To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning

Item Number: **CCW - 2026-148**

Meeting Date: June 9, 2026

Subject: **Request for Approval – Township of Clearview Official Plan Non-Decision**

Recommendation

That Item CCW 2026-148, dated June 9, 2026, regarding Request for Approval – Township of Clearview Official Plan Non-Decision, be received; and

That the Non-Decision which applied to various sections of the Township of Clearview Official Plan that reference the 2051 planning horizon for population and employment growth within the Township Official Plan, as originally approved by County Council on November 26, 2024, with modifications outlined in Schedule 3 to Item CCW 2026-148, now be approved; and

That Notice of Decision regarding the applicable portions of the Township of Clearview Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

The Township of Clearview Official Plan was adopted by Township Council on May 27, 2024, by By-law No. 2024-38, and approved by County Council as per CCW 2024-253, on November 12, 2024. This approval was save and except for a non-decision related to the 2051 planning horizon for growth and population targets.

During the review of an official plan, a final decision on some matters can be deferred which is commonly referred to as a “Non-Decision”. Reasons for rendering a non-decision can vary, but they typically relate to policies that could be impacted by other outstanding matters. A non-decision allows additional time for those other associated processes or proceedings to catch up and be considered prior to a final decision on the official plan

policies and/or mapping. In the case of the Township of Clearview's Official Plan, County Council made one (1) non-decision described as follows:

> A Non-Decision applies to various sections of the Township Official Plan that references 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.

The Simcoe County Official Plan Amendment No. 7 (COPA 7) was adopted by County Council on August 9, 2022, and approved by the Minister of Municipal Affairs and Housing (MMAH) on April 7, 2026. COPA 7 provides updates to policies and mapping of the County of Simcoe's Official Plan to provide direction and guide growth to the year 2051. Prior to that final MMAH approval, local official plans were only able to provide policy direction to the planning horizon of 2031, in order to be in conformity with the in-effect County Official Plan. As a result of this final MMAH approval of population and employment growth to the year 2051, the County is now in a position to modify the table references within the Township of Clearview Official Plan to include population and employment growth to 2051.

This report is recommending Council approve the modifications associated with this non-decision identified in Schedule 3 to Item CCW 2026-148. If approved by County Council, the Township Official Plan will be in effect subject to no new appeals being filed to the Ontario Land Tribunal. With this approval, Notice of Decision will be provided in accordance with the *Planning Act*.

Background/Analysis/Options

An official plan is a general policy document that includes a statement of goals, objectives and policies for managing growth and development within a specific jurisdiction and within a specific planning horizon. It sets out a comprehensive framework for land use and resource management decision-making.

Section 17 of the *Planning Act* requires the County of Simcoe, as approval authority to make a decision regarding local official plans that conform with the County Official Plan and the various applicable provincial plans. The Township of Clearview Official Plan was adopted by Township Council on May 27, 2024, by By-law No. 2024-38 and approved by County Council as per CCW 2024-253, on November 12, 2024 (refer to Schedule 1 to Item CCW 2026-148 – Township of Clearview Approved Official Plan).

At that time, the in-force version of the County of Simcoe Official Plan only contained municipal growth forecasts to the planning horizon to 2031. Growth forecasts to 2051 for local municipalities were contained within COPA 7, which remained without approval by

the Province. Therefore, in order to conform with the County Official Plan, the official plan approval was save and except for a non-decision regarding various sections of the Township Official Plan that referenced the 2051 planning horizon for growth and development.

The specific partial policies applicable to the non-decision 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.

On August 9, 2022, County Council adopted COPA 7 as part of the County's Municipal Comprehensive Review (MCR) process, which distributed the growth allocated to the County among its 16 local municipalities to the planning horizon to 2051. On April 7, 2026, COPA 7 was approved by the Province with modifications. The modifications did not include changes to the County's growth projections to the year 2051.

The growth projections now approved through COPA 7 were derived from the Province's own work that distributed population and employment for the Greater Golden Horseshoe to the year 2051 and to Simcoe County as a whole. It was the County's provincially mandated role through the MCR to distribute the total growth numbers for the County and work with the local municipalities to establish individual growth projections to the year 2051. The work to disaggregate the overall growth to the local municipalities was completed through a Land Needs Assessment using provincial guidelines as a component of the MCR and completed by Hemson Consulting who was the County's lead consultant.

With the approval by the Province of COPA 7, the Township may now plan for a growth horizon to 2051, and County staff are in a position to facilitate the approval of the non-decision to ensure there is consistency in growth forecasts between official plans. The text modifications to the specific sections related to the 2051 population and employment forecast in the Township official plan have been thoroughly reviewed and are supported by Township and County Planning staff. The text modifications are shown as track changes in Schedule 2 to Item CCW 2026-148 – Township of Clearview Approved Official Plan with Track Changes and are reflected in Schedule 3 to Item CCW 2026-148 – Township of Clearview Recommended Official Plan.

This report is recommending County Council approval of the modifications associated with this non-decision identified in Schedule 3 to Item CCW 2026-148. If approved by County Council, the official plan will be in effect subject to no new appeals being filed to the Ontario Land Tribunal. With this approval, Notice of Decision will be provided in accordance with the *Planning Act*.

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County's decision is appealed to the OLT there may be legal costs associated with that process. In the event of an appeal, staff will report back seeking authority to proceed with involvement in related OLT proceedings.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

- CCW 2024-253 (November 12, 2024) Request for Approval – Township of Clearview Official Plan

Attachments

Schedule 1 – Township of Clearview Approved Official Plan with Non-Decision
Schedule 2 – Township of Clearview Approved Official Plan with Track Changes
Schedule 3 – Township of Clearview Recommended Official Plan

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Approvals	**Date**
Nathan Westendorp, Director of Planning/Chief Planner	May 20, 2026
Rob Elliott, General Manager, Engineering, Planning and Environment	May 29, 2026
Trevor Wilcox, General Manager, Corporate Performance	June 2, 2026
Mark Aitken, Chief Administrative Officer	June 2, 2026