

Planning Justification Report

OPA No. 4 (Stayner Settlement Area Boundary Expansion)

Township of Clearview

Official Plan Amendment

October 2026



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1. Introduction

1.1 Township of Clearview Official Plan

The Township of Clearview adopted its current Official Plan on May 27, 2024, replacing the previous Official Plan, which had been adopted in September 2001 and approved by the County of Simcoe on January 29, 2002. The current Official Plan was approved, with modifications, by the County on November 26, 2024.

As part of the process of preparing the new Official Plan, a Public Consultation Draft was made available through the Township's website on August 10, 2023. This Public Consultation Draft included numerous proposed alterations to the boundaries of the Township's twelve settlement areas, as a rationalization exercise for the purpose of directing a greater share of future growth and development to the Stayner Urban Settlement Area. The majority of comments received by the Township regarding the Public Consultation Draft were related to the proposed settlement area boundary changes. These included comments from the County of Simcoe noting that the settlement area boundaries shown on the draft schedules did not conform with the boundaries identified in the County's Official Plan, meaning that the proposed settlement area boundary alterations would have required an amendment to the County's Official Plan.

One goal of the new Official Plan was to update the Township's growth management policies to the year 2031, which was the planning horizon used in the County's Official Plan that was in effect at that time (approved in phases between April 2013 and December 2016, as subsequently amended). The County had adopted Amendment No. 7 to its Official Plan ("COPA 7") in August 2022, for the purpose of updating its growth forecasts and associated policies to a horizon year of 2051, but at the time the Township's Official Plan was being prepared and considered for adoption, COPA 7 had not yet been approved by the Province.¹

As a result, Report PB-016-2024, which was presented to Township Council along with the proposed Official Plan on May 27, 2024, recommended that an additional phase be added to the process of updating the Township's Official Plan, citing "uncertainties" surrounding the status of COPA 7 (as well as surrounding the County's status as an "upper-tier municipality with planning responsibilities") while acknowledging the need to update the policy framework from the Township's 2001 Official Plan:

¹ COPA 7 was finally approved, with modifications, by the Ministry of Municipal Affairs and Housing on April 7, 2026.

“These uncertainties mean that there are important questions regarding matters such as growth forecasts and Settlement Area boundaries that cannot yet be resolved. At the same time, the Township requires an updated policy framework to replace the one provided by the 2001 OP. Therefore, the proposed Official Plan being presented to Council for adoption represents the culmination of the first phase of a two-phase process. The second phase of that process will specifically focus on the Township’s Settlement Areas and the appropriate location for growth and development that is expected to occur between now and 2051.”

The intent was that the “second phase” would be undertaken once the 2051 growth forecasts in COPA 7 had been approved by the Province (with or without modifications), with a focus on alterations and adjustments to the boundaries of the Township’s settlement areas in order to most appropriately provide for longer-term growth and development. Council accepted this recommendation in its adoption of the new Official Plan.

1.2 Klondike Park Road Well Site

On March 14, 2023, the Township issued a notification to landowners that the municipal drinking water supply for the Stayner settlement area had reached its available capacity and that, consequently, the Township would no longer be issuing building permits for any new structures that would require the allocation of water capacity.²

In 2024, the Township applied to the Province of Ontario for funding to construct a pumphouse, reservoir, and four municipal drinking water supply wells on municipally owned land at 1585 Klondike Park Road, along with the construction of watermains to connect the site to the Stayner water distribution system. A Housing-Enabling Water Systems Funding (“HEWSF”) grant of \$35 million to the Township was announced on January 29, 2025, to cover fifty percent of the total anticipated cost for the Klondike Park Road (“KPR”) Wellfield Facility & Watermain project. Two contracts — one for the construction of the wellfield facility and one for watermain construction — were awarded by Township Council on July 28, 2025. Site preparation for the wellfield facility began the week of September 22, 2025, with construction of the facility expected to take approximately 18 months.³

² Township of Clearview, “News Release – Stayner water supply at capacity, new building permits on hold” (14 March 2023), *Clearview.ca*, <https://www.clearview.ca/news-events-meetings/latest-news/news-release-stayner-water-supply-capacity-new-building-permits>.

³ Township of Clearview, “Klondike Park Road Well Site” (n.d.), *Clearview.ca*, <https://www.clearview.ca/kpr-well-site>.

1.3 Stayner Secondary Plan

Following the award of the HEWSF grant, Staff Report PB-009-2025 was presented to Township Council on March 24, 2025, recommending that Council initiate the process of preparing a secondary plan for the Stayner Urban Settlement Area by directed staff “to bring forward a report detailing the project plan, including scope, timeline, anticipated cost, and deliverables” (p. 1). Report PB-09-2025 further recommended that the secondary plan process investigate growth potential in Stayner beyond the 2031/2051 planning horizon to a horizon year of 2071, citing the “confirmed and potential additional yield of the KPR Wellfield to service Stayner with potable water,” along with the “residential wastewater treatment capacity planner for through agreement with the Town of Wasaga Beach” and the “extent of developer interest in building Stayner” (p. 6).

A full work plan for the Stayner Secondary Plan was presented to Council on April 27, 2026, through Staff Report PB-014-2026. The proposed secondary plan would be undertaken as an integrated *Planning Act* and *Environmental Assessment Act* process consisting of three phases: (1) background review and land needs assessment, (2) detailed technical studies and preparation of land use options, and (3) preparation of the final secondary plan and the implementing amendment to the Township’s Official Plan. The total duration for the project was expected to be between 24 and 28 months. Council’s resolution directing staff to proceed with the proposed work plan included a reaffirmation of its “direction to explore a settlement area boundary expansion for Stayner through a comprehensive planning process.”⁴

In order to expedite the process, the Office of the Mayor issued a pair of Mayoral Decisions on May 11, 2026 (MDE 26-08 and MDE 26-09: see **Appendix “A”**). MDE 26-08 required Council to consider a resolution at its meeting on May 25, 2026, to authorize “a two-phase approach to the Stayner Settlement Area Boundary Expansion,” with Phase 1 involving the adoption of a “preferred boundary of the settlement area” and the approval of a Servicing Feasibility Study, an Agricultural Impact Assessment, and a First Nations & Indigenous Consultation Strategy “to commence immediately for the preferred boundary” and “to be completed no later than 90 days from Council’s approval of this motion.” The accompanying decision, MDE 26-09, directed Council to consider a resolution approving the budget for the technical studies referred to in MDE 26-08. Both motions were carried at the May 25, 2026, meeting of Council.

⁴ Township of Clearview, *Council Meeting Minutes: April 27, 2026*. Available at “Agendas & Minutes”, Clearview.ca, <https://www.clearview.ca/government-committees/council/agenda-minutes>.

1.4 Report Structure & Contents

This Planning Justification Report has been prepared to review the findings of the technical studies prepared as part of Phase 1 of the Stayner Secondary Plan process and to consider those findings against the requirements of the Provincial Planning Statement, 2024, the County of Simcoe Official Plan, and the Township's current Official Plan, with regard to proposed settlement area boundary expansions. Following this introductory section, whose purpose is to provide background information and establish the context for the Stayner Secondary Plan, this report has been organized into the following sections:

- Section 2 (Proposed Expansion & Amendment) describes the proposed settlement area boundary expansion and the amendment to the Township's Official Plan proposed to implement the expansion, as directed by Council.
- Section 3 (Technical Studies) summarizes the Servicing Study, Agricultural Impact Assessment, and Indigenous Consultation Strategy undertaken at Council's direction.
- Section 4 (Policy Review & Analysis) addresses the considerations required by the Provincial Planning Statement, 2024 in connection with a proposed settlement area boundary expansion, with reference to the findings of the technical studies.
- Section 5 provides a brief conclusion and looks to the next steps to be undertaken through Phase 2 of the Stayner Secondary Plan process.

In addition, there are two appendices to this Planning Justification Report: Appendix "A" contains the two Mayoral Decisions referenced in Section 1.3 above, while Appendix "B" contains a draft version of the proposed Official Plan Amendment.

2. Proposed Expansion & Amendment

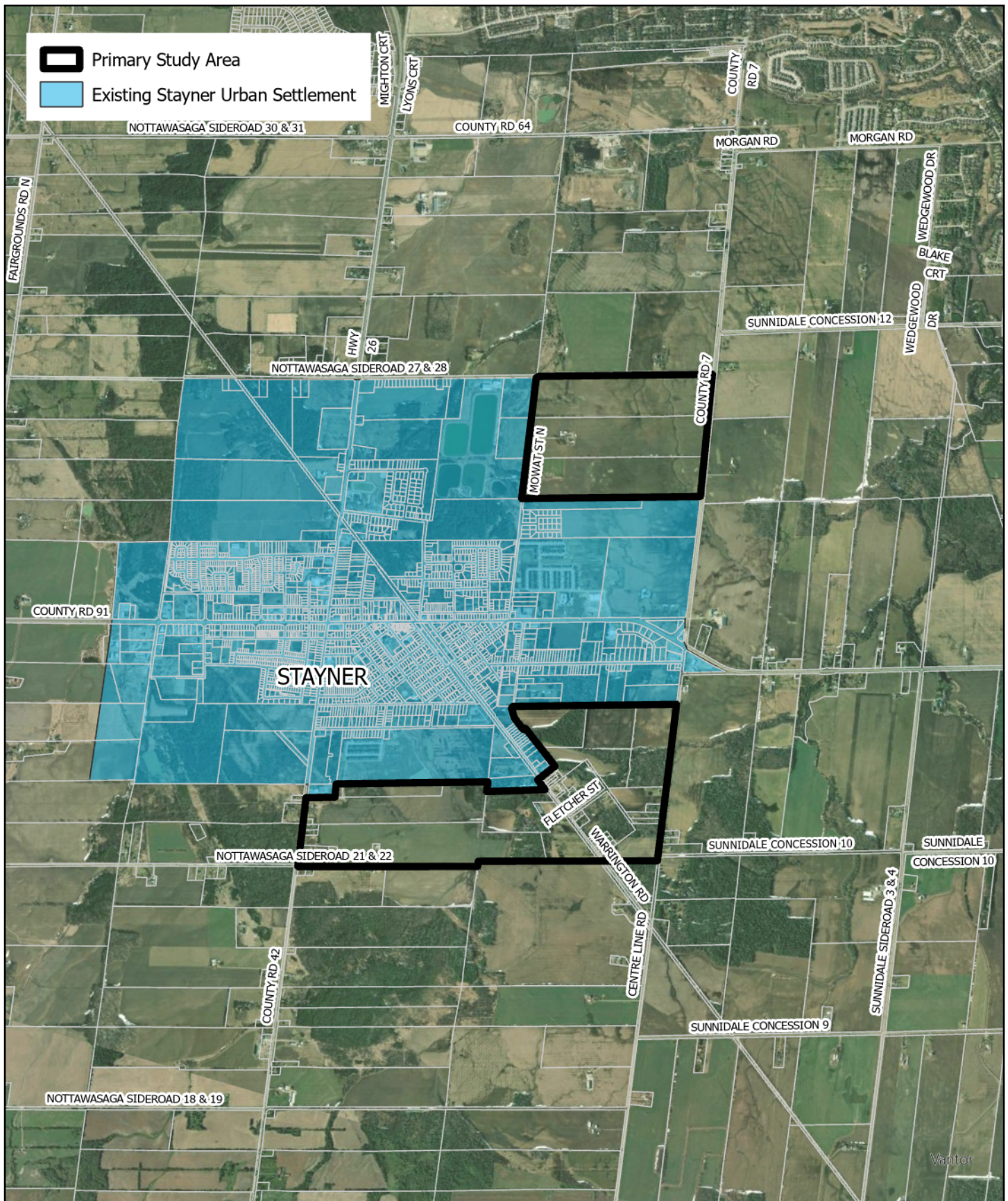
2.1 Proposed Settlement Area Boundary Expansion

The proposed expansion to the Stayner Urban Settlement Area, comprising those lands located within the preferred boundary identified by Council, is shown in **Figure 1**. The proposed Expansion Lands occupy a total of approximately 329.3 hectares divided by the existing road network into three areas. Overall, as described in the Agricultural Impact Assessment prepared by Stovel and Associates Inc., discussed in greater detail in Section 3.2 below, the proposed Expansion Lands comprise approximately 223.1 hectares (or 66.4%) of cropland, including common row crops, small grain, and forage land; 3.7 hectares (or 1.1%) of pasture land; 52.1 hectares (or 15.5%) of natural vegetation and other environmental features; and 56.9 hectares (or 16.9%) occupied by other land uses, including residential properties and agriculture-related uses.

The area located immediately northeast of the existing settlement area boundary (“Area 1”) is bounded to the north by 27/28 Sideroad Nottawasaga, to the west by Mowat Street North, and to the east by County Road 7. This area comprises three large parcels known municipally as 299, 329, and 359 Mowat Street North, as well as a smaller fourth parcel (approximately 370 m²) known municipally as 1344 County Road 7. The three larger properties are presently occupied by agricultural fields, with a cluster of agricultural buildings situated on the middle of the three properties (329 Mowat Street North). The four parcels comprising Area 1 occupy a total of approximately 118.6 hectares.

