Modifications to the Official Plan of the Township of Clearview
(as adopted on May 27, 2024)

Modification 1: The following items are modified by striking out "Ministry of Municipal Affairs and Housing" wherever it occurs and, in each case, substituting "MMAH":

(a) Clause (a) of Policy No. 1.2.3.1.

(b) Clauses (a), (b), and (c) of Policy No. 1.2.3.6.

(c) Clauses (a) and (b) of Policy No. 1.2.3.9.

Modification 2: The following items are modified by striking out "Ministry of the Environment" wherever it occurs and, in each case, substituting "MOE":

(a) Clause (i) of Policy No. 3.3.3.10.

(b) Policy No. 4.5.2.4.

(c) Clause (a) of Policy No. 4.5.2.5.

(d) Policy No. 4.5.2.10.

(e) Policy No. 7.2.1.11.

(f) Policy No. 7.4.1.5.

(g) Policy No. 7.4.2.1.

(h) Policy No. 7.4.2.2.

(i) Policy No. 7.4.2.6.

(j) Clause (b) of Policy No. 13.2.2.5.

(k) Clause (c) of Policy No. 13.2.2.6.

Modification 3: The following items are modified by striking out "the OMNR" wherever it occurs and, in each case, substituting "the MNR":

(a) Clauses (b) and (d) of Policy No. 4.6.2.15.

(b) The third sentence of the first paragraph of the preamble to Section 4.9.

(c) Policy No. 4.9.1.4.

(d) Policy No. 5.5.3.1.

(e) Subclause (ii) of Clause (e) of Policy No. 11.16.1.6.

(f) The third paragraph of Section 12.1.

Modification 4: The following items are modified by striking out "MTO" wherever it occurs and, in each case, substituting "the MTO":

(a) Policy No. 7.5.2.2.

(b) Policy No. 7.5.2.5.

(c) Clause (c) of Policy No. 7.5.2.7.

(d) Policy No. 7.5.3.7.

(e) Clause (a) of Policy No. 7.5.3.23.

(f) Policy No. 7.5.3.24.

(g) Policy No. 7.5.3.25.

Modification 5: The following items are modified by striking out "the PPS (2020)" wherever it occurs and, in each case, substituting "the PPS 2024":

(a) The first paragraph of the preamble to Subsection 3.3.2.

(b) Note 17 (at the end of list item (1) after the second paragraph of the preamble to Section 7.2).

(c) List item (2) after the second paragraph of the preamble to Section 7.2.

(d) Policy No. 11.8.2.2.

(e) Policy No. 11.9.8.8.

Modification 6: The following items are modified by striking out "pre-submission consultation" wherever it occurs and substituting "pre-submission consultation":

(a) Clause (c) of Policy No. 4.5.2.5.

(b) Policy No. 4.6.2.17.

(c) Clause (a) of Policy No. 5.2.1.7.

(d) The preamble to Subsection 5.4.1.

(e) Policy No. 5.4.1.2.

(f) Policy No. 5.4.1.3.

(g) Policy No. 7.2.3.9.

(h) Clause (a) of Policy No. 7.2.6.34.

(i) The preamble to Subsection 11.16.1.

(j) The subheading that appears before Policy No. 11.16.1.1.

(k) The definition of "complete application" in Section 12.6.

(l) The end of the second sentence of the preamble to Appendix C.

Modification 7: The following items are modified by striking out "during the pre-submission consultation process" and substituting "during pre-submission consultation":

(a) Policy No. 5.4.2.1.

(b) The portion of Policy No. 5.6.2.5 before Clause (a) of that policy.

(c) Policy No. 7.2.6.2.

(d) Clause (a) of Policy No. 7.2.6.20.

(e) The portion of Policy No. 7.2.6.24 before Clause (a) of that policy.

(f) The portion of Policy No. 7.2.6.30 before Clause (a) of that policy.

(g) Clause (a) of Policy No. 7.2.6.30.

(h) The portion of Policy No. 7.2.6.34 before Clause (a) of that policy.

(i) The first paragraph of the preamble to Subsection 7.3.3.

(j) Policy No. 7.3.3.2.

(k) The first sentence of the preamble to Appendix C.

Modification 8: The Table of Contents is modified by striking out "Schedule SP: Special Policy Areas" and substituting "Schedule SP: Specific Policy Areas".

Modifications to Section 1 (Introduction)

Modification 9: Section 1.1.2 is modified by striking out list items (2) and (3) after the second paragraph and substituting the following, renumbering any list items appearing thereafter as necessary:

(2) the issuance of various policy statements under Section 3 of the *Planning Act*, most recently the Provincial Planning Statement, 2024;

Modification 10: Section 1.2.1 is modified by striking out the second through sixth paragraphs (from "The 2020 Provincial Policy Statement ('PPS')…" through to "…at https://www .ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe") and substituting the following:

The Provincial Planning Statement, 2024 ("PPS 2024") came into effect on October 20, 2024, replacing the previous Provincial Policy Statement from 2020. Issued by the Province of Ontario under Section 3 of the *Planning Act*, the PPS 2024 provides policy direction on matters of provincial interest and sets the foundation "for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians." The PPS 2024 states that municipal official plans are "the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning."

The PPS 2024 is available from the Ontario Ministry of Municipal Affairs and Housing ("MMAH") at https://www.ontario.ca/page/provincial-planning-statement-2024.

Modification 11: Section 1.2.1 is further modified by striking out "(as settlement areas with delineated built boundaries and with existing municipal services)" at the end of the eighth paragraph (formerly the eleventh paragraph) and substituting "(as settlement areas with delineated built-up areas and with existing municipal services)".

Modification 12: The preamble to Section 1.2.3 is modified by striking out "as well as proposed changes that would see" in the second sentence of the second paragraph and substituting "as well as changes that will see".

Modification 13: The preamble to Section 1.2.3 is further modified by striking out "In many cases" at the start of the third sentence of the second paragraph and substituting "In some cases".

Modification 14: Table 1.3 (in Section 1.2.3) is modified:

(a) by striking out "within built boundary" wherever it appears and, in each case, substituting "within delineated built-up area"; and

(b) by striking out "in designated greenfield area" wherever it appears and, in each case, substituting "in designated growth area".

Modification 15: Section 1.3.1 is modified by striking out "for special policy areas" at the end of the first sentence of the first paragraph and substituting "for areas subject to specific policies".

Modification 16: Section 1.3.2 is modified by striking out "(such as the Growth Plan or the SCOP)" at the end of the first sentence of the first paragraph and substituting "(such as the PPS 2024 or the SCOP)".

Modification 17: The third paragraph of Section 1.3.2 is modified:

(a) by inserting "('MOE')" after "the term 'Ministry of the Environment'" in the second sentence; and

(b) by inserting "('MNR')" after "like that of the Ministry of Natural Resources" in the fifth sentence.

Modifications to Section 2 (Community Structure & Growth Management)

Modification 18: The preamble to Section 2.2 is modified by striking out "established in the Province's Growth Plan and the SCOP" at the end of the second sentence of the first paragraph and substituting "established in the SCOP, in consultation with the Province".

Modification 19: The preamble to Section 2.2 is further modified by striking out the sixth paragraph (beginning "Urban Settlement Areas are meant to be the primary locations…") and substituting the following:

> Urban Settlement Areas are meant to be the primary locations for new development in the Township and for community activity in general. The delineated built-up areas of the two Urban Settlement Areas, identified on Schedule B-4 and Schedule B-12, are subject to the intensification target in Section 2.3.2 of this Official Plan, which is based on that established in the SCOP. The areas outside the delineated built-up areas but within the settlement area boundaries are designated growth areas, within which the density target in Section 2.3.2 of this Official Plan applies to new development.

