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Economic Developers Council of Ontario

Planning for Growth

A Rural Municipality's Perspective on Economic Development

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Director of Planning & Building
Township of Clearview

EDCO Central Regional Event • Thursday, October 8, 2026

The lens I bring

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6 years

Land Economist

Watson & Associates Economists Ltd.

Professional Land Economist (PLE)

12 years

Municipal Planner

Town of New Tecumseth

Registered Professional Planner (RPP)

NOW

Director of Planning & Building

Township of Clearview

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A credible path from idea to investment

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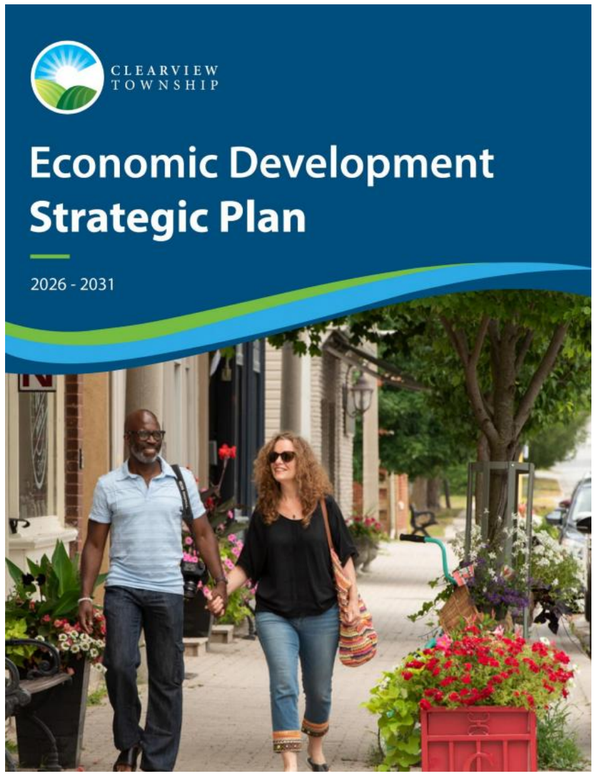
Policy permission

Infrastructure capacity

Viable investment

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Clearview's Economic Direction





Wait... which Bill did that?

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A few of the planning changes since 2019...

2019	2020	2022	2024	2025	2026
108 Faster decision timelines	**229** Conservation authority changes	**109** Fee-refund deadlines	**162** Official-plan adjustments	**17** Applications + studies	**98** Official-plan standards
		23 Housing + DC changes	**185** Refund repeal + process changes	**60** Transit + infrastructure	

PPS 2024 October 20, 2024: a new Provincial Planning Statement replaced the PPS 2020 and Growth Plan

****Bill numbers. Not my most recent golf scores at Duntroon Highlands.**

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The Rural Planning Test

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Where should growth go?



How do farms keep working?



What can the landscape support?

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New powers, Existing Approval Framework

