Township of Clearview Official Plan Review – Summary of Oral Comments from Public Meetings

	Date Received	Respondent/ Consultant	Address	Comments/Key Issues/Concerns
1	Public Meeting hosted November 4, 2019	Margie Riddell	102 Edward Street East	Property is currently zoned Industrial and operate an Auto Repair Shop. Will this zoning by protected on the property?
2	Public Meeting hosted November 4, 2019	Dean Lang	108 Edward Street	How will my taxes be affected during this process?
3	Public Meeting hosted November 4, 2019	Bill Mann	4 Johnson Street	Clearview current priorities; Airport Senior Housing East-West traffic Migration of traffic to Collingwood
4	Public Meeting hosted November 4, 2019	Kristine Loft, Loft Planning Consultant c/o Regina Properties	County Road 42 properties and Centre Street	Vacant, large land holding, currently designated Industrial. Would like the lands reviewed and consideration be given to change to Residential Designation
5	Public Meeting hosted November 4, 2019	Charles Lewis	1424 Klondike Park Road	Truck by-pass for Stayner Consideration given to ecosystems, trails, sports facilities and cell towers to look like trees
6	Public Meeting hosted November 4, 2019	Kristine Loft, Loft Planning Consultant c/o Sunrise Homes	2 Properties on Mowat Street North	Each parcel is 20 hectares. Currently east of settlement boundary area. Consideration be given for the properties to be included in the settlement boundary area.
7	Public Meeting hosted November 4, 2019	Larry Culham	20 Eliza Street	Would like climate change impacts to be considered in land use planning
8	Public Meeting hosted November 4, 2019	Brenda Young	215 William Street	Main and King streets very busy and should be addressed, especially with the proximity of the pending Casino. What is going to happen to Byng Public School? Concerns over the use of RV Trailers in the community. Business Downtown that have never opened their doors should not be permitted.
9	Public Meeting hosted November 4, 2019	Greg Young	2242 County Road 9 Creemore	There are good aspects to the current Plan. Encourage; development within Settlement Areas, agricultural uses, density and employment uses, and Township to work with the NVCA. Would like to see more housing for seniors.
10	Public Meeting hosted November 4, 2019	Wade Kennedy	489 Concession	Consideration given to the smaller agricultural farms being impacted by larger operations.
11	Public Meeting hosted August 30, 2023	Cory Chisholm, MHBC Planning c/o C.B.J. Dev't and Clearview Dev't Inc.	Northwest corner of Stayner	Provincial growth targets are minimums C.B.J Development owns property in the northwest corner of Stayner and would like their lands to remain in the settlement area. The draft OP has it taken it out. Clearview Development Inc. owns property on the east side of New Lowell and would like their lands to remain in the settlement area – draft OP has it taken out
12	Public Meeting hosted August 30, 2023	John Jamnisek	270 Mowat Street North	Would like property to be considered as a future development site as opposed to open space which is what is proposed in the draft OP.
13		Kayley Robins, Weston Consulting on behalf of Peter Regina	1146 County Road 42 County Road 1194 County Road 42 and 248 Centre Street, Stayner	Would like 1194 County Road 42 to remain in the settlement area and be designated residential in the proposed OP.

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14	Public Meeting hosted August 30, 2023	Alexander Younger		Asked for clarification on farm consolidation and severing a portion of the property with a building on it. Commented that there is a lack of tourist accommodations in Clearview and asked if the new OP has anything within it that supports accommodations.
15	Public Meeting hosted August 30, 2023	Janet Logan		Asked for clarification in terms of traffic and road safety that growth will bring to the area.
16	Public Meeting hosted August 30, 2023	Jim Campbell, VP of Ontario Barn Preservation		Asked for clarification on barn preservation to preserve Clearview's heritage and if a farmhouse is severed, if the barn could go with it. Asked if the OP will speak to a process to mitigate climate change.
17	Public Meeting hosted August 30, 2023	Brenda Young		Would like to have a buffer between residential properties and industrial properties. Would like the OP to address seniors and special needs housing concerns.
18	Public Meeting hosted January 17, 2024	Bill Mann		Suggested that the OP include a commitment that anytime there is an amendment to the OP, staff consider public input. Would like staff to communicate back to those who have shown interest in the OP by sending quarterly or annual reports.
19	Public Meeting hosted January 17, 2024	Bart Chapman		Asked if those that have provided written comments have the right to appeal.
20	Public Meeting hosted January 17, 2024	Jim Campbell		Asked that any decision made through the OP take into consideration the following: Use of climate lens Objective to reduce Greenhouse Gas Emissions Development and Implementation of Green Development Standards Commitment to Climate Action Plan.
21	Public Meeting hosted January 17, 2024	Matt Blayne, Owner Auto Solve	Owner of Auto Solve 102 & 104 Edwards Street East, Creemore	Spoke to the negative effects of the OP, specifically how property designations will impact his business. Asked for clarification on the OP process and where it goes from here.
22	Public Meeting hosted January 17, 2024	Jennifer Irving, President Clearview Ministerial Association		Expressed concerns for creating and supporting affordable and attainable housing and asks that the OP remove barriers and red tape.
23	Public Meeting hosted January 17, 2024	Allan Riddell		Spoke to concern of old Creemore waste management site and the land use designations.

Date Received	From	Format	Subject Line
16-Aug-2023	Matt Playne	E-mail	Re: OP Review - Rezoning of Creemore Industrial land
24-Aug-2023	Alan Riddell	E-mail	Alliance Heritage Village Project 2023-025
25-Aug-2023	Monica Branigan	E-mail	comment on draft Official Plan
27-Aug-2023	Arthur Bode	E-mail	Official Plan
28-Aug-2023	Jeff & Sherri Watchorn	E-mail	Official Plan
28-Aug-2023	Miriam Vasni	E-mail	Clearview Draft New Official Plan
28-Aug-2023	Kayly Robbins	Letter (8 pp.)	Township of Clearview Official Plan Review – Draft Official Plan
28-Aug-2023	Kory Chisholm	Letter (5 pp.)	Clearview Township Official Plan Update Comment Letter – Clearview Garden Estates [...]
	+ Attachment	*(8 pp.)*	*Technical Memorandum*
29-Aug-2023	Brandi L Clement	Letter (1 p.)	Comments re. Draft Township of Clearview Official Plan
29-Aug-2023	Kory Chisholm	Letter (4 pp.)	Comments on Draft 1 of the Township of Clearview's Official Plan
	+ Attachment	*(34 pp.)*	*What makes a Living Village?*
30-Aug-2023	Celeste Phillips	E-mail	Mad River Golf
30-Aug-2023	Arthur Bode	E-mail	Re: Official Plan
30-Aug-2023	Kristine Loft	Letter (3 pp.)	Comments regarding Official Plan Review
31-Aug-2023	Sonja & Michael Gallant	E-mail	Re: Project No.: 2022-030-ZB
11-Sep-2023	Matt Playne	E-mail	Clearview OP - Edward Street East Industrial Area
13-Sep-2023	Katherine Jauernig	Letter (2 pp.)	Re: 270 Mowat St N., Stayner. Roll 432901000210200
14-Sep-2023	Brad Jarman	E-mail	Clearview Official Plan comments - rental unit & lot creation
14-Sep-2023	Greg Barker	E-mail	Township of Clearview - OP Review
14-Sep-2023	Matt Playne	E-mail	Re: Moving Forward with Official Plan Review
19-Sep-2023	Kory Chisholm	E-mail	Fw: Example Airport Designation - Oro-Medonte
25-Sep-2023	Celeste Phillips	Letter (3 pp.)	Official Plan Review
	+ Attachment	*(6 pp.)*	*Letter (August 4, 2021) Re: Delzotto Subdivision Lands - Nottawa (Georgian Communities)*
15-Oct-2023	Robert Charlton	Letter (5 pp.)	Notes re: Draft of revised Official Plan
17-Oct-2023	Lynn Eakin	Letter (4 pp.)	Submission To Clearview Strategic Plan
18-Oct-2023	Alan Riddell	E-mail	RE: Alliance Heritage Village Project 2023-025
19-Oct-2023	Michael Wynia	Letter (5 pp.)	Initial Comments on Proposed Clearview OP
26-Oct-2023	Alan Riddell	E-mail	Draft Clearview Official Plan
26-Oct-2023	Jim Campbell	Letter (2 pp.)	Regarding: DRAFT Clearview Official Plan
07-Nov-2023	Greg Barker	Letter (4 pp.)	Official Plan Review – Comment Letter
08-Nov-2023	Davin McCully	Letter (5 pp.)	Township of Clearview Official Plan Review
10-Nov-2023	Gian Delzotto	E-mail	Comments
21-Nov-2023	Cameron Sellers	Letter (9 pp.)	Official Plan Review – Comment Letter
28-Nov-2023	Jennifer La Chapelle	E-mail	Official Plan - Institutional Uses
29-Nov-2023	Bart Chapman	E-mail	OP
	+ Attachment	*(4 pp.)*	*Section 11.9.8 - Lot Creation in the "Agricultural" Designation*
01-Dec-2023	Andrew Hill	E-mail	Draft Clearview Official Plan
08-Dec-2023	Suzanne Wesetvik	E-mail	Clearview Draft Official Plan Comments
08-Dec-2023	Suzanne Wesetvik	Letter (2 pp.)	Clearview Draft Official Plan Comments
09-Dec-2023	Debbie Honickman	E-mail	Clearview's Officlal Plan Draft
11-Dec-2023	Kristine Loft	E-mail	Zeng lands in Draft OP
11-Dec-2023	Brent Preston	E-mail	Official plan
11-Dec-2023	Amanda Stellings	E-mail	Clearview Official Plan
11-Dec-2023	Quinto M. Annibale	Letter (2 pp.)	Township of Clearview Official Plan Review – Draft Official Plan
	+ Attachment	*(2 pp.)*	*Letter (December 2, 2021) Re: 1194 County Road 42, 248 Centre Street, 1146 County Road 42 [...]*
	+ Attachment	*(8 pp.)*	*Letter (August 22, 2022) Re: Official Plan Review - Employment Land Convserion Request*
12-Dec-2023	Bart Chapman	E-mail	OP Concerns
12-Dec-2023	Bart Chapman	E-mail	OP Concerns
12-Dec-2023	Solomon Martin	E-mail	staff report
12-Dec-2023	Owen Gray	Letter (4 pp.)	Re: Clearview Draft Official Plan Review - December 2023
12-Dec-2023	Kristine Loft	Letter (2 pp.)	COMMENTS REGARDING OFFICIAL PLAN REVIEW
13-Dec-2023	Art McIlwain	E-mail	Clearview Official Plan - Comments for Dec 13 non-statutory public meeting
13-Dec-2023	Rosalyn Campbell	E-mail	Official Plan
13-Dec-2023	Theresa Metheral	E-mail	Comments on the Proposed Official Plan
13-Dec-2023	Andrew Wright	Letter (2 pp.)	Official Plan Comments
13-Dec-2023	Julia Redfearn	Letter (7 pp.)	CLEARVIEW TOWNSHIP OFFICIAL PLAN REVIEW
14-Dec-2023	Garrett Vander Zaag	E-mail	Official Plan Questions
17-Jan-2024	[Name Withheld]	E-mail	Bylaw Official Plan Amendment - On Farm Businesses
17-Jan-2024	Krystin Rennie	Letter (2 pp.)	RE: 794131 Osprey Clearview Townline
18-Jan-2024	Jim Campbell	Letter (1 p.)	Clearview Draft Official Plan Open House
19-Jan-2024	Jonathan Pauk	E-mail	Meeting Request Re: Official Plan Review Process
19-Jan-2024	Andrew Hill	E-mail	RE: Clearview Official Plan - Green Development Standards
24-Jan-2024	Dave Kunashko	E-mail	Official Plan comments
25-Jan-2024	Nicole Sgrignuoli	E-mail	Township of Clearview Official Plan Review
26-Feb-2024	Marie Leroux	E-mail	D&B Laser Metals Inc. - 793175 County Road 124 - Clearview