Modification 20: The preamble to Section 2.2 is further modified by striking out the tenth paragraph (beginning "Community Settlement Areas do not have delineated built boundaries…") and substituting the following:

> Community Settlement Areas are not subject to the intensification and density targets that apply in Urban Settlement Areas, although intensification, infilling, and redevelopment are still encouraged in Community Settlement Areas in accordance with the policies of this Official Plan.

Modification 21: The eleventh paragraph of the preamble to Section 2.2 (beginning "Rural Settlement Areas are small communities…") is modified by inserting the following sentence after the first sentence:

> They are not subject to the intensification or density targets established in this Official Plan.

Modification 22: The preamble to Section 2.2 is further modified by striking out the twelfth paragraph ("Rural Settlement Areas are considered 'rural settlements' … for designated greenfield areas.").

Modification 23: The fourteenth paragraph of the preamble to Section 2.2 (beginning "Rural Crossroads are specific places…") is modified by striking out "(and are not considered 'rural settlements' as defined in the Growth Plan)" in the second sentence.

Modification 24: Policy No. 2.2.1.2 is modified:

(a) by striking out "designated greenfield area" and substituting "designated growth area"; and

(b) by striking out "the delineated built boundary or the existing built-up area" at the end and substituting "the delineated built-up area or other areas of existing development".

Modification 25: The preamble to Subsection 2.2.2 is modified by striking out the second sentence of the first paragraph and substituting the following:

> Community Settlement Areas do not have delineated built-up areas, meaning that development in these Settlement Areas does not contribute towards the achievement of intensification targets and is not included when calculating the density of development in designated growth areas.

Modification 26: Clause (e) of Policy No. 2.2.2.8 is modified:

(a) by striking out "the delineation of a built boundary" and substituting "identifying a delineated built-up area";

(b) by striking out "the establishment of a designated greenfield area" and substituting "establishing a designated growth area"; and

(c) by striking out "and the Province" at the end.

Modification 27: Subsection 2.2.2 is modified by inserting the following policy after Policy No. 2.2.2.9, renumbering any policies appearing thereafter as necessary:

> 10. Further to No. 2.2.2.9(b), the re-classification of a Community Settlement Area as an Urban Settlement Area shall require the completion of a servicing strategy, which among other things must ensure that all existing public service facilities in the Settlement Area are provided with full municipal water services and municipal wastewater services.

Modification 28: Policy No. 2.2.2.13 (formerly No. 2.2.2.12) is modified:

(a) by striking out "in No. 2.2.2.12(d)" in Clause (e) and substituting "in No. 2.2.2.13(d)";

(b) by striking out "within the built boundary and the designated greenfield area of the promoted Settlement Area" at the end of Clause (e) and substituting "within the delineated built-up area and the designated growth area in the re-classified Settlement Area";

(c) by striking out "in No. 2.2.2.12(b)" in Clause (h) and substituting "in No. 2.2.2.13(b)";

(d) by striking out "to delineate a built boundary" in Clause (h) and substituting "to identify a delineated built-up area"; and

(e) by striking out "in Nos. 2.2.2.12(a)–(i) above" at the end of Clause (j) and substituting "in No. 2.2.2.13(a)–(i) above".

Modification 29: Policy No. 2.2.2.14 is modified by striking out "in No. 2.2.2.12 above" and substituting "in No. 2.2.2.13 above".

Modification 30: Policy No. 2.2.3.7 is modified by striking out "in Policy No. 2.2.2.12 (with the exception of No. 2.2.2.12(h), which would not apply in such a situation)" at the end and substituting "in Policy No. 2.2.2.13 (with the exception of No. 2.2.2.13(h), which would not apply in such a situation".

Modification 31: The preamble to Section 2.3 is modified by striking out "in the designated greenfield areas" in the third sentence of the first paragraph and substituting "in designated growth areas".

Modification 32: The preamble to Section 2.3 is further modified by striking out the second paragraph and substituting the following:

> The expansion of the boundaries of any Settlement Area, or the identification of a new Settlement Area, shall only be permitted in accordance with Section 2.3.2 of the PPS 2024 and with all other applicable policies and plans as may be in effect at the time.

Modification 33: The preamble to Section 2.3.2 is modified by striking out "to the designated greenfield area" in the third sentence of the second paragraph and substituting "to designated growth areas".

Modification 34: Policy No. 2.3.2.1 is modified by striking out “within the delineated built boundaries of the Urban Settlement Areas” at the end and substituting “within the delineated built-up areas in Urban Settlement Areas”.

Modification 35: Policy No. 2.3.2.3 is modified by striking out “in designated greenfield areas” and substituting “in designated growth areas”.

Modification 36: Policy No. 2.3.2.5 is modified by striking out “within the delineated built boundary or within an existing built-up area” and substituting “within the delineated built-up area”.

Modification 37: The first paragraph of the preamble to Section 2.4 is modified:

(a) by striking out “occupied by usual residents” in the first sentence and substituting “occupied by permanent residents”.

(b) by striking out “within the delineated built boundaries of the Urban Settlement Areas” at the end of the second sentence and substituting “within the delineated built-up areas in Urban Settlement Areas”.

Modification 38: The second paragraph of the preamble to Section 2.4 is modified:

(a) by striking out “located in designated greenfield areas” in the first sentence and substituting “located in designated growth areas”;

(b) by striking out “Table 2.3 above” at the start of the second sentence and substituting “Table 2.3”; and

(c) by striking out “New units within the built boundary and in the designated greenfield area” at the start of the third sentence and substituting “New units within delineated built-up areas and designated growth areas”.

Modification 39: Table 2.3 (in Section 2.4) is modified:

(a) by striking out “within built boundary” wherever it appears and, in each case, substituting “within delineated built-up area”; and

(b) by striking out “in designated greenfield area” wherever it appears and, in each case, substituting “in designated growth area”.

Modification 40: The preamble to Subsection 2.4.2 is modified by striking out “within the built boundaries of the Township’s Urban Settlement Areas” and substituting “within the delineated built-up areas in the Township’s Urban Settlement Areas”.

Modifications to Section 3 (Rural & Agricultural Lands)

Modification 41: The preamble to Section 3 is modified by striking out the second sentence of the second paragraph ("One of the major priorities … for long-term agricultural use.") and substituting the following:

> The PPS 2024 directs planning authorities to maintain and enhance a geographically continuous agricultural land base and to protect prime agricultural areas for long-term agricultural use.

Modification 42: The preamble to Subsection 3.2.1 is modified by striking out "('OMAFRA')" in the first sentence and substituting "('OMAFRA')".

Modification 43: The preamble to Subsection 3.2.3 is modified by striking out the first sentence of the second paragraph ("Furthermore, Policy No. 1.1.1.d in the PPS (2020) … or close to settlement areas.'").

Modification 44: The preamble to Subsection 3.3.1 is modified:

(a) by striking out "The PPS (2020)" at the start of the first sentence and substituting "The PPS 2024"; and

(b) by striking out "OMAFRA" at the start of the third sentence and substituting "OMAFRA".

Modification 45: The preamble to Subsection 3.3.2 is modified by striking out "in OMAFRA's Guidelines on Permitted Uses" in the first paragraph and substituting "in OMAFRA's Guidelines on Permitted Uses".

