
NOTICE OF DECISION

**With Respect to an Official Plan Amendment
Subsection 17(35) and 21 of the Planning Act**

A decision was made by the County of Simcoe, Director of Planning/Chief Planner under the delegated authority granted by County By-law No. 6984 on the date noted above, to approve Amendment No. 2 to the Official Plan for the Township of Clearview, as adopted by Township of Clearview By-law No. 25-16, and as modified by Schedule 4 to Report PLN 2025-008.

Purpose and Effect of the Official Plan Amendment

The Official Plan Amendment affects lands legally described as Concession 4 South Half Lot 21 ESR and municipally addressed as 10367 County Road 10. The purpose of the Official Plan Amendment is to redesignate portions of the subject lands from Waste Management Industrial, Greenland – Natural Heritage Area, and Agricultural to Agricultural - Exception on Schedule B – Land Use Plan to the Township of Clearview Official Plan. Schedule F - Waste Management Sites is proposed to be amended by adding the subject lands as a Private Waste Management Facility. Schedule SP-6 is proposed be amended by adding the subject lands as a Specific Policy Area. Section 13.6 (Area 6: Southeast Clearview) is proposed to be amended by adding a site-specific exception (13.6.1). The purpose of the proposed amendment is to permit a transfer storage lagoon and accessory uses on the subject lands as non-agricultural uses.

The decision is consistent with Provincial policy statements issued under the *Planning Act* and conforms with Provincial and County plans. A copy of staff report PLN 2025-008 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report PLN 2025-008. The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 2.

Associated File(s): The proposal is also subject to the following application(s) under the *Planning Act*:

- Zoning By-law Amendment (Township File No. 2024-035-ZB)

When and How to File an Appeal

If you wish to appeal the decision of the County of Simcoe to the Ontario Land Tribunal (OLT), you may do so within 20 days of the issuance of this notice by filing a Notice of Appeal via the OLT e-file at <https://olt.gov.on.ca/e-file-service> by selecting [Simcoe (County of)] as the Approval Authority or in person or by mail to the County Clerk – County of Simcoe, no later than **4:30 p.m.** on or before **DATE**.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to: clerks@simcoe.ca.

Please refer to the Tribunal website for more information on filing an appeal <https://olt.gov.on.ca> or call 1-866-448-2248.

The Notice of Appeal must include:

- (1) set out the reasons for the appeal;
- (2) a completed Tribunal Appellant Form (A1) if submitted in person or by mail; and
- (3) be accompanied by the fee charged under the *Ontario Land Tribunal Act 2021* in the amount specified of \$1,100.00 or as specified on the Tribunal website payable by certified cheque to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart>

Who Can File an Appeal

Pursuant to Section 17 (24) of the *Planning Act*, R.S.O. 1990, c.P.13, a Notice of Appeal may be filed to the OLT by the following parties:

- A specified person who, before the plan was adopted, made oral submissions at a public meeting or written submissions;

- A public body who, before the plan was adopted, made oral submissions at a public meeting or written submissions;
- The registered owner of any land to which the plan would apply, if, before the plan was adopted, the owner made oral submissions at a public meeting or written submissions;
- The Minister;
- The appropriate approval authority;
- In the case of a request to amend the plan, the person or public body that made the request.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day of appeal noted above.

Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6
clerks@simcoe.ca
(705) 726-9300



County of Simcoe
Planning Department
1110 Highway 26,
Midhurst, Ontario L9X 1N6

Main Line (705) 726-9300
Toll Free (866) 893-9300
Fax (705) 727-4276
simcoe.ca



TO: Director of Planning/Chief Planner – Delegated Approvals
DIVISION: Engineering, Planning and Environment
DEPARTMENT: Planning

REPORT #: PLN 2025-008

REPORT DATE: June 27, 2025

SUBJECT: Request for Approval – Township of Clearview Official Plan Amendment No. 2

Recommendation

That Official Plan Amendment No. 2 to the Township of Clearview Official Plan, as adopted by Township of Clearview By-law No. 25-16, dated May 2, 2025 and as modified by Schedule 4 to PLN 2025-008, be approved; and

That Notice of Decision of Official Plan Amendment No. 2 to the Township of Clearview Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

The following provides a summary of the proposal:

Location: 10367 County Road 10
Applicant: Innovative Planning Solutions Inc. on behalf of McGillivray Holdings Inc.
Proposal: To redesignate portions of the subject lands from Waste Management Industrial, Greenland – Natural Heritage Area, and Agricultural to Agricultural - Exception on Schedule B – Land Use Plan to the Township of Clearview Official Plan. Schedule F - Waste Management Sites is proposed to be amended by adding the subject lands as a Private Waste Management Facility. Schedule SP-6 is proposed be amended by adding the subject lands as a Specific Policy Area. Section 13.6 (Area 6: Southeast Clearview) is proposed to be amended by adding a site-specific exception (13.6.1). The purpose of the proposed amendment is to permit a transfer storage lagoon and accessory uses on the subject lands as non-agricultural uses.

County File: CV-OPA-2502
Township File: 2024-035
Related File: 2024-035-ZB

Background/Analysis

The subject lands are located to the east of the settlement area of New Lowell in the Township of Clearview and are municipally addressed as 10367 County Road 10. A location map of the subject lands is attached as Schedule 1 to this report.

The subject lands are approximately 40.7 hectares (100.6 acres) in size with frontage on County Road 10. The subject lands contain an existing industrial business (Region of Huronia Environmental Services Limited – ROHES). The business offers many services to the surrounding area including dredge and lagoon pumping, mobile screening, treatment and storage lagoons, pumping, hauling, and disposal of waste, and GPS spreading on agricultural lands.

The business is concentrated along County Road 10 and on the east side of Coates Creek. East of Coates Creek are nine (9) transfer storage lagoons, accessed by an entrance north of the building cluster. The existing lagoons occupy an area of approximately 12.4 hectares (30.6 acres) in the east of the subject lands. Other buildings associated with the transfer storage lagoons including an office building and multiple storage sheds are located along County Road 10. Truck parking associated with other services provided by ROHES are also in this general location. The site also contains buildings that are not associated with the business such as a residential dwelling and a telecommunications tower. A portion of the subject lands are also being used for agricultural purposes.

Permissions for the business were established through two zoning by-law amendments which were passed in May 1993 and June 1994. The lagoon operations have existed on the property since 1995, and all nine (9) existing cells were completed and operational by 2001. An official plan amendment (OPA No. 5) to the former Township of Sunnidale Official Plan was approved in 1997 for the subject lands which re-designated a 0.4 hectare (1 acre) portion of the subject lands to Waste Management Industrial. The purpose of the re-designation was to permit a liquid waste storage and transfer facility for the temporary storage of both non-hazardous and hazardous liquid waste products for transport to recycling or disposal sites.

There are two water features that are present on the subject lands. Coates Creek traverses the subject lands from the southwest to the northeast and an underground drainage feature to the east side of Coates Creek that connects with the creek, north of the access road to the sewage lagoons. The surrounding lands to the north and south of the subject property are primarily agricultural operations. To the east of the property are agricultural uses as well as the western extent of a Provincially Significant Wetland (PSW) and Provincial Area of Natural and Scientific Interest (ANSI) (Minesing Swamp). To the west is the settlement area of New Lowell which contains a range of urban land uses (i.e. residential, commercial, and institutional).

Innovative Planning Solutions Inc. on behalf of McGillivray Holdings Inc. submitted a site-specific Official Plan Amendment and Zoning By-law Amendment to the Township of Clearview on May 3, 2024. The original proposal was to re-designate a portion of the subject lands to an Agricultural – Exception designation in order to permit a sewage treatment plant. Prior to adoption by the Township of Clearview, the proposal was subsequently revised into its current form to redesignate a portion of the lands from Waste Management Industrial, Greenland – Natural Heritage Area, and Agricultural to Waste Management Industrial and Agricultural. Other mapping amendments are proposed to Schedule F - Waste Management Sites to identify the subject lands as a Private Waste Management Facility and Schedule SP-6 –

Specific Policy Areas (Area 6: Southeast Clearview) to add the subject lands. A new site-specific policy (13.6.1) is proposed to be added to Section 13.6 of the Township Official Plan to permit a transfer storage lagoon in the Waste Management Industrial designation and accessory uses to a transfer storage lagoon in the Agricultural designation as non-agricultural uses. The proposed expansion to existing operations would add another ten (10) lagoons for a total of 19 on the property, removing approximately 3.3 hectares (8.2 acres) from agricultural production. A concept plan of the existing and proposed operations is attached as Schedule 5 to this report.

A related Zoning By-law Amendment was submitted concurrently with the Official Plan Amendment application. The subject lands are proposed to be re-zoned from 'General Industrial' (MG), 'General Industrial Exception 1' (MG-1), 'Agricultural' (AG), 'Waste Disposal Industrial' (MW), and 'Waste Disposal Industrial Exception' (MW-2) to 'Agricultural Exception 28' (AG-28), 'Environmental Protection' (EP), and 'Waste Disposal Industrial Exception 2' (MW-2). The draft amendment also states that no development shall take place on the subject lands until a comprehensive site plan application has been completed, including an appropriate traffic impact assessment to the satisfaction of the County and a site rehabilitation plan to the extent required under the Environmental Protections Act. Provisions are provided for the proposed Agricultural Exception zone and Waste Disposal Industrial Exception zone. A definition is also proposed for 'transfer storage lagoon'. The Zoning By-law Amendment application has not been passed as of the writing of this report.

