 planning, including floodplain analysis, wetland delineation, stormwater, geotechnical, hydrogeological and water balance studies. The Risk Management Official advises that the boundary expansion itself does not trigger source water protection policies; however, portions of the southern expansion area are located within the Stayner Wellhead Protection Area and future development applications will be subject to source protection screening and applicable Clean Water Act requirements.
5. **Enbridge and Hydro One.** Enbridge advises that it has no objection to the proposed boundary expansion application at this stage, while reserving the right to amend or impose future development conditions as development proposals proceed. Enbridge also notes that its comments should not be interpreted as approval of future development. Utility infrastructure requirements will continue to be reviewed through future planning and development approval processes. These comments do not establish municipal water or wastewater servicing capacity.
6. **Landowner representatives.** Requests were received from the owners or representatives of lands at 1065 Centre Line Road, 1558 and 1634 County Road 7, and 359 Mowat Street North seeking consideration of those lands as part of the settlement area boundary expansion process. The submissions generally identify the proximity of the lands to the existing settlement boundary, potential servicing opportunities, and their suitability for future urban development. Staff note that the proposed expansion boundary is based on the Preferred Boundary Expansion Area and the supporting technical studies completed through Phase

1. The inclusion or exclusion of any additional lands must be considered within the broader context of land need, agricultural impacts, environmental constraints, servicing strategy and conformity with the applicable planning policy framework. The disposition of these requests therefore remains subject to the final review of the boundary and supporting planning analysis. Further review may also be required to reconcile the affected land lists and schedules associated with OPA 4.

The Township circulated the proposed amendment to nine Indigenous communities and organizations identified through its consultation framework. To date, a response has been received from the Wendat Nation, which advised that it has no comments on the proposed settlement area boundary expansion at this time. The Wendat Nation requested continued consultation should archaeological assessments or investigations be required and requested that any archaeological reports, findings and recommendations associated with future planning, development or infrastructure projects be shared as the project advances. Staff acknowledge that engagement remains ongoing and additional comments may be received through the County and Provincial review processes. The absence of responses from other communities should not be interpreted as support for the proposal or completion of consultation.

Staff consider it important to distinguish matters affecting the suitability of the proposed boundary expansion from those that are more appropriately addressed through future planning and development approvals. The comments received from the school boards, Indigenous communities, utility providers and review agencies generally identify implementation considerations related to the future development of the lands rather than concerns regarding the appropriateness of the proposed expansion area itself. School accommodation requirements identified by both school boards reinforce the importance of the comprehensive planning framework contemplated by Policy 13.1.9, including consideration of future school sites, parks, transportation networks, servicing infrastructure and community amenities. A completed comment-response record should accompany the amendment to clearly identify what issues have been resolved, what may require refinement to OPA 4 and what matters are intended to be addressed through Phase 2 planning and future approvals.

Council Decision Considerations

In considering whether to adopt OPA 4, Council should recognize the distinction between adoption of the Amendment and ultimate approval of the proposed settlement area expansion.

Adoption of OPA 4 would establish the Township's preferred long-term growth boundary and advance the Amendment to the County of Simcoe for further review. Adoption would not establish servicing allocation, approve development applications, authorize infrastructure construction, establish development phasing, confirm infrastructure

funding, complete Indigenous consultation, satisfy County public meeting requirements, or guarantee approval by either the County or Province.

Council's decision today is fundamentally whether the proposed expansion should be advanced to the next stage of review as the Township's preferred long-term growth strategy for Stayner. The decision is not whether the lands are immediately development-ready, nor whether all servicing, phasing, environmental and implementation matters have been finalized. Those matters are intended to be addressed through subsequent planning approvals, secondary planning exercises and external review processes.

The technical studies completed through Phase 1 generally support the suitability of the expansion area and provide a foundation for future planning. However, several important matters remain unresolved, including land need reconciliation, servicing allocation and implementation strategy, infrastructure financing, consultation responses and ongoing County review. Staff consider these issues to be significant planning and implementation matters rather than administrative refinements. While they do not necessarily preclude Council's consideration of OPA 4, they may influence the ultimate form of the amendment and the decisions made through the County and Provincial review processes.

Staff recognize that Council's decision at this stage is whether sufficient information exists to identify the proposed expansion as the Township's preferred long-term growth direction for Stayner and advance the amendment for further review. The decision is not whether every implementation matter has been resolved. The purpose of the subsequent County approval process, secondary planning process and future development approvals is to address the detailed servicing, environmental, transportation, phasing and infrastructure matters required to support future growth.

Should Council adopt OPA 4, additional information requests, policy refinements, boundary adjustments or implementation modifications may arise through the County and Provincial review processes. Such changes would not be unusual given the scale and complexity of the proposed settlement area expansion.

Staff Planning Assessment

Phase 1 of the Stayner Settlement Area Boundary Expansion project has resulted in the completion of a Planning Justification Report, Agricultural Impact Assessment, Water and Wastewater Servicing Study and consultation program. Collectively, these studies provide a substantial body of technical information and generally support the suitability of Stayner as Clearview's primary long-term growth area.

Staff acknowledge that significant work has been completed within an accelerated project timeline and that the supporting studies establish a reasonable basis for Council

to consider advancement of OPA 4. The studies generally conclude that the proposed lands are suitable for further consideration from a planning, servicing and agricultural perspective, subject to future implementation planning and approvals.

At the same time, Staff acknowledge that additional work would ordinarily be undertaken prior to a final planning recommendation, including completion of the reconciliation of growth allocations and land need, confirmation of servicing allocation and long-term servicing strategy, assessment of outstanding agency comments, continuation of Indigenous consultation efforts and refinement of implementation policies where appropriate. These matters represent important planning considerations that may influence the ultimate form of the amendment and the approvals granted by the County and Province.

Accordingly, Staff do not provide an unqualified favourable recommendation on adoption. Rather, this report is intended to assist Council in understanding both the supporting technical findings and the outstanding matters that may influence the amendment through the County and Provincial review processes.

Adoption and Approval Process

Township Council decides whether to adopt OPA 4. The County is the approval authority for the Township amendment. A corresponding amendment to the County Official Plan is also required, for which the Minister of Municipal Affairs and Housing is the approval authority. These are related but distinct decisions; the Minister does not automatically become the direct approval authority for Township OPA 4.

Adoption would formally advance the Township proposal but would not bring the Residential designations into force. The County must undertake its own amendment process, including consultation and a public meeting. Its process is not completed by the Township's September 14 meeting. For a non-exempt amendment requiring Ministerial approval, Section 17(17.1) provides a 90-day Ministerial submission period before public-meeting notice. That requirement is not a deadline for approval.

Township and County Staff explored opportunities to coordinate statutory processes associated with the Township and County Official Plan Amendments. However, Section 17(17.1) of the Planning Act requires an Official Plan Amendment for which the Minister is the approval authority to be submitted to the Minister at least 90 days before notice of the applicable public meeting is provided. As a result, the County process cannot proceed on the same accelerated timeline as the Township process. The County has also advised that additional technical information and supporting studies are required before it can complete its review of the proposed expansion. The Township's September 14, 2026 public meeting therefore does not satisfy the County's independent public meeting requirements and does not predetermine either the County's decision or the Provincial review process.

Conclusion

OPA 4 is being presented pursuant to Mayoral Directive MD-01 for Council's consideration. The completed Phase 1 work provides a substantial body of technical information regarding the suitability of the proposed expansion area and identifies the infrastructure, agricultural, environmental and comprehensive planning considerations associated with future growth.

Staff acknowledge that the supporting studies generally support Stayner's continued role as the Township's primary urban growth area. However, important matters remain outstanding, including land need reconciliation, servicing allocation and implementation strategy, infrastructure financing, Indigenous consultation and ongoing agency review. Council should consider these matters alongside the favourable findings contained within the supporting studies.

From a planning perspective, the principal question before Council is not whether every implementation matter has been finalized, but whether sufficient information exists to establish the Township's preferred long-term growth direction for Stayner and advance the amendment for further review. The technical studies completed through Phase 1 provide a substantial foundation for that discussion, while also identifying matters that will require further consideration through subsequent approval processes.

Should Council adopt OPA 4, the amendment would advance to the next stage of review through the County and Provincial approval processes. Adoption would not establish servicing allocation, approve development, authorize infrastructure construction or guarantee approval by external agencies. The outstanding matters identified in this report should therefore accompany the County submission and continue to inform future review and refinement of the amendment.

Financial Implications

Official Plan Amendment No. 4 does not approve infrastructure construction, establish servicing allocation or authorize expenditure of additional capital funds.

The servicing study identifies future infrastructure requirements associated with both existing settlement lands and the proposed expansion area. Future funding mechanisms, timing, capital priorities and cost-sharing arrangements will require further consideration through subsequent planning, engineering and budgeting processes.

Council should also recognize that adoption of OPA 4 does not, by itself, create an approved and in-force planning status for the lands subject to the proposed settlement

area boundary expansion. Any obligations arising from separate funding or development agreements remain subject to the terms and conditions of those agreements.

No additional capital funding approvals are requested through this report.

Clearview's Strategic Plan

The above initiative supports the following strategic pillars:

- Infrastructure

Report Appendices

Appendix A – Draft Official Plan Amendment No. 4 – Stayner Settlement Area Boundary Expansion

Approvals

Submitted by: Derek Abbotts, MCIP, RPP, PLE
Director of Planning & Building

Financial Implications Reviewed by: Kelly McDonald, Treasurer

Approved by: John Ferguson, CAO



Official Plan Amendment No. 4

to the 2024 Township of Clearview Official Plan

Applicant:	N/A
Owner:	N/A
Municipal Address:	(Multiple properties affected)
Legal Description:	(Multiple properties affected)
ARN:	(Multiple properties affected)
Staff Report No.:	PB-046-2026
Completeness Date:	N/A
Public Meeting Date:	September 14, 2026
Township Adoption Date:	October 5, 2026
Adopting By-law:	26-71

Basis of the Amendment

The Council of the Township of Clearview initiated the process of amending its Official Plan through the adoption of a resolution directing Township staff to initiate a two-phased approach to the expansion of the settlement area boundary of the Urban Settlement Area of Stayner. As part of Phase 1 of that process, Council adopted a preferred boundary for the expanded settlement area. This Official Plan Amendment ("OPA No. 4"), being Amendment No. 4 to the Official Plan of the Township of Clearview as approved by the County of Simcoe on November 26, 2024, and as subsequently amended ("Official Plan"), represents the culmination of Phase 1 of the Stayner Settlement Area Boundary Expansion.

The basis of the two-phased Stayner Settlement Area Boundary Expansion, and therefore of this Amendment, is provided in Staff Report #PB-014-2026 (Stayner Secondary Plan – Boundary Expansion, Growth Strategy & Project Authorization), dated April 27, 2026. That report was itself based on previous Staff Reports that had "established Council's direction to initiate a secondary planning exercise to assess the feasibility of accommodating growth to 2071, to endorse the proposed study area including the Growth Reserve Overlay (GRO) lands, and to advance a subsequent report detailing project scope, timing, cost, and deliverables."

The lands affected by this Amendment are shown on Map 1 attached hereto (see p. 6). Map 1 is attached as reference material for this preamble and does not form part of the Amendment itself.

The County of Simcoe is the approval authority for this Amendment. Following its approval, this Amendment will come into effect pursuant to the applicable provisions of Section 17 of the *Planning Act* (R.S.O. 1990, c. P.13).

Official Plan Review

Although the resolution that initiated this Amendment did not make direct reference to the policies for an "Official Plan Review" set out in Section 1.2.3 of the Township's Official Plan, this Amendment does address matters contemplated in that section, specifically matters under Clause 1.2.3.4(c): "making any alterations to the boundaries of Settlement Areas as Council considers necessary or advisable in order to ensure orderly, efficient, and sustainable development."

Policy No. 1.2.3.10 states that "any alterations to the boundaries of Settlement Areas ... made through an Official Plan Review process" will be guided by principles that include following:

- "All alterations to Settlement Area boundaries will be consistent with the Community Structure & Growth Management policies set out in Section 2 of this Official Plan and based on the land needed to accommodate growth projected to 2051." (Clause 1.2.3.10(a))

- “The decision to add lands to a Settlement Area will generally be based on the suitability of the subject lands for development in the short or medium term, with the ability to provide municipal services and infrastructure to support development being considered a top priority.” (Clause 1.2.3.10(b))
- “In addition to the factors described above, decisions regarding alterations to Settlement Area boundaries will also take into consideration the logical rounding out of Settlement Areas.” (Clause 1.2.3.10(d))

The policies in Section 2 of the Official Plan direct that the Urban Settlement Areas of Stayner and Creemore are “meant to be the primary locations for new development in the Township” and are “intended to serve as focal points for the majority of the population and employment growth projected” (Section 2.2, p. 21). Table 2.1 in the Official Plan further establishes a target share of 70% of the Township’s population growth to 2031 being directed to the two Urban Settlement Areas (52.5% to Stayner and 17.5% to Creemore). The expansion of the boundaries of the Stayner Urban Settlement Area is consistent with the intent of the Official Plan’s policies and will support its overall growth management strategy.

Under Policy No. 1.2.3.11 of the Official Plan, any alteration to the boundary of Stayner is also subject to Policy No. 13.1.1.12, which states: “Any amendment to this Official Plan that alters the boundary of the Urban Settlement Area of Stayner shall also amend the boundary of Specific Policy Area 13.1.1 ... so as to encompass all lands within the flooding hazard limit of Lamont Creek that are located west of the Clearview Train Trail and within the altered Settlement Area Boundary.”

The expanded settlement area boundaries do not contain any new lands within the flooding hazard limit of Lamont Creek, and therefore no corresponding amendment to the boundaries of Specific Policy Area 13.1.1 is required at this time.

Comprehensive Planning Framework

The lands added to the Stayner Urban Settlement Area through this Amendment are to be designated “Residential”, with the exception of those portions that are designated using one of the “Greenlands” designations, which will retain that existing designation. In order to ensure that residential development proceeds in an orderly and coordinated manner, this Amendment adds a new subsection, Subsection 13.1.9, containing area-specific policies that require the preparation of a comprehensive planning framework for the development of the subject lands, such as that provided by a Secondary Plan, Community Master Plan, or Master Environmental Servicing Plan. Among other things, this comprehensive planning framework will provide for the phasing of development in a manner consistent with Policy No. 4.2.1.34 of the Official Plan, which states: “Residential development may be phased, at the Township’s discretion, in accordance with the availability or provision of water and wastewater services, with the impact of development on the

community, or with any other considerations that the Township considers appropriate.”

Development Near Settlement Areas & Rural Crossroads

Under Policy No. 3.2.3.1(a), any land located within one kilometre of the boundary of an Urban Settlement Area is considered “land near a settlement area” and therefore subject to the policies in Section 3.2.3 of the Official Plan. The purpose of those policies is “to discourage forms of development that could hinder or preclude the eventual expansion of settlement areas or that could introduce inefficient land use patterns in the vicinity of existing settlement areas.” The expansion to the Stayner Urban Settlement Area means that Section 3.2.3 of the Official Plan now applies to certain lands that had not previously been subject to the policies in that section. Those lands are identified on Map 1.