Modification 46: The preamble to Subsection 3.3.4 is modified by striking out "in Section 2.3.6 of the PPS (2020)" in the first sentence and substituting "in Section 4.3.5 of the PPS 2024".

Modification 47: Policy No. 3.3.4.7 is modified by striking out "according to the hierarchy established in the Provincial Policy Statement (2020) or any successor thereto" at the end and substituting "in accordance with the PPS 2024 (or any successor thereto)".

Modification 48: Section 3.3.5 is modified by striking out Policy No. 3.3.5.1 and Policy No. 3.3.5.2 and substituting the following, renumbering any policies appearing thereafter as necessary:

> 1. An adjustment to the boundary of the "Agricultural" designation, or the re-designation of land from "Agricultural" to another land use designation, shall only be permitted through an amendment to this Official Plan and only where the purpose of the adjustment or re-designation is:
>
> (a) to accommodate the expansion of a settlement area boundary or the identification of a new settlement area in accordance with the policies of this Official Plan, the SCOP, the PPS, and any applicable Provincial Plans; or

(b) to re-designate the land as "Agricultural Exception" for the purpose of permitting the establishment or expansion of a mineral aggregate operation in accordance with the policies in Section 4.6.2 of this Official Plan.

Modification 49: The following items are modified by striking out "Policy No. 3.3.5.4" wherever it occurs and, in each case, substituting "Policy No. 3.3.5.3":

(a) Policy No. 3.3.5.4 (formerly No. 3.3.5.5).

(b) Policy No. 3.3.5.5 (formerly No. 3.3.5.6).

Modifications to Section 4 (Land Use Designations)

Modification 50: Policy No. 4.2.1.26 is modified by striking out "the delineated built boundary" in Clause (a) and substituting "the delineated built-up area".

Modification 51: Subsection 4.2.3 is modified by striking out Policy No. 4.2.3.4 and Policy No. 4.2.3.5, renumbering any policies appearing thereafter as necessary.

Modification 52: Policy No. 4.2.3.6 (formerly No. 4.2.3.8) is modified by striking out "Policy No. 4.2.3.6" in the portion before Clause (a) and substituting "Policy No. 4.2.3.4".

Modification 53: Policy No. 4.2.3.7 (formerly No. 4.2.3.9) is modified by striking out "subject to No. 4.2.3.10 below" and substituting "subject to No. 4.2.3.8 below".

Modification 54: Policy No. 4.2.3.8 (formerly No. 4.2.3.10) is modified by striking out "Policy No. 4.2.3.9" at the start and substituting "Policy No. 4.2.3.7".

Modification 55: Policy No. 4.3.1.11 is modified by striking out "during the pre-submission consultation process for the application" in Clause (d) and substituting "during pre-submission consultation".

Modification 56: Policy No. 4.3.2.1 is modified by striking out "day-care centres, nursery schools," at the start of Clause (d) and substituting "child-care centres".

Modification 57: Policy No. 4.3.2.6 is modified by striking out "Day-care centres, nursery schools, and other public service facilities" at the start and substituting "Child-care centres and other public service facilities".

Modification 58: The preamble to Section 4.4 is modified by striking out "Examples of the latter include recreation facilities, places of worship" at the start of the fourth sentence of the first paragraph and substituting "Examples of the latter include recreation facilities, schools, places of worship".

Modification 59: Subsection 4.4.1 is modified by striking out Policy No. 4.4.1.7 and substituting the following:

7. The Township will support appropriate locations for school sites, as recommended by the respective school board, and will consult and cooperate with school boards

as necessary, particularly with regard to the co-location of schools and municipal facilities (such as parks).

Modification 60: Policy No. 4.4.1.8 is modified by striking out "Development" at the start of the portion before Clause (a) and substituting "New development".

Modification 61: Policy No. 4.4.2.4 is modified by striking out "day-care facilities" at the start of Clause (a) and substituting "child-care centres".

Modification 62: The preamble to Section 4.5 is modified:

(a) by inserting "or close to existing public transit" at the end of list item (1) after the second paragraph;

(b) by inserting the following item after list item (1) after the second paragraph, renumbering any items appearing thereafter as necessary:

(2) to facilitate alternatives to the private automobile for commuting by providing well-connected active transportation networks and promoting transit-supportive built form for new development and redevelopment;

(c) by striking out "provided with water and wastewater services" in list item (3) (formerly list item (2)) after the second paragraph and substituting "provided with adequate water and wastewater services"; and

(d) by striking out the third paragraph ("Amendments to this Official Plan…") and substituting the following:

Amendments to this Official Plan that would have the effect of removing lands from an employment area shall only be approved where it has been demonstrated that there is an identified need for the removal, that the land in question is not required for employment uses over the long term, that the proposed uses will not negatively impact the overall viability of the employment area, that existing or planned infrastructure and public service facilities are available to accommodate the proposed uses, and that there are sufficient employment lands in the Township to accommodate projected employment growth to the horizon of this Plan.

Modification 63: The preamble to Subsection 4.5.1 is modified by striking out "**The Ministry of the Environment** categorizes industrial uses" at the start of the first paragraph and substituting "**Industrial uses are categorized**".

Modification 64: The preamble to Section 4.6 is modified by striking out "administered by the Ontario Ministry of Natural Resources ('OMNR')" at the end of the third paragraph and substituting "administered by the MNR".

Modification 65: Policy No. 4.6.1.2 is modified by striking out "The OMNR" at the start of Clause (b) and substituting "The MNR".

Modification 66: Policy No. 4.6.2.3 is modified by striking out the period at the end and substituting a comma, followed by "and mineral aggregate resource conservation (as defined in the PPS 2024) shall be undertaken wherever feasible."

Modification 67: Policy No. 4.7.1.9 is modified by striking out "open space areas and facilities" at the end and substituting "open space areas, facilities, and physical amenities".

Modification 68: The preamble to Section 4.9 is modified by striking out "and with the Natural Heritage System of the Growth Plan" at the end of the first sentence of the first paragraph.

Modification 69: Clause (f) of Policy No. 4.9.3.11 is modified by striking out "school nurseries, day-care centres" in Subclause (i) and substituting "child-care centres".

Modifications to Section 5 (Natural Heritage & Climate Change)

Modification 70: The preamble to Section 5.2 is modified by striking out the second paragraph ("Schedule C also includes … or those in the SCOP.")

Modification 71: Policy No. 5.2.1.1 is modified by striking out "as defined in No. 5.2.1.10 below" in Clause (j) and substituting "as defined in No. 5.2.1.9 below".

Modification 72: Clause (a) of Policy No. 5.2.1.6 is modified:

(a) by adding "or" at the end of Subclause (vi); and

(b) by striking out Subclause (viii).

Modification 73: Policy No. 5.2.1.8 is modified by striking out "The pre-submission consultation process for a development application may define 'adjacent'" at the start and substituting "During pre-submission consultation, the Township may decide to define the term 'adjacent'".

Modification 74: Subsection 5.2.1 is modified by striking out Policy No. 5.2.1.9, renumbering any policies appearing thereafter as necessary.

Modification 75: Policy No. 5.2.1.12 (formerly No. 5.2.1.13) is modified by striking out "under No. 5.2.1.12" in the portion before Clause (a) and substituting "under No. 5.2.1.11".