The second area (“Area 2”) is located directly southeast of the existing settlement area boundary, bounded to the west by Warrington Road, to the south by a small segment of 21/22 Sideroad Nottawasaga, and to the east by Centre Line Road. Area 2 contains 22 separate parcels, which include existing residential properties along Warrington Road and along Centre Line Road, along with several larger parcels of land occupied by a combination of agricultural fields and natural heritage features. Area 2 occupies approximately 97.5 hectares (not including the partially opened Fletcher Street right-of-way).

The third area (“Area 3”) is located immediately southwest of Area 2, comprising 11 parcels of land bounded to the east by Warrington Road, to the south by 21/22 Sideroad Nottawasaga, and to the west by County Road 42 / Airport Road. This area includes some smaller residential properties near the intersection of County Road 42 and 21/22 Sideroad Nottawasaga, as well as some larger rural residential properties along Warrington Road and a couple agricultural properties. The parcels comprising Area 3 occupy a total of approximately 113.2 hectares.



Proposed Settlement
Area Boundary Expansion

Figure
1

2.2 Official Plan Amendment

The second phase of the Official Plan process discussed at the end of Section 1.1 above is provided for under Section 1.2.3 of the Township's Official Plan, which sets out policies intended to guide the "Official Plan Review" process. The proposed expansion addresses matters contemplated in that section of the Official Plan, specifically those referred to in 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 in the Official Plan establishes principles to guide alterations to settlement area boundaries made through this process, which include the following:

- Clause 1.2.3.10(a): "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(b): "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(d): "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."

According to the policies in Section 2 of the Official Plan, the two 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" in the Township (Section 2.2, p. 21). This is especially true of Stayner, which has been allocated the majority of the growth between the two Urban Settlement Areas.

The proposed amendment to the Township's Official Plan (Amendment No. 4, or "OPA 4") is intended to implement the preferred boundary endorsed by Council in a manner that will ensure that the development of the proposed Expansion Lands will proceed in a manner that is consistent with the requirements of the Provincial Planning Statement, 2024, particularly those set out in No. 2.3.2.1 a) regarding "an appropriate range and mix of land uses" and 2.3.2.1 g) regarding the "phased progression of urban development." The proposed amendment, which is included as **Appendix "B"** to this report, therefore includes area-specific policies that require the preparation of a comprehensive planning framework

(such as that provided by a Secondary Plan or Master Community Plan) for the overall development of the proposed Expansion Lands. 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.”

The policies in Section 1.2.3 of the Official Plan further require that any amendment that alters the boundary of the Stayner settlement area must also amend the boundaries of Specific Policy Area 13.1.1 as needed “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” (Policy No. 1.2.3.12). The proposed Expansion Lands do not contain any 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.

OPA 4 principally consists of amendments to the schedules of the Township’s Official Plan to update the boundaries of the Stayner Urban Settlement Area. The amendments made entail two related sets of consequential amendments:

- 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 of the Stayner Urban Settlement Area means that a corresponding expansion must be made to the one-kilometre area surrounding the settlement area shown on Schedule A to the Official Plan.
- 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 of the one-kilometre buffer surrounding the Stayner Urban Settlement Area. “Rural Crossroads” are intended 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 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, OPA 4 includes amendments to Section 2.2.4 that will remove references to the area surrounding this intersection as a “Rural Crossroads”.

3. Technical Studies

3.1 Servicing Feasibility (Water & Wastewater) Study

The Servicing Feasibility Study, titled “Stayner Water and Wastewater Servicing Study” (“SWWSS”), was prepared by R.J. Burnside & Associates Limited (“Burnside”) and is dated September 2026.

The SWWSS projects total water and wastewater servicing needs based on population projections prepared by the Township in support of its HEWSF applications. The Township estimates that lands within the existing boundaries of Stayner are capable of accommodating an additional 7,052 dwelling units. The Township’s engineering standards assume an average of 3.0 persons per unit, which translates to an additional 21,156 people living within the existing settlement area boundaries at full build-out. With an estimated existing population of 5,325 people, this would bring the total population within the existing boundaries to an estimated 26,481 people. Burnside further estimates that the proposed Expansion Lands are capable of accommodating another 4,735 dwelling units, or 14,205 additional residents, assuming the same average of 3.0 persons per unit. This would bring the projected total population of the expanded settlement area to 40,686 people at full build-out.

The drinking water supply system currently servicing the Stayner settlement area consists of three treatment facilities supplied by four groundwater wells, which together provide firm pumping capacity of 3,240 m³/day, as well as 7,100 m³ of storage (SWWSS, pp. 2–4). Once completed, the KPR facility will increase these to firm pumping capacity of 15,192 m³/day and storage capacity of 11,466 m³ (SWWSS, p. 6). According to Section 3.4 of the SWWSS, these represent approximately 52% of the firm pumping capacity and 61% of the storage capacity required to service the full build-out population of 40,686 people.

The calculations in Appendix C to the SWWSS indicate that the average daily demand for the existing water supply system is 2,229.3 m³/day for an equivalent population of 7,988 persons.⁵ The water supply estimates provided in the SWWSS assume that average daily demand from existing users will remain unchanged, while new system users will increase average daily demand at a rate of 400 L/day per person (or 0.4 m³/day per person). Maximum daily demand (“MDD”) is estimated in accordance with provincial guidelines by

⁵ This is equal to the estimated population of 5,325 people plus water demand for one large existing industrial use estimated at 2,663 equivalent persons.

using a conversion rate of 1.80 times the average daily demand. Using these values, the firm pumping capacity of 15,192 m³/day expected once the KPR facility is completed would be capable of supporting an additional population of approximately 15,526 people in Stayner.⁶

Providing sufficient capacity for the full build-out population projected in the SWWSS would require additional water supply of 14,281 m³/day and storage of 7,950 m³ beyond what will be available following the completion of the KPR facility (SWWSS, p. 6).

As reported in Section 4.0 of the SWWSS, existing wastewater services in Stayner consist of a gravity collection system, three sewage pumping stations, and the Stayner Water Pollution Control Plan (“WPCP”), which is currently rated at an average daily flow capacity of 2,500 m³/day and a peak flow capacity of 6,250 m³/day (SWWSS, p. 8). The Township has also entered into an agreement with the Town of Wasaga Beach to provide for the treatment of up to 5,000 m³/day of average daily flow at the Wasaga Beach Wastewater Treatment Plant (“WWTP”). At present, the agreement limits this to 2,500 m³/day, as improvements to the WWTP are required before the remaining treatment capacity under the agreement can be used (SWWSS, pp. 8–9).

The SWWSS estimates that the projected additional population of 21,156 people within the existing settlement area boundaries of Stayner would require treatment capacity for an average daily flow of 12,084 m³/day, including an allowance for infiltration, which exceeds the total existing and planned capacity of 7,500 m³/day. The 14,205 additional people to be accommodated in the proposed expansion areas would further increase the required treatment capacity to 19,045 m³/day (SWWSS, pp. 10–11). According to the SWWSS, the existing and planned capacity of 7,500 m³/day represents approximately 39% of the total projected need (p. 11). This implies that existing and planned capacity corresponds to a population of approximately 15,867 people (or 39% of the total 40,686 people projected within the expanded settlement area).

Section 5.0 of the SWWSS presents a sensitivity analysis to estimate when upgrades to the water and wastewater systems would be required in order to provide the additional capacity needed to accommodate the full build-out population. The analysis considers three population growth scenarios, with annual growth rates of 3%, 5%, and 10%, respectively. For the sake of comparison, the population growth forecasts to 2031 set out in Table 2.1 of the Township’s Official Plan (the currently in-effect growth forecasts) correspond to an

⁶ Based on provincial guidelines, the total equivalent population of 23,515 persons would require storage capacity of approximately 9,248 m³, which is less than the 11,466 m³ of storage expected following the completion of the KPR facility.

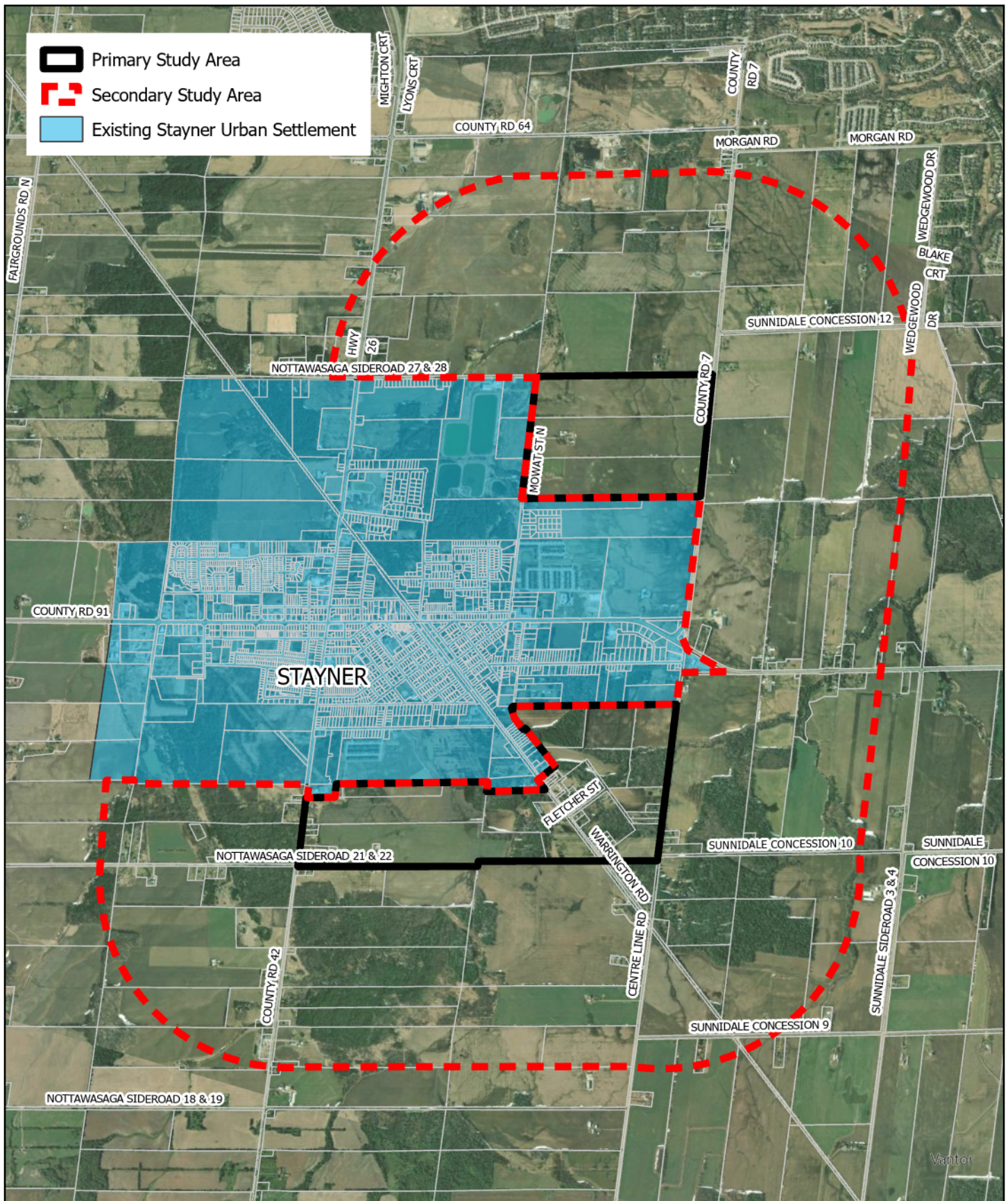
average annual growth rate of approximately 3.9% in Stayner (from 5,056 people to 7,403 people over ten years). The forecasts in Table 1.1 of the Official Plan, which are not yet in effect but which reflect the forecasts to 2051 in the recently approved COPA 7, correspond to an average annual growth rate of approximately 1.75% for Stayner (from 5,056 people to 8,516 people over 30 years).

The analysis presented in the SWWSS finds that, assuming the KPR facility is fully operational, “it is anticipated that additional water supply would not be needed for more than 20 years assuming a 5% growth rate. At a 10% growth rate additional water supply is expected to be required in approximately 15 years” (p. 13). For wastewater treatment capacity, the SWWSS finds that the planned improvements to the Wasaga Beach WWTP required to increase treatment capacity from 2,500 m³/day to 5,000 m³/day under the agreement with the Township are required “in about 18 years” at a 5% growth rate, with additional capacity beyond those improvements not being required “for more than 20 years” at that same rate (p. 14). At the 10% growth rate, the Wasaga Beach WWTP improvements would be required in about nine years, with additional capacity being required in approximately 15 years (p. 14).