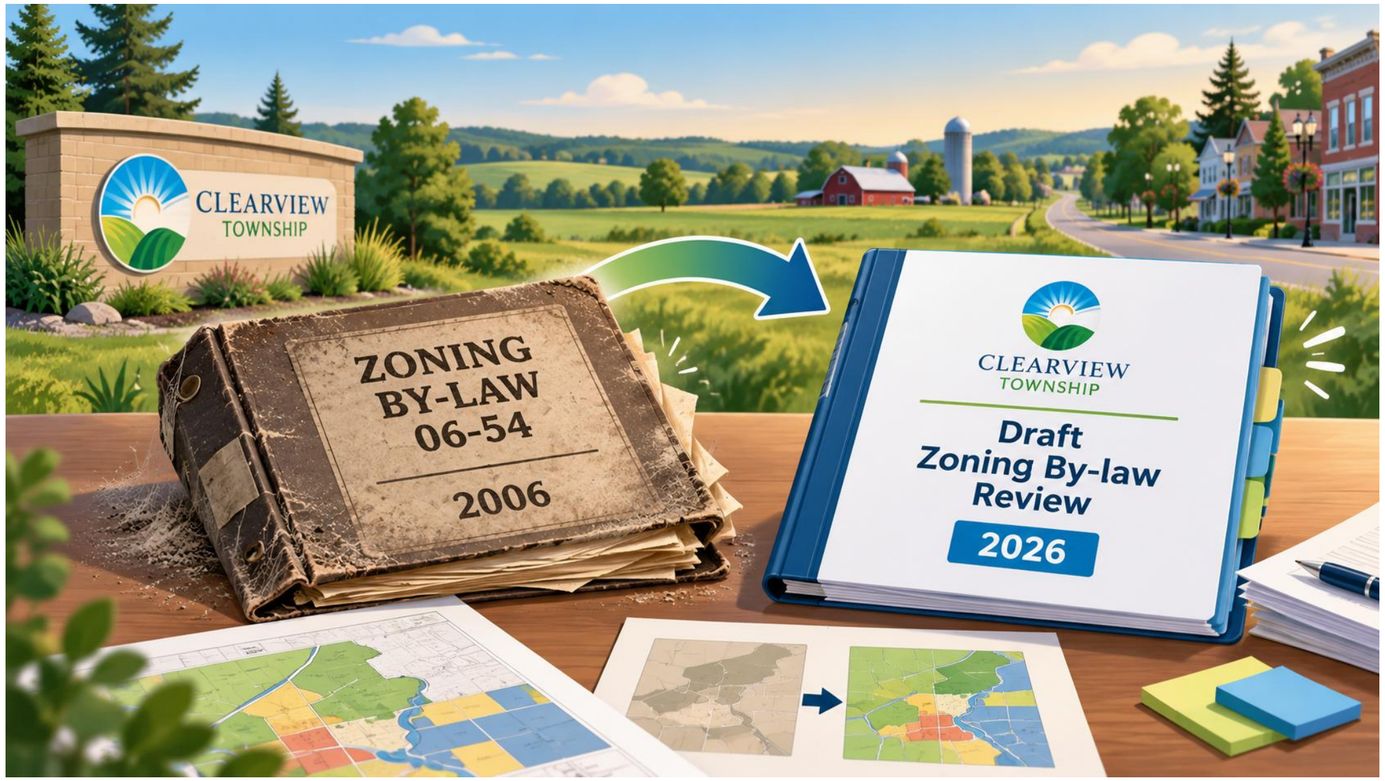
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- Strong Mayor Powers | Priorities and Timetable
- Clearview Official Plan Amendment | County approval
- County Official Plan Amendment | Ministerial approval

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A 2006 Zoning By-law in 2026

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On-farm business needs a clearer path

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Farm first

Scale + compatibility

Practical local guide

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Klondike Park Road Water Project

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Stayner Settlement Area Boundary

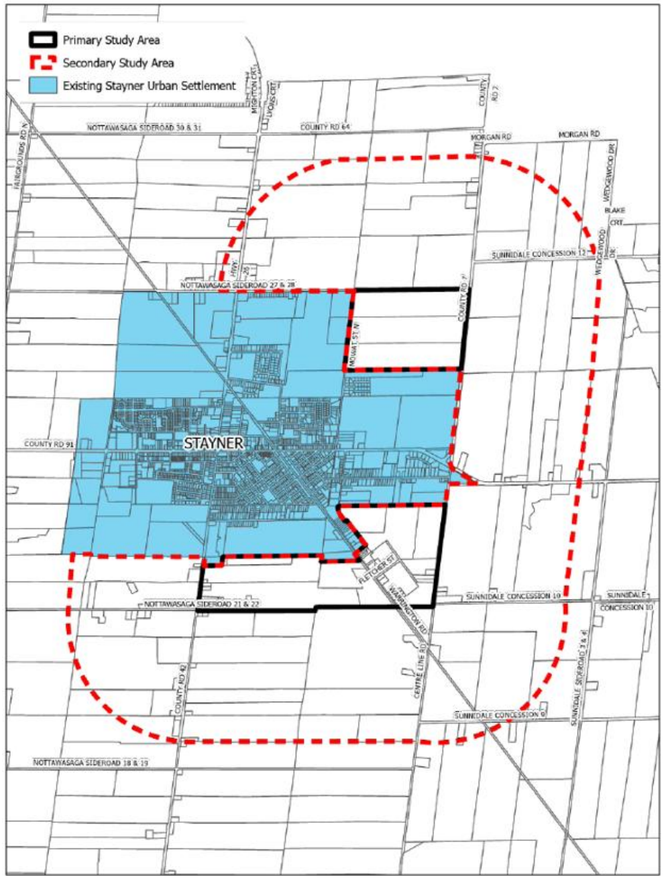
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331 **hectares**
Stayner expansion