The following reports/studies were received in support of the proposed amendment and considered by County Planning and Township Planning staff, with appropriate peer reviews conducted by the Township of Clearview:

- Planning Justification Report prepared by Innovative Planning Solutions, dated May 2024;
- Planning Memo prepared by Innovative Planning Solutions, dated December 5, 2024;
- Natural Hazard Assessment prepared by Tatham Engineering, dated December 22, 2023;
- Agricultural Impact Assessment prepared by Orion Environmental Solutions, dated March 20, 2024;
- Stage 1-2 Archaeological Assessment prepared by Irvin Heritage Inc., dated July 26, 2023;
- Hydrogeological Assessment prepared by Englobe Corporation, dated March 25, 2024;
- Geotechnical Engineering Report prepared by Englobe Corporation, dated April 10, 2024;
- Air Quality Land Use Compatibility Study prepared by WSP, dated April 1, 2024; and
- Conceptual Site Plan prepared by Innovative Planning Solutions, dated March 13, 2024.

The statutory public meeting was held on June 26, 2024, and Council for the Township of Clearview adopted Official Plan Amendment No. 2 on February 24, 2025. County Planning staff received the adoption record from the Township on March 11, 2025, and deemed the adoption record complete on March 21, 2025.

Schedule 2 to this report is a copy of the amendment as adopted by the Township. Schedule 3 to this report is a track change copy of modifications made by the County to the text and map schedule of OPA No. 2. Schedule 4 is the final modified version of OPA No. 2 incorporating all

text and mapping changes by the County. The modifications to OPA No. 2 are detailed later in this report.

Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, 2016

The Province has created a guide titled *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas* for municipalities to utilize when assessing proposals for development in prime agricultural areas. This document is intended to provide additional information and clarity on the intent of the Prime Agricultural policies of the PPS. Section 2.2 of this document lists specific criteria that a proposed/existing use must conform to in order to be considered an agriculture-related use.

In subsection 2.2.5 of this document, it is stated that “uses that process and/or store predominantly non-agricultural source materials (e.g. sewage biosolids) are not agriculture-related uses, even if the products of such facilities are spread on farmland. The primary function of such facilities is to manage non-agricultural waste streams, rather than produce a product for application to farmland.” Therefore, the proposed use must be considered a non-agricultural use in a prime agricultural area.

Similarly, in the same above noted guidelines, trucking yards are also clearly identified as a use that would typically not be considered either an agriculture-related use or an on-farm diversified use. On this basis, the trucking yard component of the business would also be considered a non-agricultural use in a prime agricultural area.

Section 3.2 of the *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas* provides guidance on how to implement the non-agricultural uses policies of the PPS. Section 3.2.1 of this document includes the following general description of what constitutes limited non-residential uses:

“...limited non-residential uses are uses that include commercial, industrial, institutional, or recreational uses...Limited non-residential uses must be limited in area based on the land area that would no longer be available to agriculture. The term ‘limited’ also suggests that the use may be a single use rather than an assembly of uses.”

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides guiding policies on a variety of land use planning matters across the province such as the protection of prime agricultural lands for long-term use for agriculture. Policy 4.3.1.2 of the PPS states that prime agricultural areas shall be protected for long-term use for agriculture. Policy 4.3.2.1 lists the permitted uses in prime agricultural areas which include agricultural uses, agriculture-related uses, and on-farm diversified uses.

Policy 4.3.4 states that planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with Policy 2.3.2.

Policy 4.3.5.1 states that planning authorities may only permit non-agricultural uses in prime agricultural areas for: extraction of minerals, petroleum resources and mineral aggregate resources, or limited non-residential uses provided all of several criteria are demonstrated.

These criteria are:

- that the land does not comprise a specialty crop area;
- the proposed use complies with the minimum distance separation formulae (MDS);
- there is an identified need within the planning horizon identified in the official plan as provided for in Policy 2.1.3 for additional land to accommodate the proposed use; and
- alternative locations have been evaluated and there are no reasonable alternative locations which avoid prime agricultural areas and there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

In light of the above, non-agricultural uses that meet the PPS criteria may not be removed from the Agricultural designation. Rather, they are permitted as an Agricultural Exception. This approach has been confirmed with the staff from the Ministry of Agriculture, Food & Agribusiness.

Policy 4.3.5.2 states that impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

Policy 4.1.2 directs that the diversity and connectivity of natural features in an area and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features. Policies 4.1.4 to 4.1.8 direct development away from identified natural heritage features and areas including on adjacent lands to these features. The only natural heritage feature on the subject lands is Coates Creek.

Policy 4.6.2 states that planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

Policy 5.1.1 states that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards. Policy 5.2.2 b) states that development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

The subject lands are located in a prime agricultural area in the southern part of the Township of Clearview. As noted above, the proposed uses are considered to be non-agricultural uses in a prime agricultural area. Accordingly, the proposed use is required to satisfy the requirements of Policy 4.3.5.1. The various requirements in subsection b) of this policy have been demonstrated as follows:

1. Specialty crop areas are areas within the agricultural land base that have been designated by the Province. The subject lands are not within a specialty crop area as designated by the Province.
2. The minimum distance separation (MDS) formulae apply to new development in prime agricultural areas and rural areas that is in proximity to existing livestock operations and vice versa. The Agricultural Impact Assessment (AIA) noted

Criteria #3 of the MDS Guidelines which lists “temporary field nutrient sites (as defined under the Nutrient Management Act)” as a use that is not required to have MDS setbacks. The lagoon operations are regulated under the Nutrient Management Act.

3. The existing operations offer a valuable service to the local agricultural community by providing farmers with local organic fertilizer. The lagoons accept both agricultural and non-agricultural source material from a variety of clients in the community. As noted in the Planning Justification Report, the service is in high-demand and valuable to the local farming community.

The subject lands contain an existing industrial business with nine (9) sewage lagoons. This operation has been operating on the site with an Environmental Certificate of Approval (ECA) since 1995 and the site itself contains supporting infrastructure for the operation. The expansion of the existing operations to 19 lagoons would remove approximately 3.3 hectares (8.2 acres) from agricultural production whereas, to locate a similar use on another agricultural property in the Township would take up considerably more lands out of agricultural production as significant site alteration would need to occur to make the use viable through the installation of the required supporting infrastructure.

As noted above, the applicant has undertaken an Agricultural Impact Assessment (AIA). This assessment concluded that although lands are being removed from agricultural production, the expansion of the use would allow for certain services (i.e. spreading of organic fertilizer) to be offered to more agricultural operations in the area. It is further stated that (anticipated) increased production as a result of providing their services to more agricultural operations in the area would more than offset the loss of production from a small portion of agricultural lands.

It was determined at the pre-consultation stage that an EIS would not be required to facilitate the proposed development. As noted above, the subject lands are an agricultural property with no natural heritage features aside from Coates Creek. A Natural Hazard Assessment was undertaken to delineate the extent of hazard lands on either side of Coates Creek. The findings of this study, including the delineation of hazard lands have been confirmed by the Nottawasaga Valley Conservation Authority (NVCA). The additional transfer storage lagoons are proposed outside of the delineated hazard lands. The proposed Official Plan Amendment and Zoning By-law Amendment reflect the extent of the hazard lands delineated in the Natural Hazard Assessment.

The Stage 1-2 Archaeological Assessment did not identify any archaeological resources within the study area and concluded that this area has been sufficiently assessed and is free of further archaeological concern.

The proposed amendment is consistent with the Provincial Planning Statement, 2024.

County of Simcoe Official Plan (Office Consolidation 2023)

The subject lands are designated Agricultural and Greenlands on Schedule 5.1 of the County of Simcoe Official Plan. The proposed use is located on lands in the Agricultural designation.

Objectives of the Agricultural designation include ensuring the availability and sustainability of prime agricultural areas for long-term use for agriculture and support a diversified agricultural economy and enabling the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural economy in accordance with the *Planning Act* and the *Farm Practices Protection Act* and its successors.

Policy 3.6.6 identifies permitted uses in the Agricultural designation which include agricultural uses, agriculture-related uses, processing of agricultural products, on-farm diversified uses, and agricultural produce sales outlets generally marketing production from the local area.

Policy 3.6.10 states that development in prime agricultural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and the natural heritage system and cultural features.

Policy 3.6.11 states that proposals to re-designate lands from the Agricultural designation may only be considered for expansions to settlement areas in accordance with the applicable policies of this Plan, Provincial policy statements issued under the Planning Act and Provincial Plans.

As detailed above, the proposed uses for the subject lands are considered to be non-agricultural uses in a prime agricultural area. Policy 3.6.12 of the County Official Plan closely mirrors the policies of the PPS related to non-agricultural uses in prime agricultural areas.

However, the County Official Plan contains additional requirements that proposed non-agricultural uses are to demonstrate in order to be permitted through a site-specific local municipal official plan amendment. These are:

- the proposed use requires minimal site alteration;
- the proposed use shall be compatible with the surrounding agricultural uses or in a location that is separated from the primary agricultural operations by physical features and demonstrated to cause minimal disruption to the surrounding area;
- the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby settlement areas;
- the proposed use complies with all other applicable provisions of this plan; and
- applications for non-agricultural uses must be supported by adequate technical assessment to ensure that appropriate services for the proposed use can be provided.

Policy 3.6.12 concludes by stating that impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and existing land uses are to be mitigated to the extent feasible and that local municipalities shall utilize site plan control to regulate the impact of non-agricultural uses in prime agricultural areas. As noted above, the concurrent Zoning By-law Amendment states, in part, that no development shall take place on the subject lands until a comprehensive site plan application has been completed.