Additional work will need to be undertaken as part of the second phase of the Stayner Settlement Area Boundary Expansion to confirm the availability of servicing capacity for different phases of development on the Expansion Lands and to ensure the appropriate allocation of that capacity to support logical, orderly, and sustainable patterns of development. The area-specific policies introduced through OPA 4 include provisions to ensure these matters will be addressed before development may proceed.

3.2 Agricultural Impact Assessment

The Agricultural Impact Assessment (“AIA”) for the proposed settlement area boundary expansion was prepared by Stovel and Associates Inc. (“SAI”) and is dated September 2026. The AIA considers potential impacts within the Primary Study Area (“PSA”), comprising the proposed Expansion Lands, and the Secondary Study Area (“SSA”), which encompasses lands within 1.5 kilometres of the proposed Expansion Lands (see **Figure 2**). Parts of the PSA are currently used for agricultural purposes, “including fields used for soybeans, corn, wheat, hay and other common crops. Some lands are also used as pasture or form part of larger agricultural properties extending beyond the proposed settlement boundary” (AIA, p. 7). The lands in the SSA contain a range of agricultural uses, including cash-crop and livestock operations as well as agri-food and agriculture-related businesses (AIA, pp. 7–8). The AIA also identifies agricultural infrastructure within the PSA in the form of systematic tile drainage occupying approximately 70 hectares (p. 16).



In terms of soil capability, the PSA is primarily composed of Canada Land Inventory (“CLI”) Class 2 and Class 3 soils: Class 2 soils occupy approximately 174.0 hectares, or about 51.8% of the PSA, while Class 3 soils occupy approximately 128.0 hectares or 38.1%. Approximately 8.1% of the PSA, or 27.1 hectares, is composed of CLI Class 1 soils (AIA, Table 4, p. 13). The SSA similarly contains predominantly Class 2 and Class 3 soils, at 853.9 hectares (43.5%) and 818.7 hectares (41.7%), respectively, as well as approximately 99.7 hectares (5.1%) of Class 1 land.

According to the AIA, direct impacts from the proposed settlement area boundary expansion “relate to considerations such as the removal or displacement of agricultural structures and infrastructure related to agriculture, the consumption of agricultural lands, impacts to agricultural drainage, and impacts to agricultural parcel configuration” (p. 18). The AIA has identified two agricultural operations within the PSA that will be impacted by the proposed boundary expansion. However, within the anticipated timeframes of development the AIA expects that “interim use of these operations and associated structures will continue and immediate removal of these agricultural structures or infrastructure related to agriculture will not be required” (p. 18). Direct impacts on agricultural infrastructure in the form of systematic tile drainage are not considered to be significant. As well, two agriculture-related operations identified within the PSA are expected to be able to continue to operate without significant impacts (p. 19).

The PSA contains approximately 329.1 hectares of CLI Class 1, 2, and 3 soils, which as the result of the proposed expansion will be removed from the agricultural land base. However, alternative locations have been considered and found either to be less suitable for development or comprised of higher-priority agricultural lands. These alternative locations are discussed in detail in Section 4.1 of this report. As for the parcel configuration in the study areas, the AIA finds that the PSA “is representative of a fragmented near-urban area due to historic severances” (p. 19), adding that no further impacts from land base fragmentation are anticipated in the SSA, “as the proposed settlement boundary expansion aligns with the existing road network and will not require the splitting of farm parcels” (p. 19).

The indirect impacts considered “relate to the potential for creating land use conflicts with adjacent agricultural operations and the potential for influencing water levels/wells, traffic, noise and dust” (AIA, p. 19). The AIA includes an MDS analysis of confirmed and potential livestock operations in the PSA and SSA, with two operations identified in the PSA with potential MDS I impacts: a mixed farm located at 329 Mowat Street North (identified in the AIA as No. 26) and a small hobby farm at 323 Warrington Road (identified as No. 19 in the AIA). There is also a third, currently unoccupied livestock operation located at 6183 21/22 Sideroad Nottawasaga with an MDS I arc that could potentially impact the PSA.

Because of the potential impacts identified in the AIA, particularly as they relate to existing agricultural operations, OPA 4 includes Policy No. 13.1.9.4 in the area-specific policies for the Expansion Lands, making specific reference to operations identified through the AIA and the avoidance or mitigation of potential land use conflicts.

3.3 Indigenous Consultation Strategy

The County of Simcoe has provided a contact list for First Nations and Indigenous communities whose interests could potentially be affected by the proposed settlement area boundary expansion and the Stayner Secondary Plan process more broadly. Those Nations and communities have been contacted, and further engagement and consultation will be determined based on the responses received. Opportunities for further notification and engagement will also be provided through the subsequent stages of the Stayner Secondary Plan process, as well as through the future consideration of individual development applications in the subject area.

4. Policy Review & Analysis

4.1 Provincial Planning Statement, 2024

Provincial requirements for proposed settlement area boundary expansions are set out in Policy No. 2.3.2.1 of the Provincial Planning Statement, 2024 (“PPS 2024”). The PPS 2024 is a policy statement issued under Section 3 of the *Planning Act* (R.S.O. 1990, c. P.13). According to that section of the *Planning Act*, any decision made “in respect of the exercise of any authority that affects a planning matter” must be consistent with the PPS 2024.

Policy No. 2.3.2.1 reads as follows:

“In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) if there is sufficient capacity in existing of planned infrastructure and public service facilities;
- c) whether the applicable lands comprise specialty crop areas;
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- g) the new or expanded settlement area provides for the phased progression of urban development.

According to the PPS 2024, settlement areas are to be the focus for growth and development, with land use patterns “based on densities and a mix of land uses” that make efficient use of land and resources and that optimize existing and planned infrastructure and public service facilities, among other things (No. 2.3.1.1 and No. 2.3.1.2). Policy No. 2.3.1.6 directs planning authorities to “establish and implement phasing policies” to ensure that

development “is orderly and aligns with the timely provision of ... infrastructure and public service facilities.”

The discussion below addresses each individual item (“a” through “g”) identified as required considerations in Policy No. 2.3.2.1 of the PPS 2024.

Item “a”): The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses

The Public Consultation Draft of the Township’s current Official Plan, which was released for comments on August 10, 2023, included numerous proposed alterations to the boundaries of the Township’s Settlement Areas as a rationalization exercise intended to direct a greater share of future growth and development to the Stayner Urban Settlement Area. Following consultation with the public, Simcoe County, and other agencies, it was determined that alterations to settlement area boundaries should be deferred to a second phase of the Official Plan update process, with the first phase focusing on updating the policy framework from the previous, 2001 Official Plan.

The impetus behind the rationalization exercise was the fact that much of the land designated for residential growth is located in the Township’s Community Settlement Areas and Rural Settlement Areas, where full municipal services were, and remain, unavailable to support development. As part of Phase 2 of the Official Plan update, the proposed boundary expansion for the Stayner Urban Settlement Area is meant to help address the need to designate additional urban residential land to accommodate a range and mix of land uses in appropriate locations.

The area-specific policies recommended for adoption into the Official Plan as Section 13.1.9 (“Stayner Settlement Area Expansion Lands”), which require that development of the newly added lands be undertaken in a coordinated and comprehensively planned manner, will ensure that development provides an appropriate range and mix of land uses, including a variety of housing options along with parks and open spaces, public service facilities, and other land uses supportive of complete communities.

Item “b”): If there is sufficient capacity in existing of planned infrastructure and public service facilities

As discussed at the end of Section 3.1 of this Planning Justification Report, based on the population forecasts for the Stayner Urban Settlement Area (both the in-effect 2031 forecasts and the not-yet-in-effect 2051 forecasts from COPA 7), it is anticipated that existing and planned infrastructure will be able to provide development with water and

wastewater services for at least 20 years. The recommended area-specific policies contained in OPA 4 are designed to ensure that the need for other infrastructure and public service facilities, including stormwater management facilities and transportation infrastructure, will be addressed in further detail through the second phase of the Stayner Settlement Area Boundary Expansion and through future development approval processes.

Item “c)”: Whether the applicable lands comprise specialty crop areas

The proposed expansion lands do not contain any specialty crop areas, as there are no such areas identified in the Township. This has been confirmed through the findings of the AIA (Section 2.4, p. 15):

“No site-specific microclimatic conditions have been identified that would support the identification of the PSA as a specialty crop area. This does not mean that specialty or higher-value crops cannot be grown on individual properties. Rather, the available information does not demonstrate the concentration of suitable soils, climate, agricultural investment and production necessary for the lands to be identified as a provincially significant specialty crop area.”

Item “d)”: The evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas

The proposed expansion lands at the south end of Stayner are currently designated “Rural” on Schedule B to the Township’s Official Plan (with the exception of those portions designated using one of the “Greenlands” designations, which will remain unaffected). By definition, these lands are located outside the prime agricultural areas and would therefore satisfy this requirement in the PPS 2024.

The likeliest candidate alternative locations would be those areas immediately adjacent to the existing settlement area boundary that do not form part of the proposed expansion lands: approximately 278.88 hectares southwest of Stayner (bounded to the south by 21/22 Sideroad Nottawasaga and to the west by Fairgrounds Road South) and approximately 217.42 hectares northwest of Stayner (bounded to the west by Fairgrounds Road South and to the north by 27/28 Sideroad Nottawasaga). With the exception of those portions designated using one of the “Greenlands” designations, the lands to the northwest are all designated “Agricultural”, as are the parcels to the southwest with frontage along Fairgrounds Road South.

The alternative lands to the southwest include approximately 77.64 hectares located outside the prime agricultural area, being those lands located immediately northwest of the intersection of County Road 42 and 21/22 Sideroad Nottawasaga. However, over 40% of these non-prime agricultural parcels are occupied by wetland features: approximately 17.60 hectares (or 22.7% of the non-prime agricultural parcels) is occupied by a provincially significant wetland (part of the Stayner Wetland Complex), with another 15.45 hectares (or approximately 19.9%) occupied by portions of two other unevaluated wetlands. The presence of these features represents a significant constraint on future development that diminishes the potential of these parcels to serve as alternatives to the proposed expansion lands.

With regard to the alternative lands to the northwest of Stayner, soil capability mapping does indicate that portions of these lands comprise CLI Class 4 and 5 soils (as shown in Figure 3 of the Agricultural Impact Assessment). However, the portions occupied by these lower-priority lands are largely constrained by the presence of natural heritage features (unevaluated wetlands and significant woodlands). The remaining portions of these lands are composed of CLI Class 1 soils (with the exception of a thin band of Class 3 soils: see Figure 3 of the AIA), as opposed to the CLI Class 2 soils in the parcels comprising the northeasterly proposed expansion lands. The status of the proposed expansion area in the northeast as lower-priority agricultural lands is further supported by the fact that the lands are not included as part of the prime agricultural area on the schedules to the County's Official Plan.

Item “e)”: Whether the new or expanded settlement area complies with the minimum distance separation formulae

An MDS I Analysis was undertaken as part of the Agricultural Impact Assessment prepared by Stovel and Associates Inc., which calculated setback arcs associated with various known and suspected livestock operations in the Primary and Secondary Study Areas. The AIA identified two operations within the PSA with MDS arcs that will be impacted by the proposed expansion: a mixed farm located at 329 Mowat Street North and a small hobby farm at 383 Warrington Road.

The area-specific policies introduced through OPA 4 require that any development taking place on the Expansion Lands “provide for the avoidance and mitigation of potential land use conflicts with lawfully existing agricultural operations” identified through the AIA (Policy No. 13.1.9.4). The phasing of future development will also give careful consideration to avoiding impacts on existing agricultural uses.

Item “f”: Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance

As noted in the AIA, the anticipated direct and indirect impacts on the agricultural system from the proposed expansion are limited. The AIA has identified two agricultural structures within the PSA: “As development proceeds, agricultural buildings and infrastructure located within the PSA may ultimately be removed or converted to non-agricultural uses. The removal of these two agricultural operations is not considered to be a significant impact” (p. 18). The proposed expansion will also impact systematic tile drainage in the PSA, which according to Section 2.5 of the AIA represents “limited built agricultural infrastructure” (p. 16). The AIA does not anticipate any impacts from that proposed expansion on agricultural operations in the SSA (*i.e.*, on lands that will remain outside the settlement area following the proposed expansion).

Additionally, the AIA identifies two agriculture-related operations in the PSA, although it is expected that these can continue operating with no anticipated direct impacts from the proposed expansion. There are no anticipated impacts on agriculture-related businesses in the secondary study area.

The AIA recommends several mitigation measures that should be incorporated into the Stayner Secondary Plan, forming part of the comprehensive planning framework required by the proposed area-specific policies. These include the use of buffers, berms, fencing, or vegetated features where necessary and where feasible, to differentiate between types and intensities of land uses, as well as the possible creation of a trail system to provide additional opportunities for improving vegetated buffers and separating agricultural uses from urban land uses.

Item “g”: The new or expanded settlement area provides for the phased progression of urban development

As noted under Item “a)” above, the area-specific policies recommended for adoption as part of the proposed settlement area boundary expansion provide for comprehensive planning will ensure that development of the proposed expansion lands is appropriately phased. This is explicitly addressed in proposed Policy No. 13.1.9.1(g).

