of the three conservation authorities that authored the South Georgian Bay Lake Simcoe Source Protection Plan, authorized in 2015 under the *Clean Water Act, 2006*. Development within the area regulated by the NVCA, as described in Ontario Regulation 172/06 under the *Conservation Authorities Act*, requires a permit from the NVCA under that Act.

The Simcoe County Official Plan ("SCOP") provides policy direction for the sixteen local, "lower-tier" municipalities that make up Simcoe County, including Clearview Township. Among other things, the SCOP establishes a framework of land use designations – Settlements, Rural Areas, Agricultural Lands, and Greenlands – and directs the growth management strategies of its local municipalities by allocating projected population and employment growth. The SCOP's growth management strategy directs that the "vast majority" of this growth be directed to the Township's Urban Settlement Areas (as settlement areas with delineated built-up areas and with existing municipal services).

The most recent version of the SCOP came into effect in 2016 and is available through the County of Simcoe's website, at https://www.simcoe.ca/Planning/Pages/official-plan.aspx.

1.2.2 Scope of Clearview Township's Official Plan

This Official Plan is intended as an enabling document that provides a "big picture" look at how we want our community to grow and that identifies the range of implementation tools that may be used to achieve the Township's policy objectives. This Plan has been prepared with reference to population and employment projections to the year 2031 provided by the SCOP. Clearview Township intends to evaluate this Plan's effectiveness by monitoring development activity within the municipality, including the issuance of building permits, the creation of lots, and the changing of land uses resulting from any amendments to this Official Plan or to the implementing Zoning By-law. When necessary, either because of changes in the Township's physical, environmental, social, or economic circumstances, or because of policy changes made by Simcoe County or the Province of Ontario, this Official Plan will be updated as appropriate.

1.2.3 Transitional Policies for Official Plan Review

The County of Simcoe adopted Amendment No. 7 to the SCOP on August 9, 2022, for the purpose of updating the SCOP's population, employment, and housing forecasts to the year 2051. The current SCOP requires the Township of Clearview to plan for a population of 19,700 people and for total employment of 5,100 jobs by 2031. Once approved, the forecasts and allocations in Amendment No. 7 to the SCOP would require the Township to plan for 21,820 residents and 6,470 jobs by 2051. At the time this Official Plan was being prepared for adoption, Amendment No. 7 had not yet been approved by the Province, meaning that the projections to 2031 contained in the current SCOP remain in effect. Therefore, the forecasts presented in Section 2.3 of this Official Plan, and this Plan's policies more generally, reflect the 2031 projections set out in the current SCOP.

As mentioned in Section 1.1.2, this Official Plan is meant to replace the Official Plan that the Township adopted in 2001 and, in doing so, to establish updated policies that reflect the current needs of the community and that take into account the growth projected to 2031. Given the uncertain status of Amendment No. 7 to the SCOP, and uncertainties surrounding provincial policy more generally, it is not considered prudent to delay the adoption of this Official Plan until those uncertainties have been resolved. At the same time, this Official Plan acknowledges that it is advisable to plan beyond the 2031 horizon (as contemplated by Amendment No. 7), and furthermore recognizes that the Province's approval of Amendment No. 7 (should it be granted) will require an amendment to the Township's Official Plan to conform with the amended SCOP.

Therefore, the overall intent is for this Official Plan to be reviewed and amended once the matters referred to in the previous paragraphs have been resolved, or at least once there is more certainty regarding longer-term policy direction from the County and Provincial levels. The policies presented in this section of the Plan should generally be understood as statements of intent to provide guidance for the amendment prepared during that review process.

Nothing in this section of the Official Plan is intended to affect, hinder, or interfere with Council's authority under the *Planning Act* to amend this Official Plan or to implement its policies, and nothing in this section shall be interpreted as preventing, in any way, Council from exercising any authority it has under the *Planning Act* or its delegates from exercising any authority as may be delegated under that Act.

