



MEMO

To:	Township of Clearview Mayor and Council
From:	MHBC Planning
Date:	November 25, 2025
File:	0505M
Subject:	Project Update - Draft Environmental Protection Zones

In late 2024, MHBC was retained by the Township of Clearview to prepare a new Zoning By-law. Over the course of 2025, the draft Zoning By-law was prepared and shared with the public and agencies for review and comment. The Township and MHBC conducted various forms of consultation including an online survey, open house (September 2025), and working session (October 2025).

The primary area of concerns in the Draft Zoning By-law has been the draft mapping and regulations for the Environmental Protection Zones. Through a review of the public and agency comments received, staff have determined that an Official Plan Amendment is necessary to reflect revised Greenlands/Natural Heritage Feature mapping in the Township's Official Plan and to permit a more permissive land use framework in the Greenlands designations. Since the Township's Official Plan was approved in 2024, the Nottawasaga Valley Conservation Authority (NVCA) has finalized the two-zone floodplain mapping for the Lamont Creek Hazard Lands and the Mad River Hazard Lands. The integration of the Two-zone floodplain mapping on the Township's Official Plan Schedules will also be included in the Official Plan Amendment as needed in consultation with Township and NVCA staff.

Official Plan Amendment

Many of the comments received which relate to the draft Environmental Protection Zones relate to the limits of the environmental protection zones and impacts on permitted and existing uses. Based on a review of the Official Plan, it is recommended that the following sections of the Official Plan be amended to address implementation challenges directly related to the public concerns: Section 4.9 (Greenlands Designations), Section 5.2 (Natural Heritage System) and Section 5.3 (Water System & Water Resources). Following Council direction to initiate the Official Plan Amendment process, a detailed policy review will be conducted to finalize the scope of the Official Plan Amendment.

The following information will inform the Draft Official Plan Amendment:

- Direction in the Provincial Planning Statement
- County of Simcoe Official Plan
- Approach to Township Official Plan

- Input received through public and agency consultation through the process of developing the Zoning By-law
- NVCA regulatory mapping
- Site assessment (ground-truthing) for areas where the preliminary review of the Official Plan relative to the existing zoning suggests a potential issue, as required

Greenlands Designation and Environmental Protection Zone

The Official Plan includes three (3) Greenlands Designations: Greenlands – Natural Heritage Area, Greenlands – Hazard Lands Area, and Greenlands – Wetlands Area. The Official Plan includes a separate list of permitted uses for each of the three (3) Greenlands designations. The Official Plan also includes policies for establishing uses not listed as permitted, through site specific zoning by-law amendments and Official Plan Amendments. The amendment to the Official Plan will allow for identification and protection of natural heritage features through overlays to be applied in the zoning by-law outside of protected features consistent with the PPS.

Consultation

The proposed Official Plan Amendment seeks to amend the Natural Heritage and Greenlands policies of the Official Plan, and to update the related Official Plan Schedules as needed. The Official Plan Amendment is proposed under section 22 of the Planning Act. Section 22 of the Planning Act requires that notice of the application be provided to the public and prescribed persons and that the amendment be made available to the public for review and comment. A public meeting is also required in accordance with subsection 17 (15) of the Planning Act. A draft Official Plan Amendment is planned to be released in February 2026, and a Public Meeting is planned for March 2026.

The Official Plan Amendment will also be informed by consultation with the County of Simcoe and the NVCA. Meetings will continue to be held prior to and following finalizing the Draft Official Plan Amendment and Zoning By-law. NVCA has shared their most up to date natural hazard mapping, and the County of Simcoe's new Greenlands mapping will be shared in spring 2026. Both new sets of mapping will help inform the final Official Plan Amendment and Zoning By-law schedules.

Process and Timing

The proposed Official Plan Amendment is outside the approved scope of the Zoning By-law review process. The Official Plan Amendment will add time and expense to the Zoning By-law Review Process, but it will ultimately result in an improved Zoning By-law which will better address the public and agency comments received as part of the Zoning By-law review process to date.

The First Draft of the Official Plan Amendment is planned to be published with the implementing Draft Zoning By-law in February 2026, with a Public meeting scheduled for March 2026. Following the public meeting, the Draft Official Plan Amendment and Zoning By-law will be reviewed in accordance with the comments received. The Official Plan Amendment and Zoning By-law will be finalized in April 2026, with the final Official Plan Amendment and Zoning By-law Amendment planned to be presented to Township Council in May 2026. The Official Plan Amendment will require County of Simcoe Approval, which is anticipated to take 2-3 month's following Township approval.

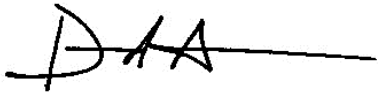
Summary of Key Milestones:

- December 2025: Detailed review of existing Natural Heritage and Greenlands policies in the Township Official Plan, County Official Plan, NVCA mapping and relevant provincial policy documents.
- January 2026: Prepare Draft Official Plan Amendment and updated Zoning By-law for Township, NVCA and County Staff Review
- February 2026: Publish Draft Official Plan Amendment and Zoning By-law
- March 2026: Public Meeting regarding Draft Official Plan Amendment and Zoning By-law
- April 2026 (Alternative date May 2026): Council meeting regarding Official Plan Amendment and Zoning By-law Amendment
- May 2026 – July 2026: County Council Official Plan Amendment Decision

The Official Plan Amendment process is anticipated to add approximately six (6) months to the Zoning By-law Review Process. The Official Plan Amendment is anticipated to be approved by County Council in Summer 2026.

Yours truly,

MHBC

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Dave Aston, MSc, MCIP, RPP
Partner

A handwritten signature in black ink, appearing to read 'Aleah Clarke'.

Aleah Clarke, BES, MCIP, RPP
Associate

cc.