4.2 Simcoe County Official Plan

Schedule 5.1 to the Simcoe County Official Plan (“SCOP”) identifies the boundaries for the settlement areas in the County’s 16 lower-tier municipalities, which include the Township of Clearview. Policy No. 3.5.6 of the SCOP requires that the Official Plans of the County’s lower-tier municipalities identify the boundaries as shown. Therefore, according to Policy No. 3.2.30 of the SCOP: “Prior to the implementation of a settlement area expansion, an Amendment to this Plan shall be required, provided the County is satisfied that the policies of this Plan have been met.”⁷

Where a settlement area boundary expansion is proposed, Policy No. 3.2.28 of the SCOP requires that:

... a comprehensive planning process shall be undertaken to identify the most appropriate location(s) for additional growth and development that best:

- i) Protects natural heritage features and areas;
- ii) Promotes coordinated, efficient and cost-effective infrastructure;
- iii) Promotes fiscal responsibility; and
- iv) Ensures the development of compact, complete and healthy communities.

Regarding the protection of natural heritage features and areas, it should be noted that the proposed OPA 4 maintains the existing “Greenlands” designations within the proposed Expansion Lands, meaning that natural heritage features in these areas will be afforded the same protections that they currently enjoy.

Policy No. 3.2.29 establishes further requirements for proposed settlement area boundary expansions:

- 3.2.29 In addition to the above, the local municipality will be required to demonstrate in support of the recommended location(s) for additional urban development that:
- i) There is sufficient capacity in existing or planned infrastructure and public service facilities;
 - ii) The infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;

⁷ References throughout this section are to the SCOP as amended by COPA 7, including the modifications made by the Province through its approval of COPA 7 on April 7, 2026.

- iii) The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;
- iv) The proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;
- v) Prime agricultural areas have been avoided where possible;
- vi) The settlement area to be expanded is in compliance with the minimum distance separation formulae;
- vii) Any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment; and
- ix) The policies of Sections 4 (Wise Use and Management of Resources) and 5 (Protecting Public Health and Safety) of the Provincial Planning Statement are applied.

The matters identified in Policy No. 3.2.29 have been largely addressed in Section 4.1 above and in the technical studies prepared for the proposed Expansion Lands.

5. Conclusion & Next Steps

5.1 Summary & Conclusion

The proposed Stayner settlement area boundary expansion encompasses approximately 329.3 hectares of land to the northeast, south, and southeast of the existing Stayner Urban Settlement Area identified according to the preferred boundary established through the resolution of Township Council adopted on May 25, 2026. As directed through that resolution, a Water & Wastewater Servicing Study, Agricultural Impact Assessment, and Indigenous Consultation Strategy have been undertaken with regard to the proposed Expansion Lands.

The Servicing Study finds that, assuming growth rates similar to those projected through the Township's and County's population forecasts, existing and planned services should be capable of accommodating growth without requiring significant upgrades over the next 20 years. The Agricultural Impact Assessment has found that direct and indirect impacts on agriculture in the surrounding area are not anticipated to be significant, although appropriate phasing policies will need to be implemented in order to avoid MDS-related impacts on two existing operations within the PSA. First Nations and Indigenous communities have been contacted regarding the Stayner Secondary Plan, with further consultation and engagement to be determined based on the responses received.

The recommended amendment to the Township's Official Plan includes area-specific policies directed towards the preparation of a comprehensive planning framework for the proposed Expansion Lands, which will be the focus for the second phase of the Stayner Secondary Plan process. That framework will ensure that the development of the proposed Expansion Lands will be consistent with the requirements of the PPS 2024 and will conform with the policies of the SCOP.

5.2 Next Steps

The proposed boundary expansion and OPA 4 represent the culmination of Phase 1 of the Stayner Secondary Plan process, establishing the groundwork for the more detailed secondary planning process to be undertaken through Phase 2. Following the Ministry of Municipal Affairs and Housing's decision on April 7, 2026, to approve COPA 7 with modifications, the second phase of the process should include an Official Plan Review as contemplated by Policy No. 1.2.3.1(a) of the Township's Official Plan, for the purposes of updating population and employment forecasts to the 2051 horizon year and of reviewing the Official Plan's policies regarding the location and staging of development, including

potential further alterations to settlement area boundaries associated with that review, as per Clauses 1.2.3.4(b) and 1.2.3.4(c) of the Township's Official Plan. The overall goal of the process will be to direct more development to the Stayner Urban Settlement Area, as initially intended through the boundary adjustments made in the Public Consultation Draft of the Township's current Official Plan.

Appendix “A” – Mayoral Decisions

The Corporation of the Township of Clearview

Mayoral Decision 26-08

To require Council to consider a matter to adopt the preferred boundary of the Stayner Settlement Area, at the Council meeting of May 25, 2026

Under the Authority: Part VI.1 (Special Powers and Duties of Head of Council) of the Municipal Act, 2001, Section 284.10, if, despite the procedure by-law, the Mayor is of the opinion that considering a particular matter could potentially advance a prescribed provincial priority, the Mayor may require the Council to consider the matter at a meeting (where meeting is defined in section 238(1) of the Act).

Whereas I, as Mayor of the Township of Clearview, am of the opinion that the matter of adopting the preferred boundary of the Stayner Settlement Area could potentially advance the following prescribed provincial priorities of:

- 1) Building 1.5 million new residential units by December 31, 2031.
- 2) Constructing and maintaining infrastructure to support housing, including, transit, roads, utilities, and servicing.

Therefore, I require Council to consider:

- 1) The following resolution at the May 25, 2026, meeting:

Whereas Clearview Township has embarked on a major water infrastructure build involving the construction of deep wells and pumps, pumping water through eight kilometres of a water pipeline from Klondike Park Road to the Stayner Settlement Area; and,

Whereas Clearview Township has entered into agreements with three developer groups to contribute financially to the infrastructure project, subject to the Stayner Settlement Area Boundary Expansion; and,

Whereas the economic future of the Stayner Settlement area in Clearview Township depends on this project and the monetary responsibility by the Township to build and finalize this important water infrastructure project;

Be It Resolved that Council direct staff to initiate a two-phase approach to the Stayner Settlement Area Boundary Expansion;

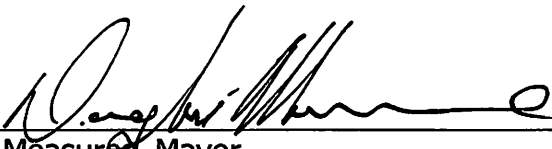
And Further as part of Phase 1 of the Stayner Settlement Area Boundary Expansion, that Council adopt the preferred boundary of the settlement area as identified in the attached map and outlined with black dots. As part of Phase 1, Council approve the following technical studies to commence immediately for the preferred boundary:

1. Servicing Feasibility Study
2. Agricultural Impact Assessment
3. First Nations and Indigenous Consultation Strategy

And Further, these technical studies are to be completed no later than 90 days from Council's approval of this motion;

And Further, Council direct the Mayor's Office to forward this resolution to the County of Simcoe and the Minister of Municipal Affairs and Housing.

This Mayoral Decision shall come into effect this 11th day of May, 2026.



Douglas Measures, Mayor

Dated:

MONDAY MAY 11, 2026



Proposed Stayner Secondary Planning Area

- Roads & Streets
- ▬ Land Near Urban Settlement Areas - 1km
- GRO Lands
- Urban Settlement Area
- ▬ Built Boundary
- Assessment Parcel Fabric

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Date Saved: 2025-03-21 10:06 AM

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The Corporation of the Township of Clearview

Mayoral Decision 26-09

To require Council to consider a matter regarding a budget to complete technical studies for the Stayner Settlement Boundary expansion at the Council meeting of May 25, 2026

Under the Authority: Part VI.1 (Special Powers and Duties of Head of Council) of the Municipal Act, 2001, Section 284.10, if, despite the procedure by-law, the Mayor is of the opinion that considering a particular matter could potentially advance a prescribed provincial priority, the Mayor may require the Council to consider the matter at a meeting (where meeting is defined in section 238(1) of the Act).

Whereas I, as Mayor of the Township of Clearview, am of the opinion that the matter of regarding a budget to complete technical studies for the Stayner Settlement Boundary expansion could potentially advance the following prescribed provincial priorities of:

- 1) Building 1.5 million new residential units by December 31, 2031.
- 2) Constructing and maintaining infrastructure to support housing, including, transit, roads, utilities, and servicing.

Therefore, I require Council to consider:

- 1) The following resolution at the May 25, 2026, meeting:

That Council of the Township of Clearview hereby approve the budget of \$150,000 to complete the technical studies required for the Stayner Settlement Area Boundary expansion; and,

That Council direct staff to use the Planning Department's consulting and study budget to fund the studies, with any overruns being covered by the OP/Zoning Reserve.

This Mayoral Decision shall come into effect this 11th day of May, 2026.

A handwritten signature in black ink, appearing to read 'Douglas Measures', written over a horizontal line.

Douglas Measures, Mayor

Dated: *MONDAY MAY 11, 2026*

Appendix “B” – Draft Official Plan Amendment

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.

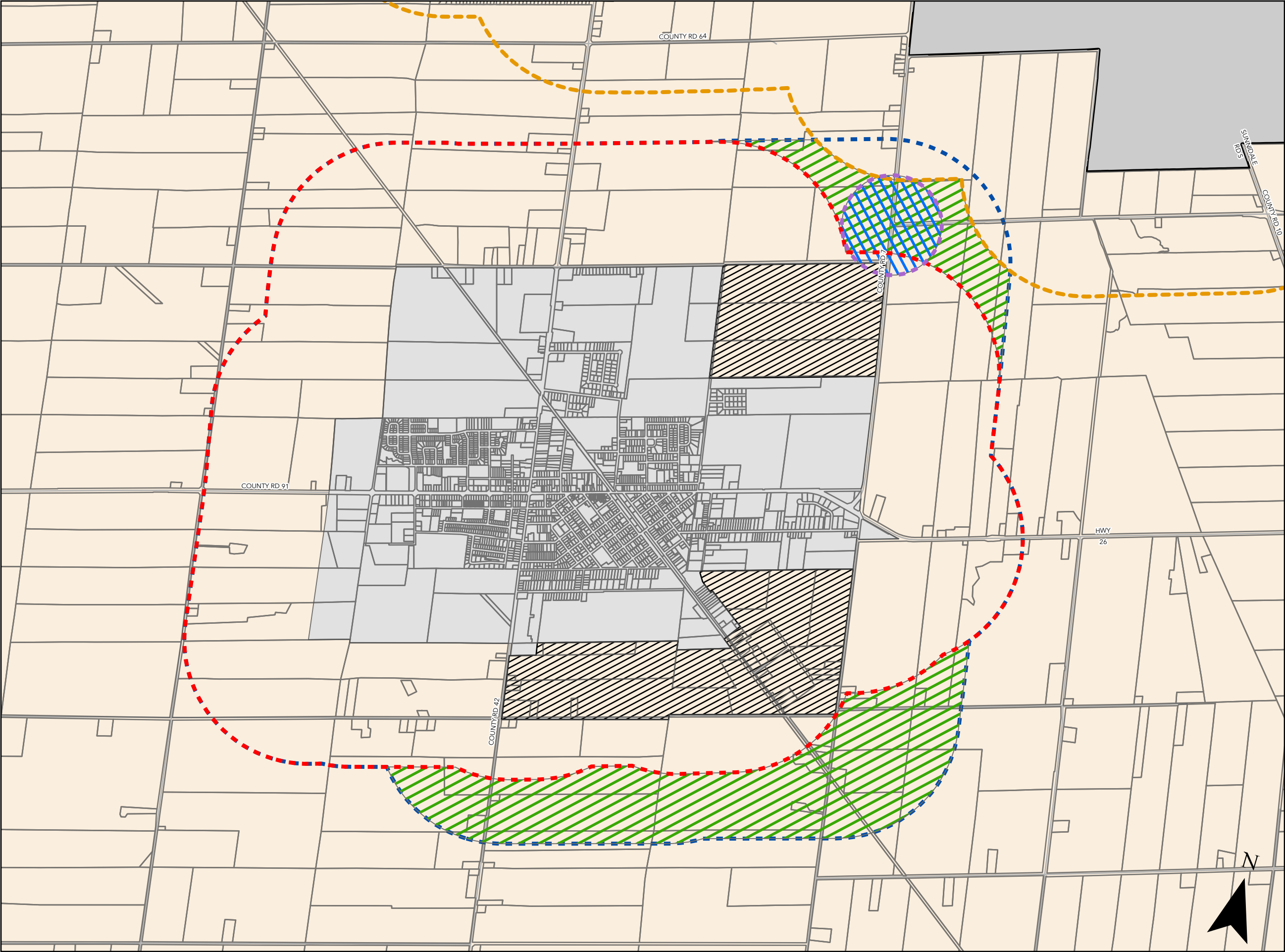
The following lands are no longer subject to Section 2.2.4 and are now subject to Section 3.2.3, as shown on Map 1:

- 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 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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Neither the Township of Clearview nor any of its employees, officers, servants or member municipalities shall be liable for any damages or suffer any loss arising from any errors or in accuracies therein, or from any misuse, misinterpretation of misapplication thereof, whether due to the negligence of such employees, officers, servants, municipalities or otherwise.