Date Received	From	Format	Subject Line
08-Mar-2024	Matt & Catherine Marti	E-mail	Draft Official Plan
23-Apr-2024	Davin McCully	E-mail	RE: [External]-Re: Township of Clearview Official Plan Review
23-Apr-2024	Matt Playne	E-mail	Re: Moving Forward with Official Plan Review
24-Apr-2024	Bart Chapman	E-mail	OP
25-Apr-2024	Julia Redfearn	E-mail	Questions/Comments on Final Draft of the Clearview Township Official Plan
03-May-2024	James & Theresa Metheral	E-mail	Re: Official plan

Appendix B
Responses to Written Submissions Received from the Public

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
1	Settlement area boundaries	August 28, 2023	We object to the removal of the southerly parcel from the existing settlement area of Stayner and the designation of the lands as Agricultural. Our request is for the Township to reconsider removing these lands from the Urban Settlement Area of Stayner, and to designate the lands Residential similar to the northerly parcels to provide for the further contiguous development of residential uses.	The Settlement Areas shown on the Schedules to the Final Draft of the proposed Official Plan conform with those shown on the schedules to the County of Simcoe's Official Plan. Potential changes will be addressed during the next phase of the Official Plan Review, in consultation with the public and with stakeholders.
2	Settlement area boundaries	August 28, 2023	The purpose of this Comment Letter is to request that the Township of Clearview make changes to the draft new Official Plan to ensure that the Subject Lands remain within the Stayner Settlement Area Boundary.	
3	Settlement area boundaries	August 29, 2023	Is it [*sic*] requested that both the subject properties located at 2851 12/13 Sideroad South Sunnidale and at 4899 County Road 9 continue to be included in the New Lowell Settlement Area as identified in the County of Simcoe and Township Official Plans.	
4	Settlement area boundaries	September 14, 2023	Schedule B-12 proposes the lands known as 299 and 359 Mowat St as Industrial (within Settlement Area) and Agricultural (outside settlement area). […] We would like to engage with you, as we prepare formal comments on the potential for the 299 Mowat St lands to be considered for residential use, and to bring the entirety of the lands into the settlement area. […] We believe it would be logical and reasonable to extend the settlement area boundary to County Road 7 and eliminate these remnant parcels of agricultural lands which we anticipate, based on their limited size will not support a viable farm operation.	

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5	Settlement area boundaries	September 25, 2023	Approximately 37 hectares of the ownership is located outside but contiguous to the Nottawa settlement area. This portion of the landholding is within walking distance of the school and village centre and is a logical extension of the existing draft approved subdivision. The inclusion of these lands into the Nottawa settlement area, with a Residential designation, will assist in responding to the desperate need for housing in Ontario.	The Settlement Areas shown on the Schedules to the Final Draft of the proposed Official Plan conform with those shown on the schedules to the County of Simcoe's Official Plan. Potential changes will be addressed during the next phase of the Official Plan Review, in consultation with the public and with stakeholders.
6	Settlement area boundaries	November 7, 2023	The first consideration is a rounding out of the Settlement Boundary. We recommend adjusting the Settlement Boundary to follow County Road 7 and County Road 96, rather than along the watercourse. This would make for a more logical boundary at the roads edge which is a defined physical feature. This adjustment would also include the lands that are currently proposed as "Agricultural" within the Settlement Boundary. As it stands, the lands designated "Agricultural" are not of sufficient size to be a viable farming operation. Therefore, including them within the Settlement Boundary gives them the opportunity to be efficiently utilized.	
7	Settlement area boundaries	November 8, 2023	[…] We also request that 1210 Centre Line Road and 450 Warrington Road be included within the Settlement Boundaries and treated with the same Residential designation. The addition of the subject sites to the existing contiguous residential designation would represent a natural extension of the designation within the revised Settlement Boundaries.	
8	Settlement area boundaries	November 21, 2023	We request that the settlement boundary be rounded out to the intersection of Warrington Road and 21/22 Sideroad Nottawasaga. This intersection provides a natural and logical boundary to Stayner.	

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
9	Settlement area boundaries	December 11, 2023	9874 County Road 10 […] The entire parcel should be incorporated into the Settlement Area and the added lands should be designated Residential to reflect the approved draft plan.	The Settlement Areas shown on the Schedules to the Final Draft of the proposed Official Plan conform with those shown on the schedules to the County of Simcoe's Official Plan. Potential changes will be addressed during the next phase of the Official Plan Review, in consultation with the public and with stakeholders.
10	Settlement area boundaries	December 13, 2023	The August 23 version of the Official Plan would use substantial amounts of prime farmland for residential land use.	The proposed Official Plan does not include any changes to current settlement area boundaries. Any changes proposed during Phase 2 will have due regard to the need to protect and preserve prime agricultural areas for long-term agricultural use.
11	Settlement area boundaries	December 14, 2023	[I] have the farm directly south of the Kubota Dealership east of Stayner on centre line Rd. The address is 1065 Centre Line Rd. It is my understanding that the official plan is under review and I had a few questions. We would like to inquire about the town limits being expanded to include my farm, for future growth of the town of Stayner.	The Settlement Areas shown on the Schedules to the Final Draft of the proposed Official Plan conform with those shown on the schedules to the County of Simcoe's Official Plan. Potential changes will be addressed during the next phase of the Official Plan Review, in consultation with the public and with stakeholders.
12	Settlement area boundaries	January 17, 2024	The DRAFT Official Plan Schedule B-11 – Land Use Singhampton - is proposing to remove the settlement boundary from the subject property. This is a significant change from the current Official Plan mapping.	

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13	Settlement area boundaries	January 19, 2024	We would like to understand some more of the rationale behind this decision to reduce the proposed settlement area boundaries as shown in August 2023 version, potential next steps and how it impacts our Client's, among other properties.	The Settlement Areas shown on the Schedules to the Final Draft of the proposed Official Plan conform with those shown on the schedules to the County of Simcoe's Official Plan. Potential changes will be addressed during the next phase of the Official Plan Review, in consultation with the public and with stakeholders.
14	Settlement area boundaries	January 25, 2024	Substantial changes were made from the draft version posted to Clearview's website in late August 2023. The draft new Official Plan has removed all settlement area expansions, including the Ashton Meadows Phase 3 lands. […] As you can imagine we strongly disagree this approach.	
15	Settlement area boundaries	March 8, 2024	I just reviewed the settlement are maps of the draft official plan and noticed that my property at 7724 County Rd. 9 in Creemore is supposed to be taken out of the settlement area. I strongly object to that change, since it would negatively impact my property value.	
16	Settlement area boundaries	April 23, 2024	I've seen the final draft on the OP website, but I was hoping you could shed light onto how and when the Urban Settlement Area of Stayner will be reviewed/expanded. I know staff got direction from Council to not include the area expansion in this draft of the OP, but I can't find any information on when that will happen.	
17	Land use designations	August 16, 2023	I am writing to seek clarification on the draft official plan that has raised questions regarding the previously designated Future Commercial lands on Elizabeth street, and Industrial Land on Edward Street areas in Creemore. […] I am also keen to understand the rationale behind changing the previous official plan's identification of Elizabeth Street as a future commercial corridor. The prior plan recognized the potential of this area for commercial	The decision to re-designate these lands as "Residential" was based on a number of factors, which include the lack of any substantial commercial or industrial development in this area, the nature of surrounding land uses (which are predominantly residential), and the fact that the area is too small to serve as an effective

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			development, making this change puzzling. […] The industrial land on Edward Street is a point of significant concern for me due to its proposed change in designation. […] In this context, I am deeply perplexed by the proposed conversion of the industrial land on Edward Street, which has a longstanding history of use and previous plans for development. I strongly oppose this change, as it directly impacts the livelihoods of many.	"area of employment" (as defined in subs. 1 (1) of the *Planning Act*). The proposed Official Plan contains special provisions (in Section 13.2.4) which are meant to provide for the continuation of lawfully existing uses and to protect those uses from the potential impacts of new sensitive uses being established on adjacent properties.
18	Land use designations	August 29, 2023	Upon review of the draft Official Plan document, we are pleased to see that the lands are proposed to remain designated as Commercial along the frontage of Highway 26, with the remaining lands designated as Residential, which is in keeping with the current designations. The proposed permitted uses within these designations align with our client's intent for developing the land with various land uses.	Duly noted.
19	Land use designations	August 30, 2023	Would it be possible to correct the Official Plan designation for Mad River Golf as part of your Official Plan process? My recollection is that after the land swap, there might still be a Rural designation for lands that the golf club owns.	The designation has been corrected from "Rural" to "Open Space".
20	Land use designations	September 11, 2023	I've attached two documents that detail Simcoe County's stance on the landfill's zoning (90 Edward Street, which borders our property to the west.). Refer to page 7 of the Swana Excellence Awards - Landfill remediation document, where the industrial designation is mentioned.	The County of Simcoe has indicated that the preferred designation for these lands is "Residential". (See Appendices D and E for further details.)