Furthermore, Policy No. 2.2.4.1(a)(iii) of the Official Plan identifies the area surrounding the intersection of County Road 7 and Concession 12 (Sunnidale) as a “Rural Crossroads”. That intersection, located approximately 300 metres north of the northeast corner of the expanded Settlement Area boundary, is now situated in an area that is subject to Section 3.2.3 following the expansion.

According to Section 2.2.4 of the Official Plan, “Rural Crossroads” have been identified to “serve as focal points for small-scale development to provide economic opportunities outside of Settlement Areas while maintaining the existing character of the rural landscape” (p. 31). The reduced distance between the boundary of the Stayner Urban Settlement Area and the Rural Crossroads at the intersection of County Road 7 and Concession 12 (Sunnidale) means that it is no longer appropriate for that area to serve the function envisioned for “Rural Crossroads” in the Township’s Official Plan. Moreover, there is potential for the policies for “Rural Crossroads” in Section 2.2.4 to conflict with those in Section 3.2.3 regarding development near settlement areas. Therefore, this Amendment includes consequential amendments to Section 2.2.4 for the purpose of removing the identification of this area as a “Rural Crossroads”. Map 1 identifies the lands that are no longer subject to Section 2.2.4 using the 400-metre “conceptual radius” established in that section of the Official Plan.

Lands Affected

The following lands are added to the Stayner Urban Settlement Area through this Amendment, as shown on Map 1:

- all of Lot 22, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 1148 Centre Line Road and as 342, 344, and 346 Warrington Road and portions of the properties known municipally as 112 and 118 Fletcher Street and as 272 and 352 Warrington Road;

- part of Lot 23, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 1210, 1238, 1248, and 1256 Centre Line Road; as 103 and 119 Fletcher Street; and as 347, 370, 383, 384, 402, 410, 414, 418, 450 Warrington Road; and portions of the properties known municipally as 112 and 118 Fletcher Street; as 338 and 352 Warrington Road; and as 6004 21/22 Sideroad Nottawasaga;
- part of Lot 26, Concession 1 (Nottawasaga), being the entirety of the property known municipally as 299 Mowat Street North;
- all of Lot 27, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 329 and 359 Mowat Street North and as 1344 County Road 7; and
- part of Lot 22, Concession 2 (Nottawasaga), being the entirety of the properties known municipally as 1277, 1293, 1299, 1309 County Road 42 and as 6176, 6246, 6278 21/22 Sideroad Nottawasaga; the entirety of the property assigned Roll No. 432-901-000-20-9321; and portions of the properties known municipally as 1247 County Road 42, as 259 Margaret Street, and as 6004 21/22 Sideroad Nottawasaga.

The following lands, which were already subject to Section 3.2.3 of the Official Plan, are no longer subject to Section 2.2.4, as shown on Map 1:

- part of Lot 28, Concession 1 (Nottawasaga), being a portion of the property known municipally as 5546 27/28 Sideroad Nottawasaga;
- part of Lot 29, Concession 1 (Nottawasaga), being a portion of the property known municipally as 1558 County Road 7;
- part of Lot 1, Concession 12 (Sunnidale), being a portion of the property known municipally as 1409 County Road 7; and
- part of Lot 1, Concession 13 (Sunnidale), being a portion of the property known municipally as 1717 County Road 7.

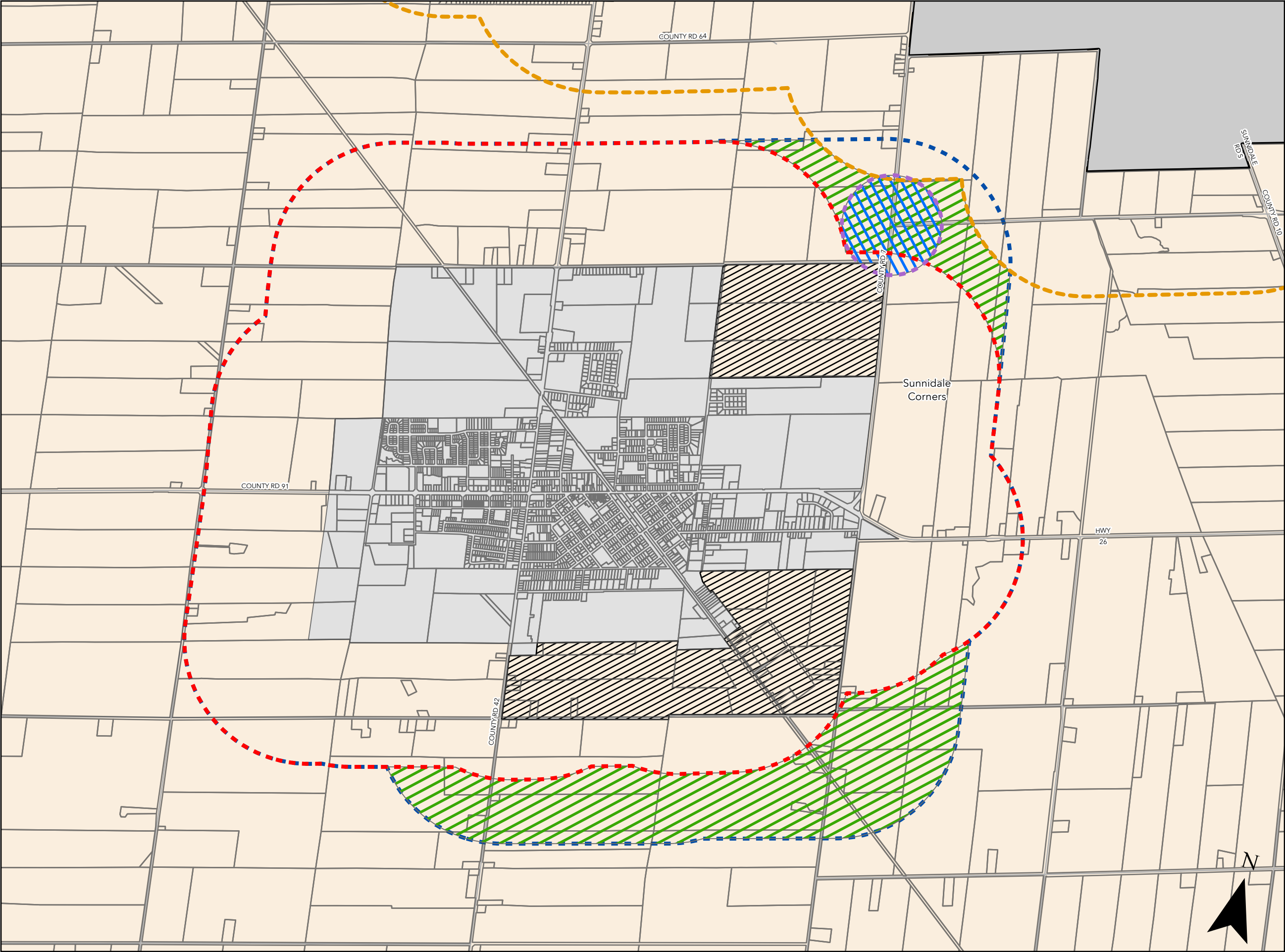
The following lands are no longer subject to Section 2.2.4 and are now subject to Section 3.2.3, as shown on Map 1:

- part of Lot 28, Concession 1 (Nottawasaga), being a portion of the property known municipally as 5546 27/28 Sideroad Nottawasaga;
- part of Lot 29, Concession 1 (Nottawasaga), being a portion of the property known municipally as 1558 County Road 7;
- part of Lot 1, Concession 12 (Sunnidale), being a portion of the property known municipally as 1409 County Road 7; and
- part of Lot 1, Concession 13 (Sunnidale), being a portion of the property known municipally as 5394 Concession 12 Sunnidale.

The following lands are now subject to Section 3.2.3, as shown on Map 1:

- part of Lot 20, Concession 1 (Nottawasaga), being the entirety of the property known municipally as 1482 Centre Line Road and portions of the properties known municipally as 1448 and 1532 Centre Line Road;
- part of Lot 21, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 1426 Centre Line Road and as 478 and 484 Warrington Road and portions of the properties known municipally as 1448 Centre Line Road and as 472 Warrington Road;
- part of Lot 28, Concession 1 (Nottawasaga), being a portion of the property known municipally as 5546 27/28 Sideroad Nottawasaga;
- part of Lot 29, Concession 1 (Nottawasaga), being portions of the properties known municipally as 1558 and 1634 County Road 7;
- part of Lot 20, Concession 2 (Nottawasaga), being the entirety of the properties known municipally as 1485 and 1517 County Road 42 and a portion of the property known municipally as 1547 County Road 42
- part of Lot 21, Concession 2 (Nottawasaga), being a portion of the property known municipally as 1453 County Road 42;
- part of Lot 29, Concession 2 (Nottawasaga), being a portion of the property known municipally as 7972 Highway 26;
- part of Lot 20, Concession 3 (Nottawasaga), being the entirety of the property known municipally as 1518 County Road 42 and portions of the properties known municipally as 1508 and 1574 County Road 42;
- part of Lot 21, Concession 3 (Nottawasaga), being portions of the properties known municipally as 1454 and 1508 County Road 42;
- part of Lot 1, Concession 9 (Sunnidale), being the entirety of the properties known municipally as 1351, 1393, and 1415 Centre Line Road and a portion of the property known municipally as 5838 Concession 9 Sunnidale;
- part of Lot 2, Concession 9 (Sunnidale), being portions of the properties known municipally as 1324 3/4 Sideroad Sunnidale and as 5766 Concession 9 Sunnidale;
- part of Lot 1, Concession 10 (Sunnidale), being portions of the properties known municipally as 1065, 1291, and 1303 Centre Line Road;
- part of Lot 2, Concession 10 (Sunnidale), being the entirety of the property known municipally as 5628 Concession 10 Sunnidale and portions of the properties known municipally as 6725 Highway 26 and as 1034 3/4 Sideroad Sunnidale;
- part of Lot 1, Concession 12 (Sunnidale), being a portion of the property known municipally as 1409 County Road 7;
- part of Lot 2, Concession 12 (Sunnidale), being portions of the properties known municipally as 5261 and 5315 Concession 12 Sunnidale;

- part of Lot 1, Concession 13 (Sunnidale), being a portion of the property known municipally as 5394 Concession 12 Sunnidale; and
- part of Lot 2, Concession 13 (Sunnidale), being a portion of the property known municipally as 5300 Concession 12 Sunnidale.



The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

MAP 1
STAYNER 1KM BUFFERS

- No Longer Subject to Section 2.2.4
- Now Subject to Section 3.2.3
- 400m Conceptual Radius
- Area to be added to Stayner Urban Boundary
- 1km Buffer From Town of Wasaga Beach
- Land Near Settlement Area - 1km
- Land Near Settlement Area - 1km (New Boundary)



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Last Updated: Monday, October 5, 2026



The Amendment

Purpose & Effect

The purpose of this Official Plan Amendment (“OPA No. 4”), being Amendment No. 4 to the Official Plan of the Township of Clearview as approved by the County of Simcoe on November 26, 2024, and as subsequently amended (“Official Plan”), is to amend the schedules to the Official Plan to effect the expansion of the Stayner Urban Settlement Area.

OPA No. 4 also makes certain amendments to Section 2.2.4 of the Official Plan and to Appendix ‘B’ for the purpose of removing the identification of the area surrounding the intersection of County Road 7 and Concession Road 12 (Sunnidale) as a “Rural Crossroads”.

Amendment No. 4 to the Official Plan of the Township of Clearview

Amendment No. 4 to the Official Plan of the Township of Clearview consists of the changes to the text and schedules set out in Item 1 through Item 21 below.

- Item 1: The second paragraph of Section 2.2.4 (Rural Crossroads) is hereby amended by striking out “and two others without names” in the first sentence and substituting “and one other without a name”.
- Item 2: Policy No. 2.2.4.1 is hereby amended:
- (a) by adding “and” at the end of Subclause 2.2.4.1(a)(ii); and
 - (b) by striking out Subclause 2.2.4.1(a)(iii), renumbering any subclauses appearing thereafter as necessary.
- Item 3: Section 13.1 (Area-Specific Policies – Area 1: Stayner) is hereby amended by adding the following subsection at the end:

13.1.9 Stayner Settlement Area Expansion Lands

The lands designated as “Specific Policy Area 13.1.9” on Schedule SP-1 to this Official Plan, being those lands located on Lots 22, 23, 26, and 27, Concession 1 (former Township of Nottawasaga) and on Lot 22, Concession 2 (former Township of Nottawasaga) that were added to the Stayner Urban Settlement Area through Amendment No. 4 to this Official Plan, referred to in this section as the “subject lands”, shall be subject to the following area-specific provisions, in addition to all other applicable policies of this Official Plan:

1. Notwithstanding anything to the contrary in this Official Plan, it is the intent of the Township that the development of the subject lands will proceed through the preparation of a Secondary Plan, Community Master Plan, Master Environmental Servicing Plan, or similar comprehensive planning framework that addresses, among other things, the following matters:
 - (a) the provision of an appropriate mix of land uses, including residential uses of varying densities and dwelling types, public service facilities, and parks and open spaces;
 - (b) the provision of municipal water services and municipal wastewater services capable of accommodating all proposed development of the subject lands or portions thereof;
 - (c) stormwater management and drainage for proposed development;
 - (d) the ability of existing and proposed transportation infrastructure to accommodate traffic (both vehicular and by active transportation modes) generated by proposed development of the subject lands or portions thereof;
 - (e) the avoidance or, where avoidance is not possible, the minimization and mitigation of impacts on natural heritage features and areas;
 - (f) compatibility with existing land uses on the subject lands or in the surrounding area, including existing agricultural uses on the subject lands, the wastewater treatment lagoons at 5833 27/28 Sideroad Nottawasaga, and lawfully existing land uses located outside the Stayner Urban Settlement Area; and
 - (g) the phasing of development as necessary in conjunction with the matters referred to in Clauses 13.1.9.1(a)-(f) above;
2. To clarify, the process of preparing the comprehensive planning framework referred to in No. 13.1.9.1 above may be initiated by the Township or by one or more private proponents of development.
3. Until such time as the comprehensive planning framework referred to in No. 13.1.9.1 is in place:
 - (a) the land uses permitted on the subject lands shall be limited to lawfully existing uses; and
 - (b) development and site alteration associated with a lawfully existing use of the subject lands or any portion thereof may be permitted, but no development that involves the creation of a new building lot shall be approved.

4. Any development that occurs on the subject lands, including development occurring after the comprehensive planning framework referred to in No. 13.1.9.1 is in place, shall be required to provide for the avoidance and mitigation of potential land use conflicts with lawfully existing agricultural operations identified through the Agricultural Impact Assessment prepared in support of OPA No. 4, based on the application of MDS I setbacks.
5. The Zoning By-law may apply holding provisions to the subject lands, or to any portion or portions thereof, to ensure the matters contemplated in this section of the Official Plan are satisfactorily addressed before development is allowed to proceed.

Item 4: Appendix B (Rural Crossroads) is hereby amended by deleting the map illustrating the 400-metre conceptual radius surrounding the intersection of County Road 7 and Concession 12 (Sunnidale).