Last Updated: October 13, 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".

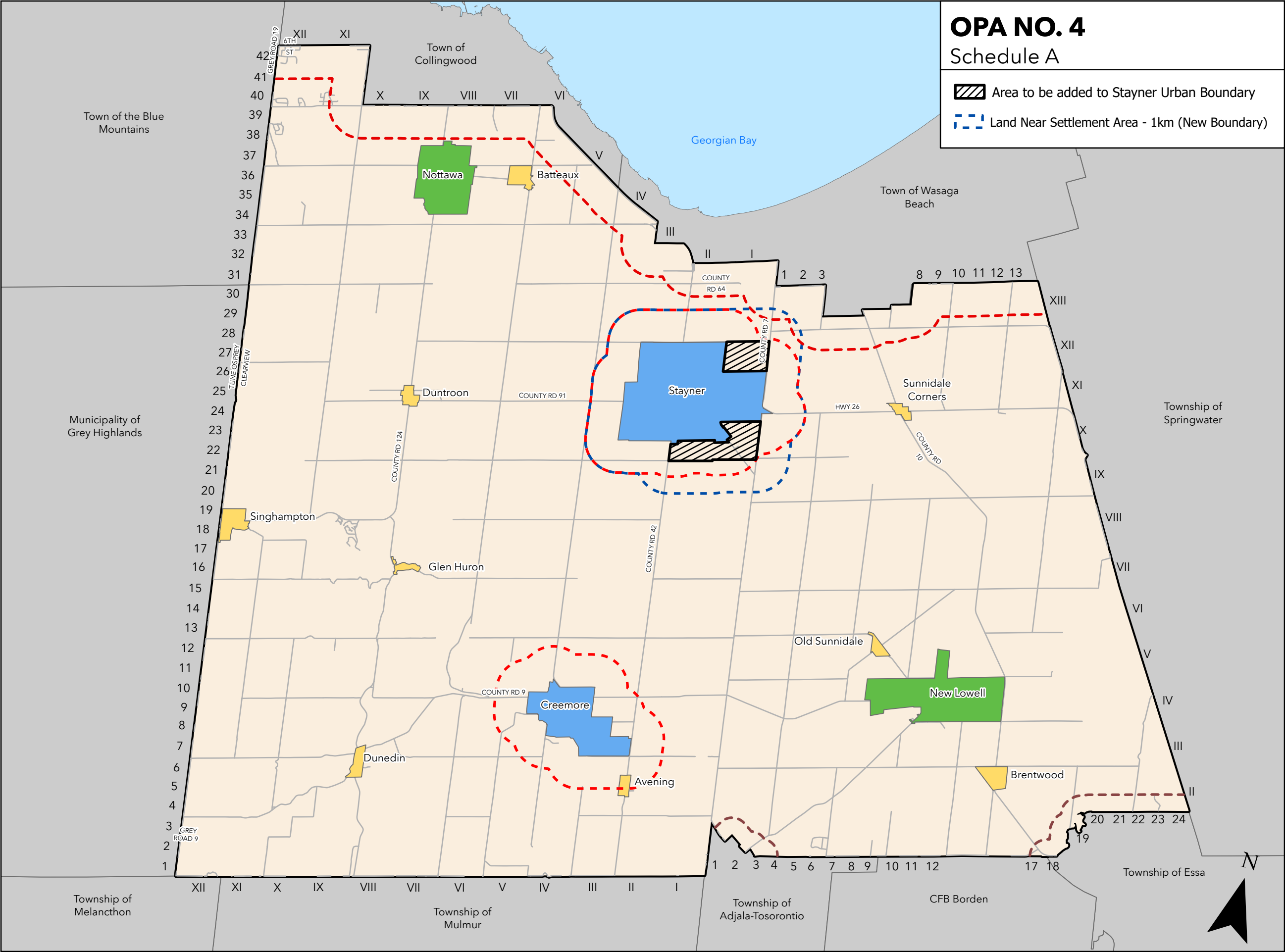
Item 7: Schedule B-12 ("Land Use Plan: Stayner") to the Official Plan of the Township of Clearview is hereby amended:

- (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".



OPA NO. 4
Schedule A

- Area to be added to Stayner Urban Boundary
- Land Near Settlement Area - 1km (New 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)



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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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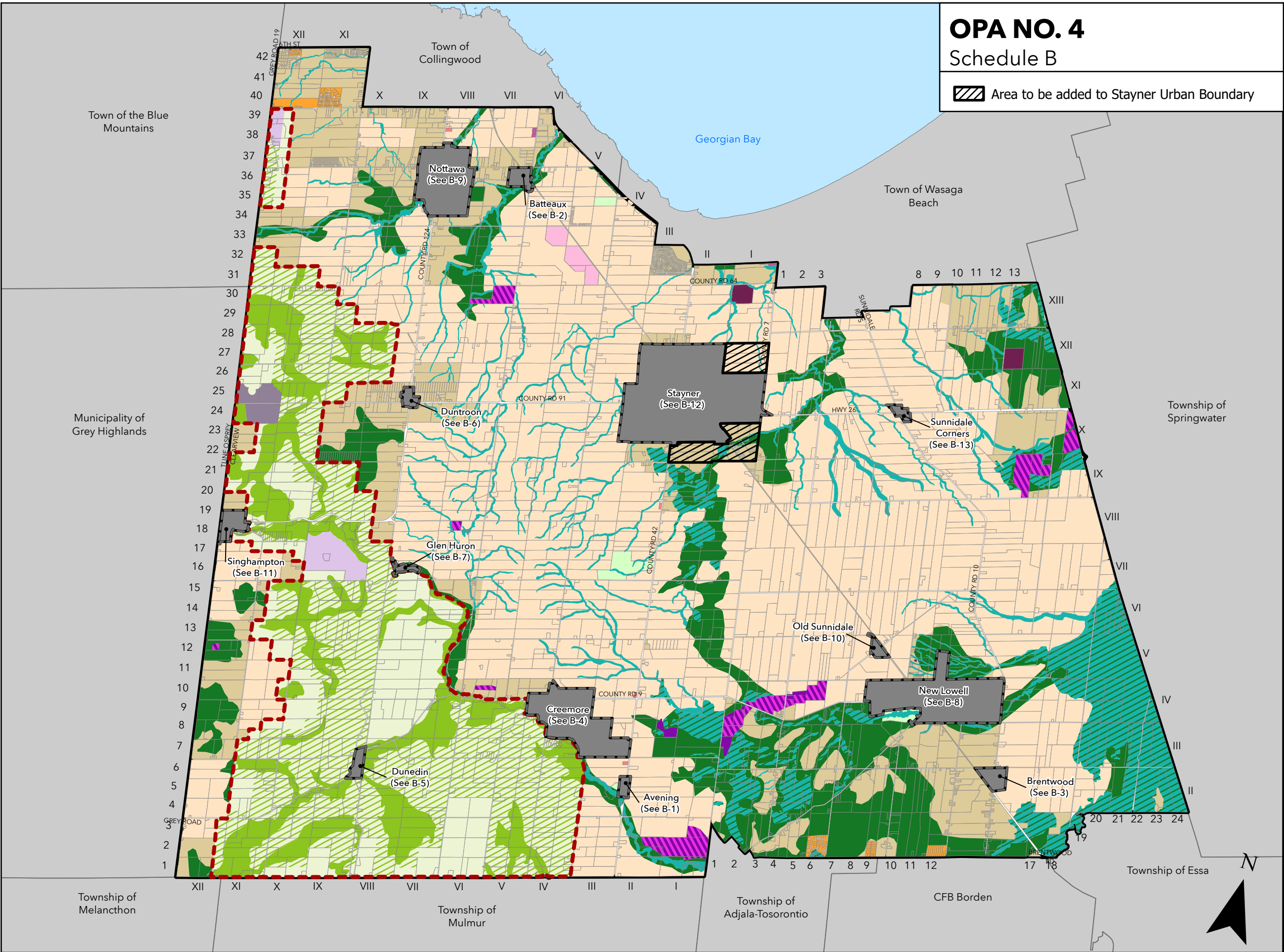
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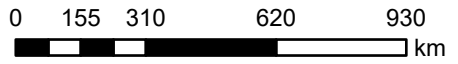


OPA NO. 4
Schedule C

 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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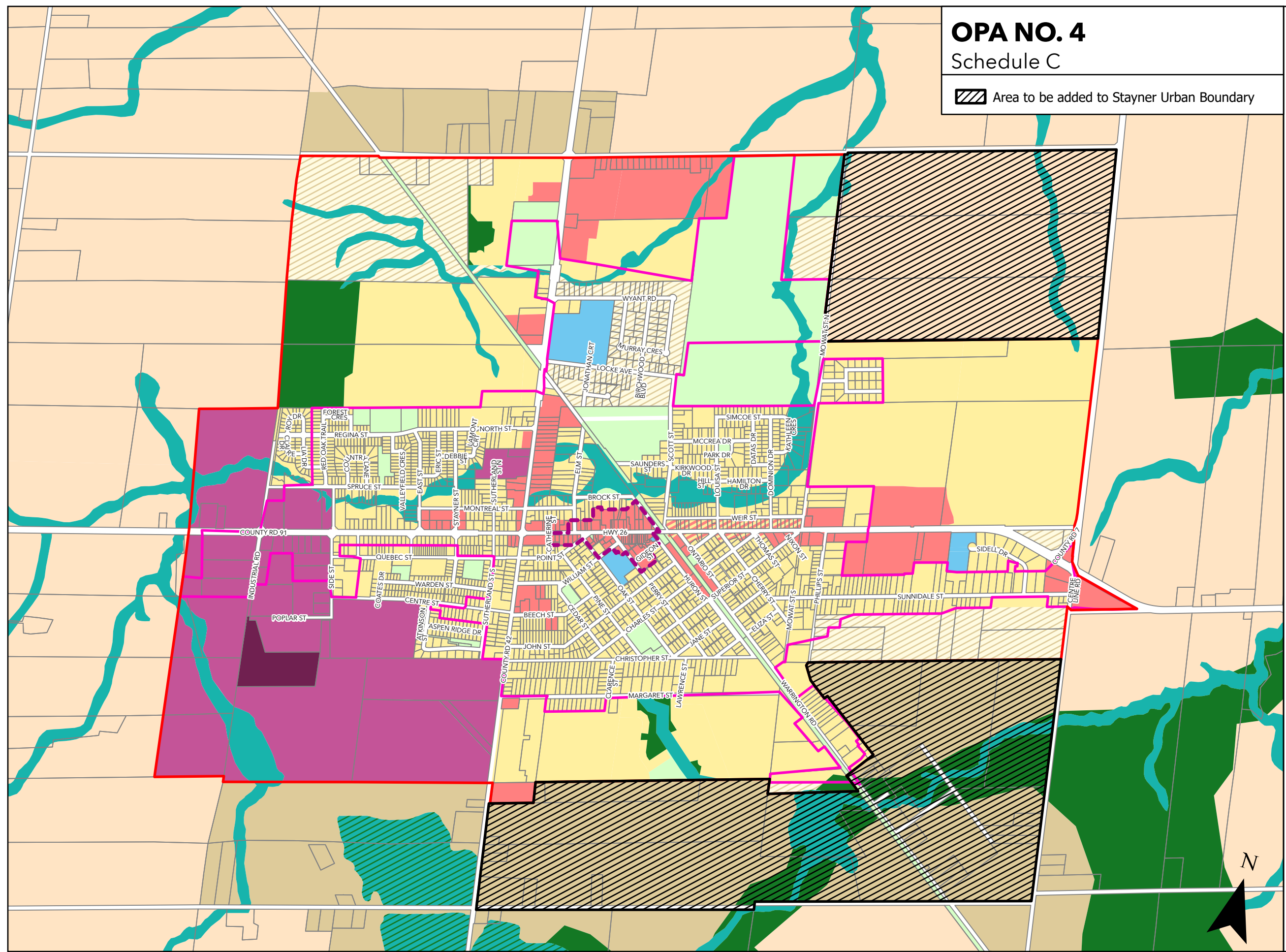
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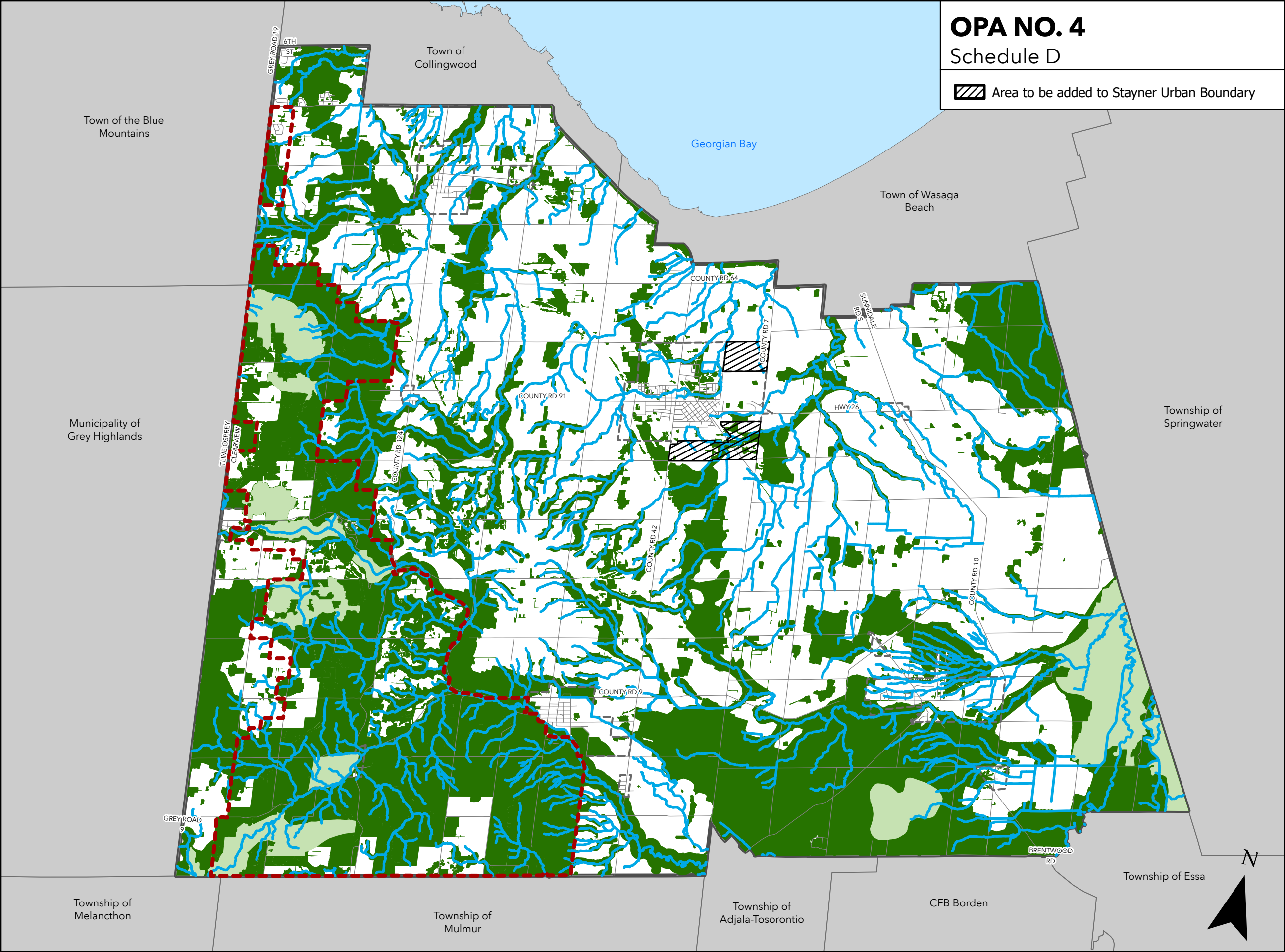
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Last Updated: Monday, October 5, 2026