1. For the purposes of this section, the term "Official Plan Review" shall refer to the process of reviewing and amending this Official Plan initiated by Council in response to, or as necessitated by, any of the following:
    (a) the issuance of a decision by the MMAH with respect to Amendment No. 7 to the Official Plan of the County of Simcoe;
    (b) the issuance of a decision by the Province of Ontario with respect to the Provincial Planning Statement proposed on April 6, 2023 (ERO No. 019-6813) or with respect to a similar policy statement proposed in place of that document; or
    (c) the coming into force, on a day to be named by proclamation of the Lieutenant Governor, of Subsection 1 (2) of Schedule 9 to the *More Homes Built Faster Act, 2022*.
2. To clarify, more than one Official Plan Review process may be initiated under this section of the Official Plan, such as in circumstances where the events described in No. 1.2.3.1 above occur at different times.
3. If Council is of the opinion that all the matters contemplated in this section of the Official Plan have been adequately addressed, Council may amend this Official Plan to remove and repeal this section, even if one or more of the events described in No. 1.2.3.1 has not occurred.
4. It is anticipated that an Official Plan Review process will focus on the following:

(a) updating this Plan's population, housing, and employment forecasts to conform with such projections as may be approved by the Province;

(b) updating existing policies, or incorporating new policies, regarding the location and staging of development with respect to the availability of infrastructure and municipal services;

(c) making any alterations to the boundaries of Settlement Areas as Council considers necessary or advisable in order to ensure orderly, efficient, and sustainable development; and

(d) ensuring that the land use designations shown on the Schedules to this Plan continue to provide for and support the orderly, efficient, and sustainable development of land.

5. Nothing in No. 1.2.3.4 above requires that all of the matters identified in that policy be addressed through the same Official Plan Review process, and nothing shall prevent an amendment prepared and adopted through an Official Plan Review process from addressing matters that are not identified in Policy No. 1.2.3.4.

6. An amendment to this Official Plan made for the purpose of updating the forecasts and projections in Section 2 will, among other things:

(a) delete the current versions of Table 2.1, Table 2.2, Table 2.3, and Table 2.4 and replace with them with Table 1.1, Table 1.2, Table 1.3, and Table 1.4 below, in the event that the MMAH approves Amendment No. 7 to the County of Simcoe's Official Plan without making any modifications that affect population, housing, and employment forecasts as they pertain to Clearview Township;

(b) delete the current versions of Table 2.1, Table 2.2, Table 2.3, and Table 2.4 and replace with them tables that conform with such projections and forecasts as may be approved by the Province, in the event that the MMAH approves Amendment No. 7 to the County of Simcoe's Official Plan with modifications that affect the population, housing, and employment forecasts pertaining to Clearview Township; or

(c) ensure that Table 2.1, Table 2.2, Table 2.3, and Table 2.4 remain in conformity with such projections and forecasts as may be approved by the Province, in the event that the MMAH refuses to approve Amendment No. 7 to the County of Simcoe's Official Plan.

NON-DECISION NOTED IN BOXES BELOW RELATED TO 2041 and 2051 growth forecasts.

Table 1.1 – Target distribution of population growth to 2051

Settlement Area	Estimated population, 2021[(a)]	Target share of popul'n growth	Projected population 2031	2041	2051
Urban Settlement Areas	6,401	70%	7,759	9,289	11,015
Stayner	5,056	*52.5%*	6,074	7,222	8,516
Creemore	1,345	*17.5%*	1,685	2,067	2,499
Community Settlement Areas	2,101	20%	2,489	2,926	3,419
New Lowell	965	*8%*	1,120	1,295	1,492
Nottawa	1,136	*12%*	1,369	1,631	1,927
Rural Settlement Areas	793	6%	909	1,041	1,188
Lands outside Settlement Areas	5,934	4%	6,012	6,099	6,198
Total, Clearview Township	**15,229**	**100%**	**17,169**	**19,355**	**21,820**

[(a)]Based on 2021 Census Dissemination Block data from Statistics Canada.

Table 1.2 – Projected employment growth in Clearview, 2021-2051

Employment type	No. of jobs 2021	2031	2041	2051	Job growth, 2021-2051
Population-Related	2,360	2,650	3,000	3,180	+820
Employment Land	390	560	850	1,190	+800
Rural	1,600	1,730	1,860	1,910	+310
Total Employment	**4,350**	**4,940**	**5,710**	**6,280**	**+1,930**

Source: Hemson Consulting, *Growth Forecasts and Land Needs Assessment* (31 March 2022), Appendix D (Detailed Forecast Results).

Table 1.3 – Target distribution of new dwelling units, 2021-2051

	No. of new dwelling units...		
Settlement Area	**...by 2031**	**...by 2041**	**...by 2051**
Urban Settlement Areas	1,024	2,264	2,944
Stayner	768	1,698	2,208
within delineated built-up area	*288*	*637*	*828*
in designated greenfield area	*480*	*1,061*	*1,380*
Creemore	256	566	736
within delineated built-up area	*96*	*212*	*276*
in designated greenfield area	*160*	*354*	*460*
Community Settlement Areas	174	385	500
New Lowell	77	170	220
Nottawa	97	215	280
Rural Settlement Areas	51	113	148
Lands outside Settlement Areas	31	68	88
Total, Clearview Township	**1,280**	**2,830**	**3,680**