Item 5: Schedule A ("Municipal Structure") to the Official Plan of the Township of Clearview is hereby amended:

- (a) by changing the area identified on that Schedule as the Stayner Urban Settlement Area to include those areas identified on Schedule 'A' to OPA No. 4 as "Area to be added to Stayner Urban Boundary"; and
- (b) by changing the area within the one-kilometre buffer around the Stayner Urban Settlement Area to include the area identified on Schedule 'A' to OPA No. 4 as "Land Near Settlement Area - 1km (New Boundary)".

Item 6: Schedule B ("Land Use Plan") to the Official Plan of the Township of Clearview is hereby amended by changing the area identified on that Schedule as being located within the Stayner settlement area boundary to include those areas identified on Schedule 'B' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".

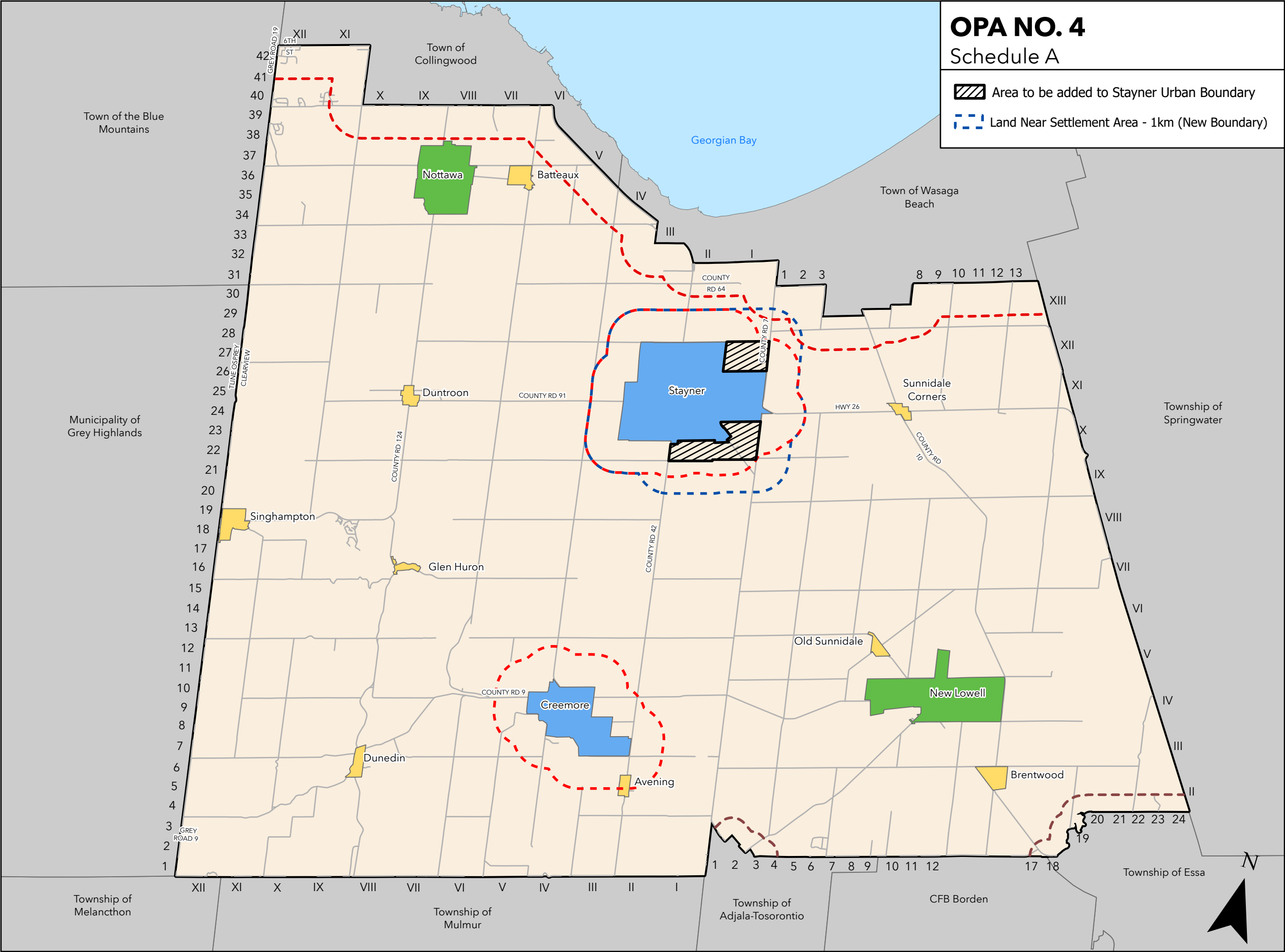
Item 7: Schedule B-12 ("Land Use Plan: Stayner") to the Official Plan of the Township of Clearview is hereby amended:

- (a) by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'C' to OPA No. 4 as "Area to be added to Stayner Urban Boundary";
- (b) by changing the land use designation of any land designated "Agricultural" within the areas added to the Stayner Urban Settlement Area to "Residential"; and
- (c) by changing the land use designation of any land designated "Rural" within the areas added to the Stayner Urban Settlement Area to "Residential".

- Item 8: Schedule C ("Natural Heritage System") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'D' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 9: Schedule C-1 ("Natural Heritage System: Wetlands") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'E' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 10: Schedule C-2 ("Natural Heritage System: Woodlands") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'F' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 11: Schedule C-3 ("Natural Heritage System: Steep Slopes") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'G' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 12: Schedule D ("Water Resources: Key Map") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'H' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 13: Schedule D-1 ("Water Resources: Highly Vulnerable Aquifers") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'I' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 14: Schedule D-2 ("Water Resources: Significant Groundwater Recharge Areas") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'J' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 15: Schedule D-7 ("Water Resources: Wellhead Protection Areas: Stayner") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'K' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 16: Schedule E ("Mineral Aggregate Resources") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner

settlement area to include those areas identified on Schedule 'L' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".

- Item 17: Schedule F ("Waste Management Sites") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'M' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 18: Schedule G ("Transportation System") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'N' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 19: Schedule G-2 ("Transportation System: Stayner") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'O' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 20: Schedule SP-1 ("Specific Policy Areas: Area 1: Stayner") to the Official Plan of the Township of Clearview is hereby amended:
- (a) by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'P' to OPA No. 4 as "Area to be added to Stayner Urban Boundary";
 - (b) by identifying the areas added to the Stayner settlement area through Item 20 (a) above as "Specific Policy Area 13.1.9", as shown on Schedule 'P' to OPA No. 4; and
 - (c) by striking out "Special Policy Area" wherever it appears and, in each case, substituting "Specific Policy Area".
- Item 21: Schedule SP-1.2 ("Development Concept: Specific Policy Area 13.1.5 (Grand Estates of Clearview)") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include the area identified on Schedule 'Q' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".



The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

SCHEDULE A
MUNICIPAL STRUCTURE

Municipal Boundary

Settlement Areas

- Urban Settlement Area
- Community Settlement Area
- Rural Settlement Area
- Lands Outside Settlement Areas

Lands Near Settlement Area (See Section 3.2.3)

- 1km Buffer
- 500m Buffer

Lots Denoted by Arabic Numerals (1,2,3, etc.)
Concessions Denoted by Roman Numerals (I,II,III, etc.)

See Appendix 'B' for Rural Crossroads
(as described in Section 2.2.4
of this Official Plan)

0 1 2 4 6 km

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Last Updated: Monday, October 5, 2026

OPA NO. 4
Schedule B

 Area to be added to Stayner Urban Boundary

*The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW*

**SCHEDULE B
LAND USE PLAN**

-  Settlement Area Boundaries
-  Settlement Areas (See Schedules B1-B13)
-  Niagara Escarpment Plan (NEP Area)
-  Municipal Boundary

Land Use

-  Residential
-  Estate Residential
-  Future Development
-  Commercial
-  Transition Corridor
-  Institutional
-  Industrial
-  Waste Management Industrial
-  Mineral Aggregate Resource
-  Extractive Industrial
-  Airport-Related Employment
-  Open Space
-  Rural
-  Agricultural
-  Greenland - Hazard Lands Area
-  Greenland - Natural Heritage Area
-  Greenland - Wetlands Area

NEP Land Use

-  Escarpment Natural Area
-  Escarpment Protected Area
-  Escarpment Recreational Area
-  Escarpment Rural Area
-  Mineral Resource Extraction Area

Lots Denoted by Arabic Numerals (1,2,3, etc.)
Concessions Denoted by Roman Numerals (I,II,III, etc.)



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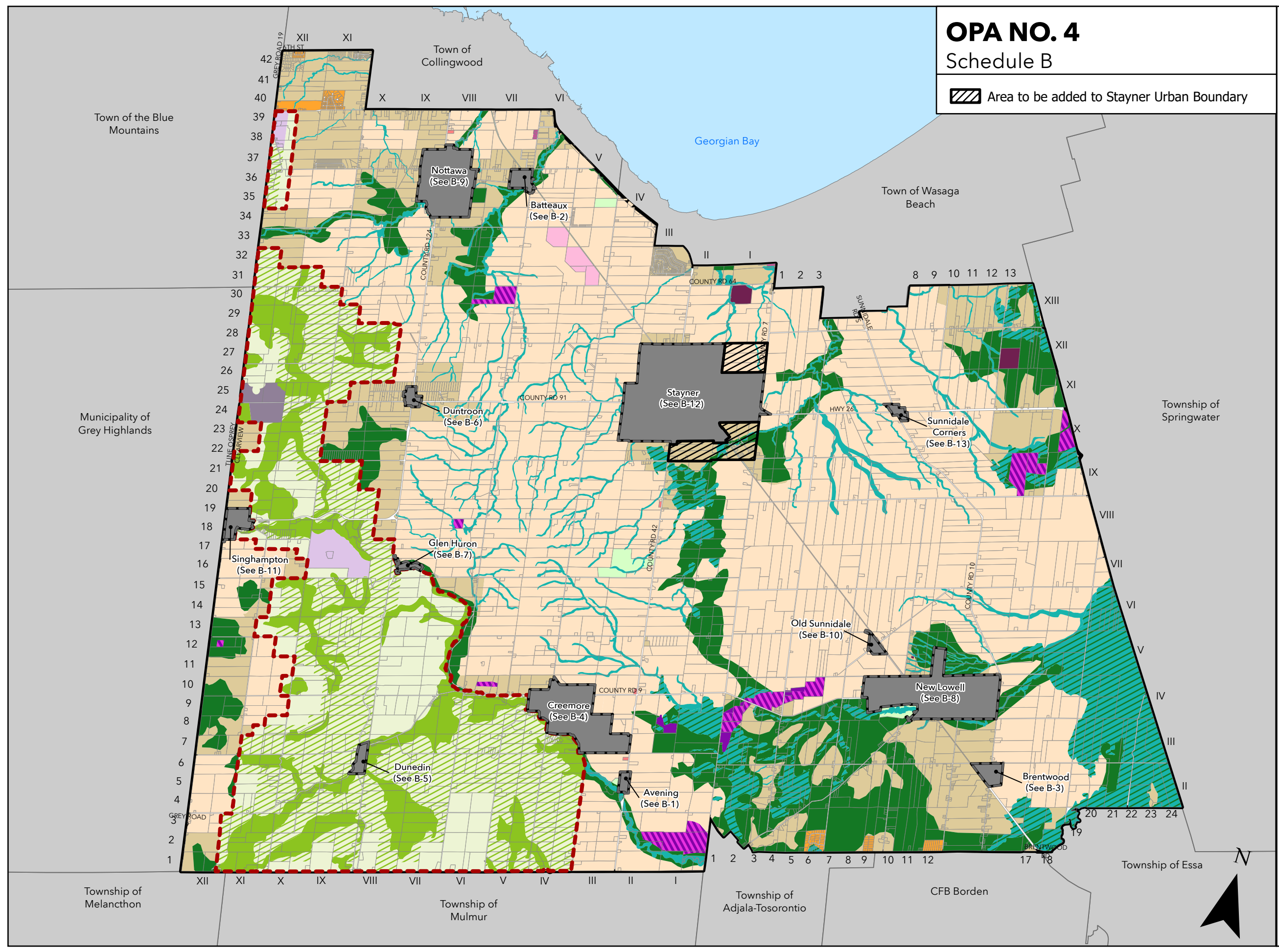
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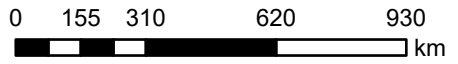


OPA NO. 4
Schedule C

 Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW
Schedule B-12
**LAND USE PLAN
STAYNER**

-  Built Boundary
 Community Hub
- Land Use
-  Residential
 -  Estate Residential
 -  Future Development
 -  Commercial
 -  Transition Corridor
 -  Institutional
 -  Industrial
 -  Waste Management Industrial
 -  Airport-Related Employment
 -  Mineral Aggregate Resource
 -  Extractive Industrial
 -  Open Space
 -  Rural
 -  Agricultural
 -  Greenland - Hazard Lands Area
 -  Greenland - Natural Heritage Area
 -  Greenland - Wetlands Area



