



Zoning Update

Comprehensive Zoning By-law Update - EP Zones, Comparison Map, Exceptions List

This update is to share the progress we have made on Clearview Township's Zoning By-law Review since the Working Session on October 29th.

Environmental Protection (EP) Zone Update

A report to Clearview Township Council is on the agenda for December 8, 2025, and is linked below. To summarize, the report discusses these items:

- A proposed update to our Official Plan (2024), to change how we implement the EP zones. This update will focus on the 'Greenlands' sections in the Official Plan.
- Consideration of using a combination of zones and overlays to implement the 'Greenlands' policies.
- Review of the mapping for the 'Greenlands' designation, including using new Nottawasaga Valley Conservation Authority (NVCA) and Simcoe County mapping.
- The Official Plan Amendment will add approximately six months to the Comprehensive Zoning By-law Update.
- Milestones for the Official Plan review and revised Zoning By-law, including:
 - February 2026: Revised Draft Zoning By-law and Official Plan Amendment
 - March 2026: Public Meeting for Draft Zoning and Official Plan Amendment
 - April or May 2026: Council Meeting to consider approval
 - May 2026 to July 2026: County Council approval of Official Plan Amendment

We will notify you when we release new information and set meeting dates.

You can find the report online using these links:

- [Report PB-046-2025 - Comprehensive Zoning By-law Project Update - Draft Environmental Protection Zones](#)
- [Appendix A - Memo from MHBC - Draft Environmental Protection Zones](#)

Zoning Comparison Map

We are excited to share this mapping tool with you. You can now access our [Zoning Comparison Map](#) on our website. You can use this map to compare the current Zoning and the draft proposed Zoning, as of August 2025.

Draft Site-Specific Exceptions List

We have drafted the site-specific exceptions list. This list identifies each property with a site-specific exception and includes the current site-specific zone, how it is listed on the draft mapping, and all the site-specific provisions.

- [Draft Site-Specific Exceptions](#)

We are excited to share these updates with you. We are continuing to work on our draft Comprehensive Zoning By-law, and we look forward to sharing more updates in the next few months.

For more information about this matter, please contact:

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