Table 1.4 – Target share of housing density types per Settlement Area

Settlement Area type	Total no. of new units by 2051	Low-density	Medium-density	High-density
Urban Settlement Areas	2,944	60%	30%	10%
Community Settlement Areas	500	75%	25%	0%
Rural Settlement Areas	148	100%	0%	0%
Lands outside Settlement Areas	88	100%	0%	0%

7. The Township may base its planning for infrastructure and public service facilities on the projections contained in Table 1.1, Table 1.2, Table 1.3, and Table 1.4, even if those projections are not yet in effect, and furthermore may plan for infrastructure and public service facilities beyond the horizon year of 2051.

8. Notwithstanding No. 1.2.3.6 above, where a decision has been made or an event has occurred that results in circumstances in which the Township is authorized to prepare and adopt its own growth projections and forecasts:

   (a) Council may initiate an Official Plan Review process that involves the preparation of such projections and forecasts; and,

   (b) until such time as Council initiates the process referred to in Clause 1.2.3.8(a), the projections and forecasts that were in effect immediately before the decision in question was made or the event in question occurred shall remain in effect as part of this Official Plan.

9. The Official Plan Review process referred to in Clause 1.2.3.8(a) will have due regard for the projections and forecasts to the year 2051 that:

   (a) were in effect as part of the Official Plan of the County of Simcoe immediately before the decision or event referred to in No. 1.2.3.8 occurred, in circumstances where the MMAH has approved Amendment No. 7 to that Plan, with or without modifications; or

   (b) were part of Amendment No. 7 to the Official Plan of the County of Simcoe as adopted by the County, in circumstances where the MMAH has not made a decision regarding Amendment No. 7 or has refused to approve that Amendment.

10. Any alterations to the boundaries of Settlement Areas or to the land use designations on Schedule B made through an Official Plan Review process will be guided by the following principles:

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

    (b) The decision to add lands to a Settlement Area will generally be based on the suitability of the subject lands for development in the short or medium term, with the ability to provide municipal services and infrastructure to support development being considered a top priority.

    (c) The decision to remove lands from a Settlement Area will generally be based on factors that constrain the long-term development of the lands in question, including the presence of environmentally sensitive features, the existence of natural hazards, and factors preventing services and infrastructure to support development from being provided feasibly and sustainably.

(d) In addition to the factors described above, decisions regarding alterations to Settlement Area boundaries will also take into consideration the logical rounding-out of Settlement Areas.

(e) Decisions regarding land use designations will ensure that development is located in a way that prioritizes the efficient, sustainable, and cost-effective provision of infrastructure and municipal services.

(f) Decisions regarding the "Agricultural" designation or the "Greenlands" designations will be consistent with this Official Plan's stated objectives regarding the preservation of prime agricultural areas for long-term agricultural use, the protection and preservation of natural heritage features, and the directing of development away from hazardous lands and hazardous sites.

11. Any alterations made to the boundaries of the Urban Settlement Areas of Stayner or Creemore shall be subject to Policy No. 13.1.1.12 or Policy No. 13.2.1.11 of this Plan, as the case may be.

12. Nothing in this section shall prevent Council from amending this Official Plan in response to circumstances or events that are not described or contemplated in this section of the Plan.

1.3 How to Read the Official Plan

This document shall be known formally as the "Official Plan of the Township of Clearview." References within this document to "this Official Plan" or to "this Plan" should be understood as representing the document's full title. The words "Official Plan" have been capitalized whenever the text refers to this Plan or refers specifically to another municipality's Official Plan (such as Simcoe County's). These words have not been capitalized when referring to official plans in general.

1.3.1 Contents of this Official Plan

The Official Plan of the Township of Clearview consists of the written text (divided into 13 sections, including this Introduction), three appendices, and eight accompanying map schedules, identified by the letters "A" through "G", plus Schedule "SP" for areas subject to specific policies. Each map schedule shows the entirety of Clearview Township, and some include sub-schedules (identified by appending a number to the schedule's letter, such as "B-1", "B-2", etc.) to provide greater detail for individual Settlement Areas. Any reference to one of the schedules in the text of this Official Plan should be understood as referring to all such sub-schedules, where they exist. (For instance, a reference to "Schedule B" should be understood as including "Schedule B-1" through "Schedule B-12".)

References (by number) to individual policies within this Official Plan are preceded by the subsection number, which itself consists of three numbers (for example, this sentence appears in Subsection 1.3.1). Where necessary, an individual policy may include sub-items, referred to as