File No:	**CV-OP-2401**	**Date of Decision: November 26, 2024**
Municipality:	**Township of Clearview**	**Date of Notice: November 28, 2024**
Location:	**Township of Clearview**	**Last Date of Appeal: December 18, 2024**

NOTICE OF DECISION
With Respect to an Official Plan
Subsection 17(35) and 21 of the *Planning Act*

A decision was made by County of Simcoe Council on November 26, 2024 to approve an Official Plan for the Township of Clearview, as adopted by Township of Clearview By-law No. 2024-38, and modified as per Schedule 3 to Item CCW 2024-253, save and except for the following non-decision noted below:

Non-Decisions
That the County's approval does not apply to the following Non-Decision:

- A Non-Decision applies to various sections of the OP that reference the 2051 planning horizon for growth and development of the plan.

  The specific partial policies include the '2041' and '2051' column data in the following tables within policy section 1.2.3:

  Table 1.1: Target distribution of population growth to 2051;
  Table 1.2: Projected employment Growth in Clearview;
  Table 1.3: Target distribution of new dwelling units;
  Table 1.4: Target share of housing density types per Settlement Area.

Purpose and Effect of the Official Plan
It is a legislative requirement under Section 26 (1) of the *Planning Act*, for the council of a municipality to revise their official plan as required every 10 years to ensure that it: conforms with provincial plans or does not conflict with them, has regard to the matters of provincial interest, and is consistent with policy statements issued under Section 3 (1) of the *Planning Act.* This constitutes the provincial plan conformity exercise identified in Section 26 (2.1) of the *Planning Act.* As such, the County of Simcoe is the approval authority for local municipal official plans as per Section 17 of the *Planning Act.*

This decision is consistent with policy statements issued under the *Planning Act* and conforms and is consistent with Provincial and County plans. To digitally view Item CCW 2024-253, visit CCW 2024-253 - Clearview OP Approval.pdf (civicweb.net). A hardcopy of Item CCW 2024-253 will be made available for viewing upon request to the Clerk's Department (contact information noted below). In the event that you wish to view the full report online and cannot access the above link, please visit https://simcoe.ca/services/planning/local-official-plans/ Township of Clearview.

Public Input in the form of oral and written submissions were received from the public and agencies and were incorporated into the adopted version of the Official Plan as appropriate. The effect of any further comments and associated modifications to the Official Plan since adoption are included in Schedule 3 to Item CCW 2024-253. The County is satisfied that these comments were considered and/or addressed to the greatest extent possible prior to approval of the Township's new Official Plan.

When and How to File an Appeal
Any appeal to the Ontario Land Tribunal must be filed with the Clerk of the County of Simcoe no later than 20 days from the date of this notice, shown above as the last date of appeal.

An appeal may only be made on the basis that the part of the decision to which the notice of appeal relates is inconsistent with a policy statement, fails to conform with or conflicts with a

provincial plan or, in the case of the official plan of a lower-tier municipality, fails to conform with the upper-tier municipality's official plan.

The notice of appeal should be sent to the attention of Jonathan Magill, County Clerk, at the address shown below and it must:

(1) set out the specific part of the proposed official plan or official plan amendment to which the appeal applies;
(2) set out the reasons for the request for the appeal;
(3) include a completed Tribunal Appellant Form (A1); and,
(4) be accompanied by the fee charged under the *Ontario Land Tribunal Act, 2021* in the amount of $1,100.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal https://olt.gov.on.ca/the-ontario-land-tribunal/).

Who Can File an Appeal

Only the applicant, specified person and public bodies as defined in the *Planning Act*, and registered owners of lands to which the by-law will apply and who made submissions at the public meeting or who have made written submission to the municipality before the by-law was passed, will be able to appeal the decision of the County of Simcoe to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal (please refer to the Last Date of Appeal noted above).

Getting Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing and Email Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6
Email: clerks@simcoe.ca
Telephone: (705) 726-9300