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21	Land use designations	September 13, 2023	[…] I am writing you to respectfully request that you revisit the Open space designation on our lands as part of the official plan review and make an appropriate amendment to the draft official plan for future development of housing on these lands.	At present, the Township is satisfied that the “Open Space” designation is appropriate for these lands, and that the amount of land designated “Residential” conforms with the growth forecasts in the in-effect version of the County’s Official Plan.
22	Land use designations	September 14, 2023	I've encountered several discrepancies and oversights in the reports presented to the council, notably surrounding the designation and history of the adjacent industrial zone. It's crucial for me to understand the rationale behind certain decisions, especially given that the industrial designation and ongoing uses predate all of the newer residential proposals. My primary concern is the seeming inconsistency in how the industrial designation is viewed and its potential implications on my livelihood. […] For a deeper understanding of the historical contexts, its past and ongoing uses, and bylaws concerning the industrial area, I'm available to share the insights I've gathered. I've also shared the communication from Simcoe County, which clearly indicates their intent for the landfill property to retain its industrial designation.	See the response to Comment #17 above, which addresses the same lands. The types of land use envisioned by the previous “Industrial” designation did not end up establishing themselves on the lands in question.
23	Land use designations	September 19, 2023	[Images highlighting “Airport” land use designation on schedules to Township of Oro-Medonte’s Official Plan and related policies.]	The parcel on which the airport is located is designation “Agricultural” on Schedule B to the proposed Official Plan, meaning that it is considered part of a prime agricultural area and therefore may only be re-designated in accordance with the applicable policies in the PPS, 2020.

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24	Land use designations	September 25, 2023	Schedule B-9, Land Use Plan, Nottawa, proposes the redesignation of a portion of my clients lands from the Rural designation to a Greenland-Natural Heritage Area designation. These lands are located immediately east of the McKean subdivision. To date, environmental/ecological work has not been completed for these lands and it is therefore premature to freeze development opportunities through the application of the Greenland designation. I would like to formally register my client's objection to this new land use designation.	The extent of the "Rural", "Agricultural", and "Greenlands" designations conform with those shown on the schedules to the County's Official Plan, as is required.
25	Land use designations	October 18, 2023	Also, on reviewing the draft Official Plan of the Township of Clearview I see that they are recommending that a portion of the land of the old Creemore landfill be open space and the rest of it to be residential. […] This 2014 report stated that, by doing this remediation, the County will be able to redesignate the land use from a former landfill (Brownfield) to an industrial commercial property. Nowhere does it state that the land could be used for residential development.	The County of Simcoe has more recently indicated that the former waste management site has been fully remediated and that the County's preferred land use designation for the property is "Residential".
26	Land use designations	October 19, 2023	5560 Sunnidale Tosorontio Townline […] We are in the process of completing an environmental impact study. All field work and analysis has been completed. The results indicate that the plantation woodland in the south-east corner of the property should not be considered to be part of a significant woodlands and that both this area and the associated cleared areas should be designated Rural, not Greenland – Natural Heritage Area. We note that this information is also being provided to the County of Simcoe in their update of the County natural heritage system. 3341 ¾ Sideroad Sunnidale […] Proposed Schedule B appears to correctly designate the front portion of	The extent of the "Rural", "Agricultural", and "Greenlands" designations shown on Schedule B to the proposed Official Plan conform with what is shown on the schedules to the County of Simcoe's Official Plan.

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			the site as Rural although this needs to be confirmed given the absence of parcel fabric on the available schedules. Schedule B and C require refinement in regard to the presence of natural heritage features on the subject and adjacent lands.	
27	Land use designations	October 26, 2023	I have a concern regarding the proposed change of land use for the old Creemore Waste Management site in the official plan. […] In the existing Official Plan this land is shown as a closed waste management site. In the Draft Official Plan this land is no longer shown as a closed waste management site and is being shown on Schedule B-4 of the Draft Official Plan as recommending that part of it be used as residential and part of it as open space. […] I would think this land should be under the "Waste Management Industrial" designation as defined in section 4.5.2 and all of it should remain as industrial.	The County of Simcoe has indicated that the former waste management site on Edward Street in Creemore has been fully remediated, and that the preferred land use designation for the site is “Residential”. The County has specifically instructed the Township to no longer identify this property as a “waste management site”.
28	Land use designations	November 7, 2023	The second consideration is to designate lands at 299 Mowat Street North as “Residential” rather than “Industrial”. This would allow for a logical extension of the draft plan approved subdivision to the south (lands addressed 1192 County Road 7) and provide opportunity to develop appropriate separation between the residential and industrial lands, through appropriate setbacks, buffering, screening and other measures to mitigate potential adverse impacts to the residential subdivisions to the south.	These lands were re-designated as part of the modifications to the Settlement Area boundaries shown on Schedule B to the Public Consultation Draft. They will be revisited as part of the next phase of the Official Plan Review, in consultation with the public and with stakeholders.
29	Land use designations	November 8, 2023	In light of the above and the pressing need to facilitate growth, we request that the Future Development designation on 272 Warrington Road be designated as Residential in Schedule B-12 – Land Use Plan Stayner of the Draft Official Plan (2023).	Potential changes to the “Future Development” designation will be addressed as part of the next phase of the Official Plan Review, in consultation with the public and with stakeholders.

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30	Land use designations	November 21, 2023	The Township's draft Official Plan has contemplated future development on the subject lands, however this future development designation & related draft policies sterilizes development potential of the Phase 3 lands indefinitely. We believe that including the Phase 3 lands in a Residential designation rather than Future Development designation, will create opportunities for the Township to rapidly create shovel ready development utilizing existing services.	Potential changes to the "Future Development" designation, which in this case are related to the Settlement Area boundaries, will be addressed as part of the next phase of the Official Plan Review, in consultation with the public and with stakeholders.
31	Land use designations	November 28, 2023	Is this lot [Creemore Library, 165 Library Street] currently zoned institutional?	The property in question has been designated "Institutional" on Schedule B-4 to the Final Draft.
32	Land use designations	December 12, 2023	The lands along the north side of Locke Ave and even north to Wyant should not be designated Future Development. Some of these lands are fully serviced and could be built on if the Municipalities infrastructure issues were not in such a state of uncertainty.	Based on current servicing constraints, the Township is satisfied that "Future Development" is the appropriate designation for these lands at the present time.
33	Land use designations	December 13, 2023	The following recommendations should be considered and/or adopted by the municipality when refining their draft Official Plan: […] Redesignate 7403 & 7407 County Road 91, 1018 County Road 42, 207 & 209 Quebec Street, and 200 Sutherland Street from "Residential" to "Commercial" on Schedule B-12 of the Clearview Official Plan Map Schedules.	Because the requested re-designation is connected to a specific development application, it would likely be more appropriate to consider the designation of these lands through that application process. The next phase of the Official Plan Review also offers a possible opportunity to re-visit the question of the appropriate designation of the subject lands.
			The intent of the "Transition Corridor" is appreciated, but it the Township should consider expanding its effect to include future commercial plazas and establishments that cater to the travelling public. […]	The policies for the "Transition Corridor" designation encourage, but do not require, adaptive re-use and the preservation of existing buildings.

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			The permitted commercial uses in the “Transition Corridors” will generally be limited to small-scale retail establishments, personal service stores, professional and business services, and other uses that are compatible with the existing built environment in the area, and are only permitted if they are within an existing building. By omitting new commercial plazas that are also compatible with existing uses, the Township is limiting their options for community investments and more efficient land utilization that could ultimately result in a more sustainable development.	Commercial development may proceed if opportunities for adaptive re-use have been adequately considered, and if that consideration has determined such re-use not to be feasible or desirable. Commercial plazas and automobile-centric uses that cater to the travelling public are considered to be at odds with the proposed Official Plan’s objectives for the “Transition Corridor” designation, and are directed towards more appropriate locations in the “Commercial” designation.
34	Land use designations	February 26, 2024	The property is currently designated Rural in the County of Simcoe Official Plan and the Township of Clearview Official Plan to recognize its existing commercial use. […] Please revise the draft new OP mapping to designate this property "Commercial", the preferred designation, or "Rural" from "Agricultural".	The property is designated “Rural” on Schedule B to the Final Draft, in conformity with the schedules to the County’s Official Plan.
35	Land use designations	April 25, 2024	Finally, are there any specific concerns regarding the proposed conversion of the remaining subject lands, as outlined in the attached letter, to commercial use?	Please see the response to Comment #33 above.
36	Built boundary	August 29, 2023	[…] We do disagree with the location of the built boundary line on the south portion of the lands as illustrated on Schedule B-12, Land Use Plan Stayner. The subject lands are vacant and have been for some time now so in our opinion this line should follow the southern property limit not located partly within the site.	The built boundaries on Schedules B-12 (Stayner) and B-4 (Creemore) conform with the delineation in the County of Simcoe’s Official Plan, which is based on the limits of the developed urban area as defined by the Province. Any change would require an amendment to the SCOP in consultation with the Province.

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
37	Built boundary	December 11, 2023	Can you let me know your thoughts on the Built Boundary for ----? Will the Built Boundary be amended at the completion of the EA? Does this require a municipally driven OPA to amend the built boundary?	The built boundary may only be changed through an amendment to the County of Simcoe's Official Plan, in consultation with the Province.
38	Built boundary	December 12, 2023	The Draft Official Plan proposes to designate the lands as Residential with Schedule B-4 (Creemore). The lands are identified as being outside of the Built Boundary and as such within the established designated greenfield area within the Settlement Area of Creemore.	The built boundaries have been delineated to conform with the County's Official Plan: see the responses to the previous two comments.
39	Climate change policies & green development standards	August 3, 2023	[…] after reading an article in the August 18 edition of the Creemore Echo (New sustainability network puts emphasis on climate) regarding the concerns being raised by the Creemore Sustainability Network I would like to add my voice to their call for incorporating a climate lens into the strategic plan. […] Including a mandate to require consideration of the near and long term climate impacts in the decision making progress is a small but but [*sic*] important step towards directing us towards a place where we have some hope of meeting our obligation to the future.	The revisions to the Consultation Draft included the addition of Section 5.6 (Climate Change), with policies to incorporate a climate lens into the decision-making process regarding proposed development and redevelopment in the Township.
40	Climate change policies & green development standards	October 15, 2023	I propose that an additional clause be added [to Section 2.1], something along the lines of: • Manage new development and redevelopment in such a manner that it will have the least impact on the carbon footprint of Clearview Township.	While the "Goals & Principles" listed in Section 2.1 have not been revised in the requested manner, substantial revisions have been made to the proposed Official Plan to ensure that development and redevelopment will support sustainability in the Township.