The first four criteria in Policy 3.6.12b) of the County Official Plan mirror the criteria of the PPS which have been explored above. The remaining five (5) criteria will be explored below.

- The proposal would remove approximately 3.3 hectares (8.2 acres) from agricultural production for the additional 10 sewage lagoons. The proposal would demolish four (4) existing accessory building, consolidating them into a single 50,625 square foot (4700 square metre) operations shop to the north of the existing developed area. The area of land that presently contains the four accessory buildings to be demolished and the adjacent truck parking area is proposed to be returned to agricultural uses. The applicant has provided approximate measurements of the existing developed area of the property relative to the proposed operations shop. The operations shop represents a smaller area than is covered by the existing operations.
- The existing business has been operating on the site since 1995 and according to the Land Use Compatibility Report, the applicant has received no complaints from the surrounding community during that time with respect to odour. Many of the services that the business offers are catered to the surrounding agricultural community such as the spreading of organic fertilizer on agricultural lands.
- The lagoons are located to the east of Coates Creek, well set back from any sensitive receptors within the settlement area of New Lowell. The business cluster along County Road 10 is to be consolidated into a single operations shop to the north of its present location. In the Township of Clearview, the majority of future growth is to be directed to the settlement areas of Stayner and Creemore. Secondary growth centres, such as New Lowell, are contemplated to receive modest growth. Presently, there are sufficient lands within the settlement area of New Lowell to accommodate future growth to 2051. In the event that the settlement area would need to expand at some point in the future, it is unlikely that the subject property would be the preferred location since County Road 10 currently serves as the clear eastern boundary.
- Policy 4.5.9b) of the County Official Plan mirrors Policy 5.2.2b) of the PPS as it relates to natural hazards. As outlined above, the applicant has delineated the natural hazards for the subject lands which has been confirmed by the NVCA. Development is to be located entirely outside of the identified hazard area. Additionally, Policy 4.6.5 of the County Official Plan mirrors Policy 4.6.2 of the PPS as it relates to the conservation of archaeological resources. The Stage 1-2 Archaeological Assessment has determined that the study area has been fully assessed and is free of further archaeological concern.
- The subject lands are serviced by private sewage and water services. The lagoons and the proposed expanded operations shop are not connected to these services. It is understood that the proposed operations shop will, in the future, be connected to separate private services. Precise details related to this new servicing will be addressed through a future site plan application.

Policy 4.5.9 of the County Official Plan mirrors Policy 5.2.2 of the PPS, noted above as it relates to directing development outside of hazardous lands.

Policy 4.6.5 of the County Official Plan mirrors Policy 4.6.2 of the PPS, noted above as it relates to the conservation of archaeological resources in areas of archaeological potential.

The proposed amendment conforms to the County of Simcoe Official Plan.

Comments Received

During public consultation, comments were received from the Nottawasaga Valley Conservation Authority (NVCA), Enbridge, County of Simcoe Transportation and Engineering Department, and one local resident.

The NVCA advised that the property is partially regulated by Ontario Regulation 41/24 and that development in this area would require a permit from the NVCA prior to development. Additionally, they advised that they had no concerns with the delineation of the natural hazards on the subject lands and no objection to the application, subject to the applicant obtaining a permit.

Enbridge advised that they did not object to the proposed applications but reserved the right to amend or remove development conditions related to the future site plan.

County Transportation and Engineering staff also reviewed the proposed site plan and provided comments that will be addressed through a future site plan control application. These comments included road widening along the entire frontage of the property, setbacks for new buildings and structures, entrance permit requirements, and the submission of several studies including Stormwater Management Brief, Grading Plans, Traffic Impact Study, Erosion and Sediment Control Plans, and Servicing Plans prior to final approval and any site alteration.

One local resident provided comments wherein they expressed concerns with the risks of spreading the sewage on agricultural lands, specifically on the groundwater supply and food supply. They did not object to the proposed application.

County Planning staff have reviewed the written submissions received from agencies and the public regarding the proposed amendment and are satisfied that these comments were considered and addressed by the Township prior to the adoption of OPA No. 2.

Modifications

It is recommended that modifications be made to the text and schedule of the amendment to ensure consistency with the PPS, County of Simcoe Official Plan, and terminology of the Township of Clearview Official Plan. Other modifications that were made include listing the permitted uses on the subject lands and establishing a maximum lot coverage for all buildings and structures. The modifications are as follows:

- Item 1(a) and Item 2(a)- All references to “Special Policy Area” were amended to read “Specific Policy Area” to conform to the terminology used in the Township of Clearview Official Plan;
- Item 1b) - Revised to include “...as a Private Waste Management Facility...” between “added” and “to” and “D-4” be removed.
- Item 1(c) - The lands designated ‘Agricultural’ in the area associated with the transfer storage lagoons will be re-designated to ‘Agricultural – Exception’ to ensure consistency with Policy 4.3.4 of the PPS and conformity with Policy 3.6.11 of the County of Simcoe Official Plan;
- Item 1(c) - An ‘Agricultural – Exception’ designation was also assigned to all lands on the west side of Coates Creek including those associated with the existing accessory uses and the area of the proposed operations shop;

- Item 2(a) – Revised to include “...a new subsection...” between “include” and “Specific”;
- Item 2(a) - The first paragraph under 13.6.1 Region of Huronia Lands be revised to delete “designated” and replaced it with “identified” between “lands” and “as”. The words “...referred to in this section as the ‘subject lands’,” are to be removed from this paragraph and replaced with “as shown on ‘Schedule B’ attached hereto,”. Additionally, the words “special provisions” are to be removed and replaced with “policies”;
- Item 2(a)(1) - Subsection 1 under 13.6.1 Region of Huronia Lands is proposed to be removed and replaced with a new subsection 1 and 2; the existing subsection 2 will be re-numbered as subsection 3. The new subsection 1 will read “In the Agricultural – Exception designation, the following uses are permitted as non-agricultural uses: a) A Transfer Storage Lagoon consisting of nineteen (19) storage ponds shall be permitted as a non-agricultural use on the east side of Coates Creek. b) Accessory uses in conjunction with the Transfer Storage Lagoon including: Hauled Sewage Receiving Station, Operations Shop, Outdoor Equipment Storage and Truck Parking, and Fuel Storage.”;
- Item 2(a)(2) of the new subsection 2 will read “The cumulative area of the lot that may be occupied by all buildings and structures accessory to the transfer storage lagoons shall not exceed approximately 5% of the lands subject to this Specific Policy Area”.
- Item 2(a)(3) - The following text shall be revised to include “...and the size/area of the above accessory uses” after “Lagoon”;
- A Schedule ‘B’ has been added to the amendment, illustrating the lands to be identified on Specific Policy Area Schedule SP-6 to the Township Official Plan.

Township Planning staff were circulated a track changes version of the proposed modified text as shown in Schedule 3 to this report and have advised that the modifications are acceptable.

A clean version of the modified OPA No. 2 is attached as Schedule 4 to this report.

Summary

County Planning staff recommends approval of Official Plan Amendment No. 2 to the Township of Clearview Official Plan, as adopted by Township of Clearview By-law No. 25-16, and as modified by Schedule 4 to this report, given the reasons outlined in this report, which include:

- Consistency with the Provincial Planning Statement 2024; and
- Conformity with the goals, objectives, and general intent of the County of Simcoe Official Plan.

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County’s decision is appealed to the Ontario Land Tribunal (OLT) there may be legal costs associated with that process. As per County of Simcoe By-law No. 6894, the Chief Planner, the General Manager – Engineering, Planning & Environment, and County Solicitor may enter into negotiations, attend hearings and execute such documents as may be necessary to resolve disputes and OLT appeals with those parties insofar as the County’s position remains consistent with the Provincial Policy Statement, conforms with the applicable Provincial policies, and conforms with the County of Simcoe Official Plan.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

Schedule 1 – Location Map

Schedule 2 – Township of Clearview Official Plan Amendment No. 2, as adopted

Schedule 3 – Township of Clearview Official Plan Amendment No. 2, as modified (track changes version)

Schedule 4 – Township of Clearview Official Plan Amendment No. 2, as modified (clean version)

Schedule 5 – Concept Plan prepared by Innovative Planning Solutions, dated March 13, 2024

Prepared By Calvin Dempster, RPP, Planner III

Delegated Approval as per Bylaw 6984

Tiffany Thompson, RPP, Manager of Planning

Date

July 7, 2025

Location Map

Municipal Context



County File Number: CV-OPA-2502

Address: 10367 County Road 10

CLEARVIEW

County Official Plan Legend

- | | |
|--------------------|---|
| Agricultural Lands | Lands Not Subject To Plan |
| Settlements | Niagara Escarpment Plan Area |
| Economic District | Greenbelt Plan - Protected Countryside |
| Greenlands | Oak Ridges Moraine Conservation Plan Area |
| Rural Lands | Special Development Area Big Bay Point |
| Secondary Plan | Subject Property |



Map Legend

- | | | | |
|------------------|-----------------|----------------|------|
| Subject Property | Settlement Area | Built Boundary | 2016 |
|------------------|-----------------|----------------|------|



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Date Generated: 4/24/2025, 10:29:38 AM

By-law Number 25-16**The Corporation of the Township of Clearview****Being a By-law to adopt Amendment No. 2 to the 2024 Official Plan of the Township of Clearview**

(Official Plan Amendment No. 2 - 10367 County Road 10)

Whereas Section 21 of the Planning Act R.S.O., 1990 c. P.13. as amended, provides that Council may amend its Official Plan;

And Whereas Council of the Corporation of the Township of Clearview has considered the appropriateness of amending the Official Plan in regard to various lands and land use policies located within the Township of Clearview, County of Simcoe;

And Whereas Council of the Corporation of the Township of Clearview adopted the 2024 Official Plan at its meeting held on May 27, 2024, with the County of Simcoe providing approval on November 12, 2024;

And Whereas Council deems it necessary and desirable to adopt an amendment to the Official Plans of the Township of Clearview;

Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That the attached explanatory text, policies and schedules that constitute Amendment Number 2 to the 2024 Official Plans of the Township of Clearview, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make an application to the County of Simcoe for approval of the aforementioned Amendment Number 2 to the 2024 Official Plans of the Township of Clearview.
3. This By-law shall come into force and take effect on the date of its final passing subject to approval of the County of Simcoe and in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

By-law 25-16

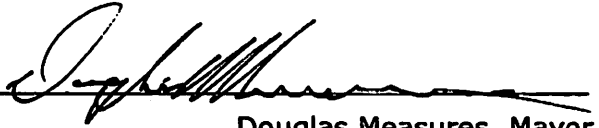
Page 2 of 2

By-law Number 25-16 read a first, second and third time and finally passed this 24th day of February 2025.