Modification 76: The preamble to Section 5.2.3 is modified by striking out "by the Ontario Ministry of Natural Resources ('OMNR')" at the end of the second sentence of the second paragraph and substituting "by the MNR".

Modification 77: Subsection 5.3.1 is modified by striking out Policy No. 5.3.1.3, renumbering any policies appearing thereafter as necessary.

Modification 78: The following items are modified by striking out "No. 5.3.1.14" wherever it occurs and, in each case, substituting "No. 5.3.1.13":

(a) Policy No. 4.9.3.15.

(b) Policy No. 5.3.1.14 (formerly No. 5.3.1.15).

(c) Policy No. 5.3.1.15 (formerly No. 5.3.1.16).

Modification 79: Policy No. 5.3.1.5 (formerly No. 5.3.1.6) is modified:

(a) by striking out "under Policy No. 5.3.1.4" in the portion before Clause (a) and substituting "under Policy No. 5.3.1.3"; and

(b) by striking out "under Policy No. 5.3.1.5 must" at the end of the portion before Clause (a) and substituting "under Policy No. 5.3.1.4 must".

Modification 80: Policy No. 5.3.1.13 (formerly No. 5.3.1.14) is modified by striking out "Policy No. 5.3.1.13 above" and substituting "Policy No. 5.3.1.12 above".

Modification 81: Policy No. 5.3.2.9 is modified by striking out "the Ontario Ministry of the Environment's most recent guidelines" and substituting "the MOE's most recent guidelines".

Modification 82: Policy No. 5.3.3.2 is modified by striking out "in designated greenfield areas, as required by Policy No. 4.2.1.4 of the Growth Plan for the Greater Golden Horseshoe" at the end.

Modification 83: Policy No. 5.3.3.3 is modified by striking out "in the designated greenfield area" at the end of the portion before Clause (a) and substituting "in a designated growth area".

Modification 84: Policy No. 5.4.1.1 is modified by striking out "The pre-submission consultation process for a development application requiring an EIS" at the start and substituting "Pre-submission consultation for any development application that will require an EIS".

Modification 85: Policy No. 5.4.1.5 is modified by striking out "as determined during the pre-submission consultation process" in the portion before Clause (a) and substituting "as may be determined during pre-submission consultation".

Modification 86: Policy No. 5.5.1.9 is modified by striking out "Policy No. 2.5.4.1 of the PPS (2020)" and substituting "Policy No. 4.5.4.2 of the PPS 2024".

Modification 87: Subsection 5.5.2 is modified by striking out Policy No. 5.5.2.6, renumbering any policies appearing thereafter as necessary.

Modification 88: Policy No. 5.6.2.1 is modified by striking out "Any request for pre-submission consultation" at the start of the portion before Clause (a) and substituting "Where pre-submission consultation is required by a by-law authorized under the *Planning Act*, any request for pre-submission consultation".

Modification 89: Policy No. 5.6.2.4 is modified by striking out "during pre-submission consultation" and substituting "under Policy No. 5.6.2.1".

Modification 90: Subsection 5.6.2 is modified by striking out Policy No. 5.6.2.6 and substituting the following:

> 6. Where a Preliminary Statement has not been required under Policy No. 5.6.2.1, or where pre-submission consultation is not required by a by-law authorized under the *Planning Act*, the Township may nonetheless require that a CCMAS be included as part of a complete application, in which case the items identified in No. 5.6.2.2 and the matters identified in No. 5.6.2.5 will be included as part of the Terms of Reference for the CCMAS.

Modification 91: Policy No. 5.6.2.10 is modified by inserting "or where the proposed development is already subject to similar requirements or oversight (such as with public service facilities)" at the end.

Modifications to Section 6 (Community Health, Safety & Well-Being)

Modification 92: Policy No. 6.2.1.13 is modified by striking out "school nurseries, day-care centres" in Clause (a) and substituting "child-care centres".

Modifications to Section 7 (Infrastructure & Municipal Services)

Modification 93: The preamble to Section 7.2 is modified by striking out "Section 1.6.6 of the PPS (2020)" at the start of the second paragraph and substituting "Section 3.6 of the PPS 2024".

Modification 94: Policy No. 7.2.3.3 is modified by striking out "or reserve capacity that is otherwise considered sufficient for the purposes of Policy No. 1.6.6.6 in the PPS (2020)" at the end of Clause (b).

Modification 95: The preamble to Subsection 7.2.6 is modified by striking out "as part of the pre-submission consultation process" at the end of the seventh paragraph and substituting "during pre-submission consultation".

Modification 96: Policy No. 7.2.6.3 is modified by striking out "and the Ministry of Environment" and substituting "and the MOE".

Modification 97: The preamble to Subsection 7.3.3 is modified by striking out "reviewed and approved by the Ministry of Transportation of Ontario" at the end of the second paragraph and substituting "reviewed and approved by the Ministry of Transportation ('MTO')".

Modification 98: Policy No. 7.3.3.3 is modified by striking out "The pre-submission consultation process for any application that is required" at the start and substituting "Pre-submission consultation regarding any development application that will be required".

Modification 99: Policy No. 7.4.2.8 is modified by striking out "with the Ministry of the Environment's Guideline D-4" at the end of Clause (b) and substituting "with the MOE's Guideline D-4".

Modification 100: Policy No. 7.5.2.1 is modified by striking out "with the Ministry of Transportation of Ontario ('MTO')" at the end of Clause (d) and substituting "with the MTO".

Modification 101: Policy No. 7.5.3.6 is modified by striking out "under the jurisdiction of the Ministry of Transportation of Ontario ('MTO')" at the end of Clause (a) and substituting "under the jurisdiction of the MTO".

Modification 102: Policy No. 7.5.3.24 is modified by striking out "within MTO's Permit Control Area" and substituting "within the MTO's Permit Control Area".

Modification 103: Policy No. 7.5.4.1 is modified by inserting "and to such requirements and standards as may be prescribed by the Province" at the end.

Modification 104: Policy No. 7.5.5.2 is modified by inserting "and the County's Transportation Master Plan" after "in the SCOP".

Modification 105: Policy No. 7.5.6.2 is modified by striking out "the NEC, and other agencies" and substituting "school boards, the NEC, and other agencies".

Modification 106: Policy No. 7.5.6.8 is modified:

(a) by striking out "of public facilities" and substituting "of public service facilities";

(b) by striking out "elements that encourage" and substituting "elements to encourage"; and

(c) by inserting "(such as multi-use trail connections and parking for bicycles and scooters)" at the end.

Modification 107: Policy No. 7.5.6.12 is modified:

(a) by striking out "and" at the end of Clause (c);

(b) by striking out the period at the end of Clause (d) and substituting a semicolon, followed by "and"; and

(c) by inserting the following clause after Clause (d):

(e) completing a gap analysis to identify needs for and opportunities to improve connections to public service facilities and other community amenities.

Modification 108: Policy No. 7.6.1.5 is modified by striking out "such as parking facilities or outdoor storage" and substituting "such as parking facilities".

Modifications to Section 8 (Community Design & Placemaking)

Modification 109: Policy No. 8.2.2.12 is modified by striking out "to MTO access management policies" at the end and substituting "to the MTO's access management policies".

Modification 110: Policy No. 8.3.1.1 is modified by striking out the period at the end of Clause (h) and substituting a comma, followed by "where possible."

Modification 111: Policy No. 8.3.1.3 is modified by striking out “all new development” and substituting “new development”.