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
41	Climate change policies & green development standards	October 15, 2023	With respect to new residential construction, I propose the following: The Township will by (insert date) require developers to commence providing the following as options to home buyers at the time the sales contract is entered into: [heat pumps, EV charging, solar electricity generation & storage] […] Developers will cease to install gas fuelled appliances including furnaces, water heater and fireplaces by (insert date) The Township should consider upgrading the local building code or the Property Standards By-Law requirements to require the installation of “Hurricane Clips” […]	The proposed Official Plan has been revised to include policies regarding the establishment of green development standards or green building standards. While we acknowledge the importance of requiring more sustainable development practices, we feel that those green standards would be the more appropriate place to address specific requirements such as those suggested here.
42	Climate change policies & green development standards	October 26, 2023	Our primary recommendation therefore is for all such building projects to be evaluated through a Climate Lens Tool throughout the approval review process, as of January 1, 2024. Upon review of the Draft Official Plan document, we found there was a certain “politeness” in its intention language, which in our opinion does not reflect the urgency of the climate situation. We would like to recommend stronger, more “declarative” language be used in many instances throughout, particularly with regard to elements of sustainability, development, and the planning approvals process. Finally, we strongly recommend that the Township invest in the creation of a Climate Action Plan, with the assistance of an outside consultant specializing in the process, to be ready for review within the next 12 months.	A climate lens tool has been introduced to the proposed Official Plan for the consideration of all development applications. The language in the proposed Official Plan has been revised to better reflect the sense of urgency felt by the Township’s residents. The recommended revisions to the Final Draft include an updated reference to the implementation of the County’s Climate Strategy at the local level.

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
43	Climate change policies & green development standards	October 26, 2023	[…] we recommend adding an additional goal statement that declares “The Township is committed to the development and enforcement of Green Building Standards (GBS) for implementation in all future building and development projects.”	Policies to this effect have been added at multiple locations in the proposed Official Draft.
44	Climate change policies & green development standards	December 1, 2023	Our primary recommendation therefore is for all such building projects to be evaluated through a Climate Lens Tool throughout the approval review process, as of January 1, 2024. […] […] we recommend adding an additional goal statement that declares “The Township is committed to the development and enforcement of a Green Building Standards (GBS) for implementation in all future building and development projects.”	The policies in Section 5.6 of the proposed Official Plan address this recommendation. Policies to this effect have been added at multiple locations in the proposed Official Draft.
45	Climate change policies & green development standards	December 8, 2023	[…] it seems critical that climate concerns are fully addressed in the OP, so that our carbon emissions are minimised. A key suggestion is the use of a climate lens for evaluating all Township decision-making.	The suggested climate lens tool has been incorporated into the policies in Section 5.6 of the proposed Official Plan.
46	Climate change policies & green development standards	December 8, 2023	To ensure a truly sustainable and resilient Clearview, our Official Plan should provide our community with strong guidance towards a low-carbon future. To properly fulfill its vision statement, I would respectfully encourage Clearview’s final Official Plan: Incorporate the use of a climate lens in all decision-making; Undertake a specific section on climate change and climate action […]	The recommended objectives and policies have been incorporated into the proposed Official Plan.

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			Use the strengthened language of the governing Simcoe County OP that references climate […] Incorporate a Green Building Standard.	
47	Climate change policies & green development standards	December 9, 2023	[…] we feel it is essential that all of the Council's future written documents and future actions must incorporate a climate lens tool, which would refer to carbon handprints and footprints, adaptation, and mitigation. We feel this language should be stated strongly in at least one paragraph at the beginning of the official plan, so that it will serve as the context in which to view the whole document.	The paragraphs that accompany the Vision Statement in Section 1.1.3 of the proposed Official Plan have been revised to incorporate stronger language regarding the importance of mitigation and adaptation measures.
48	Climate change policies & green development standards	December 12, 2023	[…] I respectfully request that the township state clearly in the Official Plan that all planning / building / development decisions for the township be considered by using a "Climate Lens".	Policies to this effect can be found in Section 5.6 of the proposed Official Plan.
49	Climate change policies & green development standards	December 12, 2023	Please add a section that declares something to the effect of "The Township is committed to the development and enforcement of Green Building Standards (GBS) for implementation in all future building and development projects."	Policies regarding the preparation of green building or development standards have been incorporated into the proposed Official Plan.
			Section 2.2.2.5 […] Request for another letter (d) be added: the development complies with the Township's Green Development Standards […]	While this specific alteration has not been made, policies have been added elsewhere regarding the implementation of such standards.
			Section 2.3.1 – Request to add a #8: "All new developments shall be built in accordance with the Clearview Township Green Development Standards in terms of non-fossil fuel requirements and well-insulated building envelopes."	Although this specific policy has not been inserted, policies have been added in the appropriate locations to address these requirements.

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			Section 4.2.1 – Development Principles Request to include wording that requires developments to be planned in accordance with Clearview Township's Green Development Standards.	Policies to this effect have been added at appropriate locations in the proposed Official Plan.
			Section 8.2.2 Subdivision Design – Request to add a letter (h) "in accordance with the Clearview Township Green Development Standards."	See the response regarding Nos. 8.3.1.2 and 8.3.1.3 below.
			Section 8.3.1.1 Design Principles – Request to add a letter (i): "shall be designed in accordance with Clearview's Green Development Standards […]	The revisions to the Public Consultation Draft included the addition of Policies No. 8.3.1.2 and No. 8.3.1.3, regarding the preparation, adoption, and implementation of green standards.
			Section 11.3.1 Policies for Community Planning Permit System – Request that any by-laws passed to establish a community planning permit system require the new development to be built in accordance with Clearview's Green Development Standards […]	Any by-law to establish a Community Planning Permit system would need to conform with the proposed Official Plan, including with the policies regarding green building and development standards.
			Section 11.8.1.8 Plans of Subdivision – Request for another letter (f): "No plan of subdivision shall be approved unless the proposed development: complies with the Clearview Township Green Development Standards […]	Policies to this effect have been added to Section 8.3.1 (see above).
			11.8.1.9 Plans of Subdivision ctd – Request change of language to: "It shall be a policy of council to REQUIRE development to use sustainable, energy-efficient design and contribute to the achievement of complete communities…"	See responses above.

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			In addition to the Official Plan, Clearview needs to undertake and begin a Climate Action Plan […]	The recommended revisions include updated wording that refers to the local-level implementation of the County's Climate Strategy.
50	Climate change policies & green development standards	December 13, 2023	The mitigation of greenhouse gas emissions and adaptation to a changing climate. The August 23 version of the Official Plan amounts to merely increasing the population of people driving automobiles and trucks daily to and from their work and imposes no requirements to adapt the energy usage of their homes.	The Public Consultation Draft has been substantially revised to include a fulsome policy regime regarding climate change mitigation and adaptation.
51	Climate change policies & green development standards	January 18, 2024	We respectfully request that Council ensure that the following key commitments are included within the final document: 1. The use of a Climate Lens in all decision-making. 2. An objective to reduce Clearview's greenhouse gas emissions. 3. The development and application of Green Development Standards. 4. And a commitment to the creation of a Climate Action Plan for Clearview.	The proposed Official Plan includes policies that address the items recommended here.
52	Coordination with public bodies	December 13, 2023	The co-ordination of planning activities of public bodies. The preparation of the August 23 version of the Official Plan has not been co-ordinated with the planning activities of public bodies such as schools, hospitals and electrical power capacity.	The preparation of the proposed Official Plan involved extensive consultation with public bodies at multiple levels of government. Furthermore, the "planning activities" referred to go well beyond the preparation and adoption of official plans.

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53	Provision of information and material	December 13, 2023	Information and material that is required to be provided to a municipality or approval authority under this Act shall be made available to the public. […] The information made available to the public to this point is incomplete.	Extensive information and material have been made publicly available, including background reports and two draft versions of the proposed Official Plan. The preparation of the proposed Plan has more than satisfied the statutory requirements of the *Planning Act*.
54	Vision statement	October 15, 2023	Section 1.1.3 […] Why single out "water resources"? [Questions about use of the terms "resilient", "adaptation", and "mitigation".]	The reference to "water resources" has been broadened to encompass the Township's entire "natural environment." The introduction of the terms "resilient", "adaptation," and "mitigation" has been moved to the preamble to Section 5.6.1.
55	Vision statement	October 26, 2023	[…] the Township's commitment to the overall reduction of greenhouse gas emissions is essential, and with council's support, we recommend that the Township's Vision Statement strongly reflect this objective. The following is our revised Vision Statement for your consideration (revision underlined): Clearview Township is a thriving community of small, family-friendly towns that features a successful agricultural sector and a robust economy. Clearview is a beautiful, safe and peaceful place to live and it is our intent to grow with the objective of reducing our carbon footprint guiding all future development in the community. To preserve the health of our natural environment, we will use a Climate Lens as the pillar of all our decision-making processes going forward.	Because the vision statement was a product of the public consultation undertaken early in the process of preparing this Plan, we are reluctant to make significant alterations to the wording of the statement itself. However, the wording of the fifth paragraph ("Growing as a sustainable community") has been revised to use a more urgent verb ("must") while maintaining the broader, more aspiration tone that is appropriate for this introductory section to the Official Plan.

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56	Complete communities	November 10, 2023	The key to this entire approach is the irreducible complexity of the whole. For communities to spark to life and stay on their toes they need to have all key aspects firing. […] Village building is the key point. Truly holistic thinking not just lip service. To this end allowing for general and mixed-use zones in lower density areas […] can be applied to keep the door open to vibrant renewal.	In general, the policies of the proposed Official Plan are meant to foster the creation of complete communities, which is what this comment is describing. A mix of compatible and mutually supportive land uses will be encouraged, especially in Urban Settlement Areas.
57	Complete communities	December 12, 2023	Section 2.2.1 Policies for general direction for development in Urban Settlement Areas, item 6. […] Please strengthen this language to insist that all new development in Urban Settlement Areas be built using a “complete community” model.	The objectives at the start of Section 2.2.1 have been revised to include specific reference to the growth of complete communities.
58	Growth and development	December 13, 2023	The appropriate location of growth and development. The preparation of the August 23 version of the Official Plan has not considered the extent of growth and development for Creemore which is a highly successful rural village with a stable population for more than 20 years.	As an Urban Settlement Area, Creemore is expected to accommodate an appropriate amount of growth and development. The policies of the proposed Official Plan seek to balance that growth with other important objectives, which include maintaining the existing “small-town” character.
59	Lot creation in Community Settlement Areas	August 30, 2023	In summary, we would ask that as part of the review, that the policies related to limited consents within the Urban Settlement Boundary support limited consents on private services […]	Consents may be given for lot creation on private services, subject to certain requirements. This report recommends adding a clarifying policy to this effect to Section 2.2.2 and Section 2.2.3.