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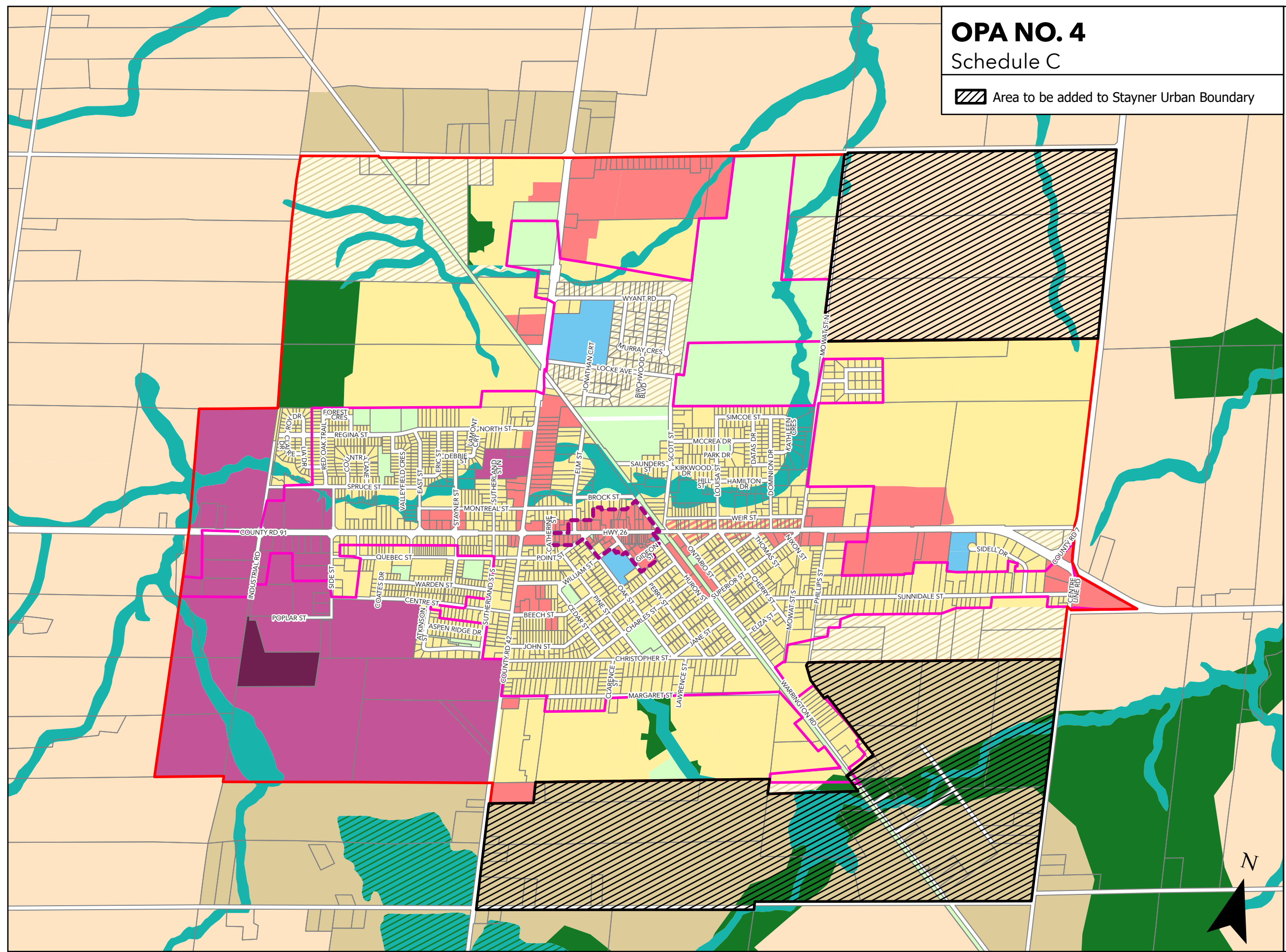
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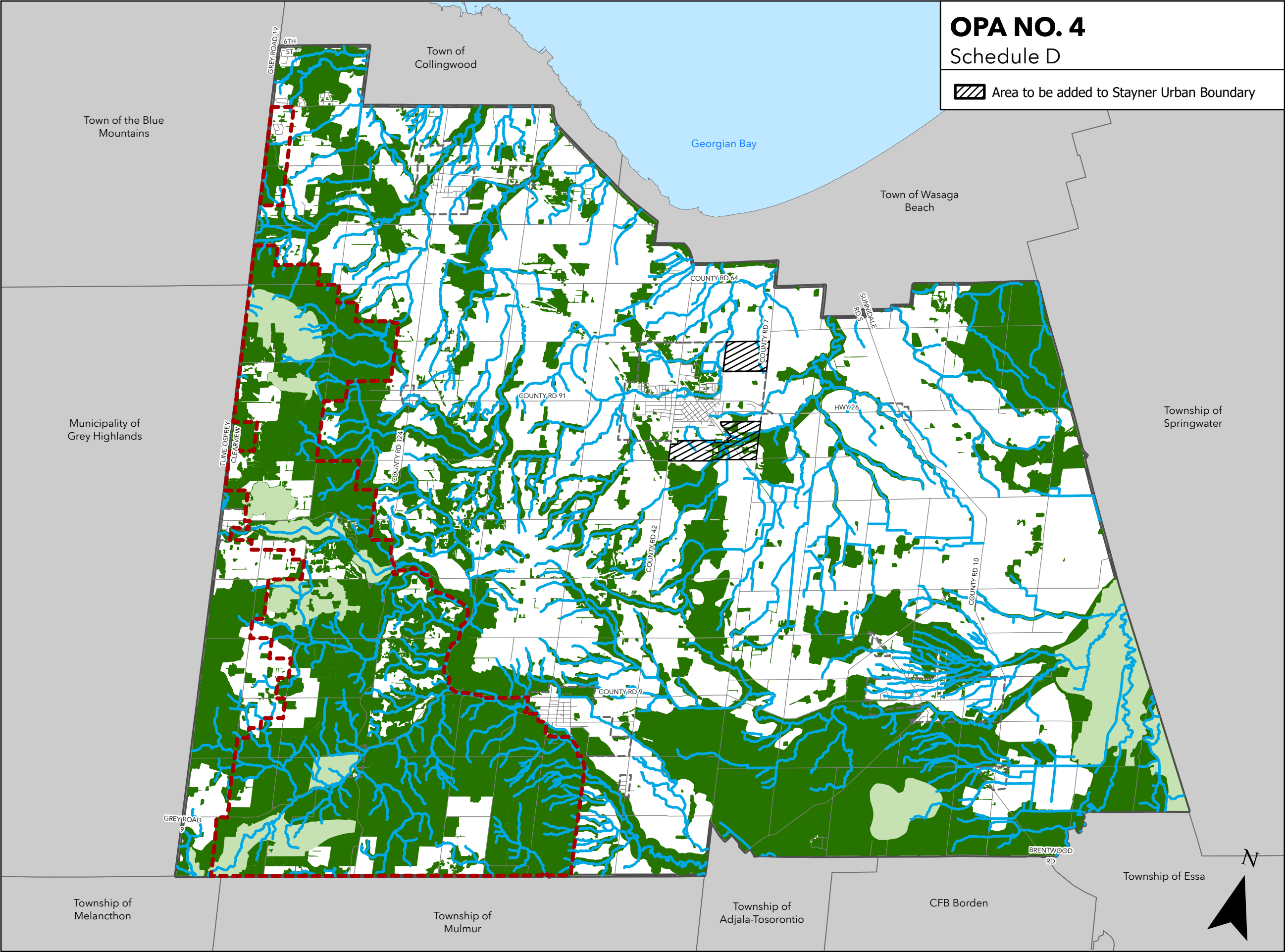
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Last Updated: Monday, October 5, 2026





OPA NO. 4
Schedule D

Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

SCHEDULE C
NATURAL HERITAGE SYSTEM

- Natural Heritage (Clearview Township)
- Areas of Natural & Scientific Interest (ANSI)
- Watercourse
- Municipal Boundary
- Settlement Area Boundaries
- NEP Area Boundary

0 1 2 4 6 km

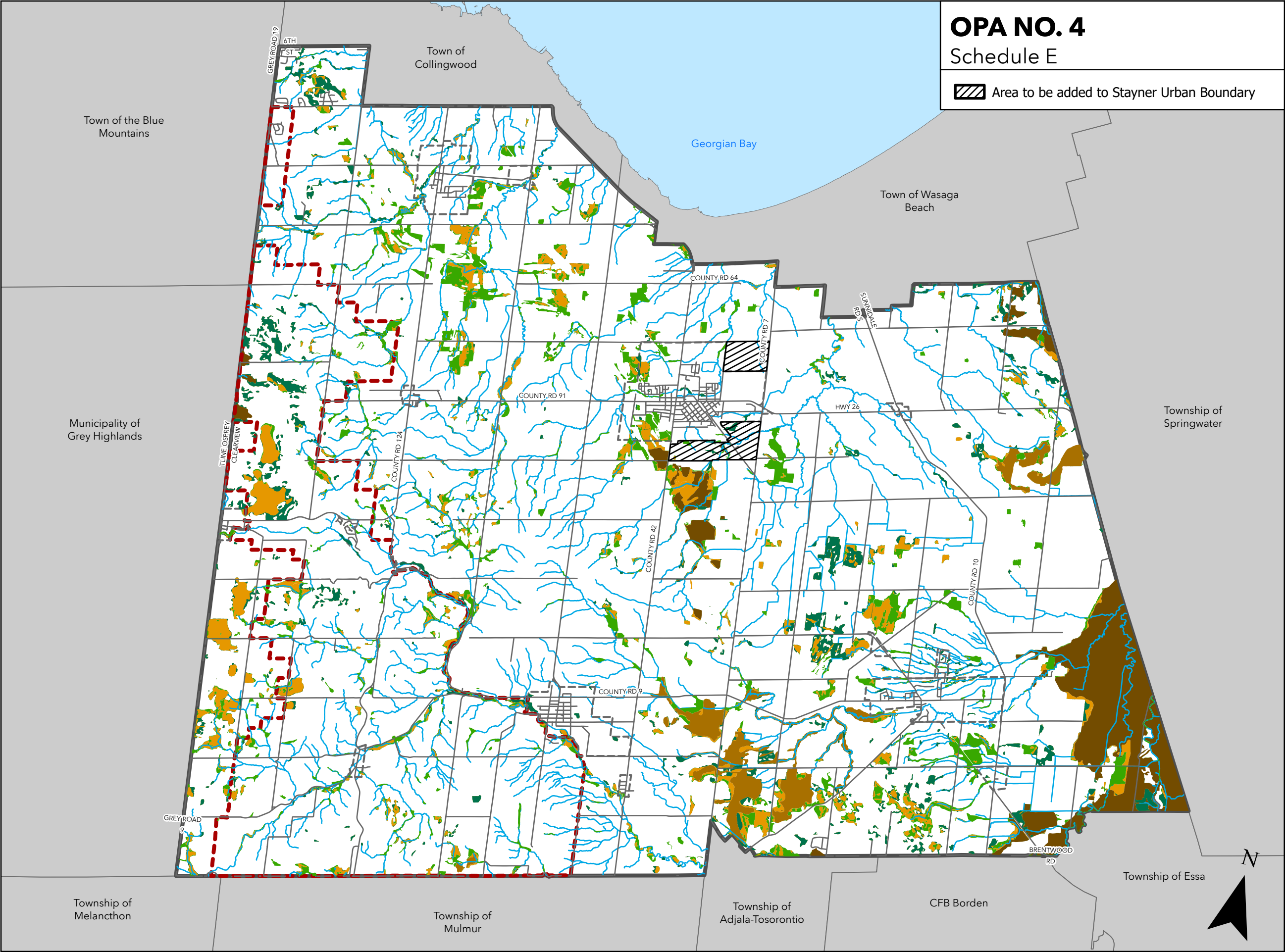
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The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

SCHEDULE C-1
NATURAL HERITAGE SYSTEM
WETLANDS

Wetland Features

- Provincially Significant
- Locally Significant (Evaluated)

Unevaluated Wetlands

- Unevaluated (NVCA & MNR)

NVCA Unevaluated Wetlands

- Unevaluated (NVCA)
- Unevaluated (MNR)

Roads

Watercourse

Municipal Boundary

Settlement Area Boundaries

NEP Boundary

References to MNR shall be interpreted in accordance with Policy No. 12.3.2.5 of this Official Plan

0 1 2 4 6 km

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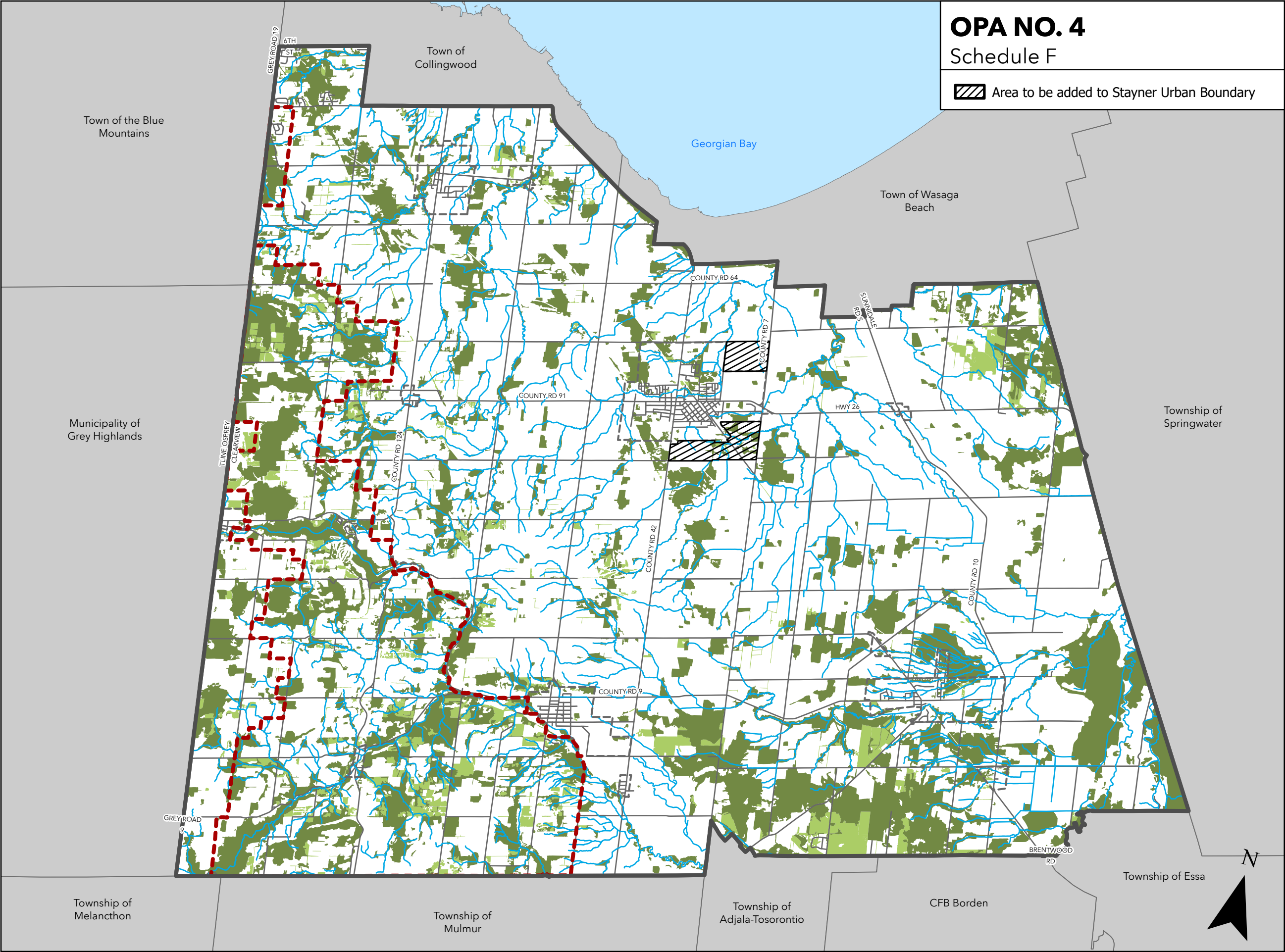
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Last Updated: Monday, October 5, 2026

GSP group CLEARVIEW



OPA NO. 4
Schedule F

 Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

SCHEDULE C-2
NATURAL HERITAGE SYSTEM
WOODLANDS

- Woodland Features
-  Significant Woodland
 -  Other Woodland or Hedgerow
 -  Watercourse
 -  Roads
 -  Municipal Boundary
 -  Settlement Area Boundaries
 -  NEP Area Boundary



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Last Updated: Monday, October 5, 2026



OPA NO. 4
Schedule G

 Area to be added to Stayner Urban Boundary

*The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW*

**SCHEDULE C-3
NATURAL HERITAGE SYSTEM
STEEP SLOPES**

-  Steep Slopes
-  Watercourse
-  Roads
-  Municipal Boundary
-  Settlement Area Boundaries
-  NEP Area Boundary