I, Krista Pascoe, Deputy Clerk of the Township of Clearview
do hereby certify this to be a true copy of a record of the
Corporation of the Township of Clearview

Dated this 7th day of March, 2025

Krista Pascoe
Krista Pascoe, Deputy Clerk


Douglas Measures, Mayor


Sasha HelmKay, Director of Legislative Services/Clerk



Official Plan Amendment No. 2
to the 2024 Township of Clearview Official Plan

Applicant:	Innovative Planning Solutions Inc.
Owner:	Region of Huronia (McGillivray Holdings Inc.) c/o Clarence McGillivray
Municipal Address:	10367 County Road 10
Legal Description:	Concession 4 South 1/2 Lot 21 ESR, formerly Sunnidale
ARN:	432904000217600
File No.:	2024-035
Staff Report No.:	PB-002-2025
Completeness Date:	May 24, 2024
Public Meeting Date:	June 26, 2024
Township Adoption Date:	February 24, 2025
Adopting By-law:	25-16

OPA No. 2

McGillivray Holdings Inc. (Region of Huronia)

Basis of the Amendment

The 2024 Township of Clearview Official Plan has been adopted by the Township of Clearview Council (May 27, 2024), approved by the County of Simcoe (November 26, 2024), and the last date of appeal being December 18, 2024. Section 17(38) of the Planning Act states that the plan or part of the plan that is not the subject of an appeal comes into effect on the day after the last day for filing a notice of appeal. This Official Plan Amendment is deemed to apply to the 2024 Township of Clearview Official Plan (OP2024) as OPA No. 2.

The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment applications, and various technical studies in support of the proposed amendments. Prior to the amendment the lands were designated and 'Agricultural', 'Greenland - Wetland Areas', 'Greenland - Hazard Land Areas', 'Greenland - Natural Heritage Areas' and 'Waste Management Industrial' in OP2024.

The basis of this Amendment is contained in Staff Report PB-002-2025, as adopted by Council on February 24, 2025. The applicant, McGillivray Holdings Inc. (Region of Huronia) has requested an amendment to the Township of Clearview Official Plan to bring the designation in line with the existing use and to facilitate the expansion of the existing transfer storage lagoons and permit the refinement of the schedule for the 'Greenland-Natural Heritage Areas', designations on the subject lands.

The subject property is located east of the settlement area of New Lowell. The lands are east of the intersection of County Road 9 and County Road 10, New Lowell.

The applications and supporting documentation have been reviewed and the amendment is consistent with the Provincial Planning Statement, and conforms to Provincial Plans, County of Simcoe Official Plan, and Township of Clearview 2024 Official Plan. The applications have been circulated to the public, internal departments, and prescribed agencies. A public meeting pursuant to the Planning Act was held on June 26, 2024.

The Official Plan Amendment shall be deemed to have come into force on the day it was passed, if no notice of appeal is filed pursuant to the provisions of the Planning Act. Notwithstanding this adoption, the County of Simcoe is the approval authority for this amendment.

OPA No. 2

McGillivray Holdings Inc. (Region of Huronia)

The Amendment

Purpose & Effect

The purpose of the Official Plan Amendment (OPA) is to amend the land use designations on portions of the subject lands. The amendment also refines the schedules pertaining to the environmental features of the lands.

- OPA No. 2 (OP2024)
 - Amends s. 13.6 Area 6: Southeast Clearview to include 'Special Policy Area 13.6.1', to permit the expansion of a transfer storage lagoons and accessory uses as a non-agricultural use, and;
 - Amends applicable Schedules to the Official to reflect the land use designations on the subject lands.

The effect of the amendment is to facilitate the expansion of an existing Transfer Storage Lagoon operation, including 10 new lagoons, a 'Hauled Sewage Receiving Area' building, operations shop, and other accessory uses and buildings.

OPA No. 2

McGillivray Holdings Inc. (Region of Huronia)

OPA No. 2 to the Clearview 2024 Official Plan

The Amendment consisting of the text and schedule referred to under "Item 1 and Item 2" below constitutes Amendment No. 2 to the Official Plan of the Township of Clearview.

Item 1: Schedule Changes

- (a) That the lands be added to Special Policy Area 6 in 'Schedule SP-6';
- (b) That the lands be added to the Waste Management Sites in 'Schedule F', and that the appropriate D-4 Assessment Area applies;
- (c) That the subject lands as shown in 'Schedule A', which is attached hereto and forms part of this amendment, re-designates the lands and amends Schedule 'B' of OP2024, more particularly described in Schedule 'B-8' the Land Use Plan for New Lowell, are redesignated as follows:

Description Of Area	Original Designation	Amended Designation
Transfer Storage Lagoon	'Greenland - Natural Heritage Areas'	'Waste Management Industrial'
Transfer Storage Lagoon	'Agricultural'	'Waste Management Industrial'
Agricultural Fields	'Greenland - Natural Heritage Areas'	'Agricultural'
Special Liquid Waste Storage and Transfer (OPA 5 2001)	'Waste Management Industrial'	'Agricultural'

Item 2: Altered Policy Wording as 'Special Policy 13.6.1'

- (a) That Section 13.6 Area 6: Southeast Clearview be amended to include 'Special Policy Area 13.6.1' as follows:

"13.6.1 Region of Huronia Lands

The lands designated as **"Special Policy Area 13.6.1"** on Schedule SP-6 to this Official Plan, being those lands described legally as Concession 4 South ½ Lot 21 ESR (former Sunnidale), and known municipally as 10367 County Road 10, referred to in this section as the "subject lands", shall be subject to the following special provisions, in addition to all other applicable policies of this Official Plan:

1. Notwithstanding any policies of this Official Plan, to the contrary, on the subject lands, a Transfer Storage Lagoon in the Waste Management Industrial designation and Accessory Uses to a Transfer Storage Lagoon

OPA No. 2**McGillivray Holdings Inc. (Region of Huronia)**

in the Agricultural designation shall be permitted as a Non-Agricultural use.

- 2. The policies of this section shall be implemented through the preparation of implementing zoning criteria which, in addition to the above, shall include a definition of Transfer Storage Lagoon.**

OPA No. 2

McGillivray Holdings Inc. (Region of Huronia)


Attachments

**Schedule 'A' Map illustrating amended land use designations for Official Plan
Amendment No. 2 to the Township of Clearview 2024 Official Plan**