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



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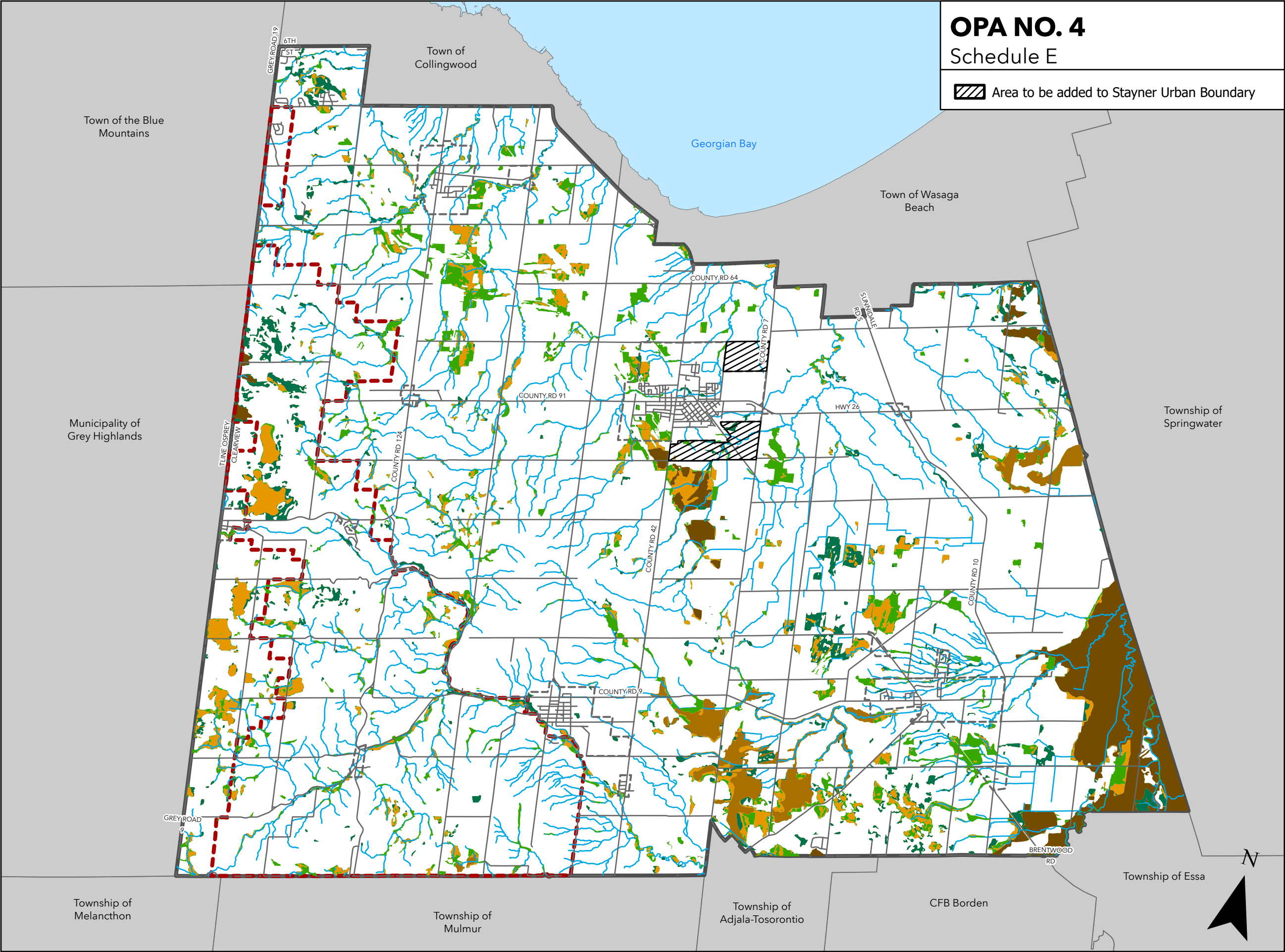
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Last Updated: Monday, October 5, 2026





OPA NO. 4

Schedule E

 Area to be added to Stayner Urban Boundary

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



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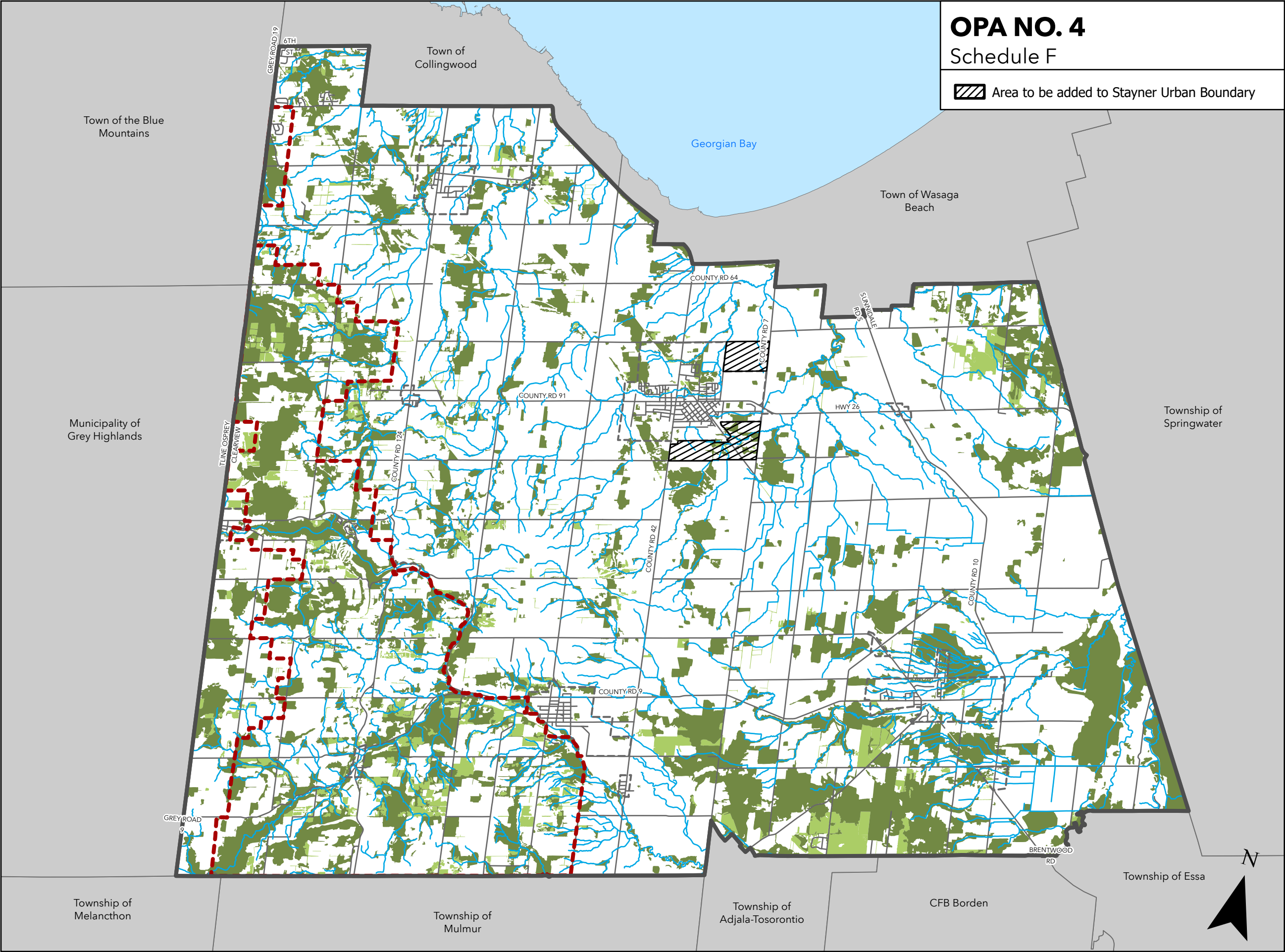
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Last Updated: Monday, October 5, 2026





