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**To:** Mayor and Council

**From:** Danielle Waters, Community Planner

**Meeting Date:** August 11, 2025

**Subject:** Report PB-028-2025 – Zoning By-law Amendment Region of Huronia

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### Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-028-2025 (Zoning By-law Amendment – Region of Huronia) dated August 11, 2025; and,

- 1) That a Zoning By-law for the lands municipally known as 10367 County Road 10 be presented to Council for approval at the August 11, 2025, meeting.

### Background

The applicant applied for an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application in May 2024. The effect of the applications was to facilitate the expansion of the existing sewage treatment facility (lagoons) to increase the facility capacity and allow for the construction of a new operations shop as an accessory use. The timeline below outlines the current status of the applications:

- May 3, 2024 - received an Application for Official Plan and Zoning By-law Amendment.
- June 26, 2024 - Public Meeting
- February 24, 2025 – [PB-002-2025](#)
  - Council adopts Official Plan Amendment No. 2 to the Clearview 2024 Official Plan through the passing of By-law 25-16
  - Council directed staff to bring forward a Zoning By-law consistent with the draft to amend Zoning By-law No. 06-54 at such time as the Official Plan Amendment is approved by the County of Simcoe
- July 7, 2025 – County of Simcoe issued a Notice of Decision on the adoption of the Official Plan Amendment, the last day of appeal was July 28, 2025
- August 11, 2025 – Staff are presenting a revised Zoning By-law to reflect the County of Simcoe changes to the adopted Official Plan Amendment.

## **Comments and Analysis**

After the OPA was adopted by Council, it was sent to the County of Simcoe for final approval. Through consultation with the County, changes were made to the OPA as well as to the draft Zoning By-law and the Zoning Schedule.

As the Zoning By-law and Schedule have changed since initially presented to Council in February 2025, Staff are presenting a revised Zoning By-law and Schedule, that reflects the County of Simcoe approved and adopted OPA. Originally, staff recommended that the sewage treatment facility (lagoons), be within the Waste Disposal Industrial zone (MW Zone), to be inline with the current sewage lagoon on site. The County has made changes in the OPA to have the lagoons within an Agricultural Exception designation, to ensure conformity with the Provincial Planning Statement. The County's report and revised by-law can be reviewed in Appendix A and B to this report. Additionally, Clerks Department staff will be amending OPA By-law 25-16 to reflect the County's amendments. This update is permitted to occur administratively without an amending by-law coming before Council, as the original by-law has a provision that states it is subject to the approval of the County.

To reflect the changes to the OPA, the ZBA and Schedule have been changed, to ensure conformity to the OPA. These changes can be reviewed in Appendix C to this report, in a redlined ZBA. Should Council approve of the proposed changes to the ZBA, as presented Staff will prepare the notice of passing. It should be noted that the overall proposal has not changed. The subject lands will also be subject to a site plan control application in the future.

## **Financial Implications**

Potential financial and legal implications should the decision of the Council be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

## **Clearview's Strategic Plan**

The above initiative supports the following strategic pillars:

- Communication

## **Communication**

The applications referenced herein were circulated in accordance with the Planning Act.

## **Report Appendices**

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| Appendix A: | Notice of Decision – County of Simcoe |
| Appendix B: | Revised Official Plan Amendment       |

Appendix C: Draft Zoning By-law Amendment

**Approvals**

Submitted by:	Danielle Waters, MSc., MCIP, RPP, Community Planner
Reviewed by:	Rossalyn Workman, MURP, Dipl.MM, MCIP, RPP, Manager of Planning
Financial Implications Reviewed by:	Kelly MacDonald, Treasurer
Approved by:	John Ferguson, CAO