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60	Lot creation in Community Settlement Areas	September 14, 2023	[…] there are several large lots on Melville St in Nottawa that are "dead zones" which could conceivably be severed to create more housing. This would have many benefits, and I understand "infill" is generally encouraged by modern planners. Allowing severance+infill on adequately sized private services would be a great idea which I fully support, and would appreciate the new Official Plan allowing for this.	Consents may be given for lot creation on private services, subject to certain requirements. This report recommends adding a clarifying policy to this effect to Section 2.2.2 and Section 2.2.3.
61	Designated Greenfield Areas	December 12, 2023	Based on the designated greenfield area, the lands would also be subject to Section 2.4 – Housing and the No. of new dwelling units in designated greenfield areas. While we recognize the establishment and intent of the Built Boundary, we would request confirmation as to the potential implications this places on the aforementioned lands with respect to timing of the Draft Approval […] and the requirements to amend the Built Boundary at the time of Draft Approval issuance.	This is true: any development proposed in the Designated Greenfield Area (“DGA”) is subject to the targets established in Sections 2.3 and 2.4 of the proposed Official Plan. Provided that the proposed Draft Plan of Subdivision aligns with those targets and other requirements, the policies of the proposed Official Plan should not unduly hinder the issuance of Draft Approval.
62	General housing policies	September 14, 2023	[…] the 2 rental units we created in Nottawa have a benefit to the community, the tax base, local business, quality of life, and housing mix. It was a tricky process and anything to "smooth the path" for future new long-term rental creation would be a good thing for the community.	The Township has been reluctant to introduce policies that distinguish on the basis of tenure alone, as such a distinction could be interpreted as being based on the user rather than the use. However, Policy No. 2.4.1.1 has been revised to include tenure, referring now to a “range and mix of dwelling unit types, sizes, and tenures.”
63	General housing policies	October 15, 2023	A commitment to monitoring the density on an on-going basis is very good, but without specifying how often council will receive a report on the findings, it could easily be overlooked. Council needs to receive	The revisions to the Public Consultation Draft replaced the former policy that mentioned only “an on-going basis” (No. 2.4.1.4) with one

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			the report, perhaps as often as semi-annually, so the corrective action can be considered in a timely fashion	that uses more specific language: see No. 2.4.1.5 on p. 44 of the Final Draft.
64	General housing policies	November 10, 2023	As one example, on a typical sprawl site we get 5-10 res only units per acre with a result of conformity and uniformity that sucks the life out of the resident. If we build three story walk ups again as an example with flat designs vs townhouse style we eliminate the multitude of staircases as there are only two on either end of the building thereby increasing useable floor space as well as quality of life. Densities go way up while increasing user benefits so the developer has higher returns allowing for more amenities for the community […] Lastly and just as important this approach requires less land thereby taking huge pressures off of greenspace.	This comment aligns with the direction provided by the Provincial Policy Statement, 2020, and the proposed Official Plan accordingly includes objectives and policies relating to the provision of a mix of dwelling unit types and to a range of densities, with the goal of promoting more compact land use patterns and achieving complete communities.
65	Additional residential units	September 14, 2023	I am curious about allowing additional secondary suites on private services. In 2022-23 our family created 2 new long-term rental apartments in Nottawa and we would like to create more. I understand 3 units per lot is allowed as-of-right on municipal servicing, and believe the same should be allowed on adequately sized private services too (perhaps even 4 units on a very large lot). Please consider allowing for this in the new Official Plan.	The proposed Official Plan provides for the possibility of having four units on a fully serviced parcel in an Urban Settlement Area, three units in a Community Settlement Area, and a second unit everywhere else, subject to an amendment to the Zoning By-law (to allow for appropriate Council oversight).
66	Additional residential units	December 13, 2023	The adequate provision of a full range of housing, including affordable housing. The August 23 version of the Official Plan does not […] contain any policy that has the effect of the Planning Act provisions [cites subs. 16 (3) regarding additional residential units on parcels of urban residential land].	Policy No. 2.4.2.1 in the Public Consultation Draft establishes this permission (although the wording in subs. 16 (3) does not require an enabling provision). This wording has been maintained in the proposed Official Plan: see p. 46 of the Final Draft.

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67	Additional residential units	December 13, 2023	Section 2.4.2 of the draft plan describes policies for allowing detached accessory dwelling units (ADU) in many areas, but I am concerned that it may not allow for detached ADUs in residentially designated and zoned properties withing Rural Settlement areas. […] I would ask that this section of the draft official plan be reconsidered with permissions for ADUs being provided for properties with a residential land use designation and zone in a rural settlement area; and more specifically those that are serviced by septic systems.	The Final Draft of the proposed Official Plan includes a revision that allows for the creation of a second unit in Rural Settlement Areas, regardless of whether the unit is an attached or a detached ADU.
68	Additional residential units	January 24, 2024	I would hope the OP allows for partially serviced or rural properties to have detached accessory dwellings based on the need for housing […] and obviously dependent on following the bylaws for setbacks and septic which on these properties is never an issue.	The proposed Official Plan does indeed provide for additional units on rural properties, subject to the appropriate requirements.
69	Affordable housing	October 15, 2023	It is good to see that provision is made for a range of incomes since 30% of someone earning $100,000 is quite a bit different that [*sic*] 30% of the senior with an income of $25,000 […]. However the use of the word “may” means that council has no obligation to do so. If they are not obligated to do so, the most vulnerable in our community and most at risk of being unable to obtain suitable housing need not be given consideration.	The word “may” in Policy No. 2.4.3.3 is intended as an enabling verb (see the explanation in Section 1.3.3 of the proposed Official Plan). The revisions to the Public Consultation Draft added a new Policy No. 2.4.3.4 to address situations in which no set income range is specified.
			I understand that agreements with some developers of affordable rental units have removed the affordability designation in as little as three years. This has resulted in rents moving up to market rates and tenants being face with increases that caused them to be evicted as they were no longer able to pay their rent. Perhaps it would be better to graduate the unit to a “geared to income” formula after a set period	The details of specific development agreements are beyond the purview of the Township’s Official Plan. However, it is certainly possible that future agreements regarding the provision of affordable housing units could take a “geared-to-income” approach in appropriate circumstances.

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			of time and maintain it as such for an indefinite period of time.	
70	Affordable housing	October 17, 2023	In sum, it is clear that current housing policy regarding affordable housing is not adequate for Clearview and will not provide the moderate and low income housing needed by the township. Clearview must support nonprofit housing to deliver affordable housing for the majority of its residents. In the absence of tools to encourage or force developers to build affordably, Clearview's only choice is to support nonprofits' whose mission it is to deliver affordability and quality of life.	The revisions to the Public Consultation Draft included the addition of wording that recognizes the importance of not-for-profit housing and other forms of non-market affordable housing in addressing the needs of the community.
71	Affordable housing	December 13, 2023	The adequate provision of a full range of housing, including affordable housing. The August 23 version of the Official Plan does not have an action plan for the provision of affordable housing in Creemore.	The policies in the proposed Official Plan address the provision of affordable housing within the Township generally. Affordable housing in specific areas would be more appropriately addressed in other strategies and policy documents.
72	Agriculture & natural heritage	December 13, 2023	Support Farmers: Farmers have a huge role in either decimating or protecting wildlife. Common practices like rat poison need to be banned to avoid secondary poisoning of owls and other raptors […] Haying methods can be adopted to protect threatened grassland species such as bobolink and eastern meadowlark […]	The policies in the proposed Official Plan certainly encourage environmental stewardship, but under Provincial legislation the Township cannot impose limitations on anything considered to be a "normal farm practice."
73	Agricultural research and training centres	December 11, 2023	3.3.1., entitled Agricultural Uses (Primary Uses), indicates at 3.3.1. 3. that an ARTC is an agricultural use provided the primary activity is the growing of crops or raising of animals and there is no on-site accommodation. 4.8.2, entitled Agricultural	An ARTC may be permitted, so long as the primary activity is the growing of crops or raising of animals. This approach is consistent with OMAFRA Guidelines. We have recommended

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			Designation, indicates at 4.8.2 2.(g) that an ARTC is permitted provided the primary activity is the growing of crops or raising of animals and there is no on-site accommodation and is subject to 3.3.1. Based on these policies it appears that the intent is that an ARTC will be listed as a permitted use in the Agricultural Zone in the new comprehensive ZBL, is this correct?	a re-wording of Clause 3.3.1.3(h) to emphasis the importance of the "primary activity" phrase.
74	Agricultural research and training centres	May 3, 2024	[…] We are objecting to the new Township of Clearview Official Plan having an "Agricultural Research and Training Centre " as a permitted agricultural use and/or as an OFDU in the Agricultural designation. […] it is not an appropriate use in the prime agricultural uses, should not be permitted in the prime agricultural area, and should be directed to Settlement Areas.	An ARTC may be permitted, subject to certain requirements and limitations, including those noted above regarding the "primary activity" of the use in question. The policies regarding ARTCs in Section 3.3 are fully consistent with OMAFRA Guidelines.
75	On-farm diversified uses	December 11, 2023	[…] 3.3.3., entitled On-Farm Diversified Uses (Secondary Uses), indicates at 3.3.3. 5 that an ARTC may be permitted as an on-farm diversified use through an amendment to the ZBL. […] we should be more permissive in the ag zone - I don't see why all of the uses list in 3.3.3. 3 that require a minor by-law couldn't be included in the ag zone without the need for a by-law.	An on-farm diversified use is, by definition, a secondary use of a property, which is why some uses are subject to different requirements as OFDUs than they are as the primary use of a property.
76	On-farm diversified uses	December 12, 2023	[…] some very good merits of OFDU,s being on a farm to support the farm so that it can be a viable stand alone family run farm, […] in times past we had to readjust from strictly farming to a more diversified and more stable income to support the farm and the family, since farming alone was not self-supporting anymore for young beginning farmers […] we are not necessarily taking away the agricultural land, but we are trying to support it by diversifying to make it more sustainable	This comment encapsulates the goal that the proposed policies for OFDUs are trying to achieve: supporting agriculture as the primary use of land in the "Agricultural" designation while making appropriate provisions for supplemental sources of income to support agricultural operations.