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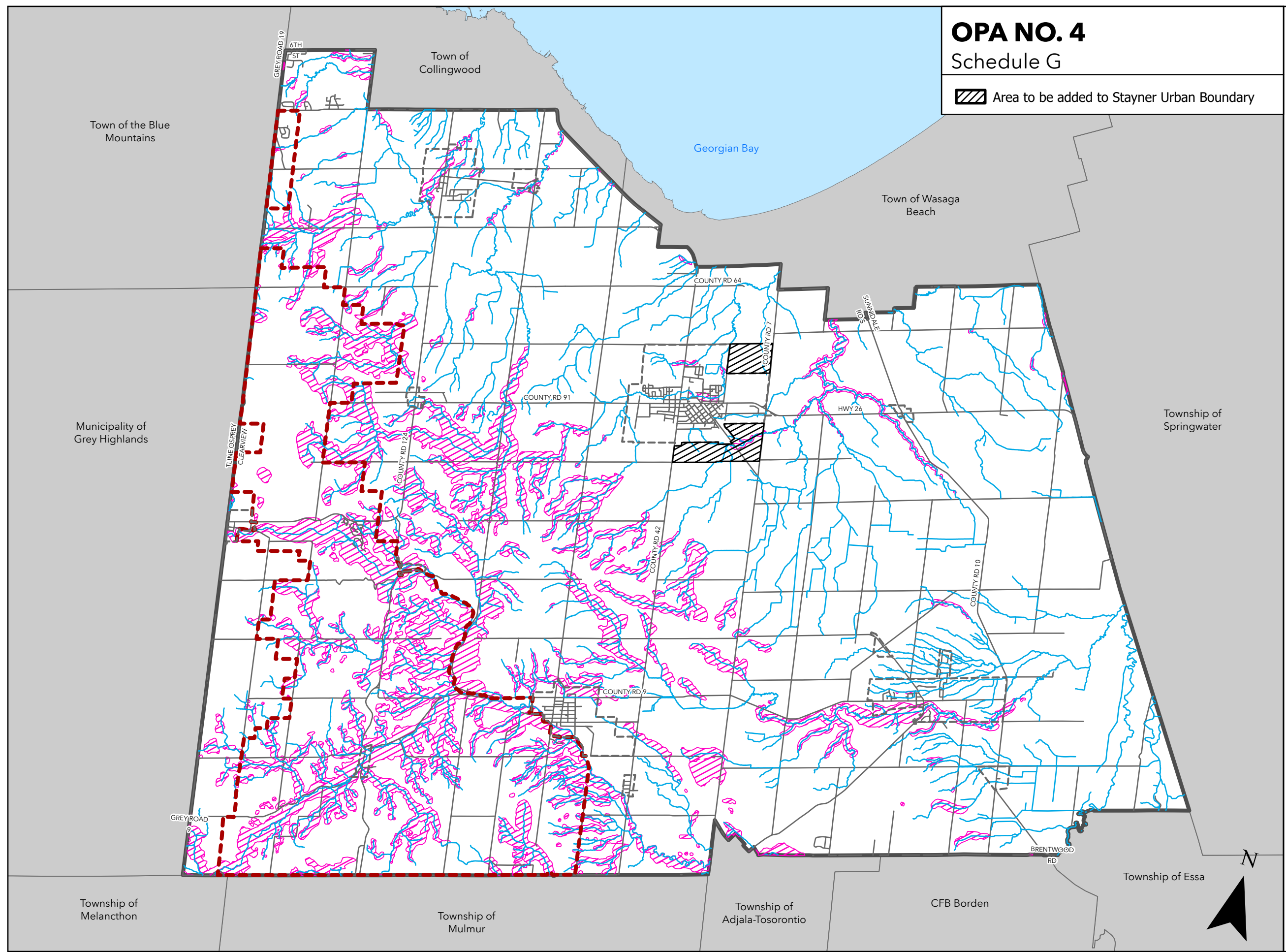
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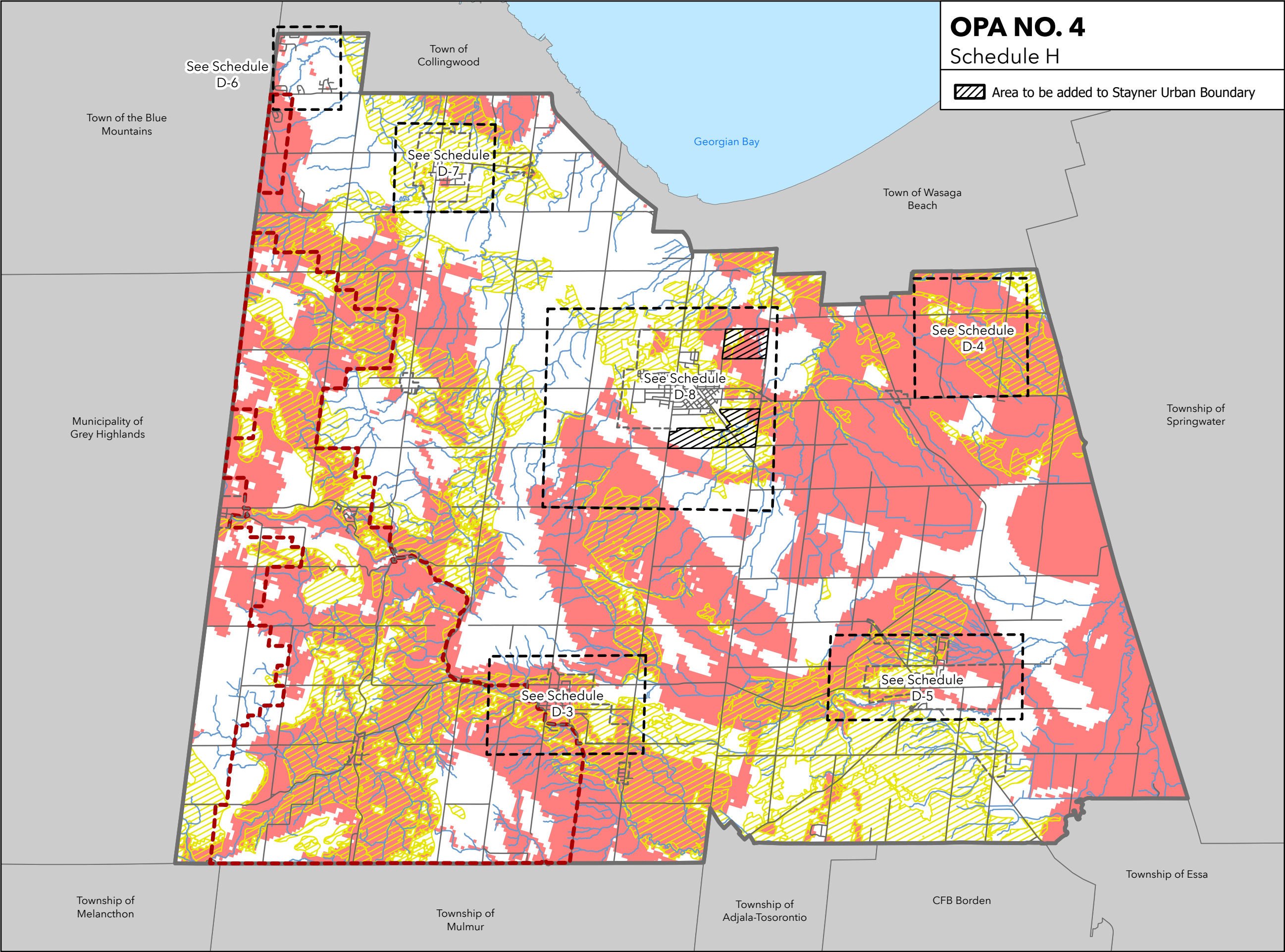
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Last Updated: Monday, October 5, 2026





OPA NO. 4
Schedule H

Area to be added to Stayner Urban Boundary

The **OFFICIAL PLAN**
of the **TOWNSHIP**
of **CLEARVIEW**

SCHEDULE D
WATER RESOURCES
KEY MAP

Settlement Area Boundaries
 NEP Area Boundary
 WHPA Map Extents (See Schedules D-3 to D-7)

Water Features
 Watercourse

Sourcewater Protection
 Highly Vulnerable Aquifer
 Significant Groundwater Recharge Area

See Schedule D-1 for Highly Vulnerable Aquifers
See Schedule D-2 for Significant Groundwater Recharge Areas

01246

km

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Last Updated: Monday, October 5, 2026

OPA NO. 4

Schedule I

 Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN of the TOWNSHIP of CLEARVIEW

SCHEDULE D-1 WATER RESOURCES HIGHLY VULNERABLE AQUIFERS

-  Highly Vulnerable Aquifer
-  Settlement Area Boundaries
-  NEP Area Boundary
-  Watercourse



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Last Updated: Monday, October 5, 2026



OPA NO. 4
Schedule J

 Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW
SCHEDULE D-2
WATER RESOURCES
SIGNIFICANT GROUNDWATER
RECHARGE AREAS

-  Significant Groundwater Recharge Area
-  Settlement Area Boundaries
-  NEP Area Boundary
-  Watercourse



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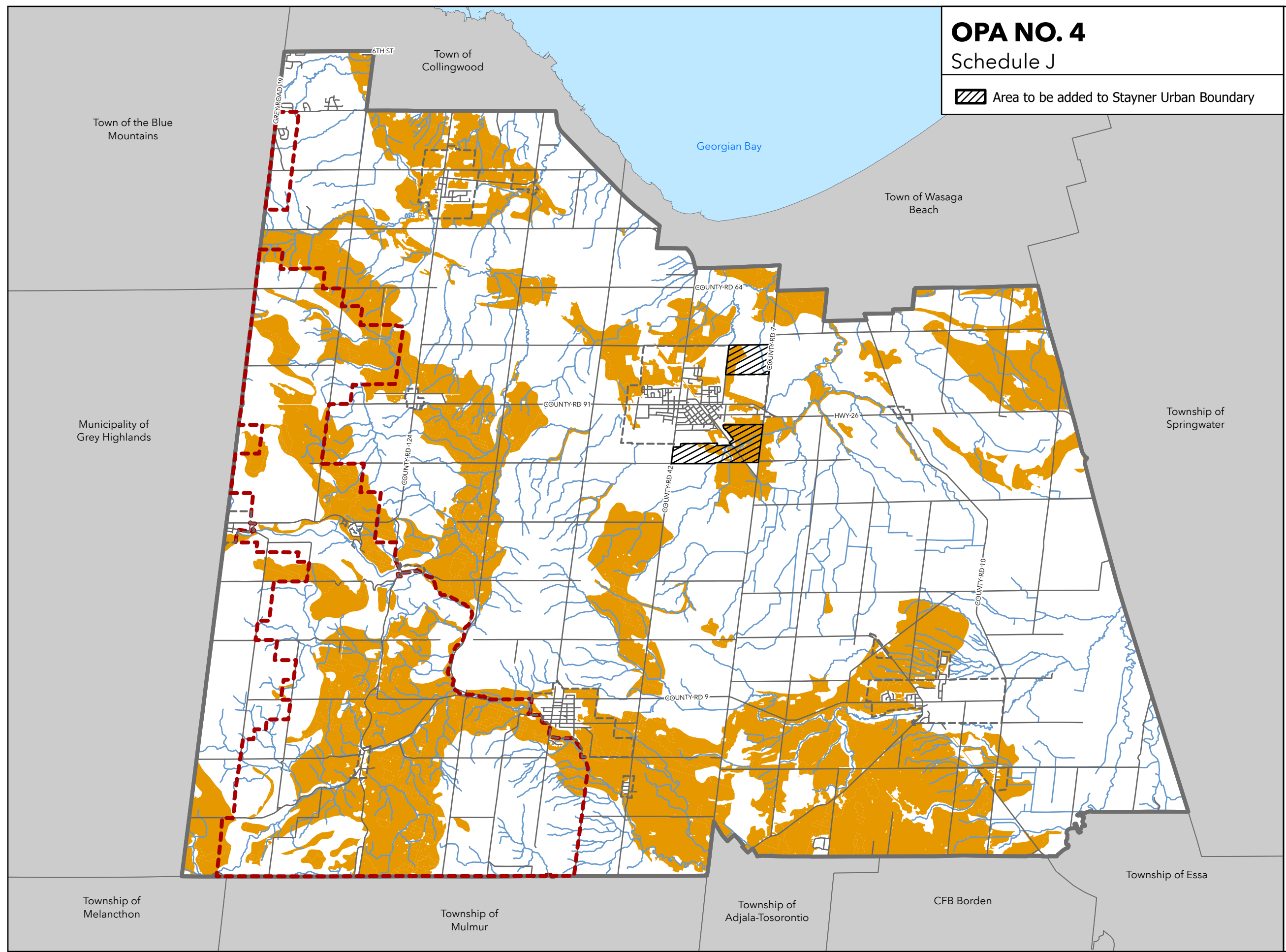
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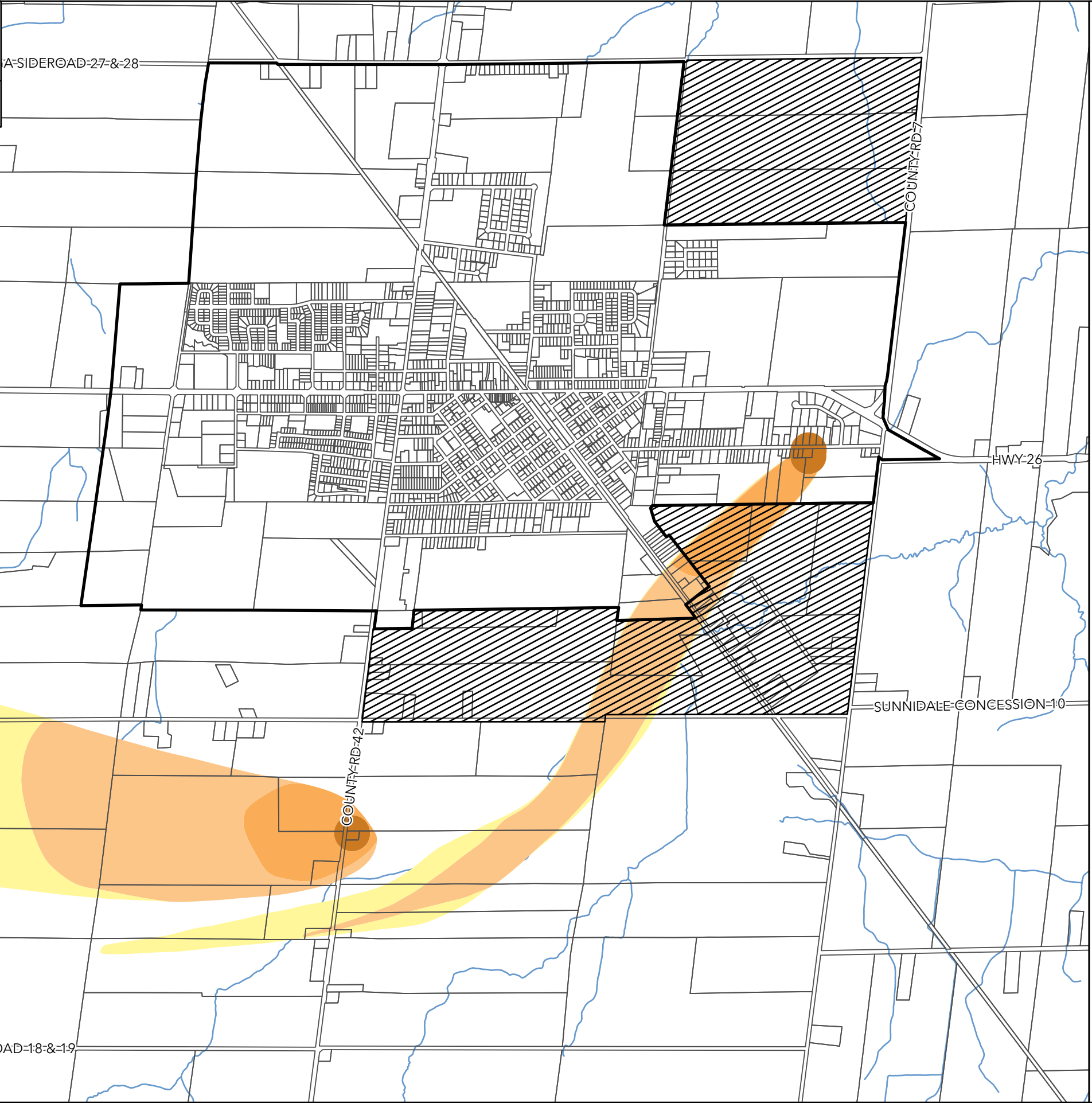
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Last Updated: Monday, October 5, 2026