Modification 112: Policy No. 8.3.2.1 is modified by striking out “within the delineated built boundary of an Urban Settlement Area” wherever it appears and, in each case, substituting “within the delineated built-up area in an Urban Settlement Area”.

Modifications to Section 9 (Cultural Heritage)

Modification 113: Item No. 9.1.1 is modified by inserting “and First Nations and Métis communities” after “including Simcoe County”.

Modification 114: Policy No. 9.2.2.2 is modified by inserting “as early as possible” after “with First Nations and Métis communities”.

Modification 115: Policy No. 9.2.2.7 is modified by striking out “projects undertaken by a public authority shall have regard to the protection and conservation” and substituting “projects undertaken by a public authority or relating to a public service facility shall have due regard, wherever possible, to the protection and conservation”.

Modification 116: Policy No. 9.3.1.2 is modified by inserting “as early as possible” after “with First Nations and Métis communities”.

Modification 117: Subsection 9.3.1 is further modified by inserting the following policy after Policy No. 9.3.1.4, renumbering any policies appearing thereafter as necessary:

5. First Nations and Métis communities shall be consulted throughout the process of preparing an archaeological assessment and shall be involved in all stages of that process.

Modifications to Section 10 (Economic Development)

Modification 118: Policy No. 10.2.1.3 is modified by inserting “and that provide for a range and mix of diverse housing options to serve both employers and employees” at the end.

Modification 119: Policy No. 10.2.1.8 is modified by striking out “or in neighbouring municipalities” at the end and substituting “and throughout Simcoe County”.

Modification 120: Policy No. 10.2.1.9 is modified by striking out “the achievement of its economic development goals, including taking steps to provide for the establishment of counselling services for small businesses in the Township, pursuant to Section 108 of that Act” at the end and substituting “the achievement of this Official Plan’s economic development goals”.

Modifications to Section 11 (Implementation)

Modification 121: The preamble to Subsection 11.1.2 is modified by inserting "(including public service facilities)" after "land use and infrastructure" in the second sentence.

Modification 122: Policy No. 11.1.2.3 is modified by inserting a comma after "compatible land uses" at the end of Clause (d), followed by "including public service facilities and parks".

Modification 123: Subsection 11.2.4 is modified by striking out Policy No. 11.2.4.7, renumbering any policies appearing thereafter as necessary.

Modification 124: The following items are modified by striking out "No. 11.2.4.9" wherever it appears and, in each case, substituting "No. 11.2.4.8":

(a) Policy No. 11.2.4.9 (formerly No. 11.2.4.10).

(b) Policy No. 11.2.4.10 (formerly No. 11.2.4.11).

(c) Policy No. 11.2.4.11 (formerly No. 11.2.4.12).

Modification 125: The following items are modified by striking out "No. 11.2.4.12" wherever it appears and, in each case, substituting "No. 11.2.4.11":

(a) Policy No. 11.2.4.12 (formerly No. 11.2.4.13).

(b) Policy No. 11.2.4.13 (formerly No. 11.2.4.14).

Modification 126: The following items are modified by striking out "Policies No. 11.2.4.12–15 above" wherever it appears and, in each case, substituting "Policies No. 11.2.4.11–14 above":

(a) Policy No. 11.2.4.15 (formerly No. 11.2.4.16).

(b) Clause (b) of Policy No. 11.2.4.16 (formerly No. 11.2.4.17).

Modification 127: Policy No. 11.2.4.8 (formerly No. 11.2.4.9) is modified:

(a) by striking out "No. 11.2.4.8(c)" and substituting "No. 11.2.4.7(c)"; and

(b) by striking out "No. 11.2.4.8(a) and No. 11.2.4.8(b)" and substituting "No. 11.2.4.7(a) and No. 11.2.4.7(b)".

Modification 128: Policy No. 11.2.4.13 (formerly No. 11.2.4.14) is further modified by striking out "Notwithstanding No. 11.2.4.13(c) above, and subject to No. 11.2.4.15" at the start and substituting "Notwithstanding No. 11.2.4.12(c) above, and subject to No. 11.2.4.14".

Modification 129: Policy No. 11.2.4.14 (formerly No. 11.2.4.15) is modified by striking out "under Policy No. 11.2.4.13(c) or No. 11.2.4.14" and substituting "under Policy No. 11.2.4.12(c) or No. 11.2.4.13".

Modification 130: Policy No. 11.2.4.18 (formerly No. 11.2.4.19) is modified by striking out "No. 11.2.4.13 above" wherever it occurs and, in each case, substituting "No. 11.2.4.12 above".

Modification 131: Policy No. 11.2.4.21 (formerly No. 11.2.4.22) is modified by striking out "No. 11.2.4.20(b) above" at the end of the portion before Clause (a) and substituting "No. 11.2.4.19(b) above".

Modification 132: Policy No. 11.8.1.15 is modified:

(a) by striking out "in the designated greenfield area" and substituting "in a designated growth area"; and

(b) by striking out "adjacent to the delineated built boundary or adjacent to existing development" at the end and substituting "adjacent to the delineated built-up area or adjacent to another area of existing development".

Modification 133: Policy No. 11.8.1.17 is modified by striking out "adjacent to the delineated built boundary or to existing development" and substituting "adjacent to the delineated built-up area or to existing development (as the case may be)".

Modification 134: Policy No. 11.8.1.19 is modified by striking out "from the delineated built boundary" in Clause (b) and substituting "from the delineated built-up area".

Modification 135: Policy No. 11.9.9.4 is modified:

(a) by striking out "Policy No. 5.2.1.15" at the end of Clause (a) and substituting "Policy No. 5.2.1.14"; and

(b) by striking out "Policy No. 5.2.1.16" at the end of Clause (b) and substituting "Policy No. 5.2.1.15".

Modification 136: Policy No. 11.10.3.7 is modified by striking out Clause (a), renumbering any clauses appearing thereafter as necessary.

Modification 137: Section 11.16 is modified by striking out the preamble and substituting the following:

> **Under the *Planning Act*,** the Township may require anyone who submits a development application to provide such information and material as is considered necessary for Council to make a decision on the application, so long as the Official Plan contains provisions relating to such requirements. An application that includes all of the required information and material is referred to as a "complete application". The requirements for a complete application are generally determined through a process referred to as pre-submission consultation, which typically (but not necessarily) involves a formal meeting between the proponent and Township Staff. Although the *Planning Act* does not currently authorize the Township to require a pre-submission consultation meeting, proponents are strongly encouraged to engage with the Township before submitting a development application.

Modification 138: Policy No. 11.16.1.1 is modified by striking out "shall be required to consult with the Township before the application will be accepted" at the end of the portion before Clause (a) and substituting "will be strongly encouraged to formally consult with the Township before submitting the application".

Modification 139: Subsection 11.16.1 is further modified by striking out Policy No. 11.16.1.2 and Policy No. 11.16.1.3 and substituting the following, renumbering any policies appearing thereafter as necessary:

2. Where pre-submission consultation is required by a by-law authorized under the *Planning Act*, requests for pre-submission consultation shall be subject to the requirements in Section 5.6.2 regarding the preparation of a Preliminary Climate Change Mitigation & Adaptation Statement.