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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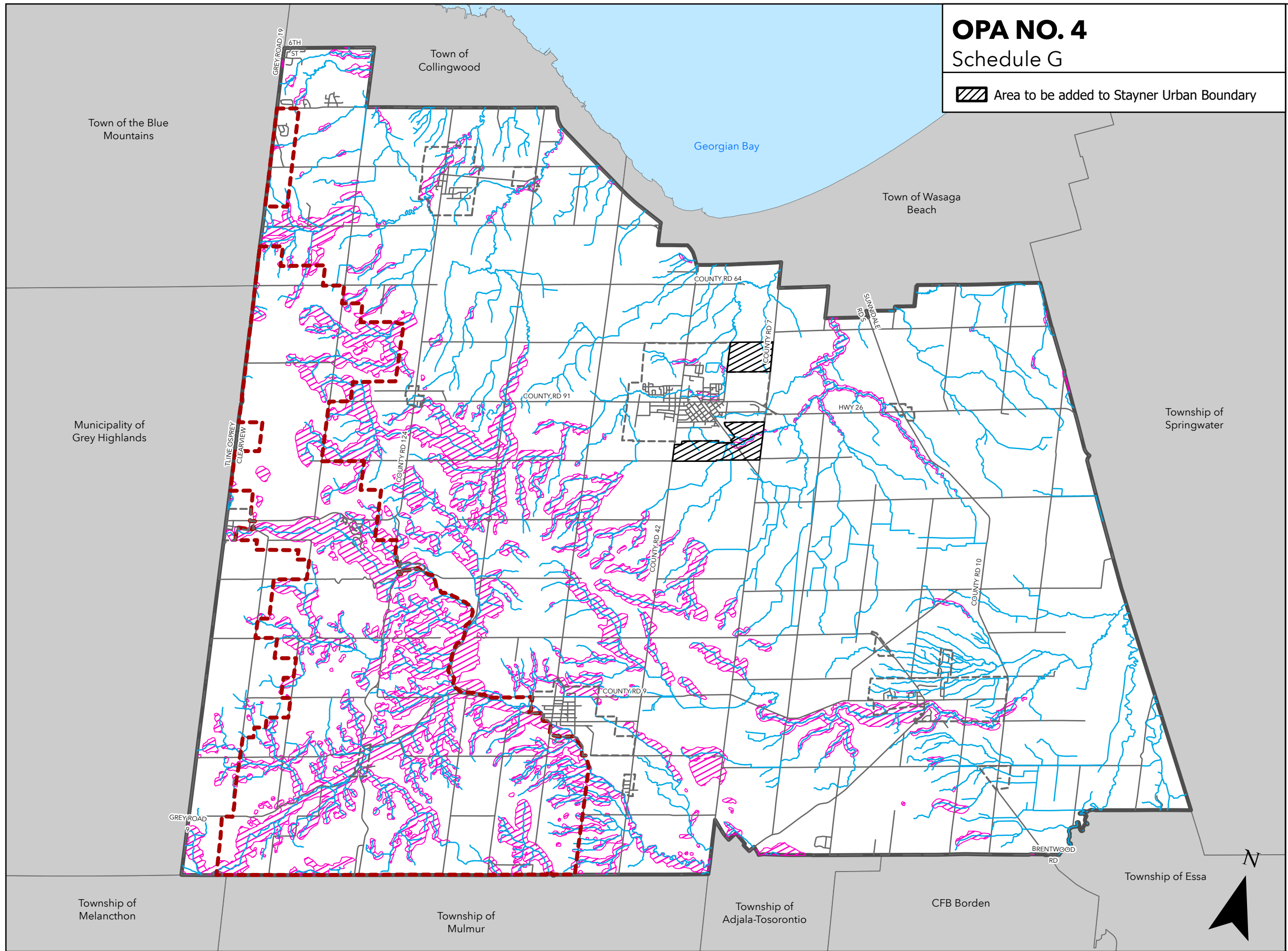
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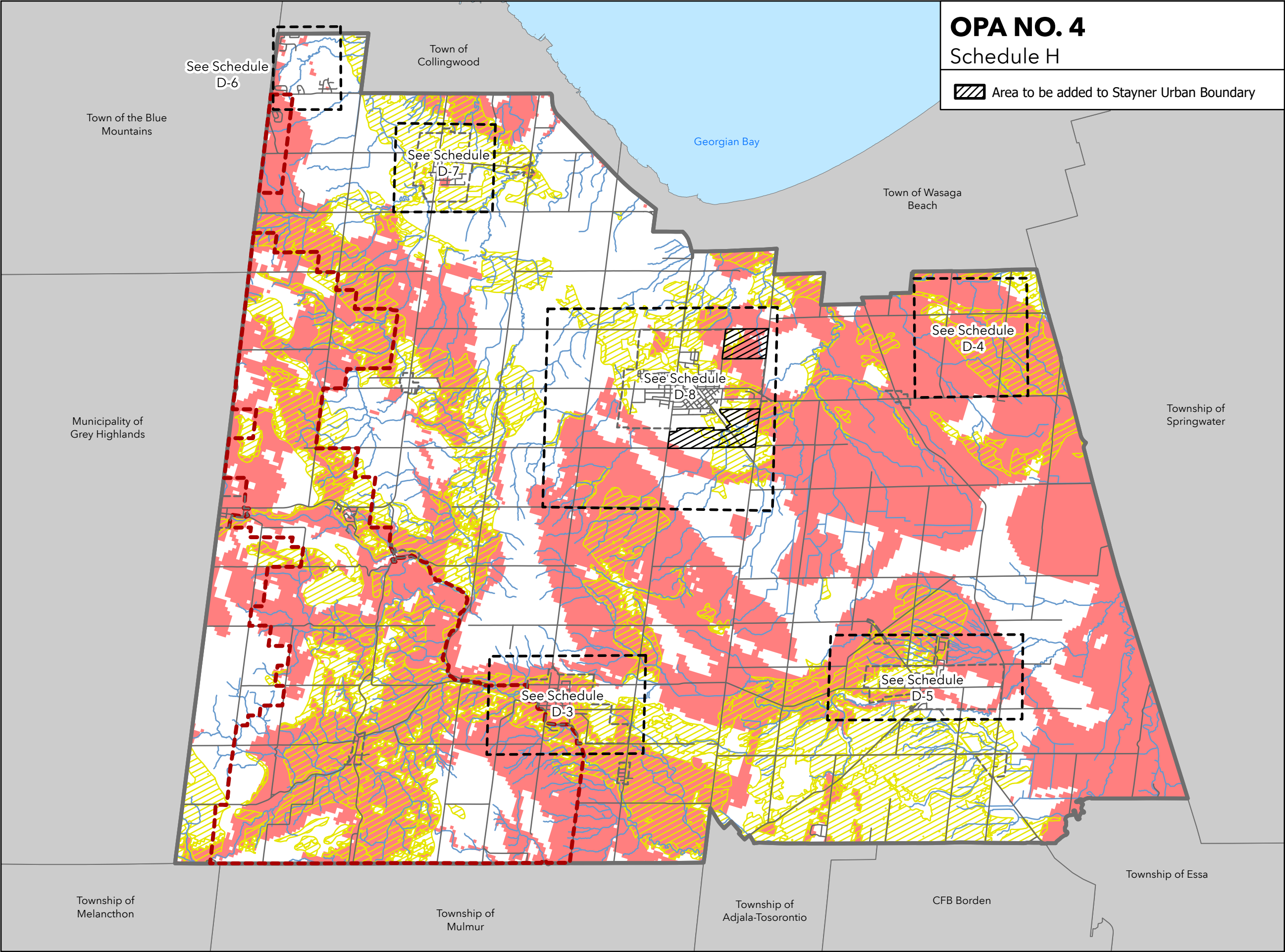
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Last Updated: Monday, October 5, 2026





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



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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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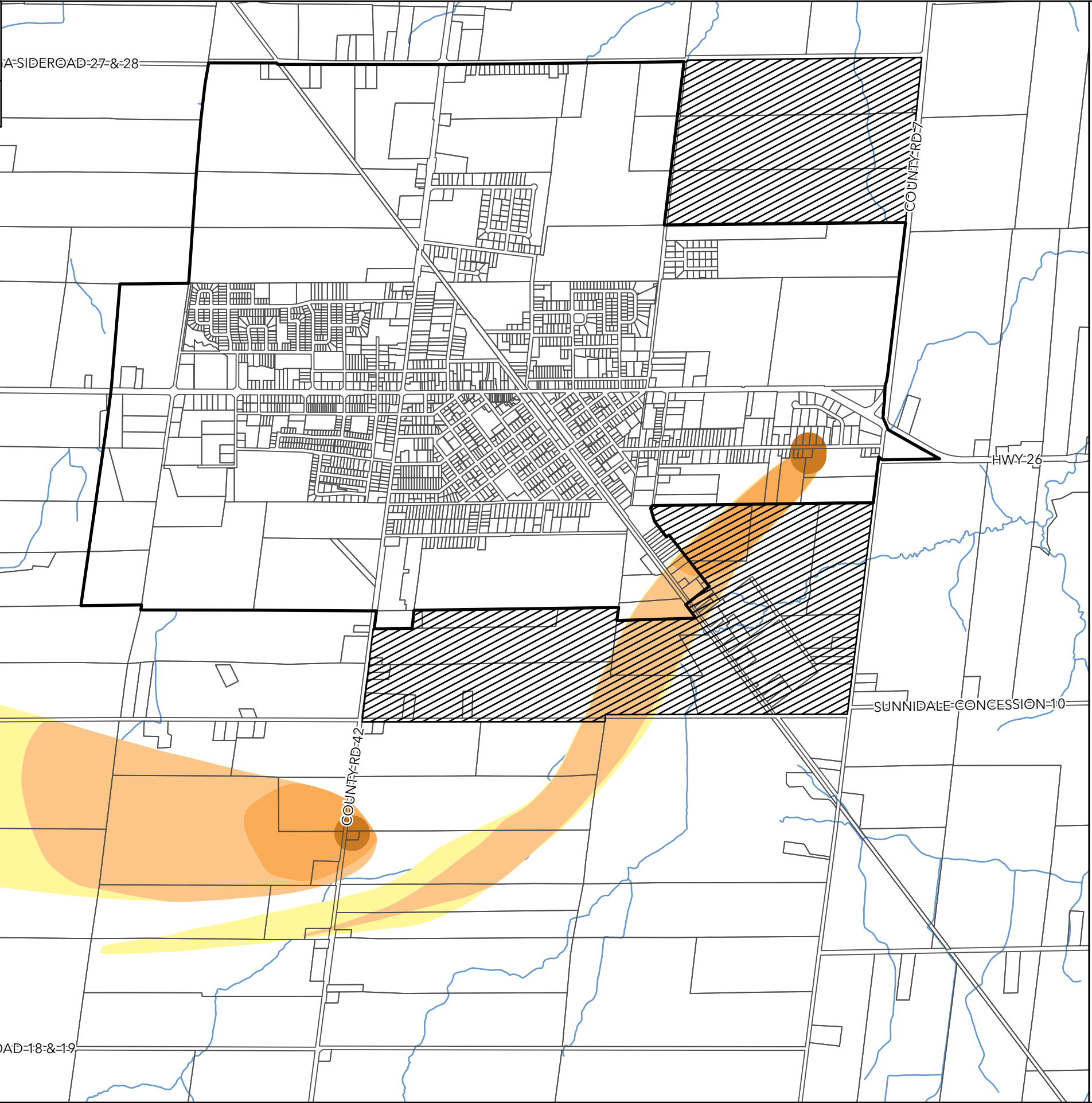
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Last Updated: Monday, October 5, 2026



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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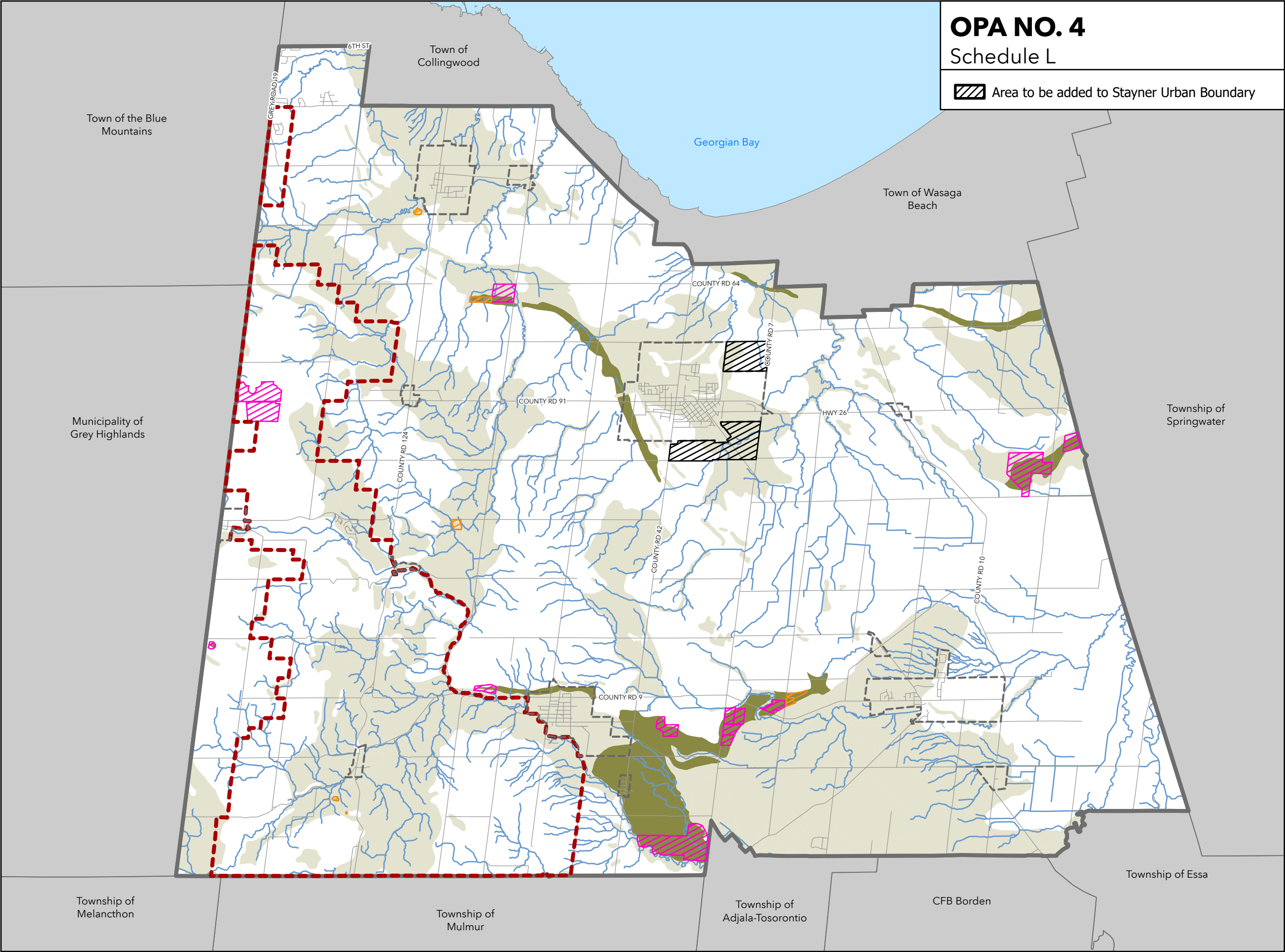
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Last Updated: Monday, October 5, 2026