OPA NO. 4
Schedule K

 Area to be added to Stayner Urban Boundary



The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

SCHEDULE D-7
WATER RESOURCES
WELLHEAD PROTECTION
AREAS
Stayner

Wellhead Protection Area

-  WHPA-A
-  WHPA-B
-  WHPA-C
-  WHPA-D



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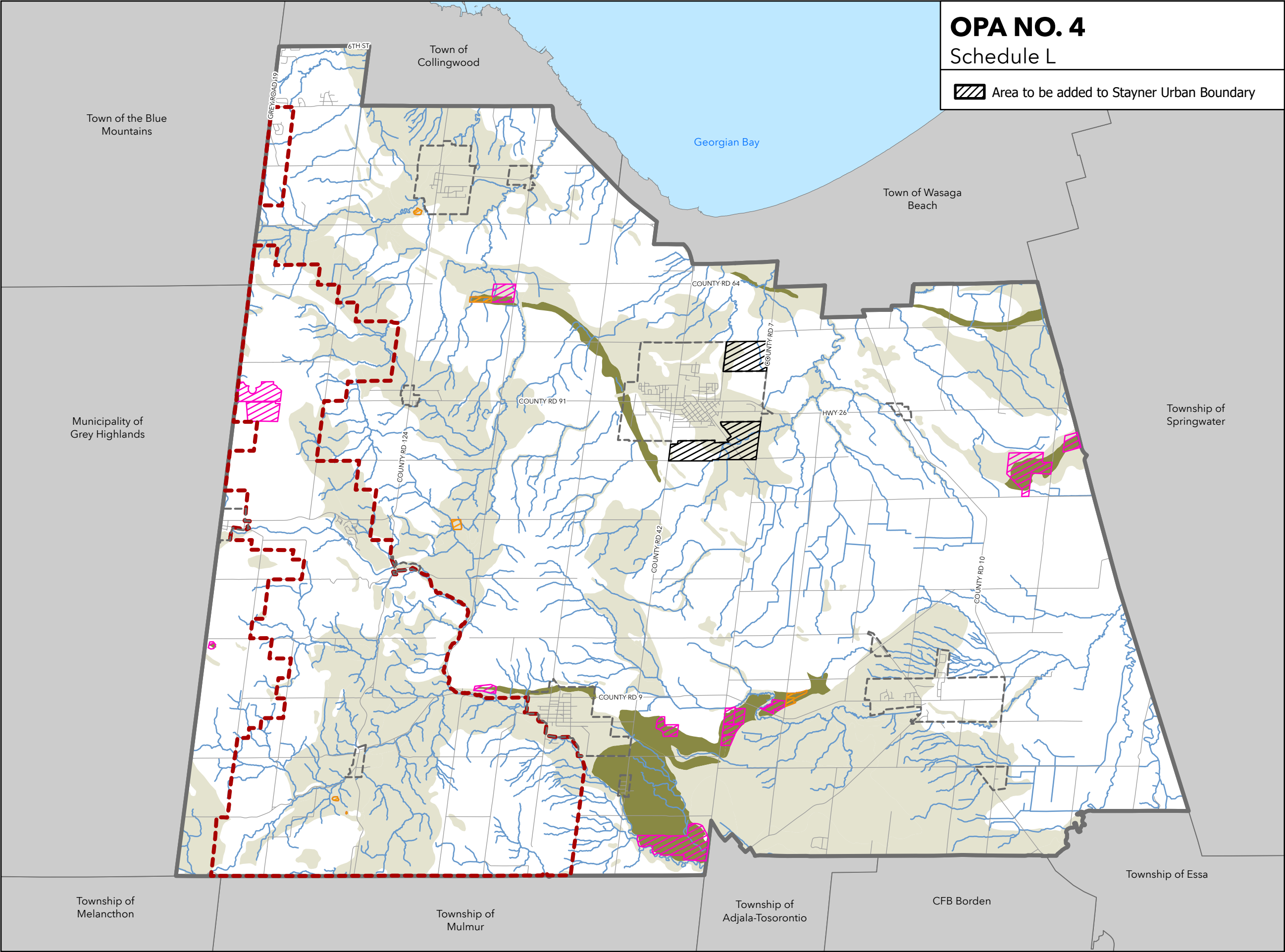
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Last Updated: Monday, October 5, 2026





OPA NO. 4
Schedule L

Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

SCHEDULE E
MINERAL AGGREGATE
RESOURCES

Licensed and Permitted Pits and Quarries
 Aggregate Site Authorized (Active)
 Aggregate Site Authorized (Inactive)

Resources
 Secondary Sand and Gravel Resources
 Tertiary Sand and Gravel Resources
 Settlement Area Boundaries
 NEP Area Boundary
 Municipal Boundary

0 1 2 4 6 km

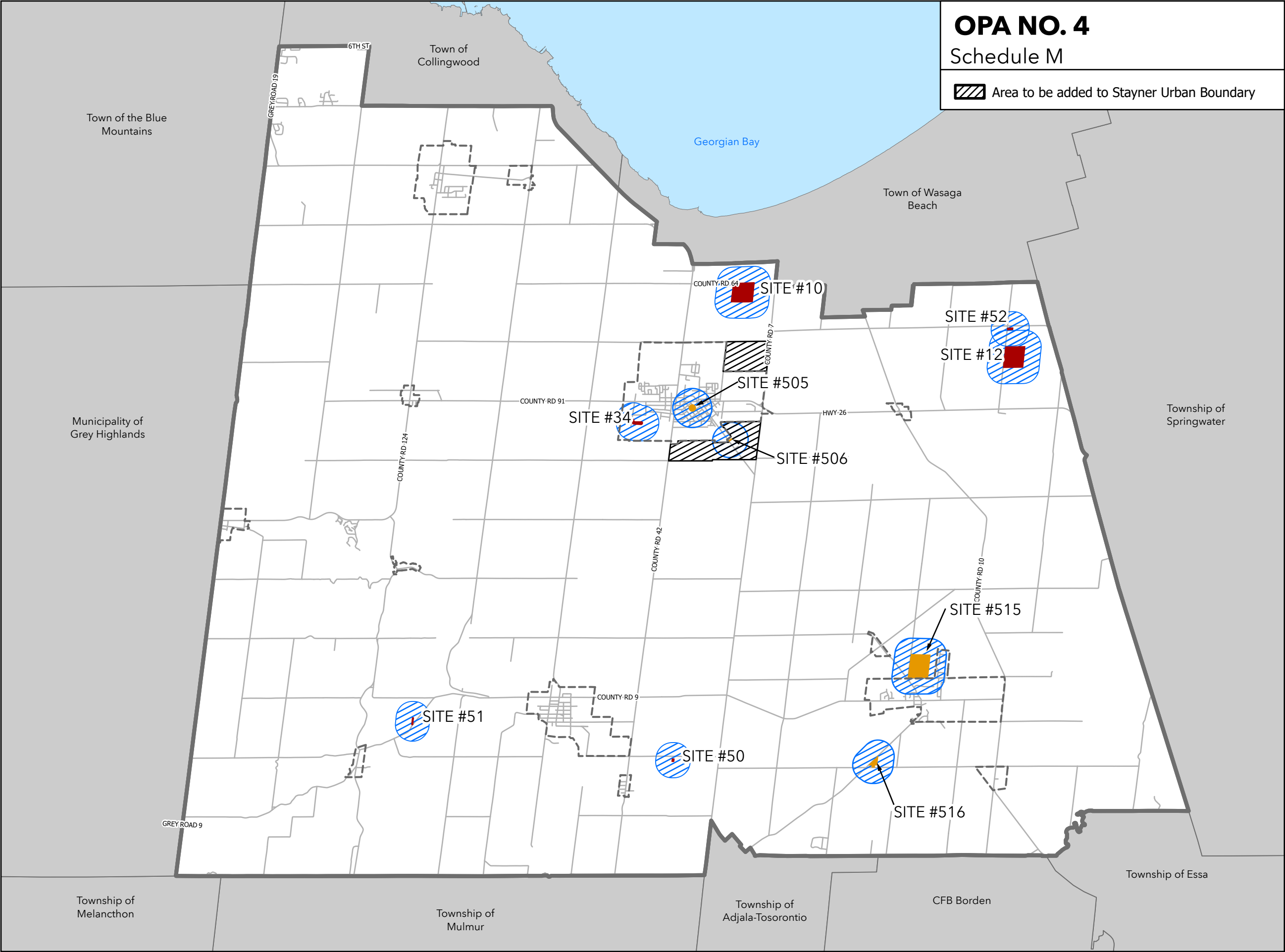
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Last Updated: Monday, October 5, 2026



OPA NO. 4
Schedule M

Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

SCHEDULE F
WASTE MANAGEMENT SITES

County Owned Waste Management Facility
 Private Waste Management Facility
 D-4 Assessment Area
 Municipal Boundary
 Settlement Area Boundaries

0 1 2 4 6 km

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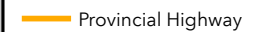
Schedule N

 Area to be added to Stayner Urban Boundary

SCHEDULE G TRANSPORTATION SYSTEM

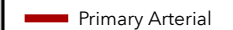
 Settlement Area Boundaries

Provincial Highways



 Potential Future Highway 26 By-pass Corridor

County Roads



Secondary Arterial

Township Roads



Collector



— Private / Other Roads

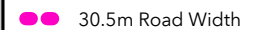


- Planned Collector



— Trails

Proposed Roads



 36.0m Road Width

*Potential Future Highway 26 By-pass Corridors shown on this schedule are conceptual. The final alignment of the Future Highway 26 By-pass Corridor is subject to approval under the Environmental Assessment Act.



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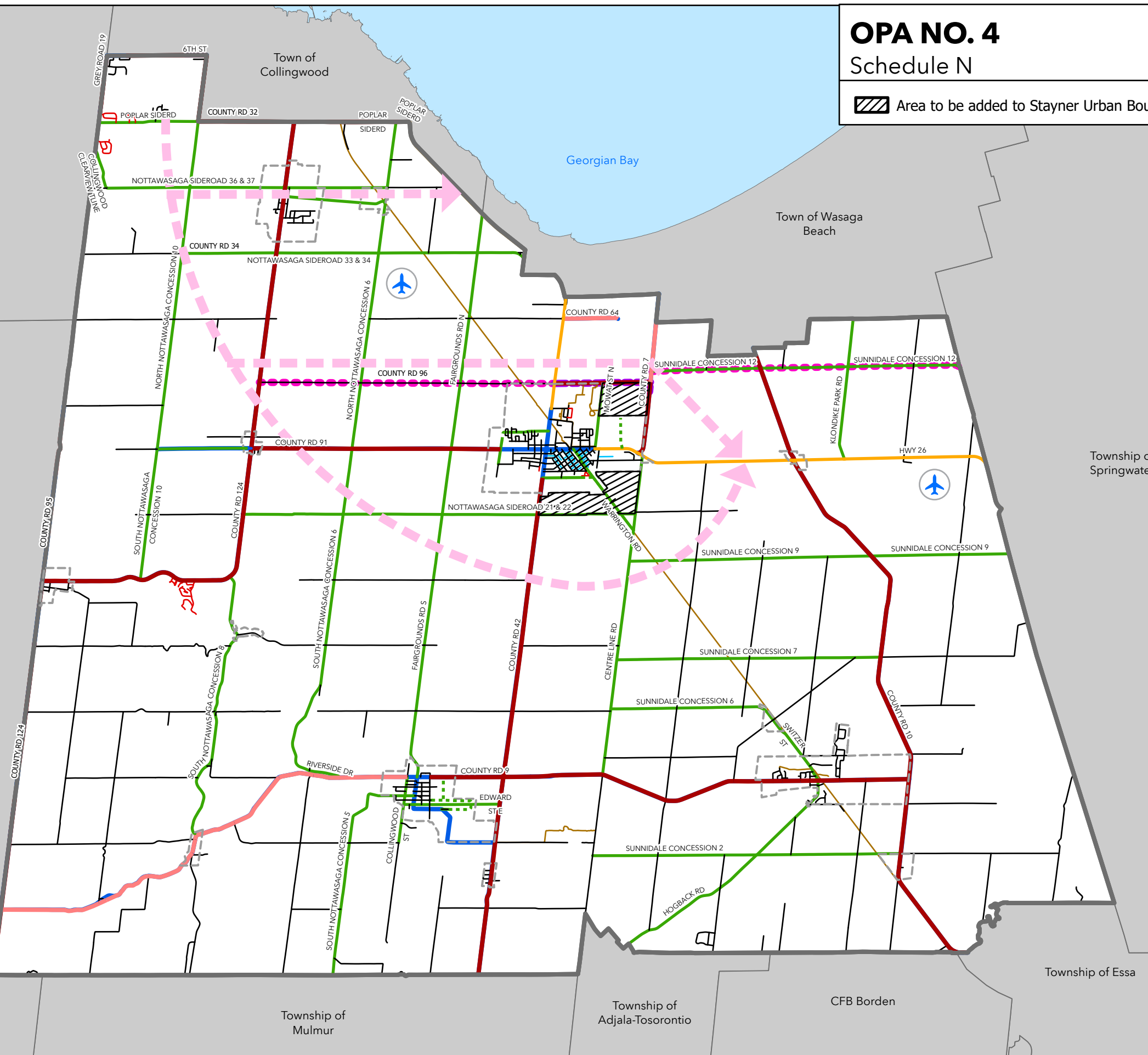
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Last Updated: Monday, October 5, 2026



OPA NO. 4
Schedule O

Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

SCHEDULE G-2
TRANSPORTATION SYSTEM
STAYNER

- Settlement Area Boundary
- Provincial Roads
- Provincial Highway
 - Potential Future Highway 26 By-pass Corridor
- County Roads
- Primary Arterial
 - Secondary Arterial
- Township Roads
- Arterial
 - Collector
 - Local Roads
 - Private / Other Roads
 - Laneways
 - Planned Collector
 - Planned Roads
 - Trails
- Proposed Roads
- 30.5m Road Width
 - 36.0m Road Width
 - Municipal Boundary
 - Clearviewbound
 - Area to be added to Stayner Urban Boundary