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77	On-farm diversified uses	December 13, 2023	We […] are strongly objecting to the Official Plan agriculture and on-farm diversified uses policies […] We feel agricultural areas need to be preserved and protected from the encroachment of non-agricultural uses that are not appropriate in agricultural areas.	We are confident that the proposed Official Plan strikes an appropriate balance between ensuring that agriculture remains the predominant use of prime agricultural lands while providing for appropriate agriculture-related and on-farm diversified uses to support the agricultural community. The proposed policies, including those regarding non-agricultural uses in Section 3.3.4, are consistent with the PPS, 2020 and with OMAFRA Guidelines.
78	On-farm diversified uses	January 17, 2024	We have had multiple requests for changes in the Clearview Township regarding on farm commercial zoning to be able to have shops, for metal fabricating, like laser cutting, welding & woodworking just to name a few. […] We would love to buy farms in Clearview Township but as we all know, farming in itself unfortunately no longer supports itself. So we have struggled to buy farms in Clearview. We would still want the land to be farmed and soil taken care of and grow crops but in order for a family to survive on a farm there has to be a secondary income to support it. A lot of families have businesses on the side like, metal fabricating or woodworking. In the end my biggest question is, what scope of work is being considered ?	The approach taken in the proposed Official Plan with respect to OFDUS is to permit certain compatible uses “as-of-right,” generally those uses that directly relate to primary agricultural uses or that are normally compatible with on-farm operations. The proposed policies also make use of minor by-laws with the goal of streamlining the approval of OFDUs that are very likely compatible (while maintaining an appropriate degree of oversight to address the small number of cases that will involve incompatible proposed uses).
79	Lot creation in “Rural” designation	October 19, 2023	The limitation of Section 3.4.4.9 with respect to the creation of a maximum of one lot is overly restrictive and not consistent with either existing or proposed provincial policies. […] Lot creation in rural areas should be guided by policy with respect to land use	The Township is satisfied that this policy, although restrictive, is consistent with the proposed Official Plan’s objectives of directing development to Settlement Areas and

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			compatibility, servicing capacity and related factors rather than an arbitrary and very restrictive approach.	maintaining the existing rural lot fabric in the Township.
80	Active transportation in residential development	December 12, 2023	Request change to “will be REQUIRED to provide active transportation connections to adjacent areas”	The policies for subdivision design require that new development satisfactorily address active transportation linkages (among other matters).
81	Short-term rentals	January 24, 2024	A few years back I occasionally rented my property for weekend stays as the area is desirable and there was a lot of interest. I of course live in the house so renting it obviously does not affect housing availability in any way. Of course I found out this was against the current by-law and I stopped. It would appear short term rentals in the area are mostly owner occupied so the argument of it affecting housing doesn't make sense. […] The benefits of having more tourists should also be weighed when the final decision is made. I would be in favour of registering and/or ensuring any short term rentals are owner occupied.	The Public Consultation Draft has been revised to include policies that provide for a system of licensing for short-term rental accommodations: See No. 4.2.1.12 and No. 4.2.1.13 in the proposed Official Plan.
82	Active transportation in “Transition Corridor” designation	December 12, 2023	Section 4.3.2 Development Principles for Transition Corridors – Request to include a requirement for development in these areas to provide an active transportation / pedestrian pathway for access to adjacent areas.	The policies for new development generally require that satisfactory active transportation linkages be provided (among other things).
83	Natural heritage	October 19, 2023	The policies of Section 5 of the Official Plan appear to rely on the anticipated issuance of a new Provincial Policy Statement which replaces both the current Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. A number of policies are currently inconsistent or not in conformity with	It is unclear which policies this comment is referring to. (Indeed, many of the policies in Section 5 were drafted before the release of the proposed “Provincial Planning Statement” in April 2023.) The policies in the proposed Official Plan

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			existing provincial policies, most particularly those set out in the current Growth Plan.	are consistent with the PPS that is currently in effect, and conform with the version of the Growth Plan that is currently in effect.
84	Natural heritage	December 13, 2023	Make Connections: Protect areas for habitat expansion and connect habitats via travel corridors, such as streams, that will allow wildlife to migrate as climate changes.	See Policy Nos. 5.2.1.10–14, which specifically address linkage areas.
85	Natural heritage	December 13, 2023	Monitor and Manage Invasive Species: They are expected to increase with climate change. They put our native species in danger by out-competing them. When new land is broken, invasive species move in.	It is challenging for Official Plan policies to address the management of invasive species (especially animal species), although the proposed Plan does include policies regarding the use of native plant species.
86	Floodplain management	December 13, 2023	Policy 6.2.1.13 Natural Hazards – Floodplain Management notes, “New development, including the creation of a new lot, *shall* be prohibited in the regulatory floodplain” (emphasis added). Per the Provincial Policy Statement, 2020, the floodway and flood fringe are part of the floodplain, and therefore it is recommended this policy be clarified to acknowledge that development shall be permitted without an amendment to the Official Plan if it adheres to the one- and two-zone floodplain management concept, per Section 6.2.1.12 of the draft Official Plan.	The recommended revisions (see Appendix A to this Report) include changes to clarify that this policy should only apply to the floodway, where a two-zone concept is used.
87	Floodplain management	April 25, 2024	Policy 6.2.1.15 (formerly No. 6.2.1.12) was removed and replaced with text pertaining to the one- and two-zone floodplain concept. Could you please confirm whether this alteration necessitates a site-specific Official Plan Amendment for developments proposed within these zones?	Development in the Special Policy Areas that use the two-zone concept will need to comply with the provision in Section 13.1.1 or 13.2.1, as the case may be.

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88	Servicing for infill development	August 31, 2023	[…] there are in-fill lots in Clearview which are being restricted from building on due to policies relating to public service connections currently required. As I understand, my lot on Jonathan Court is large enough for us to have a private well and septic, as other homes on the court currently have and are using. Is it possible to have these policies looked into and changed, as we would like to build on our land.	The proposed Official Plan will permit limited development on private services in Urban Settlement Areas, under appropriate circumstances. See Policy No. 7.2.2.4, among others.
89	Methane release in landfills	December 9, 2023	As well, some language around the mitigation of methane release in landfills should be incorporated into the section on waste and landfills.	This particular matter is covered by policies and regulations that fall beyond the scope of the Official Plan.
90	Road access policies	December 13, 2023	Circling back to Policy 7.5.3.16 of the draft Official Plan respecting access being mandatory from a Local Road, if possible; it is recommended that this policy be amended to offer flexibility, provided there is appropriate justification through a technical support study, thereby avoiding the need for an official plan amendment […] Therefore, it is suggested Policy 7.5.3.16 would be more appropriately phrased as follows: “Access to an abutting property from any road whose classification in the hierarchy established in Policy No. 7.5.3.6 above is higher than “Local Road” shall only be permitted where alternative access from a road lower of that hierarchy is not possible, or if otherwise justified through a Traffic Impact Study to the satisfaction of the approval authority.”	The recommended revisions in Appendix A include changes to the wording of this policy, which have been developed in consultation with the Township’s Department of Public Works.
91	Parking standards	December 13, 2023	Policy 7.5.4 Parking & Loading Facilities a) states, “The Township’s overall approach to towards the provision of off-street parking facilities shall be: to require that all residential uses, regardless of location, be provided with sufficient off-street parking	The purpose of the phrase “generally at a rate of one parking space per dwelling unit” is to establish an “anchor point” for expectations regarding the amount of parking to be

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
			facilities on-site, generally at a rate of one parking space per dwelling unit". While it is understood that the policy language is flexible, it is recommended that specific regulations, such as parking rates, be omitted from the Official Plan.	provided, which is appropriate for the role and function of an Official Plan. We have recommended that the phrase "subject to the regulations in the implementing Zoning By-law" be added at the end of this clause to provide clarification.
92	Active transportation	December 12, 2023	Section 7.5.6.12 Active Transportation – Request to add: constructing an active transport trail from Collingwoodlands to 10th line, with an eventual connection to the Town of Collingwood trail system	The list provided in No. 7.5.6.12 is not meant to be exhaustive, and the Township can certainly elect to pursue other projects and priorities not specifically identified (as noted in No. 7.5.6.13).
			Section 7.5.6.14 Active Transportation – Request change wording to "Council WILL undertake the preparation of a Master Plan for active transportation and trails to assist in implementing the policies…"	The word "may" in this policy is meant to serve an enabling purpose, rather than to express uncertainty. (See the explanation in Section 1.3.3 of the proposed Official Plan for further detail.)
93	Active transportation	December 13, 2023	It is recommended the Township prepare the Master Plan for active transportation as soon as possible (ASAP), as this is a key component to a complete streets approach and is an asset to reference in the schedule of an official plan when planning a new development. Additionally, the County of Simcoe Council endorsed their Transportation Master Plan (TMP) Update on November 28, 2023 […]. Therefore, now would be an ideal time to coordinate any cross-jurisdictional and local considerations accordingly.	The preamble to Section 7.5.6 of the proposed Official Plan includes language to this effect.

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
94	Solar panels	October 15, 2023	I propose that the fees for the relative building permits for retrofit solar panel installations be waived as an incentive.	We acknowledge that this could incentivize the installation of solar panels, but respectfully note that an Official Plan is not the appropriate vehicle for such a waiver.
95	Antenna towers	August 25, 2023	The proposed siting protocol in the draft Official Plan does not meet the principles outlined in the ISED document. […] The Official Plan could build on the current proposal to encourage tower placement on "Rural" lands with the following discouraged sites […] • Sites of topographical and geographic prominence, • Sites that detrimentally affect the scenic quality of a corridor, or • Sites that detrimentally affect the foreground views of residents	The policies in Section 7.7 of the Public Consultation Draft were significantly revised to provide more detailed guidance regarding the preferred locations of antenna towers, including policies intended to protect "sites of topographical prominence" and policies that allow the Zoning By-law to identify other "Community Sensitive Locations."
96	Antenna towers	August 27, 2023	I am writing regarding section 7.7.1.(6) of the draft Official Plan relating to Antenna Towers. I believe that the draft wording does not provide guidance that reflects well the overall vision for Clearview that the Official Plan presents. If the draft wording is passed you can expect to continue to receive applications for tower sitings that are at odds with that vision […]	As noted in the response to the previous comment, the siting policies in the proposed Official Plan provide detailed guidance regarding preferred locations, as well as the materials needed to evaluate applications to construct new antenna towers.
97	Antenna towers	August 28, 2023	Specifically, the township needs to respect what makes it special: it's natural beauty. […] Given this inherent "gift" that Clearview Township has, it is an absolute travesty not to be more deliberate in planning around siting of industrial complexes like telecom towers and wind turbines. We must not destroy there [*sic*] natural "viewscapes" that make the community extraordinarily special.	See the responses to Comments #95 and #96 above.