Modification 140: Policy No. 11.16.1.3 (formerly No. 11.16.1.4) is modified:

(a) by striking out "No application described in Policy No. 11.16.1.1 above" at the start of the portion before Clause (a) and substituting "No development application";

(b) by striking out "during the pre-submission consultation referred to in No. 11.16.1.1" in Clause (a) and substituting "during pre-submission consultation"; and

(c) by striking out "prepared in accordance with Section 5.6.2 of this Plan and subject to the policies in that section" at the end of Clause (b) and substituting "in accordance with, and subject to the policies in, Section 5.6.2, and subject to No. 11.16.1.5 below".

Modification 141: Policy No. 11.16.1.4 (formerly No. 11.16.1.5) is modified by striking out "Policy No. 11.16.1.4 above" at the end and substituting "Policy No. 11.16.1.3 above".

Modification 142: Subsection 11.16.1 is further modified by inserting the following policy after Policy No. 11.16.1.4 (formerly No. 11.16.1.5), renumbering any policies appearing thereafter as necessary:

5. The Township will generally require the submission of a CCMAS with any application requesting an amendment to this Official Plan, an amendment to the Zoning By-law, or the approval of a plan of subdivision or description of condominium, although the Township may, at its discretion, waive this requirement, such as in cases where the nature of a proposed amendment does not necessitate a CCMAS or under circumstances such as those described in Policy No. 5.6.2.10.

Modification 143: Clause (a) of Policy No. 11.16.1.6 is modified by striking out "including Coastal Engineering Studies" at the end of Subclause (iv).

Modification 144: Clause (f) of Policy No. 11.16.1.6 is modified:

(a) by striking out "and" at the end of Subclause (iv); and

(b) by inserting the following subclause after Subclause (v):

(vi) reports to confirm the adequacy of school sites; and

Modifications to Section 12 (Interpretation)

Modification 145: Policy No. 12.3.2.1 is modified by inserting "('OMAFRA')" after "'Ministry of Agriculture, Food and Rural Affairs'" at the start.

Modification 146: Policy No. 12.3.2.3 is modified by inserting "('MOE')" after "'Ministry of the Environment'" at the start.

Modification 147: Policy No. 12.3.2.4 is modified by inserting "('MMAH')" after "'Ministry of Municipal Affairs and Housing'" at the start.

Modification 148: Policy No. 12.3.2.5 is modified by inserting "('MNR')" after "'Ministry of Natural Resources'" at the start.

Modification 149: Policy No. 12.3.2.7 is modified by striking out "'Ministry of Transportation' or 'Ministry of Transportation of Ontario'" at the start and substituting "'Ministry of Transportation' ('MTO')".

Modification 150: Subsection 12.3.3 is modified by striking out Policy No. 12.3.3.1, renumbering any policies appearing thereafter as necessary.

Modification 151: Section 12.4 is modified by striking out the "GGH" item.

Modification 152: Section 12.4 is further modified by inserting the following items after the "MESP" item:

MMAH refers to the Ontario Ministry of Municipal Affairs and Housing, references to which shall be interpreted in accordance with No. 12.3.2.4 above.

MNR refers to the Ontario Ministry of Natural Resources, references to which shall be interpreted in accordance with No. 12.3.2.5 above.

MOE refers to the Ontario Ministry of the Environment, references to which shall be interpreted in accordance No. 12.3.2.3 above.

Modification 153: Section 12.4 is further modified by striking out "**MTO** refers to the Ministry of Transportation of Ontario" at the start of the "MTO" item and substituting "**MTO** refers to the Ontario Ministry of Transportation".

Modification 154: Section 12.4 is further modified by striking out "No. 12.3.3.2 above" at the end of the "NEP" item and substituting "No. 12.3.3.1 above".

Modification 155: Section 12.4 is further modified by striking out the "OMNR" item.

Modification 156: Section 12.4 is further modified by striking out the "PPS (2020)" item and substituting the following:

PPS 2024 refers specifically to the Provincial Planning Statement, 2024, issued under Section 3 of the *Planning Act* and approved by the Lieutenant Governor in

Council through Order in Council No. 1099/2024, which came into effect on October 20, 2024.

Modification 157: The preamble to Section 12.6 is modified by striking out "such as the Provincial Policy Statement, 2020, or a provincial plan" in the second paragraph and substituting "such as the PPS 2024 or a Provincial Plan".

Modification 158: Section 12.6 is modified by striking out the definition of "built boundary".

Modification 159: Section 12.6 is further modified by inserting the following definition after the definition of "D-4 Assessment Area":

delineated built-up area – the area of existing development in an Urban Settlement Area, as identified on one of the schedules to this Official Plan, within which this Official Plan's intensification target applies

Modification 160: Section 12.6 is further modified by striking out the definition of "designated greenfield area" and substituting the following:

designated growth area – the area within an Urban Settlement Area that is located outside the delineated built-up area and within which this Official Plan's density target applies to new development

Modification 161: Section 12.6 is further modified by striking out the definition of "like so".

Modification 162: Section 12.6 is further modified by inserting the following definition after the definition of "partial services":

pre-submission consultation – the process (generally involving both a prospective applicant and the Township, and regardless of whether the process is required by by-law or not) whereby it is determined what information and material Council or its delegate (as the case may be) will need to make a decision regarding a development application pursuant to one of the following provisions of the *Planning Act*:

(a) Subsection 22 (5);

(b) Subsection 34 (10.2);

(c) Subsection 41 (3.4);

(d) Subsection 51 (18);

(e) Subsection 53 (3); or

(f) Subsection 53 (47).

Modification 163: The definition of "provincially significant wetland" in Section 12.6 is modified by striking out "by the Ontario Ministry of Natural Resources" and substituting "by the Ministry of Natural Resources".

Modifications to Section 13 (Special Policies)

Modification 164: The title of Part VI is modified by striking out "Special Policies" and substituting "Area-Specific Policies".

Modification 165: Section 13 is modified by striking out "Special Policies" in the section title and substituting "Area-Specific Policies".

Modification 166: Section 13 is further modified by striking out "Special Policy Areas" in the section subtitle and substituting "Specific Policy Areas".

Modification 167: The first paragraph of the preamble to Section 13 is modified:

(a) by striking out "special policy areas and exceptions" in the first sentence and substituting "specific policy areas and exceptions"; and

(b) by striking out "Special policy areas" at the start of the third sentence and substituting "Specific policy areas".

Modification 168: The following items are modified by striking out "Special Policy Area 13.1.1" wherever it appears and, in each case, substituting "Specific Policy Area 13.1.1":

(a) The first sentence of the preamble to Subsection 13.1.1.

(b) The portion of Policy No. 13.1.1.5 before Clause (a).

(c) Policy No. 13.1.1.8.

(d) Policy No. 13.1.1.12.

(e) Policy No. 13.1.1.13.

Modification 169: Policy No. 13.1.1.3 is modified:

(a) by striking out the period at the end of Clause (a) and substituting a semicolon, followed by "and"; and

(b) by inserting the following clause after Clause (a):

(b) within the delineated built-up area, land uses permitted by the land use designations shown on Schedule B.

Modification 170: Subsection 13.1.1 is further modified by striking out Policy No. 13.1.1.4 and substituting the following:

4. Further to No. 13.1.1.3 above, and to clarify:

(a) the improvement or expansion of a lawfully existing use on the subject lands shall not require an amendment to this Official Plan but shall be subject to all other requirements set out in this section of the Plan;

(b) the establishment of a new land use within the delineated built-up area may be permitted without an amendment to this Official Plan but shall require an amendment to the Zoning By-law in accordance with the policies in this section of the Plan; and

(c) Policy No. 13.1.1.3 may be amended to identify specific land uses on specific properties (including properties outside the delineated built-up area), subject to the policies in this section of the Official Plan.