*Potential Future Highway 26 By-pass Corridors shown on this schedule are conceptual. The final alignment of the Future Highway 26 By-pass Corridor is subject to approval under the



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OPA NO. 4

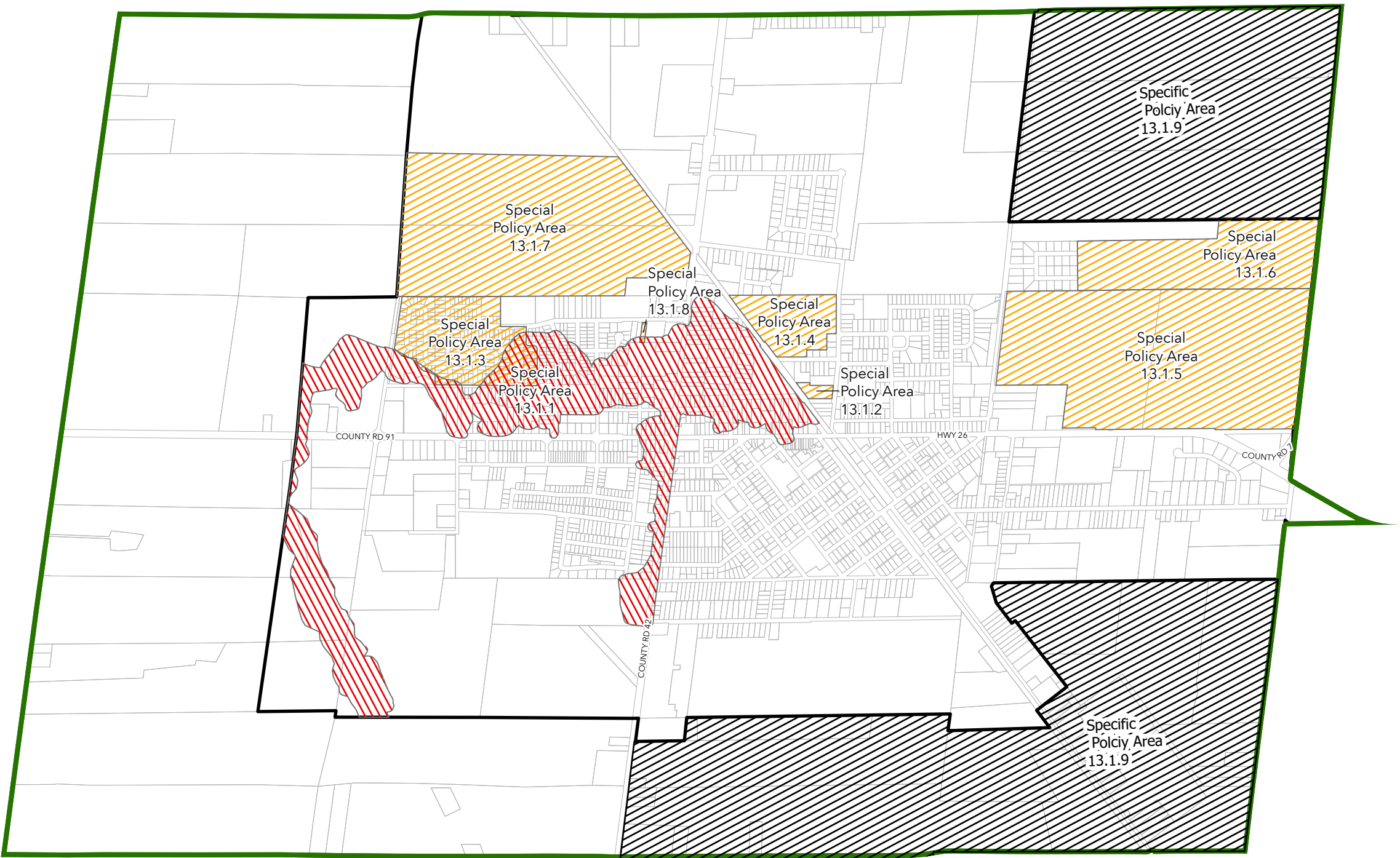
Schedule P

 Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN of the TOWNSHIP of CLEARVIEW

Schedule SP-1 SPECIFIC POLICY AREAS Area 1: Stayner

-  Area 1
-  Specific Policy Area 13.1.1
-  Specific Policy Areas
-  Settlement Areas



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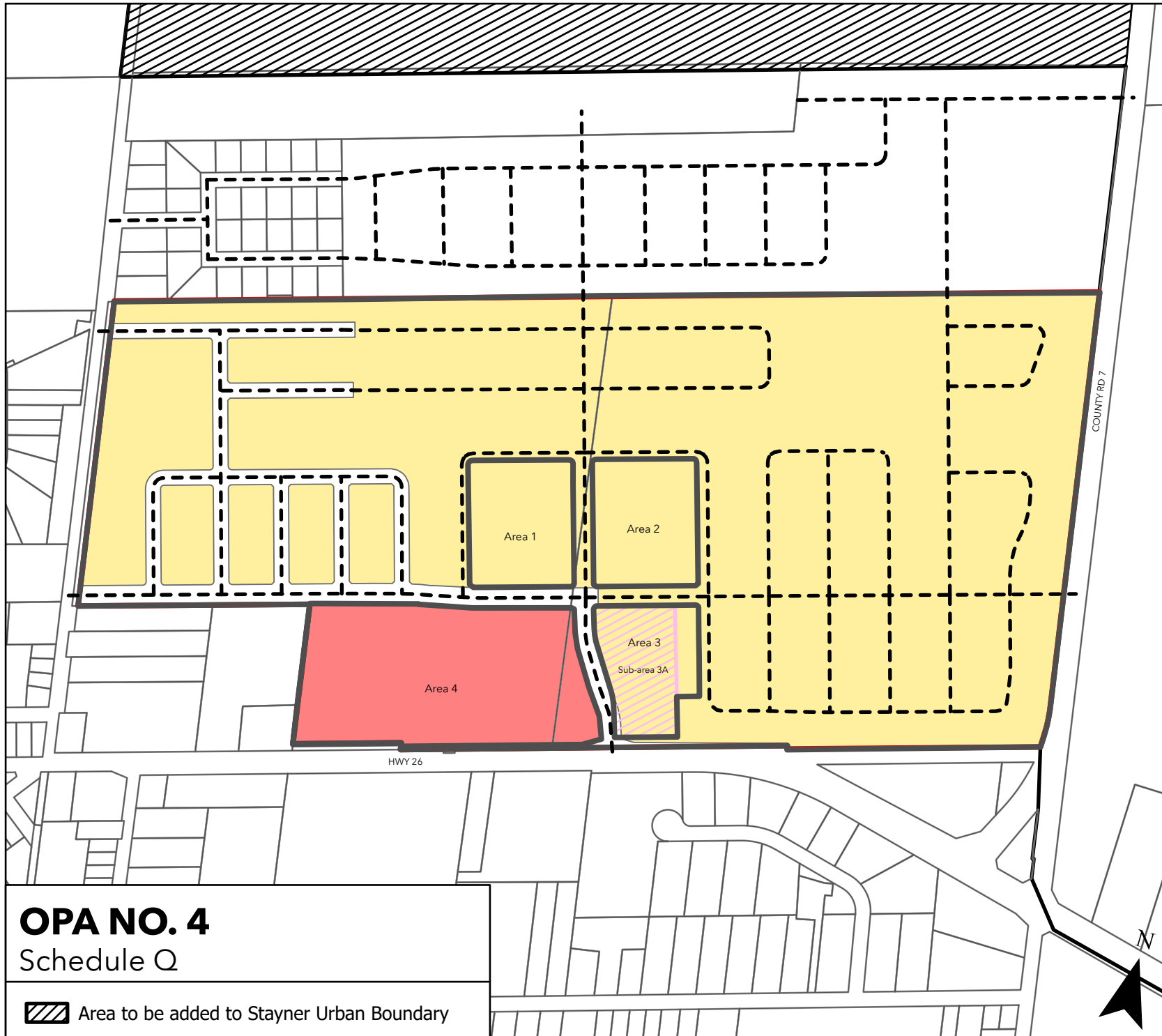
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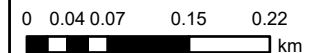




*The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW*

**Schedule SP-1.2
DEVELOPMENT
CONCEPT
Special Policy Area
13.1.5
(Grand Estates of
Clearview)**

-  Sub Area 3A
-  Commercial
-  Residential
-  Planned Roads



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Last Updated: Monday, October 5, 2026

OPA NO. 4

Schedule Q

 Area to be added to Stayner Urban Boundary



Office of the Mayor
Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0
dmeasures@clearview.ca
Phone: 705-428-6230 ext. 280

The Corporation of the Township of Clearview

Mayoral Decision MDE 26-14

A decision to approve By-laws passed at the October 5, 2026, Regular Meeting of Council

Whereas the Mayor has the authority to make certain decisions under Part VI.1 (Special Powers and Duties of Head of Council) of the Municipal Act, 2001 ("Act");

And Whereas the Mayor of the Township of Clearview deems it desirable to exercise decision-making power under the Act.

Now Therefore the Mayor of the Township of Clearview hereby decides as follows:

- 1) That all By-laws passed at the October 5, 2026, Regular Meeting of Clearview Council are hereby approved in accordance with subsection 284.11(4) of the Act.

This Mayoral Decision shall come into effect this 5th day of October, 2026.

Douglas Measures, Mayor

Dated:

By-law Number 26-71

The Corporation of the Township of Clearview

Being a By-law to adopt Amendment No. 4 to the 2024 Official Plan of the Township of Clearview

(Official Plan Amendment No. 4)

Whereas Section 21 of the Planning Act R.S.O., 1990 c. P.13. as amended, provides that Council may amend its Official Plan;

And Whereas Council of the Corporation of the Township of Clearview has considered the appropriateness of amending the Official Plan in regard to various lands and land use policies located within the Township of Clearview, County of Simcoe;

And Whereas Council of the Corporation of the Township of Clearview adopted the 2024 Official Plan at its meeting held on May 27, 2024, with the County of Simcoe providing approval on November 12, 2024;

And Whereas Council deems it necessary and desirable to adopt an amendment to the Official Plan of the Township of Clearview;

Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That the attached explanatory text, policies and schedules that constitute Amendment Number 4 to the 2024 Official Plan of the Township of Clearview, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make an application to the County of Simcoe for approval of the aforementioned Amendment Number 4 to the 2024 Official Plan of the Township of Clearview.
3. This By-law shall come into force and take effect on the date of its final passing subject to approval of the County of Simcoe and in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

By-law Number 26-71 read a first, second and third time and finally passed this 5th day of October, 2026.

Douglas Measures, Mayor

Sasha Helmkay, Director of Legislative Services/Clerk



Official Plan Amendment No. 4

to the 2024 Township of Clearview Official Plan

Applicant:	N/A
Owner:	N/A
Municipal Address:	(Multiple properties affected)
Legal Description:	(Multiple properties affected)
ARN:	(Multiple properties affected)
Staff Report No.:	PB-046-2026
Completeness Date:	N/A
Public Meeting Date:	September 14, 2026
Township Adoption Date:	October 5, 2026
Adopting By-law:	26-71

Basis of the Amendment

The Council of the Township of Clearview initiated the process of amending its Official Plan through the adoption of a resolution directing Township staff to initiate a two-phased approach to the expansion of the settlement area boundary of the Urban Settlement Area of Stayner. As part of Phase 1 of that process, Council adopted a preferred boundary for the expanded settlement area. This Official Plan Amendment ("OPA No. 4"), being Amendment No. 4 to the Official Plan of the Township of Clearview as approved by the County of Simcoe on November 26, 2024, and as subsequently amended ("Official Plan"), represents the culmination of Phase 1 of the Stayner Settlement Area Boundary Expansion.

The basis of the two-phased Stayner Settlement Area Boundary Expansion, and therefore of this Amendment, is provided in Staff Report #PB-014-2026 (Stayner Secondary Plan – Boundary Expansion, Growth Strategy & Project Authorization), dated April 27, 2026. That report was itself based on previous Staff Reports that had "established Council's direction to initiate a secondary planning exercise to assess the feasibility of accommodating growth to 2071, to endorse the proposed study area including the Growth Reserve Overlay (GRO) lands, and to advance a subsequent report detailing project scope, timing, cost, and deliverables."

The lands affected by this Amendment are shown on Map 1 attached hereto (see p. 6). Map 1 is attached as reference material for this preamble and does not form part of the Amendment itself.

The County of Simcoe is the approval authority for this Amendment. Following its approval, this Amendment will come into effect pursuant to the applicable provisions of Section 17 of the *Planning Act* (R.S.O. 1990, c. P.13).

Official Plan Review

Although the resolution that initiated this Amendment did not make direct reference to the policies for an "Official Plan Review" set out in Section 1.2.3 of the Township's Official Plan, this Amendment does address matters contemplated in that section, specifically matters under Clause 1.2.3.4(c): "making any alterations to the boundaries of Settlement Areas as Council considers necessary or advisable in order to ensure orderly, efficient, and sustainable development."

Policy No. 1.2.3.10 states that "any alterations to the boundaries of Settlement Areas ... made through an Official Plan Review process" will be guided by principles that include following:

- "All alterations to Settlement Area boundaries will be consistent with the Community Structure & Growth Management policies set out in Section 2 of this Official Plan and based on the land needed to accommodate growth projected to 2051." (Clause 1.2.3.10(a))

- “The decision to add lands to a Settlement Area will generally be based on the suitability of the subject lands for development in the short or medium term, with the ability to provide municipal services and infrastructure to support development being considered a top priority.” (Clause 1.2.3.10(b))
- “In addition to the factors described above, decisions regarding alterations to Settlement Area boundaries will also take into consideration the logical rounding out of Settlement Areas.” (Clause 1.2.3.10(d))

The policies in Section 2 of the Official Plan direct that the Urban Settlement Areas of Stayner and Creemore are “meant to be the primary locations for new development in the Township” and are “intended to serve as focal points for the majority of the population and employment growth projected” (Section 2.2, p. 21). Table 2.1 in the Official Plan further establishes a target share of 70% of the Township’s population growth to 2031 being directed to the two Urban Settlement Areas (52.5% to Stayner and 17.5% to Creemore). The expansion of the boundaries of the Stayner Urban Settlement Area is consistent with the intent of the Official Plan’s policies and will support its overall growth management strategy.

Under Policy No. 1.2.3.11 of the Official Plan, any alteration to the boundary of Stayner is also subject to Policy No. 13.1.1.12, which states: “Any amendment to this Official Plan that alters the boundary of the Urban Settlement Area of Stayner shall also amend the boundary of Specific Policy Area 13.1.1 ... so as to encompass all lands within the flooding hazard limit of Lamont Creek that are located west of the Clearview Train Trail and within the altered Settlement Area Boundary.”

The expanded settlement area boundaries do not contain any new lands within the flooding hazard limit of Lamont Creek, and therefore no corresponding amendment to the boundaries of Specific Policy Area 13.1.1 is required at this time.