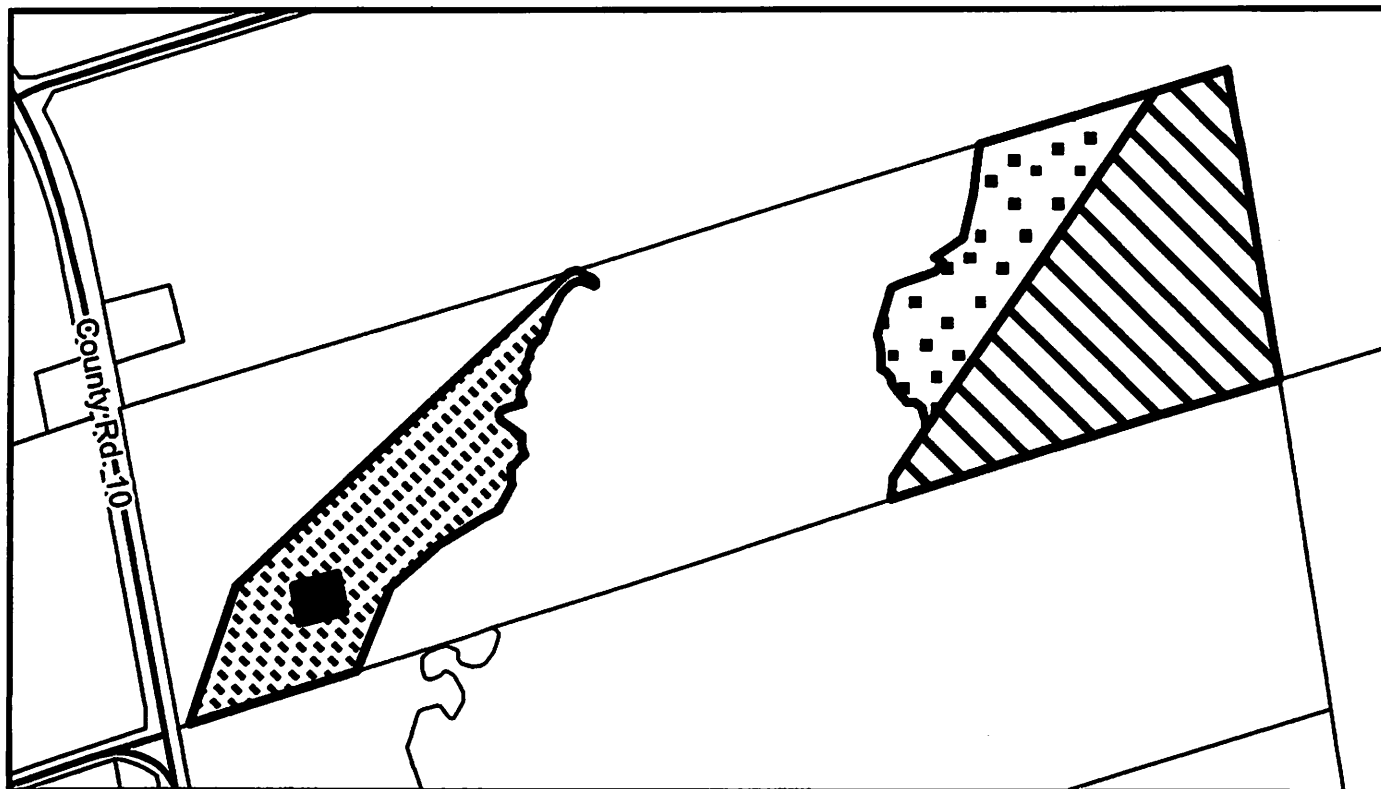
Township of Clearview

OFFICIAL PLAN AMENDMENT SCHEDULE 'A' to OPA No. 2 to the Township of Clearview 2024 Official Plan

passed this 24th day of February, 2025.


Douglas Measures,
Mayor


Sasha Helmkey,
Director of Legislative Services/Municipal Clerk



Lands to be redesignated from:

-  Waste Management Industrial to Agricultural
-  Greenland - Natural Heritage Area to Agricultural
-  Greenland - Natural Heritage Area to Waste Management Industrial
-  Agricultural to Waste Management Industrial



1:7,500
0 50 100 200 300 400
Metres

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Official Plan Amendment No. 2 to the 2024 Township of Clearview Official Plan

Applicant:	Innovative Planning Solutions Inc.
Owner:	Region of Huronia (McGillivray Holdings Inc.) c/o Clarence McGillivray
Municipal Address:	10367 County Road 10
Legal Description:	Concession 4 South 1/2 Lot 21 ESR, formerly Sunnidale
ARN:	432904000217600
File No.:	2024-035
Staff Report No.:	PB-002-2025
Completeness Date:	May 24, 2024
Public Meeting Date:	June 26, 2024
Township Adoption Date:	February 24, 2025
Adopting By-law:	25-16

Basis of the Amendment

The 2024 Township of Clearview Official Plan has been adopted by the Township of Clearview Council (May 27, 2024), approved by the County of Simcoe (November 26, 2024), and the last date of appeal being December 18, 2024. Section 17(38) of the Planning Act states that the plan or part of the plan that is not the subject of an appeal comes into effect on the day after the last day for filing a notice of appeal. This Official Plan Amendment is deemed to apply to the 2024 Township of Clearview Official Plan (OP2024) as OPA No. 2.

The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment applications, and various technical studies in support of the proposed amendments. Prior to the amendment the lands were designated and 'Agricultural', 'Greenland - Wetland Areas', 'Greenland - Hazard Land Areas', 'Greenland - Natural Heritage Areas' and 'Waste Management Industrial' in OP2024.

The basis of this Amendment is contained in Staff Report PB-002-2025, as adopted by Council on February 24, 2025. The applicant, McGillivray Holdings Inc. (Region of Huronia) has requested an amendment to the Township of Clearview Official Plan to bring the designation in line with the existing use and to facilitate the expansion of the existing transfer storage lagoons and permit the refinement of the schedule for the 'Greenland-Natural Heritage Areas', designations on the subject lands.

The subject property is located east of the settlement area of New Lowell. The lands are east of the intersection of County Road 9 and County Road 10, New Lowell.

The applications and supporting documentation have been reviewed and the amendment is consistent with the Provincial Planning Statement, and conforms to Provincial Plans, County of Simcoe Official Plan, and Township of Clearview 2024 Official Plan. The applications have been circulated to the public, internal departments, and prescribed agencies. A public meeting pursuant to the Planning Act was held on June 26, 2024.

The Official Plan Amendment shall be deemed to have come into force on the day it was passed, if no notice of appeal is filed pursuant to the provisions of the Planning Act. Notwithstanding this adoption, the County of Simcoe is the approval authority for this amendment.

The Amendment

Purpose & Effect

The purpose of the Official Plan Amendment (OPA) is to amend the land use designations on portions of the subject lands. The amendment also refines the schedules pertaining to the environmental features of the lands.

- OPA No. 2 (OP2024)

- Amends s. 13.6 Area 6: Southeast Clearview to include 'Specific ~~ial~~ Policy Area 13.6.1', to permit the expansion of a transfer storage lagoons and accessory uses as a non-agricultural use, and;
- Amends applicable Schedules to the Official [Plan](#) to reflect the land use designations on the subject lands.

The effect of the amendment is to facilitate the expansion of an existing Transfer Storage Lagoon operation, including 10 new lagoons, a 'Hauled Sewage Receiving Area' building, operations shop, and other accessory uses and buildings.

OPA No. 2 to the Clearview 2024 Official Plan

The Amendment consisting of the text and schedule referred to under "Item 1 and Item 2" below constitutes Amendment No. 2 to the Official Plan of the Township of Clearview.

Item 1: Schedule Changes

- a) That the lands be added to ~~Specific~~ Policy Area 6 (13.6.1) in 'Schedule SP-6';
- b) That the lands be added as a Private Waste Management Facility to the Waste Management Sites in 'Schedule F', and that the appropriate ~~D-4~~ Assessment Area applies;
- c) That the subject lands as shown in 'Schedule A', which is attached hereto and forms part of this amendment, re-designates the lands and amends Schedule 'B' of OP2024, more particularly described in Schedule 'B-8' the Land Use Plan for New Lowell, are redesignated as follows:

Description Of Area	Original Designation	Amended Designation
Transfer Storage Lagoon	'Greenland - Natural Heritage Areas' <u>and</u> <u>'Agricultural'</u>	'Waste Management Industrial' <u>'Agricultural - Exception'</u>
Transfer Storage Lagoon	'Agricultural'	'Waste Management Industrial'
Agricultural Fields	'Greenland - Natural Heritage Areas' <u>and</u> <u>'Agricultural'</u>	'Agricultural - Exception'
Special Liquid Waste Storage and Transfer (OPA 5 2001)	'Waste Management Industrial'	'Agricultural <u>-</u> <u>Exception'</u>

Item 2: Altered Policy Wording as ~~'Special~~Specific Policy 13.6.1'

- a) That Section 13.6 Area 6: Southeast Clearview be amended to include a new subsection ~~'Special~~Specific Policy Area 13.6.1' as follows:

"13.6.1 Region of Huronia Lands

The lands ~~designated-identified~~ as **"~~Special~~ Specific Policy Area 13.6.1"** on Schedule SP-6 to this Official Plan, being those lands described legally as Concession 4 South ½ Lot 21 ESR (former Sunnidale), and known municipally as 10367 County Road 10, as shown on 'Schedule B' attached hereto, ~~referred to in this section as the "subject lands"~~, shall be subject to the following

~~policies-special provisions~~, in addition to all other applicable policies of this Official Plan:

~~1. Notwithstanding any policies of this Official Plan, to the contrary, on the subject lands, a Transfer Storage Lagoon in the Waste Management Industrial designation and Accessory Uses to a Transfer Storage Lagoon in the Agricultural designation shall be permitted as a Non-Agricultural use.~~

1. In the Agricultural-Exception designation, the following uses are permitted as non-agricultural uses:

a. A Transfer Storage Lagoon consisting of nineteen storage ponds on the east side of Coates Creek.

b. Accessory uses in conjunction with the Transfer Storage Lagoon including:

i. Hauled Sewage Receiving Station

ii. Operations Shop

iii. Outdoor Equipment Storage and Truck Parking

iv. Fuel Storage

~~1.2.~~ The cumulative area of the lot that may be occupied by all buildings and structures accessory to the transfer storage lagoons shall not exceed approximately 5% of the lands subject to this Specific Policy Area.

~~2.3.~~ The policies of this section shall be implemented through the preparation of implementing zoning criteria which, in addition to the above, shall include a definition of Transfer Storage Lagoon and the size/area of the above accessory uses.