Modification 171: Policy No. 13.1.1.5 is modified:

(a) by inserting "and" at the end of Clause (c); and

(b) by striking out Clause (d).

Modification 172: Subsection 13.1.1 is further modified by striking out Policy No. 13.1.1.6, renumbering any policies appearing thereafter as necessary.

Modification 173: Policy No. 13.1.1.8 (formerly No. 13.1.1.9) is modified by striking out "Further to No. 13.1.1.8" at the start and substituting "Further to No. 13.1.1.7".

Modification 174: Policy No. 13.1.1.9 (formerly No. 13.1.1.10) is modified by striking out "nothing in Policy No. 13.1.1.9" and substituting "nothing in Policy No. 13.1.1.8".

Modification 175: The preamble to Subsection 13.1.2 is modified by striking out "The lands designated as 'Special Policy Area 13.1.2'" at the start and substituting "The lands designated as 'Specific Policy Area 13.1.2'".

Modification 176: The preamble to Subsection 13.1.3 is modified by striking out "The lands designated as 'Special Policy Area 13.1.3'" at the start and substituting "The lands designated as 'Specific Policy Area 13.1.3'".

Modification 177: The preamble to Subsection 13.1.4 is modified by striking out "The lands designated as 'Special Policy Area 13.1.4'" at the start and substituting "The lands designated as 'Specific Policy Area 13.1.4'".

Modification 178: The preamble to Subsection 13.1.5 is modified by striking out "The lands designated as 'Special Policy Area 13.1.5'" at the start and substituting "The lands designated as 'Specific Policy Area 13.1.5'".

Modification 179: The preamble to Subsection 13.1.6 is modified by striking out "The lands designated as 'Special Policy Area 13.1.6'" at the start and substituting "The lands designated as 'Specific Policy Area 13.1.6'".

Modification 180: The preamble to Subsection 13.1.7 is modified by striking out "The lands designated as 'Special Policy Area 13.1.7'" at the start and substituting "The lands designated as 'Specific Policy Area 13.1.7'".

Modification 181: The preamble to Subsection 13.1.8 is modified by striking out "The lands designated as 'Special Policy Area 13.1.8'" at the start and substituting "The lands designated as 'Specific Policy Area 13.1.8'".

Modification 182: The following items are modified by striking out "Special Policy Area 13.2.1" wherever it appears and, in each case, substituting "Specific Policy Area 13.2.1":

(a) The first sentence of the preamble to Subsection 13.2.1.

(b) The portion of Policy No. 13.2.1.5 before Clause (a).

(c) Policy No. 13.2.1.12.

Modification 183: Policy No. 13.2.1.3 is modified:

(a) by striking out the period at the end of Clause (a) and substituting a semicolon, followed by "and"; and

(b) by inserting the following clause after Clause (a):

(b) within the delineated built-up area, land uses permitted by the land use designations shown on Schedule B.

Modification 184: Subsection 13.2.1 is further modified by striking out Policy No. 13.2.1.4 and substituting the following:

4. Further to No. 13.2.1.3 above, and to clarify:

(a) the improvement or expansion of a lawfully existing use on the subject lands shall not require an amendment to this Official Plan but shall be subject to all other requirements set out in this section of the Plan;

(b) the establishment of a new land use within the delineated built-up area may be permitted without an amendment to this Official Plan but shall require an amendment to the Zoning By-law in accordance with the policies in this section of the Plan; and

(c) Policy No. 13.2.1.3 may be amended to identify specific land uses on specific properties (including properties outside the delineated built-up area), subject to the policies in this section of the Official Plan.

Modification 185: Policy No. 13.2.1.5 is modified:

(a) by inserting "and" at the end of Clause (c); and

(b) by striking out Clause (d).

Modification 186: Subsection 13.2.1 is further modified by striking out Policy No. 13.2.1.6, renumbering any policies appearing thereafter as necessary.

Modification 187: Policy No. 13.2.1.9 (formerly No. 13.2.1.10) is modified by striking out "Special Policy Area 13.1.1" and substituting "Specific Policy Area 13.2.1".

Modification 188: The preamble to Subsection 13.2.2 is modified by striking out "The lands designated as 'Special Policy Area 13.2.2'" at the start and substituting "The lands designated as 'Specific Policy Area 13.2.2'".

Modification 189: The preamble to Subsection 13.2.3 is modified by striking out "The lands designated as 'Special Policy Area 13.2.3'" at the start and substituting "The lands designated as 'Specific Policy Area 13.2.3'".

Modification 190: The preamble to Subsection 13.2.4 is modified by striking out "The lands designated as 'Special Policy Area 13.2.4'" at the start and substituting "The lands designated as 'Specific Policy Area 13.2.4'".

Modification 191: The preamble to Subsection 13.3.1 is modified by striking out "The lands designated as 'Special Policy Area 13.3.1'" at the start and substituting "The lands designated as 'Specific Policy Area 13.3.1'".

Modification 192: The preamble to Subsection 13.3.2 is modified by striking out "The lands designated as 'Special Policy Area 13.3.2'" at the start and substituting "The lands designated as 'Specific Policy Area 13.3.2'".

Modification 193: The preamble to Subsection 13.3.3 is modified by striking out "The lands designated as 'Special Policy Area 13.3.3'" at the start and substituting "The lands designated as 'Specific Policy Area 13.3.3'".

Modification 194: The following items are modified by striking out "Special Policy Area 13.2.4" wherever it appears and, in each case, substituting "Specific Policy Area 13.2.4":

(a) The first sentence of the preamble to Subsection 13.2.4.

(b) Clauses (a), (b), and (c) of Policy No. 13.2.4.1.

Modification 195: The preamble to Subsection 13.4.1 is modified by striking out "The lands designated as 'Special Policy Area 13.4.1'" at the start and substituting "The lands designated as 'Specific Policy Area 13.4.1'".

Modification 196: The preamble to Subsection 13.5.1 is modified by striking out "The lands designated as 'Special Policy Area 13.5.1'" at the start and substituting "The lands designated as 'Specific Policy Area 13.5.1'".

Modification 197: Section 13.6 is modified by striking out the heading for Subsection 13.6.1.

Modifications to Appendices

Modification 198: The "Notes on Sources" for Section 1 in Appendix A are modified by striking out "**Provincial policy and legislation** — *Planning Act*, R.S.O. 1990, c. P.13; Ontario Ministry of Municipal Affairs and Housing ("OMMAH"), *Provincial Policy Statement, 2020*; OMMAH, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*; Ontario Ministry of Natural Resources ("OMNR"), *Niagara Escarpment Plan (2017)*; OMMAH, "Provincial Policy Statement Review – Proposed Policies: Original proposal" [ERO no. 019-0279]." and substituting "**Provincial policy and legislation** — *Planning Act*, R.S.O. 1990, c. P.13; Ontario Ministry of Municipal Affairs and Housing ("MMAH"), *Provincial Planning Statement, 2024*; Ontario Ministry of Natural Resources ("MNR"), *Niagara Escarpment Plan (2017)*; MMAH, "Provincial Policy Statement Review – Proposed Policies: Original proposal" [ERO no. 019-0279]."

Modification 199: The "Notes on Sources" for Section 2 in Appendix A are modified by striking out "**Growth Plan definitions of 'rural settlements' and 'settlement areas'** — OMMAH, *A Place to Grow*, p. 81 & p. 82."