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
98	Light pollution	December 13, 2023	Dark Sky Conservation: Decrease nighttime light pollution - using timers, motion sensors, angled lighting, shields, warm-tone LED's - to protect wildlife migration, reduce wildlife stress and casualties, and promote their natural nocturnal behaviour.	The policies in Section 8.2 of the proposed Official Plan include appropriate provisions regarding dark sky-friendly design.
99	Active transportation in subdivision design	December 12, 2023	Section 8.2.2 Subdivision Design […] Request to add another design policy: "New developments shall be provided with attractive and safe active transportation routes to connect the new development to the surrounding community"	Policies regarding the provision of satisfactory active transportation facilities can be found in Section 7.5.6 and in Section 8.3.1 of the proposed Official Plan.
100	Drainage & landscaping	October 15, 2023	With a view to curbing the growth of hard surfaces that result in increased water being delivered to storm sewers, the Township should encourage alternatives to asphalt or concrete driveways for residential driveways.	These matters are addressed in the policies in Section 7.3.2 (Low-Impact Development) of the proposed Official Plan.
101	Cultural heritage in rural areas	December 12, 2023	Section 9.2 Heritage Conservation – I enjoy the views when I am driving along the rural Township roadways, especially those of early homesteads and especially old barns. […] Would these scenic vistas be considered a "cultural heritage landscape"? Could we find some affordable and reasonable way to help landowners preserve these iconic images of Clearview's agricultural past and present?	It could be possible to consider such properties as being of cultural heritage value or interest, subject to the criteria set out in the regulations under the *Ontario Heritage Act*. The policies for surplus dwelling lot creation include some flexibility to allow for the preservation of heritage buildings (among other things).
102	Community Improvement Plans	December 12, 2023	Section 11.6 Community Improvement – Request that Clearview create a community improvement project or community improvement plant which can educate residents on the many benefits and help access the many grants available for switching their home (and possibly business) heating fuel from fossil fuels to electric heat pump (for example), and or education	The goals and policies in Section 11.6 certainly provide for the creation of such a Community Improvement Plan: see, for instance, No. 11.6.1.2 in the proposed Official Plan. More specific details regarding the purpose

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
			and help to access grants to increase the home's weatherproofing and insulation.	of such a CIP are more appropriately left to the CIP itself.
103	Extensions to subdivision approvals	August 28, 2023	I have reviewed the 'draft' new Clearview OP and I cannot find any specific policy as it relates to draft plan extensions. In the Township's current OP, Sec. 8.9 speaks to draft plan extension […] Can you please tell me where in the draft new OP I can find reference to draft plan extensions.	Section 51 of the *Planning Act* provides for the specification of a lapsing date and the extension of the specified time period as part of the approval process for a draft plan of subdivision. These provisions do not require that enabling provisions be included in the Official Plan, and it has been determined that such matters are more appropriately dealt with on a case-by-case basis as part of the draft plan approval process.
104	Lot creation for surplus dwellings	November 29, 2023	In reading the updated proposed OP I noted that there had been no amendments to the farm consolidation policies as previously discussed so I have reached out to some of my clients in the farming community for their thoughts. […] As a result of those thoughts and ideas I've attached some amendments that I would like to discuss with you. [Attachment has highlighted draft policies about owner of subject lands being "bona fide farmer", required age of surplus dwelling, location of subject lands and definition of "reasonable distance," and new residential uses on lot created for surplus dwelling.]	The recommended revisions in Appendix A to this Report include revisions to the policies regarding lot creation for surplus dwellings: see the discussion on pp. 14–15 of this Report.
105	Lot creation for surplus dwellings	December 12, 2023	[…] Section 11.8.1.3. All you really need is 3 d [ref. to policy for when plan of subdivision will be required: 3(d) states one will be required when Council deems it necessary]. I can show you lots of quality developments of more than 4 lots [ref. to No. 11.8.1.3(a) in Public Consultation Draft] over the	The criteria in Clauses 11.8.1.3(a)–(c) are meant to provide direction and clarity, to assure future applicants that Council's decision under Clause 11.8.1.3(d) is not an arbitrary one but

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
			years that were completed without the need for a plan of subdivision.	is based on sound land use planning principles.
106	Special Policy Areas	December 11, 2023	Thank you again for the discussion this afternoon on the Clearview Official Plan, specifically as it relates to our Estates of Clearview subdivision in Stayner. As discussed, the final alignment of Grand Trunk Road will need to be reflected which delineates the boundary between the commercial and residential designations on Schedule B-12 Land Use Plan Stayner (and any other impacted plan(s)). I've attached both a pdf and dwg drawing of the registered MPlan which shows the final alignment.	The designations shown on Schedule B-12 to the Final Draft have been updated accordingly.
107	Special Policy Areas	April 23, 2024	I am reaching out to discuss the draft official plan, specifically concerning the special policy for 104 Edward Street East. I've noted several omissions: • Our towing services, which are permitted under the existing restricted industrial zoning, have not been mentioned. • The auto sales we aim to conduct, reflecting the property's historic use as an auto salvage yard, are also absent. • Furthermore, the 102 property, historically used as a repair shop even before 104 was developed, is entirely omitted from the plan.	The provisions in Section 13.2.4 of the proposed Official Plan (as revised by the recommended revisions in Appendix A to this Report) provide for the continuation of all lawfully existing uses on the property in question, including appropriate protection from the potential introduction of sensitive uses on adjacent properties.
108	Schedules	October 19, 2023	Other than schedules for the settlement areas, the scale of mapping and absence of parcel fabric makes the determination of applicable designations and other information on a parcel extremely difficult.	Parcel fabric has been added to Schedule B in the Final Draft.
			The mapping of Greenland-Hazard Lands Area appears to overlay and obscure Greenland- Natural Heritage Area. […] It would be more appropriate to use a transparent hatch for Greenland – Hazard	The "Greenlands – Hazard Lands Area" designation is not an overlay designation but its own designation

#	Topic	Date Received	Nature of Comment / Representative Statement	Response
			Lands Area to allow the underlying designation to show through.	separate from the “Greenlands – Natural Heritage Area” designation.
			Schedule B and C (including C1-C3) have significant inconsistencies in regard to the mapping of the natural heritage system. Some inconsistencies may be warranted by site specific considerations however the scale of inconsistency is significant.	The mapping of the “Greenlands” designations on Schedule B conforms with what is shown on the schedules to the County of Simcoe’s Official Plan. The features shown on Schedule C to the Final Draft have been confirmed with the NVCA.
			On Schedule E we recommend removal of the Secondary Sand and Gravel Resources from the settlement areas as any policies or implications of such resources would not be applicable within settlement areas.	Schedule E conforms with the intent of what is shown on Schedule 5.2.1 of the County’s Official Plan, which includes resources within Settlement Areas.
109	Schedules	April 25, 2024	The Community Hub is no longer delineated on Schedule B-4 and Schedule B-12, despite associated references in the Official Plan text. Could you confirm if there have been changes to the boundary, or does it remain consistent with the prior draft?	The recommended revisions to the Final Draft include mapping that restores the Community Hub areas to downtown Creemore and downtown Stayner, with some modifications to the latter to recognize existing uses and built form around the intersection of Highway 26 and County Road 42.

Appendix D
Responses to Comments from Circulation of Draft Versions to Agencies & Public Bodies

#	Date Received	Agency	Comment / Representative Statement	Response
1	August 17, 2023	Bell Canada	No specific comments at this time.	(No response required.)
2	August 29, 2023	NVCA	Section 2.4.2 (Additional Residential Units): Based on recent our comments provided on other municipal OPs, we request that this section include a provision restricting Additional Residential Units and Garden Suites in natural hazards areas (e.g. one-zone flood areas) including wetlands.	The requested provision has been included in the Final Draft as Policy No. 2.4.2.9.
3	August 29, 2023	NVCA	Section 6.2.1 (10) (a): Consider expanding the definition of “institutional use” to include land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young as defined by 2020 Provincial Policy Statement (PPS).	The requested wording has been inserted into the policy referenced, No. 6.2.1.13 in the Final Draft.
4	August 29, 2023	NVCA	Section 6.2.1: Please consider the follow additions:	
			Proposed Section 6.2.1 (15) - Mitigation measures or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features such that these features and their related hydrologic functions will be protected, improved or restored.	The recommended wording has been incorporated into the Final Draft as Policy No. 6.2.1.3.
			Proposed Section 6.2.1 (16) - The precise boundaries of floodplains and erosion hazard areas, and their associated setbacks, shall be established, to the satisfaction of the Township, in consultation with the applicable Conservation Authority, through appropriate studies and as part of the review of specific development applications. Changes to the boundaries may include any reductions, such as those due to the	The recommended wording has been incorporated into the Final Draft as Policy No. 6.2.1.7 (regarding boundaries and setbacks) and as No. 6.2.1.9 (regarding refinements to boundaries).

#	Date Received	Agency	Comment / Representative Statement	Response
			introduction of additional or larger culverts downstream. The flood and erosion hazard boundaries may potentially be redefined by completing studies as requested and to the satisfaction of the Conservation Authority.	
5	August 29, 2023	NVCA	Section 6.2 (12): This section notes that a one-zone floodplain management concept shall be used within the Township, except as provided for in Section 13 of this Plan. For clarification are all areas referenced in Section 13 intended for a two-zone approach? Our understanding is that historically Creemore and Stayner were the key areas.	The wording of this policy, No. 6.2.1.15 in the Final Draft, has been revised to clarify that the reference is only to the Special Policy Areas provided for in Sections 13.1.1 and 13.2.1 of the proposed Official Plan.
6	August 29, 2023	NVCA	Section 6.2.1 (12) (b): Please see below the 2020 Provincial Policy Statement (PPS) definition for “Special Policy Area” and the applicable approval agencies in addition to the CA.	A definition for “Special Policy Area” has been added to Section 12.6 of the proposed Official Plan, and the term is underlined in Policy No .6.2.1.15 to indicate that it must be interpreted according to that definition.
7	August 29, 2023	NVCA	Section 13: This section uses the term “Special Policy Area”. The PPS defines “Special Policy Areas as follows: “means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.” Regarding the above, please clarify if the Township is proposing the above approach including seeking Provincial approvals.	See the response to the previous comment regarding the definition of “Special Policy Area”.

#	Date Received	Agency	Comment / Representative Statement	Response
8	August 29, 2023	NVCA	Section 13.1 and 13.2: NVCA Staff suggest the following Provincial Policy Statement definition would be relevant for consideration and including in the OP: [Two-zone concept, Floodway, Flood fringe definitions from PPS, 2020].	The recommended wording for these definitions has been incorporated into the policies in Sections 13.1.1 and 13.2.1.
9	August 29, 2023	NVCA	In more recently established/updated two-zone policy areas, the NVCA has provided recommendations on the definition of the flood-fringe based on actual flood risk and not the more arbitrary and variable 100-year/Regional flood fringe definition. We recommend that a more current and relevant definition of the flood fringe be used, which is consistent with past NVCA/Township staff discussions (see attached). Specifically, NVCA staff have been recommending that the following criteria be used to define the flood fringe: a. Maximum depth of flooding of 0.3 m b. Maximum velocity of flooding of 1.7 m/s c. Maximum combined depth velocity product of 0.4 m2/s. The floodway would be defined as any area that exceeds one of the above criteria. These standards are also used by NVCA to determine safe access during the regulatory flood event.	The policies in the Final Draft have been updated to incorporate the recommended criteria: see No. 13.1.1.1 and No. 13.2.1.1.
10	August 29, 2023	NVCA	The Official Plan should include schedules that identify the extent of the two-zone area including floodway. In addition, we request that a Cumulative Impact Assessment be undertaken to address the combined impacts of developing in the flood fringe. This study should identify any other properties in noted areas that may have a similar opportunity for development and model the combined impact of filling of the flood-fringe on these properties to confirm that there are no negative flooding impacts to surrounding properties.	The two-zone areas are identified on Schedules SP-1 and SP-2 to the Final Draft. The requested wording regarding Cumulative Impact Assessments has been added to Section 13.1.1 as No. 13.1.1.9(b). This Recommendation Report recommends that the Final Draft be revised to include similar wording in Section 13.2.1, as Policy No. 13.2.1.9, prior to its adoption by Council.