Comprehensive Planning Framework

The lands added to the Stayner Urban Settlement Area through this Amendment are to be designated “Residential”, with the exception of those portions that are designated using one of the “Greenlands” designations, which will retain that existing designation. In order to ensure that residential development proceeds in an orderly and coordinated manner, this Amendment adds a new subsection, Subsection 13.1.9, containing area-specific policies that require the preparation of a comprehensive planning framework for the development of the subject lands, such as that provided by a Secondary Plan, Community Master Plan, or Master Environmental Servicing Plan. Among other things, this comprehensive planning framework will provide for the phasing of development in a manner consistent with Policy No. 4.2.1.34 of the Official Plan, which states: “Residential development may be phased, at the Township’s discretion, in accordance with the availability or provision of water and wastewater services, with the impact of development on the

community, or with any other considerations that the Township considers appropriate.”

Development Near Settlement Areas & Rural Crossroads

Under Policy No. 3.2.3.1(a), any land located within one kilometre of the boundary of an Urban Settlement Area is considered “land near a settlement area” and therefore subject to the policies in Section 3.2.3 of the Official Plan. The purpose of those policies is “to discourage forms of development that could hinder or preclude the eventual expansion of settlement areas or that could introduce inefficient land use patterns in the vicinity of existing settlement areas.” The expansion to the Stayner Urban Settlement Area means that Section 3.2.3 of the Official Plan now applies to certain lands that had not previously been subject to the policies in that section. Those lands are identified on Map 1.

Furthermore, Policy No. 2.2.4.1(a)(iii) of the Official Plan identifies the area surrounding the intersection of County Road 7 and Concession 12 (Sunnidale) as a “Rural Crossroads”. That intersection, located approximately 300 metres north of the northeast corner of the expanded Settlement Area boundary, is now situated in an area that is subject to Section 3.2.3 following the expansion.

According to Section 2.2.4 of the Official Plan, “Rural Crossroads” have been identified to “serve as focal points for small-scale development to provide economic opportunities outside of Settlement Areas while maintaining the existing character of the rural landscape” (p. 31). The reduced distance between the boundary of the Stayner Urban Settlement Area and the Rural Crossroads at the intersection of County Road 7 and Concession 12 (Sunnidale) means that it is no longer appropriate for that area to serve the function envisioned for “Rural Crossroads” in the Township’s Official Plan. Moreover, there is potential for the policies for “Rural Crossroads” in Section 2.2.4 to conflict with those in Section 3.2.3 regarding development near settlement areas. Therefore, this Amendment includes consequential amendments to Section 2.2.4 for the purpose of removing the identification of this area as a “Rural Crossroads”. Map 1 identifies the lands that are no longer subject to Section 2.2.4 using the 400-metre “conceptual radius” established in that section of the Official Plan.

Lands Affected

The following lands are added to the Stayner Urban Settlement Area through this Amendment, as shown on Map 1:

- all of Lot 22, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 1148 Centre Line Road and as 342, 344, and 346 Warrington Road and portions of the properties known municipally as 112 and 118 Fletcher Street and as 272 and 352 Warrington Road;

- part of Lot 23, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 1210, 1238, 1248, and 1256 Centre Line Road; as 103 and 119 Fletcher Street; and as 347, 370, 383, 384, 402, 410, 414, 418, 450 Warrington Road; and portions of the properties known municipally as 112 and 118 Fletcher Street; as 338 and 352 Warrington Road; and as 6004 21/22 Sideroad Nottawasaga;
- part of Lot 26, Concession 1 (Nottawasaga), being the entirety of the property known municipally as 299 Mowat Street North;
- all of Lot 27, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 329 and 359 Mowat Street North and as 1344 County Road 7; and
- part of Lot 22, Concession 2 (Nottawasaga), being the entirety of the properties known municipally as 1277, 1293, 1299, 1309 County Road 42 and as 6176, 6246, 6278 21/22 Sideroad Nottawasaga; the entirety of the property assigned Roll No. 432-901-000-20-9321; and portions of the properties known municipally as 1247 County Road 42, as 259 Margaret Street, and as 6004 21/22 Sideroad Nottawasaga.

The following lands, which were already subject to Section 3.2.3 of the Official Plan, are no longer subject to Section 2.2.4, as shown on Map 1:

- part of Lot 28, Concession 1 (Nottawasaga), being a portion of the property known municipally as 5546 27/28 Sideroad Nottawasaga;
- part of Lot 29, Concession 1 (Nottawasaga), being a portion of the property known municipally as 1558 County Road 7;
- part of Lot 1, Concession 12 (Sunnidale), being a portion of the property known municipally as 1409 County Road 7; and
- part of Lot 1, Concession 13 (Sunnidale), being a portion of the property known municipally as 1717 County Road 7.

The following lands are no longer subject to Section 2.2.4 and are now subject to Section 3.2.3, as shown on Map 1:

- part of Lot 28, Concession 1 (Nottawasaga), being a portion of the property known municipally as 5546 27/28 Sideroad Nottawasaga;
- part of Lot 29, Concession 1 (Nottawasaga), being a portion of the property known municipally as 1558 County Road 7;
- part of Lot 1, Concession 12 (Sunnidale), being a portion of the property known municipally as 1409 County Road 7; and
- part of Lot 1, Concession 13 (Sunnidale), being a portion of the property known municipally as 5394 Concession 12 Sunnidale.

The following lands are now subject to Section 3.2.3, as shown on Map 1:

- part of Lot 20, Concession 1 (Nottawasaga), being the entirety of the property known municipally as 1482 Centre Line Road and portions of the properties known municipally as 1448 and 1532 Centre Line Road;
- part of Lot 21, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 1426 Centre Line Road and as 478 and 484 Warrington Road and portions of the properties known municipally as 1448 Centre Line Road and as 472 Warrington Road;
- part of Lot 28, Concession 1 (Nottawasaga), being a portion of the property known municipally as 5546 27/28 Sideroad Nottawasaga;
- part of Lot 29, Concession 1 (Nottawasaga), being portions of the properties known municipally as 1558 and 1634 County Road 7;
- part of Lot 20, Concession 2 (Nottawasaga), being the entirety of the properties known municipally as 1485 and 1517 County Road 42 and a portion of the property known municipally as 1547 County Road 42
- part of Lot 21, Concession 2 (Nottawasaga), being a portion of the property known municipally as 1453 County Road 42;
- part of Lot 29, Concession 2 (Nottawasaga), being a portion of the property known municipally as 7972 Highway 26;
- part of Lot 20, Concession 3 (Nottawasaga), being the entirety of the property known municipally as 1518 County Road 42 and portions of the properties known municipally as 1508 and 1574 County Road 42;
- part of Lot 21, Concession 3 (Nottawasaga), being portions of the properties known municipally as 1454 and 1508 County Road 42;
- part of Lot 1, Concession 9 (Sunnidale), being the entirety of the properties known municipally as 1351, 1393, and 1415 Centre Line Road and a portion of the property known municipally as 5838 Concession 9 Sunnidale;
- part of Lot 2, Concession 9 (Sunnidale), being portions of the properties known municipally as 1324 3/4 Sideroad Sunnidale and as 5766 Concession 9 Sunnidale;
- part of Lot 1, Concession 10 (Sunnidale), being portions of the properties known municipally as 1065, 1291, and 1303 Centre Line Road;
- part of Lot 2, Concession 10 (Sunnidale), being the entirety of the property known municipally as 5628 Concession 10 Sunnidale and portions of the properties known municipally as 6725 Highway 26 and as 1034 3/4 Sideroad Sunnidale;
- part of Lot 1, Concession 12 (Sunnidale), being a portion of the property known municipally as 1409 County Road 7;
- part of Lot 2, Concession 12 (Sunnidale), being portions of the properties known municipally as 5261 and 5315 Concession 12 Sunnidale;

- part of Lot 1, Concession 13 (Sunnidale), being a portion of the property known municipally as 5394 Concession 12 Sunnidale; and
- part of Lot 2, Concession 13 (Sunnidale), being a portion of the property known municipally as 5300 Concession 12 Sunnidale.

The Amendment

Purpose & Effect

The purpose of this Official Plan Amendment (“OPA No. 4”), being Amendment No. 4 to the Official Plan of the Township of Clearview as approved by the County of Simcoe on November 26, 2024, and as subsequently amended (“Official Plan”), is to amend the schedules to the Official Plan to effect the expansion of the Stayner Urban Settlement Area.

OPA No. 4 also makes certain amendments to Section 2.2.4 of the Official Plan and to Appendix ‘B’ for the purpose of removing the identification of the area surrounding the intersection of County Road 7 and Concession Road 12 (Sunnidale) as a “Rural Crossroads”.

Amendment No. 4 to the Official Plan of the Township of Clearview

Amendment No. 4 to the Official Plan of the Township of Clearview consists of the changes to the text and schedules set out in Item 1 through Item 21 below.

- Item 1: The second paragraph of Section 2.2.4 (Rural Crossroads) is hereby amended by striking out “and two others without names” in the first sentence and substituting “and one other without a name”.
- Item 2: Policy No. 2.2.4.1 is hereby amended:
- (a) by adding “and” at the end of Subclause 2.2.4.1(a)(ii); and
 - (b) by striking out Subclause 2.2.4.1(a)(iii), renumbering any subclauses appearing thereafter as necessary.
- Item 3: Section 13.1 (Area-Specific Policies – Area 1: Stayner) is hereby amended by adding the following subsection at the end:

13.1.9 Stayner Settlement Area Expansion Lands

The lands designated as “Specific Policy Area 13.1.9” on Schedule SP-1 to this Official Plan, being those lands located on Lots 22, 23, 26, and 27, Concession 1 (former Township of Nottawasaga) and on Lot 22, Concession 2 (former Township of Nottawasaga) that were added to the Stayner Urban Settlement Area through Amendment No. 4 to this Official Plan, referred to in this section as the “subject lands”, shall be subject to the following area-specific provisions, in addition to all other applicable policies of this Official Plan:

1. Notwithstanding anything to the contrary in this Official Plan, it is the intent of the Township that the development of the subject lands will proceed through the preparation of a Secondary Plan, Community Master Plan, Master Environmental Servicing Plan, or similar comprehensive planning framework that addresses, among other things, the following matters:
 - (a) the provision of an appropriate mix of land uses, including residential uses of varying densities and dwelling types, public service facilities, and parks and open spaces;
 - (b) the provision of municipal water services and municipal wastewater services capable of accommodating all proposed development of the subject lands or portions thereof;
 - (c) stormwater management and drainage for proposed development;
 - (d) the ability of existing and proposed transportation infrastructure to accommodate traffic (both vehicular and by active transportation modes) generated by proposed development of the subject lands or portions thereof;
 - (e) the avoidance or, where avoidance is not possible, the minimization and mitigation of impacts on natural heritage features and areas;
 - (f) compatibility with existing land uses on the subject lands or in the surrounding area, including existing agricultural uses on the subject lands, the wastewater treatment lagoons at 5833 27/28 Sideroad Nottawasaga, and lawfully existing land uses located outside the Stayner Urban Settlement Area; and
 - (g) the phasing of development as necessary in conjunction with the matters referred to in Clauses 13.1.9.1(a)-(f) above;
2. To clarify, the process of preparing the comprehensive planning framework referred to in No. 13.1.9.1 above may be initiated by the Township or by one or more private proponents of development.
3. Until such time as the comprehensive planning framework referred to in No. 13.1.9.1 is in place:
 - (a) the land uses permitted on the subject lands shall be limited to lawfully existing uses; and
 - (b) development and site alteration associated with a lawfully existing use of the subject lands or any portion thereof may be permitted, but no development that involves the creation of a new building lot shall be approved.

4. Any development that occurs on the subject lands, including development occurring after the comprehensive planning framework referred to in No. 13.1.9.1 is in place, shall be required to provide for the avoidance and mitigation of potential land use conflicts with lawfully existing agricultural operations identified through the Agricultural Impact Assessment prepared in support of OPA No. 4, based on the application of MDS I setbacks.
5. The Zoning By-law may apply holding provisions to the subject lands, or to any portion or portions thereof, to ensure the matters contemplated in this section of the Official Plan are satisfactorily addressed before development is allowed to proceed.

Item 4: Appendix B (Rural Crossroads) is hereby amended by deleting the map illustrating the 400-metre conceptual radius surrounding the intersection of County Road 7 and Concession 12 (Sunnidale).

Item 5: Schedule A ("Municipal Structure") to the Official Plan of the Township of Clearview is hereby amended:

- (a) by changing the area identified on that Schedule as the Stayner Urban Settlement Area to include those areas identified on Schedule 'A' to OPA No. 4 as "Area to be added to Stayner Urban Boundary"; and
- (b) by changing the area within the one-kilometre buffer around the Stayner Urban Settlement Area to include the area identified on Schedule 'A' to OPA No. 4 as "Land Near Settlement Area - 1km (New Boundary)".

Item 6: Schedule B ("Land Use Plan") to the Official Plan of the Township of Clearview is hereby amended by changing the area identified on that Schedule as being located within the Stayner settlement area boundary to include those areas identified on Schedule 'B' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".

Item 7: Schedule B-12 ("Land Use Plan: Stayner") to the Official Plan of the Township of Clearview is hereby amended:

- (a) by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'C' to OPA No. 4 as "Area to be added to Stayner Urban Boundary";
- (b) by changing the land use designation of any land designated "Agricultural" within the areas added to the Stayner Urban Settlement Area to "Residential"; and
- (c) by changing the land use designation of any land designated "Rural" within the areas added to the Stayner Urban Settlement Area to "Residential".

- Item 8: Schedule C ("Natural Heritage System") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'D' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 9: Schedule C-1 ("Natural Heritage System: Wetlands") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'E' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 10: Schedule C-2 ("Natural Heritage System: Woodlands") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'F' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 11: Schedule C-3 ("Natural Heritage System: Steep Slopes") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'G' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 12: Schedule D ("Water Resources: Key Map") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'H' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 13: Schedule D-1 ("Water Resources: Highly Vulnerable Aquifers") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'I' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 14: Schedule D-2 ("Water Resources: Significant Groundwater Recharge Areas") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'J' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 15: Schedule D-7 ("Water Resources: Wellhead Protection Areas: Stayner") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'K' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 16: Schedule E ("Mineral Aggregate Resources") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner

settlement area to include those areas identified on Schedule 'L' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".

- Item 17: Schedule F ("Waste Management Sites") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'M' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 18: Schedule G ("Transportation System") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'N' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 19: Schedule G-2 ("Transportation System: Stayner") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'O' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 20: Schedule SP-1 ("Specific Policy Areas: Area 1: Stayner") to the Official Plan of the Township of Clearview is hereby amended:
- (a) by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'P' to OPA No. 4 as "Area to be added to Stayner Urban Boundary";
 - (b) by identifying the areas added to the Stayner settlement area through Item 20 (a) above as "Specific Policy Area 13.1.9", as shown on Schedule 'P' to OPA No. 4; and
 - (c) by striking out "Special Policy Area" wherever it appears and, in each case, substituting "Specific Policy Area".
- Item 21: Schedule SP-1.2 ("Development Concept: Specific Policy Area 13.1.5 (Grand Estates of Clearview)") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include the area identified on Schedule 'Q' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".