Modification 200: The "Notes on Sources" for Section 3 in Appendix A are modified:

(a) by striking out "**Prime agricultural areas and rural areas** — OMMAH, *PPS, 2020*, p. 49 & p. 51." at the start and substituting "**Prime agricultural areas and rural areas** — MMAH, *PPS 2024*, Policy No. 4.3.1.1 & No. 4.3.1.2 (p. 23), p. 49 & p. 51."; and

(b) by striking out "OMAFRA" wherever it occurs and, in each case, substituting "OMAFRA".

Modification 201: The "Notes on Sources" for Section 4 in Appendix A are modified:

(a) by striking out "**Institutional uses on hazardous lands** — OMMAH, *PPS, 2020*, Policy No. 3.1.5 (p. 33) & p. 45. **Conversion of employment areas** — OMMAH, *PPS, 2020*, Policy No. 1.3.2.4 (p. 15)." and substituting "**Institutional uses on hazardous lands** — MMAH, *PPS 2024*, Policy No. 5.2.6 (p. 30) & p. 45. **Removal of lands from employment areas** — MMAH, *PPS 2024*, Policy No. 2.8.2.5 (p. 15).";

(b) by striking out "OME" wherever it occurs and, in each case, substituting "MOE";

(c) by striking out "**Recycling of used concrete and asphalt** — OMMAH, *A Place to Grow*, No. 4.2.8.1.a (p. 47)." and substituting "**Mineral aggregate resource conservation** — MMAH, *PPS 2024*, Policy No. 4.5.2.3 (p. 26) & p. 47."; and

(d) by striking out "OMNR, *Niagara Escarpment Plan (2017)*." at the end and substituting "MNR, *Niagara Escarpment Plan (2017)*."

Modification 202: The "Notes on Sources" for Section 5 in Appendix A are modified:

(a) by striking out "Ontario Ministry of Natural Resources ('OMNR')" and substituting "MNR";

(b) by striking out "OMNR" wherever it appears and, in each case, substituting "MNR";

(c) by striking out "OMMAH, *PPS, 2020*, p. 53" and substituting "MMAH, *PPS 2024*, p. 54";

(d) by striking out "OMMAH, *A Place to Grow*, p. 74" and substituting "MMAH, *PPS 2024*, p. 44, p. 51 & p. 52 (sensitive ground water features and sensitive surface water features)";

(e) by striking out "OME, 'Drinking water threats and circumstances'" and substituting "MOE, 'Drinking water threats and circumstances'";

(f) by striking out "OMMAH, *A Place to Grow*, Nos. 4.2.8.2–5 (pp. 48–50); OMMAH, *PPS, 2020*, Policy No. 2.5.4.1 (p. 30);" and substituting "MMAH, *PPS 2024*, Sections 4.5.3 & 4.5.4 (p. 27);"; and

(g) by striking out "OMMAH, *PPS, 2020*, Policy No. 2.5.5.1 (pp. 30–31)" and substituting "MMAH, *PPS 2024*, Policy No. 4.5.5.1 (p. 28)".

Modification 203: The "Notes on Sources" for Section 7 in Appendix A are modified:

(a) by striking out "OMMAH, *PPS, 2020*, Section 1.6.6 (pp. 18–20); 'individual on-site wastewater (sewage) services' and 'individual on-site water services': p. 45; 'municipal wastewater (sewage) services' and 'municipal water services': p. 47; 'partial services': p. 48; 'private communal wastewater (sewage) services' and 'private communal water services': p. 49; 'reserve wastewater (sewage) system capacity' and 'reserve water system capacity': p. 50"" and substituting "MMAH, *PPS 2024*, Section 3.6 (pp. 18–19); 'individual on-site wastewater (sewage) services' and 'individual on-site water services': p. 45; 'municipal wastewater (sewage) services' and 'municipal water services': p. 47; 'partial services' and 'private communal wastewater (sewage) services': p. 49; 'private communal water services': p. 50; 'reserve wastewater (sewage) system capacity' and 'reserve water system capacity': p. 51"; and

(b) by striking out "OMECP" wherever it occurs and, in each case, substituting "MOE".

Modification 204: The "Notes on Sources" for Section 10 in Appendix A are modified by striking out "OMNR" and substituting "MNR".

Modification 205: The "Notes on Sources" for Section 11 in Appendix A are modified by striking out "OMAFRA" and substituting "OMAFRA".

Modification 206: Appendix A is further modified by striking out the "Notes on Sources" for Section 12 and substituting the following:

Definitions – "additional residential unit": *Planning Act*, subs. 16 (3); "conservation organization": MNR, *Niagara Escarpment Plan (2017)*, p. 129; "designated growth area": MMAH, *PPS 2024*, p. 41; "development" and "erosion hazard": MMAH, *PPS 2024*, p. 42; "flooding hazard": MMAH, *PPS 2024*, p. 43; "floodplain": MMAH, *PPS 2024*, p. 42; "garden suite": *Planning Act*, subs. 39.1 (2); "hazardous lands" and "hazardous sites": MMAH, *PPS 2024*, p. 44; "individual on-site wastewater (sewage) services" and "individual on-site water services": MMAH, *PPS 2024*, p. 45; "landfilling": Regulation 347, R.R.O. 1990, subs. 1 (1); "municipal wastewater (sewage) services" and "municipal water services": MMAH, *PPS 2024*, p. 47; "nature preserve": MNR, *Niagara Escarpment Plan (2017)*, p. 134; "partial services": MMAH, *PPS 2024*, p. 49; "prime agricultural area": MMAH, *PPS 2024*, p. 49 & p. 53 (definition of "specialty crop area"); "private communal wastewater (sewage) services": MMAH, *PPS 2024*, p. 49; "private communal water services" and "public service facility": MMAH, *PPS 2024*, p. 50; "Special Policy Area": MMAH, *PPS 2024*, p. 52; "value-retaining

facility": OMAFRA, *Guidelines on Permitted Uses*, p. 6; "waste" and "waste management site": *Environmental Protection Act*, s. 25.

Modification 207: The list of "References" in Appendix A is modified by striking out the "Ontario Ministry of Municipal Affairs and Housing. *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*" and "Ontario Ministry of Municipal Affairs and Housing. *Provincial Policy Statement, 2020*" items and substituting the following:

Ontario Ministry of Municipal Affairs and Housing. *Provincial Planning Statement, 2024*. King's Printer for Ontario, 2024. https://www.ontario.ca/page/provincial-planning-statement-2024

Modification 208: Item No. 2 in Appendix C is modified:

(a) by striking out "summarize the results of the pre-submission consultation process, including" at the start of Clause (b) and substituting "provide";

(b) by striking out "during that process" at the end of Clause (b) and substituting "during pre-submission consultation"; and

(c) by striking out Clause (e) and substituting the following:

(e) briefly summarize the relevant policy context for the study area, including with respect to the PPS 2024, any Provincial Plans as might be in effect, the SCOP, and this Official Plan.

Modification 209: The list of active waste management sites in Appendix D is modified by striking out list item (2) ("County of Simcoe Site 12…"), renumbering any items appearing thereafter as necessary.

Modification 210: The list of closed waste management sites in Appendix D is modified by inserting the following item at the start of the list, renumber any items appearing thereafter as necessary:

(1) County of Simcoe Site 12 (Sunnidale Landfill), located on the east side of 12/13 Sideroad North Sunnidale, north of Highway 26 and south of Sunnidale Concession No. 12;