
To: Mayor and Council

From: Colin Ens Funk, Planning & Development Technician

Meeting Date: December 8, 2025

Subject: Report #PB-046-2025 – Comprehensive Zoning By-law
Project Update – Draft Environmental Protection Zones

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-046-2025 (Comprehensive Zoning By-law Project Update – Draft Environmental Protection Zones) dated December 8, 2025; and,

- 1) That Council consider this report in the development of the Draft Township of Clearview Comprehensive Zoning By-law; and,
- 2) That Council direct staff to pursue an Official Plan Amendment to the Township of Clearview Official Plan 2024 to address implementation challenges directly related to the public concern received regarding the draft Environmental Protection Zones (EP1, EP2 and EP3) as outlined in the Draft Township of Clearview Zoning By-law; and,
- 3) That Council direct staff to coordinate a Public Meeting for the purpose of providing the public an opportunity to make representations in respect to the proposed Revised Draft Comprehensive Zoning By-law and Official Plan Amendment.

Background

On November 26, 2024, Simcoe County Council approved the new Township of Clearview Official Plan. While certain site-specific sections are currently under appeal, all other sections of the Official Plan are in effect. In accordance with Section 26(9) of the Planning Act, Council is required to update the Zoning By-law within three years of adoption to ensure it conforms to the new Official Plan.

On September 8th, 2025, Council directed staff to make the Draft Comprehensive Zoning By-law available to the public for review and commenting, to coordinate an Open House and Public Meeting for the public to review, ask questions, and make comments on the proposed Draft Zoning By-law.

On September 9th, 2025, notice was given to the public for the Open House and Public Meeting, and to provide information about the draft Zoning By-law.

On September 24th, staff held an Open House at the Township Office in Stayner, from 2:00 p.m. until 7:30 p.m. Eighty (80) members of the public attended.

On October 29th, 2025, a Working Session was held to gain feedback from Council and the public about other matters in the proposed Zoning By-law. The Statutory Public Meeting was originally scheduled for October 29th. Due to the significant amount of feedback, especially regarding the Environmental Protection (EP) zones, the Public Meeting was postponed to a future date. Notice will be given as per the Planning Act once the Public Meeting date is rescheduled.

A total of one hundred fifty-nine (159) formal comments have been received as of the first comment deadline of November 5th, 2025.

Comments and Analysis

The purpose of this report is to provide an update on the status of the Township's Draft Comprehensive Zoning By-law project, specifically with respect of the Draft Environmental Protection Zones. The Environmental Protection (EP) Zones are established in the Official Plan as three Greenlands Designations, which outline the permitted uses for each designation. The Zoning By-law must implement the policies in these designations, which has resulted in a draft Zoning By-law with specific limitations on development in the EP zones. Further, the mapping for the Greenlands Designations is directly implemented in the Zoning By-law.

The proposed amendment to the Official Plan will allow for identification and protection of natural heritage features to be implemented through overlays in addition to zones in the Zoning By-law. These overlays will allow for more detailed application of the Greenlands designations. Additionally, the proposed amendment to the Official Plan will implement updated mapping from the County of Simcoe and Nottawasaga Valley Conservation Authority, which will support refined mapping in the Official Plan and Zoning By-law.

A memo from the Township's consultants, MHBC Planning is attached as Appendix 'A'. Staff are requesting to pursue the recommended next steps, including an Official Plan Amendment to address implementation challenges in the Zoning By-law which are directly related to public concerns regarding the Environmental Protection Zone (EP1, EP2 and EP3).

In addition to the proposed Official Plan Amendment and the associated review of the Environmental Protection Zones, staff are continuing to review the draft Zoning By-law. A project update report will be provided to Council in February regarding the October 29th Working Session and comments received. All these changes will be captured in a Revised Draft Zoning By-law, which will include updates based on the EP Zone review and the comments received through the entire public engagement process. This Revised Draft will be released to Council and the Public for a second round of feedback.

Summary of Key Milestones

All published changes will include notification to members of the public and any person who signed up for notifications.

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

The proposed Official Plan Amendment is outside the initial scope of the Zoning By-law review process. The proposed Official Plan Amendment will add additional work to the Zoning By-law Review Process, but it will ultimately result in an improved Zoning By-law which is intended to be more supportable and accurate.

Financial Implications

The additional work to conduct the proposed Official Plan Amendment and revision to the draft Zoning By-law is being considered in the current budgeting process.

Clearview's Strategic Plan

The above initiative supports the following strategic pillars: Communication

Report Appendices

Appendix A: MHBC Project Update – Draft Environmental Protection Zones

Approvals

Submitted by: Colin Ens Funk, Planning & Development Technician

Reviewed by: Rossalyn Workman, Manager of Planning
Derek Abbotts, Director of Planning and Building

**Financial Implications
Reviewed by:** Kelly McDonald, Treasurer

Approved by: John Ferguson, CAO