Attachments


Schedule 'A' Map illustrating amended land use designations for Official Plan Amendment No. 2 to the Township of Clearview 2024 Official Plan

[Schedule 'B' Map illustrating amended Specific Policy Area Schedule SP-6 for Official Plan Amendment No. 2 to the Township of Clearview 2024 Official Plan](#)

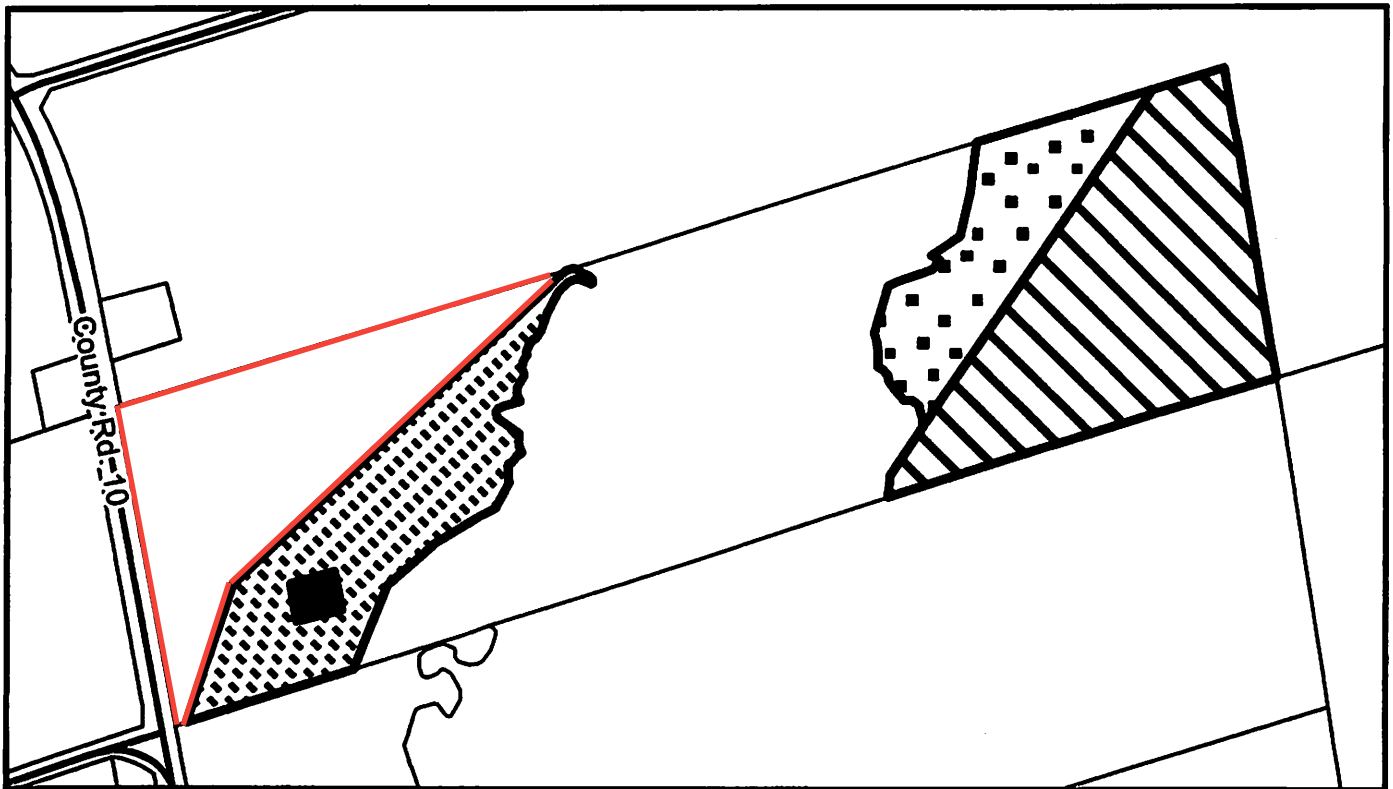
Township of Clearview

OFFICIAL PLAN AMENDMENT SCHEDULE 'A' to OPA No. 2 to the Township of Clearview 2024 Official Plan






passed this 24th day of February, 2025.


Douglas Measures,
Mayor


Sasha Helmkey,
Director of Legislative Services/Municipal Clerk



Lands to be redesignated from:

-  Waste Management Industrial to Agricultural - Exception
-  Greenland - Natural Heritage Area to Agricultural - Exception
-  Greenland - Natural Heritage Area to Agricultural - Exception
-  Agricultural to Agricultural - Exception
-  Agricultural to Agricultural - Exception



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Metres

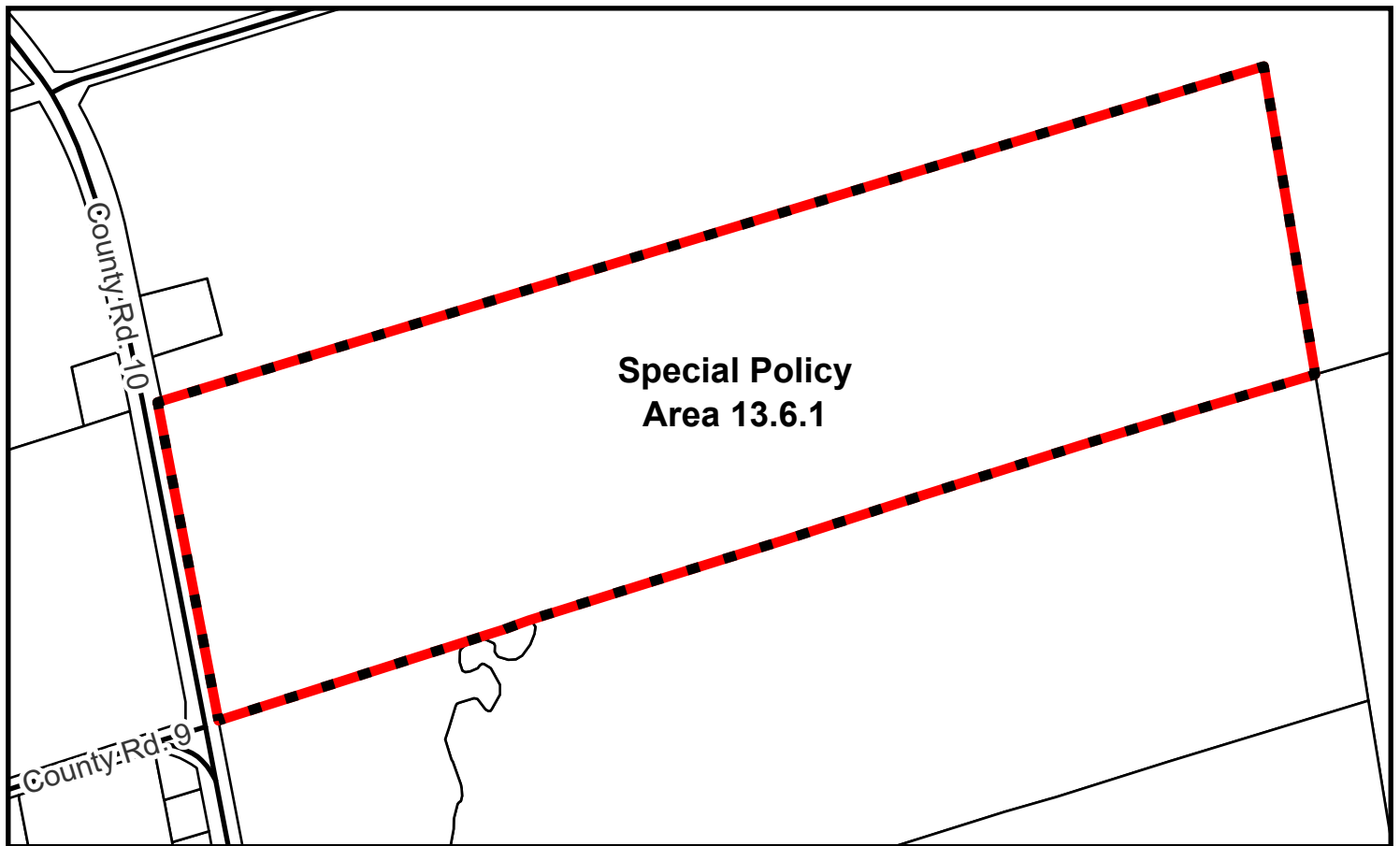
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OFFICIAL PLAN AMENDMENT
Schedule 'B' to OPA No. 2
to the Township of Clearview 2024 Official Plan

passed this _____ day of _____, 2025.

Douglas Measures,
Mayor

Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



 **Special Policy Area 13.6.1**



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0 50 100 200 300 400
Metres

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Official Plan Amendment No. 2 to the 2024 Township of Clearview Official Plan

Applicant:	Innovative Planning Solutions Inc.
Owner:	Region of Huronia (McGillivray Holdings Inc.) c/o Clarence McGillivray
Municipal Address:	10367 County Road 10
Legal Description:	Concession 4 South 1/2 Lot 21 ESR, formerly Sunnidale
ARN:	432904000217600
File No.:	2024-035
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The Amendment

Purpose & Effect

The purpose of the Official Plan Amendment (OPA) is to amend the land use designations on portions of the subject lands. The amendment also refines the schedules pertaining to the environmental features of the lands.

- OPA No. 2 (OP2024)
 - Amends s. 13.6 Area 6: Southeast Clearview to include 'Specific Policy Area 13.6.1', to permit the expansion of a transfer storage lagoons and accessory uses as a non-agricultural use, and;
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The effect of the amendment is to facilitate the expansion of an existing Transfer Storage Lagoon operation, including 10 new lagoons, a 'Hauled Sewage Receiving Area' building, operations shop, and other accessory uses and buildings.