#	Date Received	Agency	Comment / Representative Statement	Response
11	September 13, 2023	Simcoe County	In regards to the Edward Street property, this email is to confirm that Solid Waste Management is in agreement that the lands would be more appropriate in the Residential designation.	The property in question has been designated “Residential” on Schedule B-4 to the Final Draft of the proposed Official Plan.
12	November 27, 2023	Bell Canada	No additional comments or concerns at this time.	(No response required.)
13	November 29, 2023	Grey County	No formal comments/concerns.	(No response required.)
14	January 15, 2024	MTO	Just following up on email I sent below on December 6, 2023. Please confirm if this Consultation Draft accounts for MTO comments provided last spring.	The Consultation Draft released in August 2023 accounted for the comments received from MTO. Detailed responses to those comments have been provided separately to MTO.
15	January 15, 2024	MTO	Schedule G: Add a dashed arrow to depict a potential future corridor with the associated legend that reads “Potential Future Corridor. Line shown on the map is conceptual and not to scale. Alignments and connection points may vary and be subject to future planning including environmental assessment.”	The future corridor has been identified on Schedule G to the Final Draft, with the requested wording added below the legend.”
16	January 15, 2024	MTO	Under 7.5.3 Road Network: Add a new policy following 7.5.3-7 that reads: “A new Potential Future Corridor is identified per Schedule G subject to future planning including environmental assessment. Any development applications within and adjacent to the corridor shall be circulated to the Ministry of Transportation for review.”	The requested policy has been added as No. 7.5.2.5, which was determined to be the most logical location for the policy in question, as No. 7.5.2.4 also addresses the alignments shown on Schedule G.
17	January 17, 2024	NVCA	Section 6.2.1 Natural Hazards focuses primarily on flood and erosion hazards. And while those are the most frequently occurring hazards within the Township, NVCA staff would encourage the Township to include other potential hazards for completeness. NVCA staff	The wording of Policy No. 6.2.1.7 in the Final Draft has been revised to refer to “The precise boundaries of all hazardous lands and hazardous sites,”

#	Date Received	Agency	Comment / Representative Statement	Response
			suggest referencing other potential hazards within Policy #7 (6.2.1.7)	to encompass all potential hazards, as recommended.
18	January 17, 2024	NVCA	Section 6.2.1, Policy #10 states that “changes to the boundaries of floodplains and erosion hazard areas may include reductions, such as those resulting from the introduction of larger culverts or additional culverts downstream. Stating that larger/additional culverts downstream are a possible method of reducing hazard areas may encourage applicants to look into these kinds of options rather than avoiding development within hazard areas to the extent possible. Also, no reference is made in this policy regarding NVCA consultation, which would be required before any hazard area reductions are approved. NVCA staff suggest removing or, at a minimum, modifying this policy.	The specific policy referring to reductions to the boundaries of floodplains and erosion hazard areas has been deleted, as this is already covered under other policies that relate to changes to those boundaries more generally.
19	January 17, 2024	NVCA	Section 6.3, definition of “hazardous lands”: Definition should be expanded to include areas with hazardous soils (e.g., organic soils) and karst hazards.	The definition of “hazardous sites” in Section 12.6 of the Final Draft has been revised to include parenthetical references to organic soils and karst hazards.
20	January 17, 2024	NVCA	Section 6.3, definition of “regulatory flood standard”: For consistency, NVCA staff suggest that the Township adopt the regulatory flood standard definition used by the NVCA in our Planning and Regulations Guidelines. The flood standard used to define floodplain limits for the NVCA is a “Flood produced by the Timmins Storm (1961) or the 100-year Flood, whichever is greater.”	A definition for “regulatory flood standard” has been added to Section 12.6 of the Final Draft, using the recommended standards.
21	January 17, 2024	NVCA	Section 13.1.1 Lamont Creek Hazard Lands, Policy #9: NVCA staff commend the Township for including the requirement for a Cumulative Impacts Assessment as part of any development application within the Lamont Creek two-zone policy area’s flood fringe.	(No response required.)

#	Date Received	Agency	Comment / Representative Statement	Response
22	January 24, 2024	Simcoe County	[Re: Former waste management site, Edward Street, Creemore] While the historic landfilling use of the property has long ceased and the site has since been remediated, non-landfilling waste management related activities continue on the site (currently used for the storage of bins for the County's curbside waste collection services). […] Based on my quick review, it appears that the draft new Township Official Plan and current Zoning By-law would permit the current use of the property to continue, and would allow for other future County public service facilities uses or public uses occurring on the site.	(No response required.)
23	April 11, 2024	Simcoe County	[Re Section 1.1.2, list of policy changes on p. 5 of Final Draft] CONFORMITY: Will need to reflect on any potential changes to this section based on the timing of proposed PPS and adoption of OP.	(No response required.)
24	April 11, 2024	Simcoe County	[Re Section 1.2.3] CONFORMITY: Transitional policies will need to be considered in the context of existing Growth Plan / PPS policy at time of adoption. Looks acceptable at this stage.	(No response required.)
25	April 11, 2024	Simcoe County	[Re Section 2.4.4] QUESTION: Based on the work of the Congregate Living Settings Workgroup, wondering if there should be a policy section that identifies the 'congregate housing' may be either licensed or unlicensed. If unlicensed, then add additional policy to provide added protections....eg. Design, building code/permit, etc. Perhaps we can discuss.	The Township is satisfied with the wording of the policies for Congregate Housing as they appear in the Final Draft, and anticipates that existing legislation and implementation tools (including the OBC) will provide for appropriate protections.
26	April 11, 2024	Simcoe County	[Re No. 2.4.4.3(c)] TERMINOLOGY: Should this be 'public service facilities' to be consistent throughout?	The recommended revisions to the Final Draft include a revision to this terminology, for the sake of consistency.

#	Date Received	Agency	Comment / Representative Statement	Response
27	April 11, 2024	Simcoe County	[Re No. 2.4.4.4] SUGGESTION: Possibly d) if unlicensed, special protections to ensure safe spaces for occupants.	(See response to Comment #25 above.)
28	April 11, 2024	Simcoe County	[Re No. 3.3.5.1] CONFORMITY: Previous comment not addressed: "Please clarify that the re-designation is to an Agricultural Exception." From a County perspective, Prime Ag. Lands, cannot be redesignated. They can only be made an Ag. Exception.	The “Agricultural Exception” wording requested by the previous comment has been added to Policy No. 4.6.2.8(a), which specifically addresses proposed mineral aggregate operations in the “Agricultural” designation. The policy to which this comment is responding addresses general proposals regarding the re-designation of “Agricultural” lands in a manner that is consistent with No. 2.3.5.1 in the PPS, 2020.
29	April 11, 2024	Simcoe County	[Re No. 3.3.5.5] TERMINOLOGY: Change 'Council' to 'The Township".	The recommended revisions to the Final Draft include this requested change.
30	April 11, 2024	Simcoe County	[Re Section 5.6] SUGGESTION: Consider incorporating more policies indicated in the County's Draft Climate Change Strategy "Sample policies for inclusion in local area official plans" (document attached - page 47-52).	The recommended revisions to the Final Draft include additional policies, as suggested in this comment, which are recommended for addition as a new Subsection 5.6.1.
31	April 11, 2024	Simcoe County	[Re No. 5.6.1.14] SUGGESTION: Consider removing or rewording to suggest Township will work with County of Simcoe on Climate change implementation strategies at the local level. (as opposed to creating your own document as County has prepared overall document. Unless you want to refer specifically to preparing a Corporate Emissions Climate Change Plan.	The recommended revisions to the Final Draft include the rewording of this policy as suggested, which is recommended for addition to the Final Draft as No. 5.6.1.14.
32	April 11, 2024	Simcoe County	[Re No. 11.8.1.16] SUGGESTION: A County OPA may also be required.	The recommended revisions to the Final Draft suggest adding a reference to a County OPA to the end of this policy.

#	Date Received	Agency	Comment / Representative Statement	Response
33	April 11, 2024	Simcoe County	[Re Section 11.13] SUGGESTION: Consider potential changes as per Bill 23 to parkland dedication and requirements for a Parks Plan, reduced maximum parkland dedication rates for cash-in-lieu, parkland dedication cap, and the removal of affordable housing units from calculations.	The potential effects of Bill 23 (*More Homes Built Faster Act, 2022*) have been considered in developing these policies.
34	April 11, 2024	Simcoe County	[Re Section 12.6] CONFORMITY: Previously requested adding in the D-4 Study Definition: noted below.	The requested wording has been added as Policy No. 7.4.2.8 and No. 7.2.4.10. It was decided that including this in the policies, rather than in the definitions in Section 12.6, would be more effective in establishing requirements for D-4 Studies and would be more consistent with the way the proposed Official Plan addresses studies and reports (i.e., no other studies or reports are defined in Section 12.6).
35	May 8, 2024	Infrastructure Ontario & Hydro One Networks Inc.	Terminology – Policy 7.5.2.4 states: The Township shall ensure that transportation and infrastructure corridors, including the rights-of-way for road alignments shown on Schedule G to this Plan, as well as electricity generation facilities, electricity transmission systems, and planned corridors, are protected in order to meet current and projected needs. We request that the policy be revised to state: The Township shall ensure that transportation and infrastructure corridors, including the rights-of-way for road alignments shown on Schedule G to this Plan, as well as electricity generation facilities, and transmission and distribution systems, and planned corridors, are protected in order to meet current and projected needs.	The recommended revisions to the Final Draft include a revision to the wording of this policy to reflect the recommended terminology.

#	Date Received	Agency	Comment / Representative Statement	Response
36	May 8, 2024	Infrastructure Ontario & Hydro One Networks Inc.	We would like to encourage a consistent approach to defining hydro corridors and electricity infrastructure facilities throughout the province. Accordingly, it is requested that the following language be considered for use throughout the Official Plan of the Township of Clearview, including in the definition of “infrastructure”. • All references to Hydro One should be referred to as “Hydro One Networks Inc.” • All references to corridors used for the transmission and distribution of electricity should be referred to as “hydro corridors.” • All references to electricity infrastructure and facilities should be referred to as “electricity generation facilities and transmission and distribution systems.”	The recommended revisions to the Final Draft include revisions to update the terminology used in the proposed Official Plan, as requested.
37	May 8, 2024	Infrastructure Ontario & Hydro One Networks Inc.	Secondary Uses – We request the addition of the following policy section 7.6 as 7.6.2 Secondary Uses in Hydro Corridors: “Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.”	The recommended revisions to the Final Draft include the recommended addition of two policies, No. 7.6.1.5 and No. 7.6.1.6, that reflect the requested wording.