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



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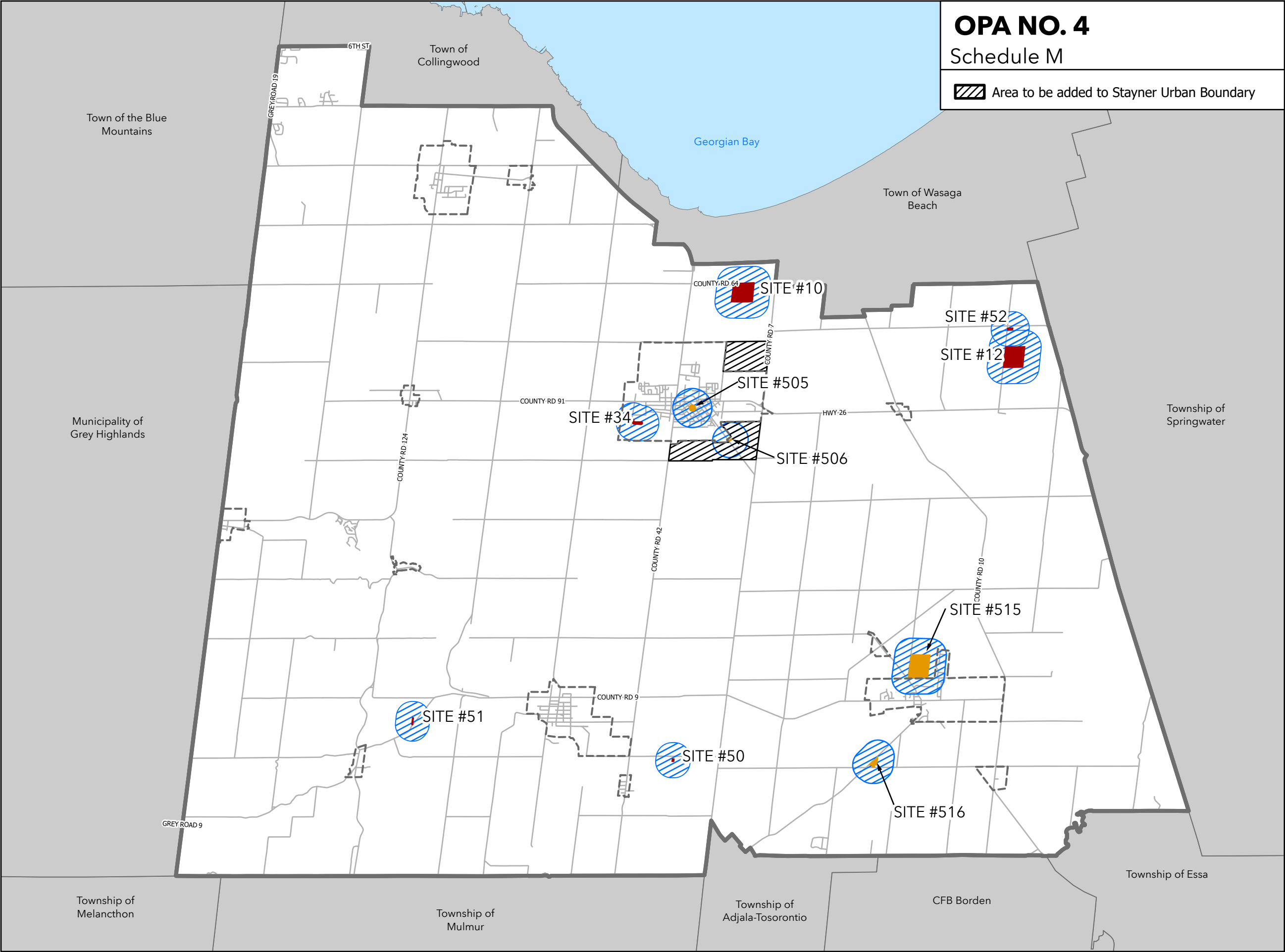
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Last Updated: Monday, October 5, 2026





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



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Last Updated: Monday, October 5, 2026



OPA NO. 4
Schedule N

 Area to be added to Stayner Urban Boundary

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

SCHEDULE G
TRANSPORTATION
SYSTEM

-  Airports
-  Settlement Area Boundaries
-  Municipal Boundary
- Provincial Highways
 -  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

*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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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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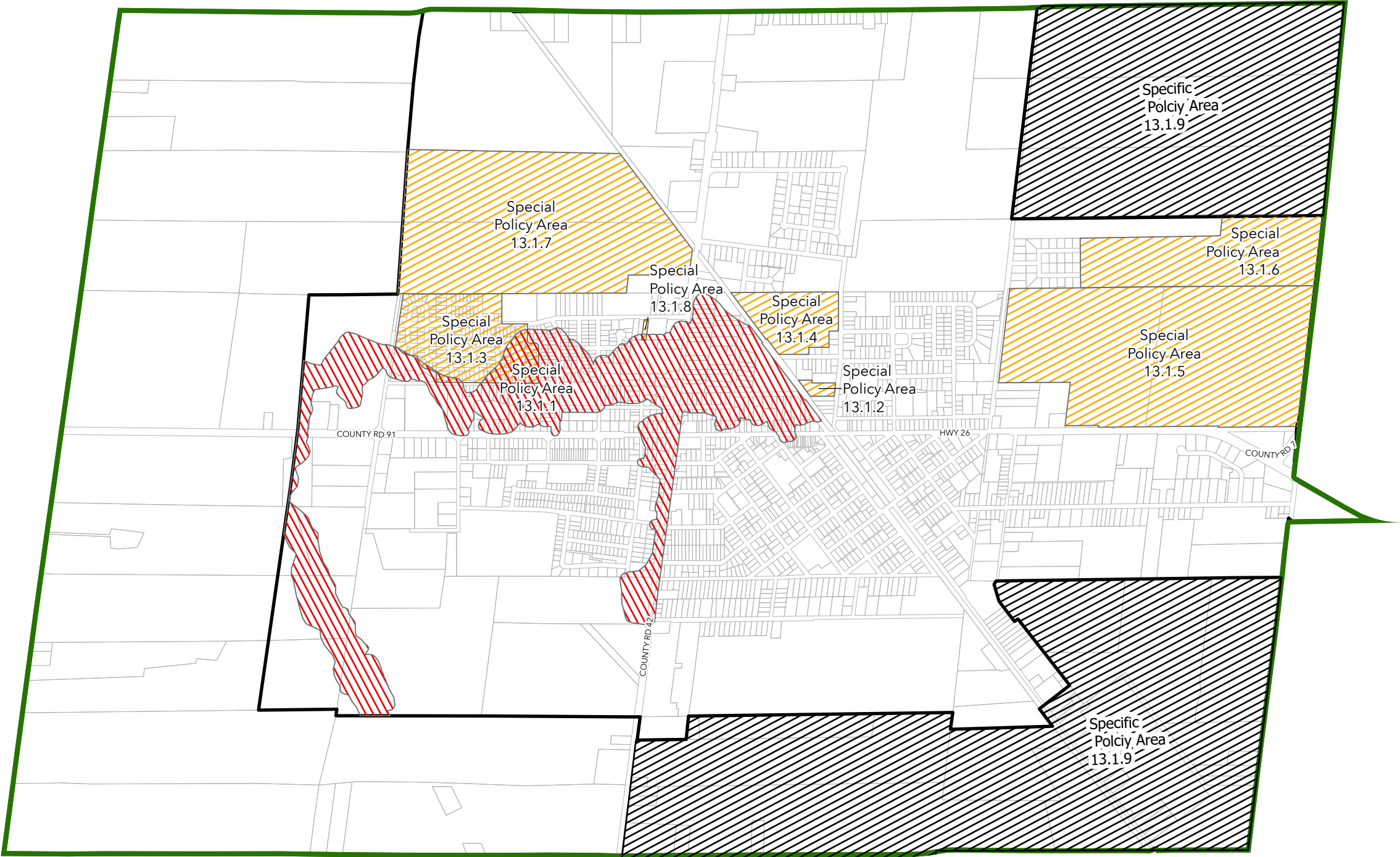
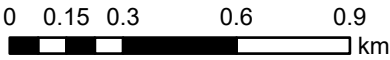
OPA NO. 4
Schedule P

 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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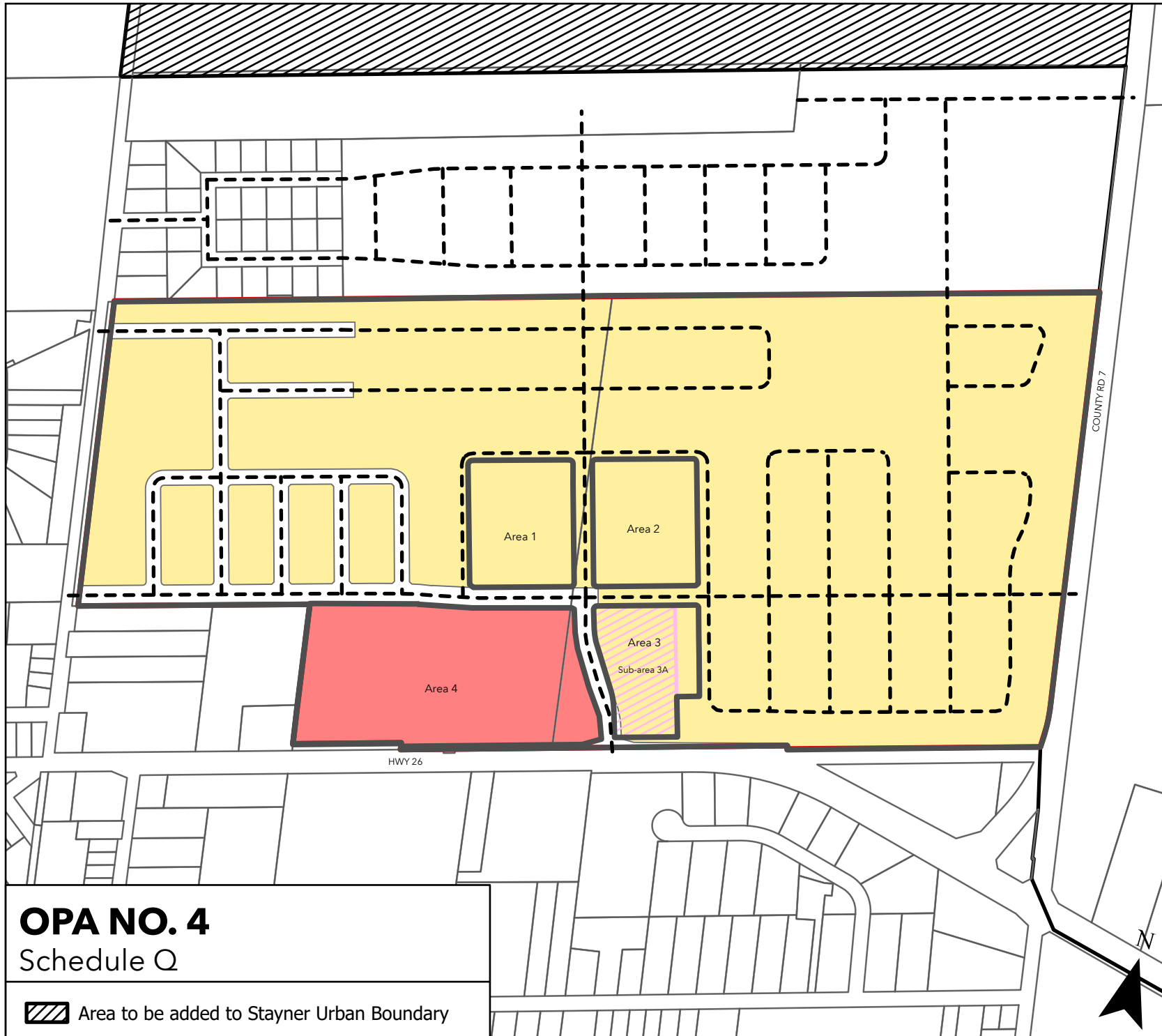
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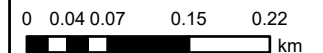




*The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW*

**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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OPA NO. 4

Schedule Q

 Area to be added to Stayner Urban Boundary