OPA No. 2 to the Clearview 2024 Official Plan

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Item 1: Schedule Changes

- a) That the lands be added to Specific Policy Area 6 (13.6.1) in 'Schedule SP-6';
- b) That the lands be added as a Private Waste Management Facility to the Waste Management Sites in 'Schedule F', and that the appropriate Assessment Area applies;
- c) That the subject lands as shown in 'Schedule A', which is attached hereto and forms part of this amendment, re-designates the lands and amends Schedule 'B' of OP2024, more particularly described in Schedule 'B-8' the Land Use Plan for New Lowell, are redesignated as follows:

Description Of Area	Original Designation	Amended Designation
Transfer Storage Lagoon	'Greenland - Natural Heritage Areas' and 'Agricultural'	'Agricultural - Exception'
Agricultural Fields	'Greenland - Natural Heritage Areas' and 'Agricultural'	'Agricultural – Exception'
Special Liquid Waste Storage and Transfer (OPA 5 2001)	'Waste Management Industrial'	'Agricultural - Exception'

Item 2: Altered Policy Wording as 'Specific Policy 13.6.1'

- a) That Section 13.6 Area 6: Southeast Clearview be amended to include a new subsection 'Specific Policy Area 13.6.1' as follows:

"13.6.1 Region of Huronia Lands

The lands identified as "**Specific Policy Area 13.6.1**" on Schedule SP-6 to this Official Plan, being those lands described legally as Concession 4 South ½ Lot 21 ESR (former Sunnidale), and known municipally as 10367 County Road 10, as shown on 'Schedule B' attached hereto, shall be subject to the following policies, in addition to all other applicable policies of this Official Plan:

- 1. In the Agricultural-Exception designation, the following uses are permitted as non-agricultural uses:

- a. A Transfer Storage Lagoon consisting of nineteen storage ponds on the east side of Coates Creek.
 - b. Accessory uses in conjunction with the Transfer Storage Lagoon including:
 - i. Hauled Sewage Receiving Station
 - ii. Operations Shop
 - iii. Outdoor Equipment Storage and Truck Parking
 - iv. Fuel Storage
2. The cumulative area of the lot that may be occupied by all buildings and structures accessory to the transfer storage lagoons shall not exceed approximately 5% of the lands subject to this Specific Policy Area.
3. The policies of this section shall be implemented through the preparation of implementing zoning criteria which, in addition to the above, shall include a definition of Transfer Storage Lagoon and the size/area of the above accessory uses.

Attachments

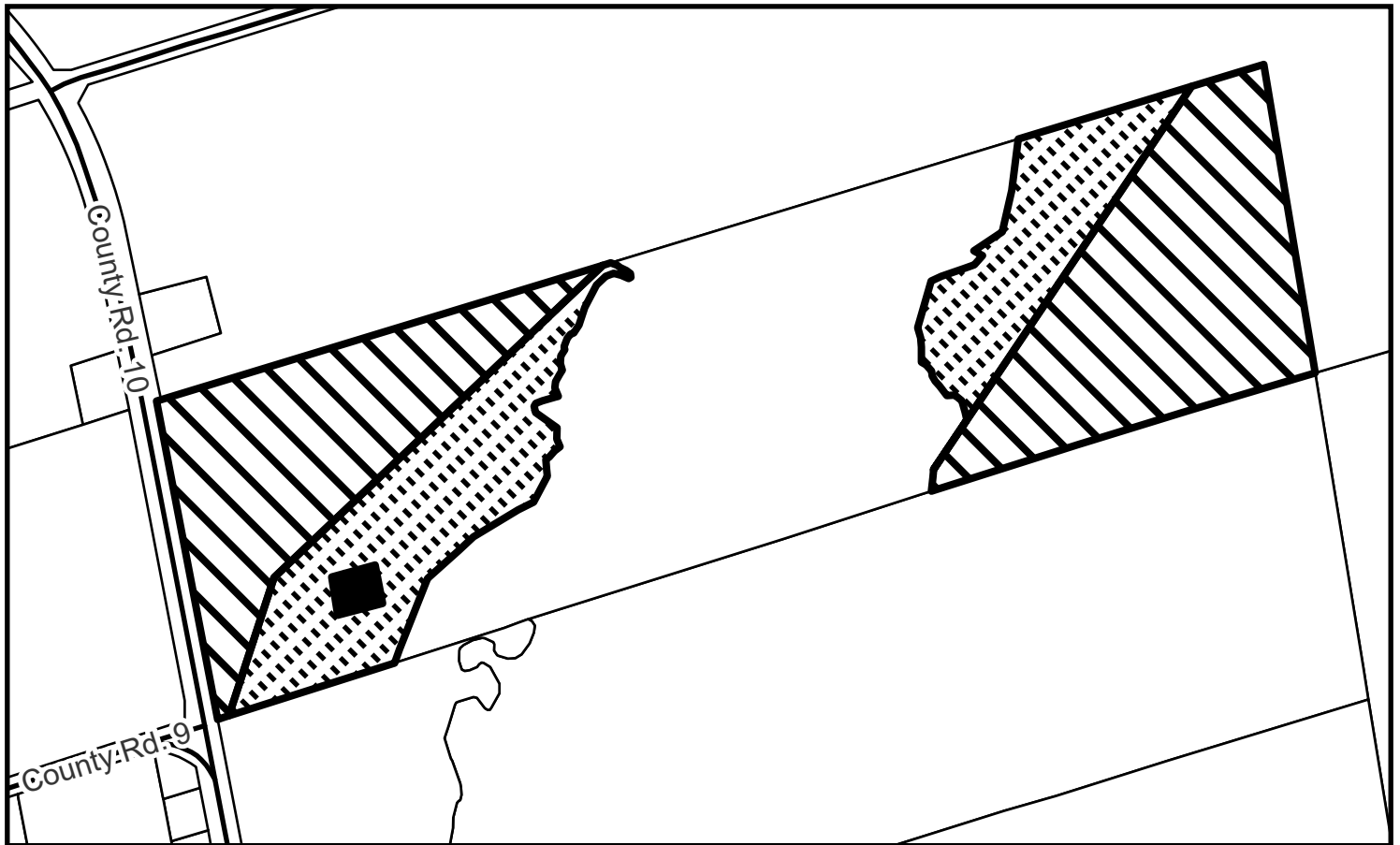
- Schedule 'A' Map illustrating amended land use designations for Official Plan Amendment No. 2 to the Township of Clearview 2024 Official Plan
- Schedule 'B' Map illustrating amended Specific Policy Area Schedule SP-6 for Official Plan Amendment No. 2 to the Township of Clearview 2024 Official Plan

**OFFICIAL PLAN AMENDMENT
Schedule 'A' to OPA No. 2
to the Township of Clearview 2024 Official Plan**




passed this _____ day of _____, 2025.

Douglas Measures,
Mayor

Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



Lands to be redesignated from:

-  Waste Management Industrial to Agricultural Exception
-  Greenland - Natural Heritage Area to Agricultural Exception
-  Agricultural to Agricultural Exception



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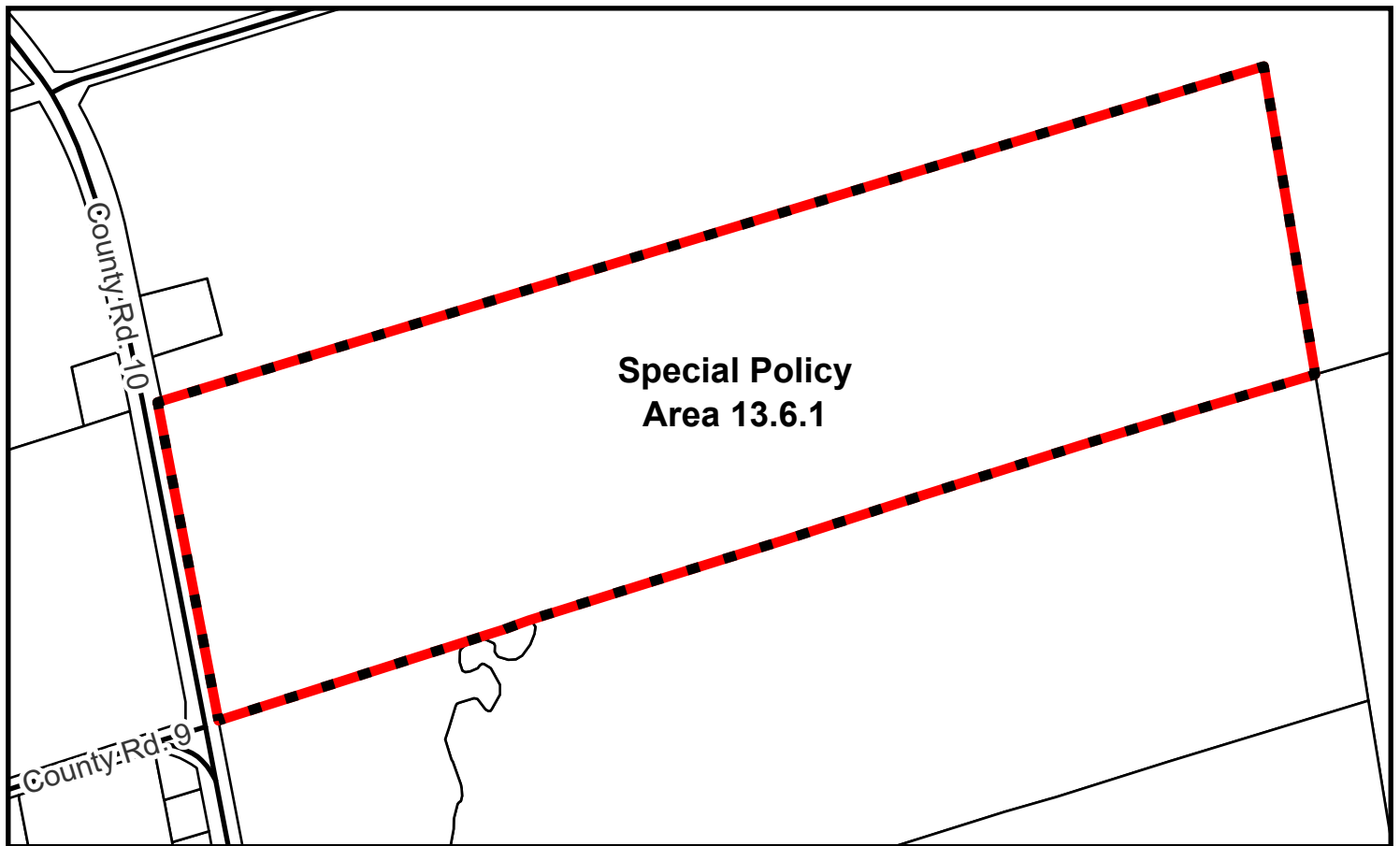
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OFFICIAL PLAN AMENDMENT
Schedule 'B' to OPA No. 2
to the Township of Clearview 2024 Official Plan

passed this _____ day of _____, 2025.

Douglas Measures,
Mayor

Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



 **Special Policy Area 13.6.1**

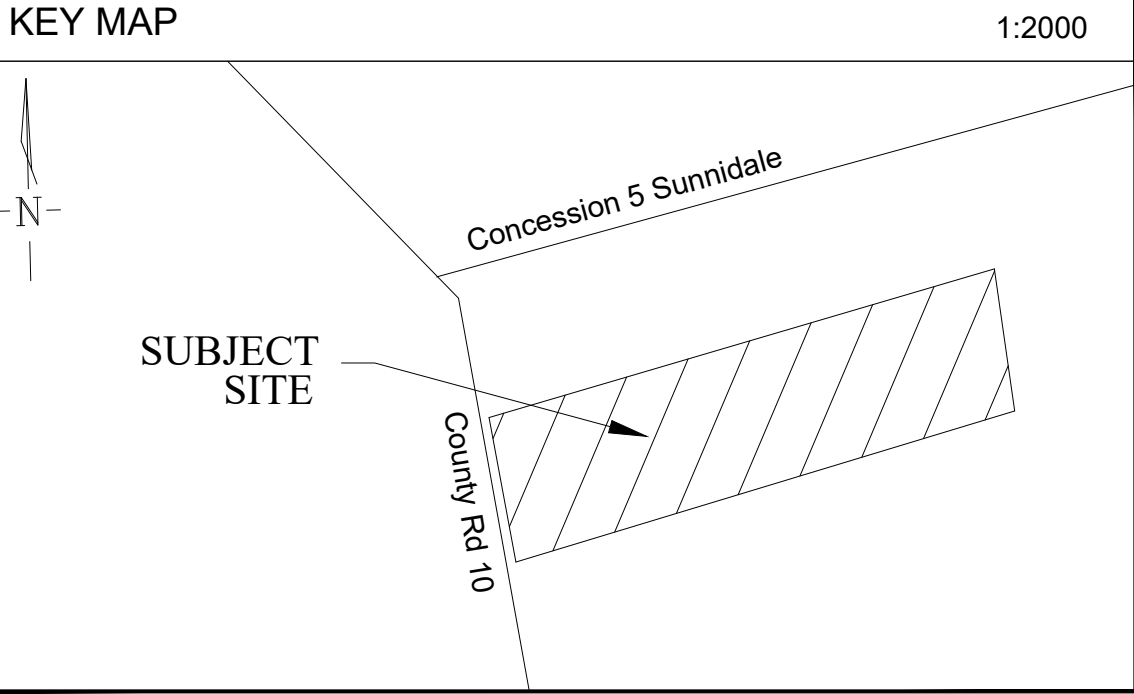
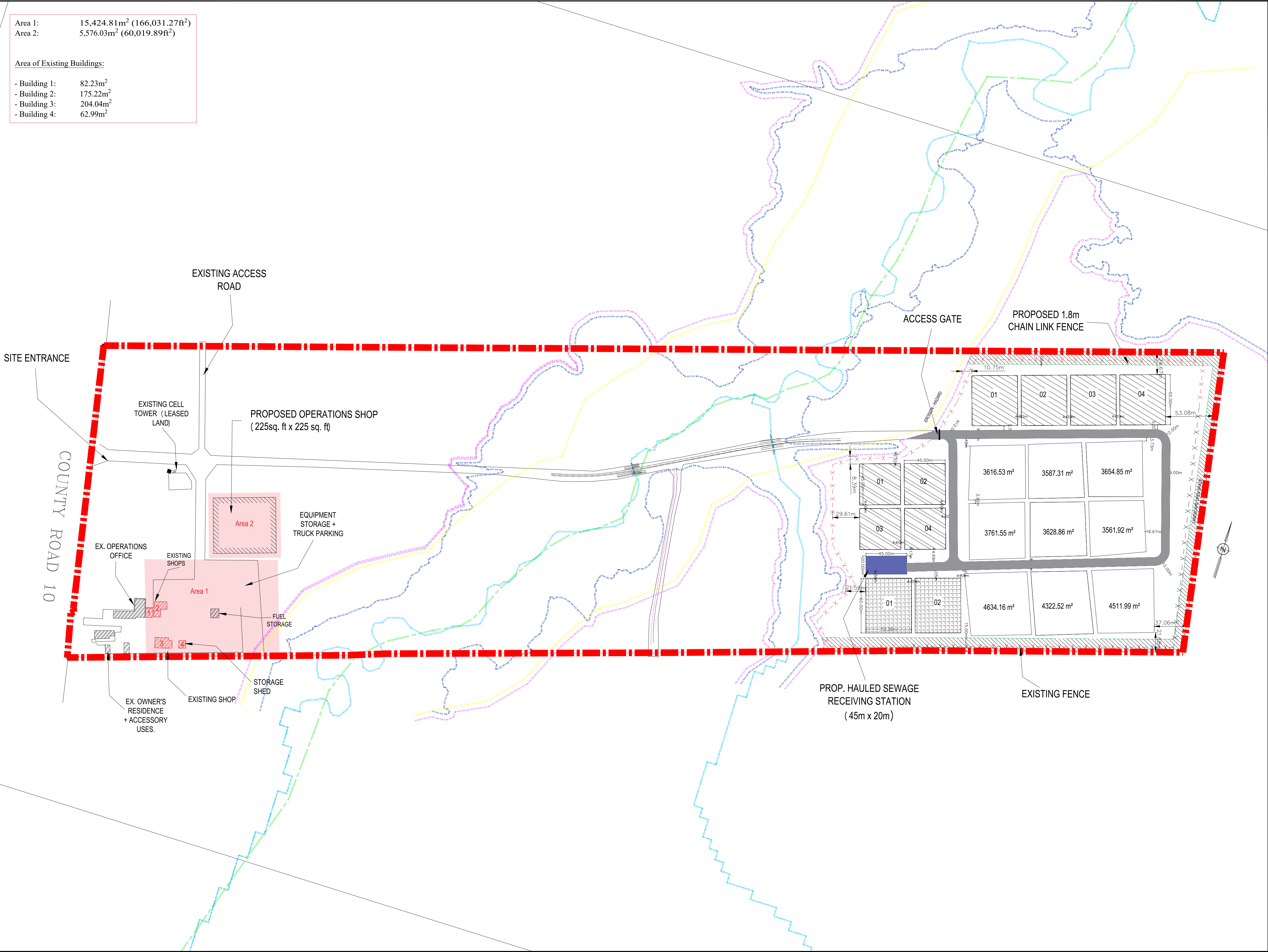


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Metres

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Area 1:	15,424.81m ² (166,031.27ft ²)
Area 2:	5,576.03m ² (60,019.89ft ²)
Area of Existing Buildings:	
- Building 1:	82.23m ²
- Building 2:	175.22m ²
- Building 3:	204.04m ²
- Building 4:	62.99m ²



CONCEPTUAL SITE PLAN

10367 County Road 10
Springwater, Ontario

Scale 1:2000



Legend

- Subject Site
(Area: ±41.364 ha. / 102.21 ac.)
- Existing Sewage Cells - Average 61.08m x 61.73m (200.4 ft x 202.5ft)
- New Sewage Cells - 50.00m x 55.00m (164.0ft x 180.4ft)
- New Sewage Cells - 45.00m x 45.00m (147.6ft x 147.6ft)
- New Sewage Cells - 50.00m x 60.00m (164.0ft x 196.9ft)
- Proposed Hauled Sewage Receiving Area - 20 x 45m (65.62ft x 147.6ft) - 900.00m²
- Proposed Operations Shop
- Existing Buildings
- Site - 124.659,21m² (12.47ha or 30.8 acre)
- Landscape Buffer (15m)
- Access Road (9m)
- Existing Fence
- Proposed Fence (1.8 m Chain Link)

LEGEND

- CENTER LINE OF WATERCOURSE
- FLOOD HAZARD LIMIT
- MEANDER BELT AXIS
- EROSION HAZARD LIMIT
- 6.0 m ACCESS ALLOWANCE

Source: Simcoe Maps - 2023
Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN

10367 COUNTY RD. 10, CLEARVIEW

SCHEDULE OF REVISIONS			
No.	Date	Description	By
01	March 13, 2024	1 st Submission	A.G.

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: February 29, 2024	Drawn By: A.G.
File: 22.1194	Checked By: J.H.