Key Milestones

- **May 25** Mayoral Decision (26-08)
- **Sept. 14** Statutory Public Meeting
- **Oct. 2** Mayoral Directive (MD-01)
- **Oct. 5** **OPA 4 Adopted**

→ **Next: County + Ministerial approvals**



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Employment Land: Designated, Serviced & Available

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Three tests for investment-ready land

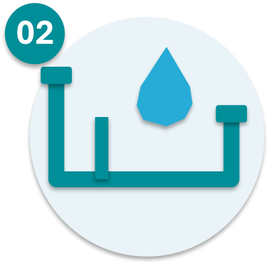
01



Designated
Policy permission

+

02



Serviced
Capacity + access

+

03



Available
Owner + market

Inventory employment land and buildings to identify the gaps

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Who pays to unlock land?

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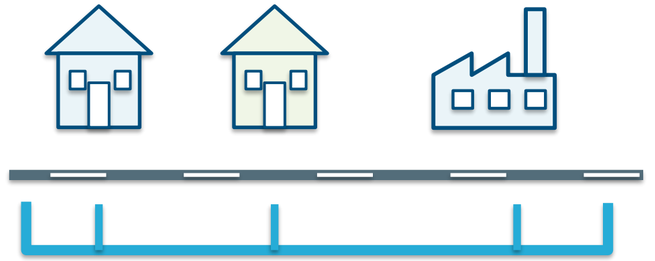
A shared funding plan

Development charges

Grants

Contributions

Infrastructure upfront



Serviced land
Homes + Jobs

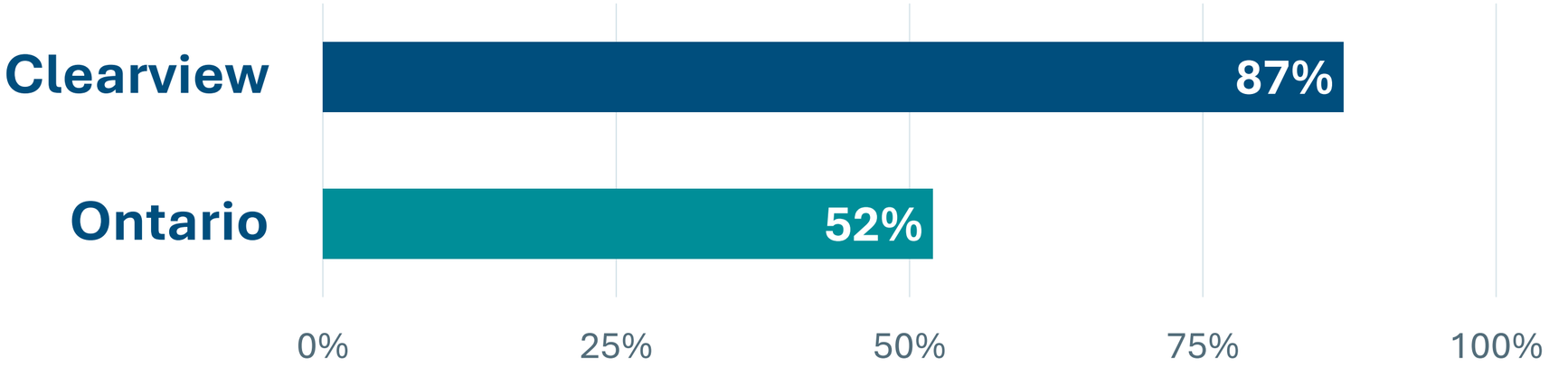
Match incentives with sustainable funding

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Housing choice is a workforce issue

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Single-detached share of Occupied Dwellings



35
percentage-point gap

A broader housing mix supports workforce needs

2025 estimates: McSweeney & Associates from Manifold SuperDemographics.

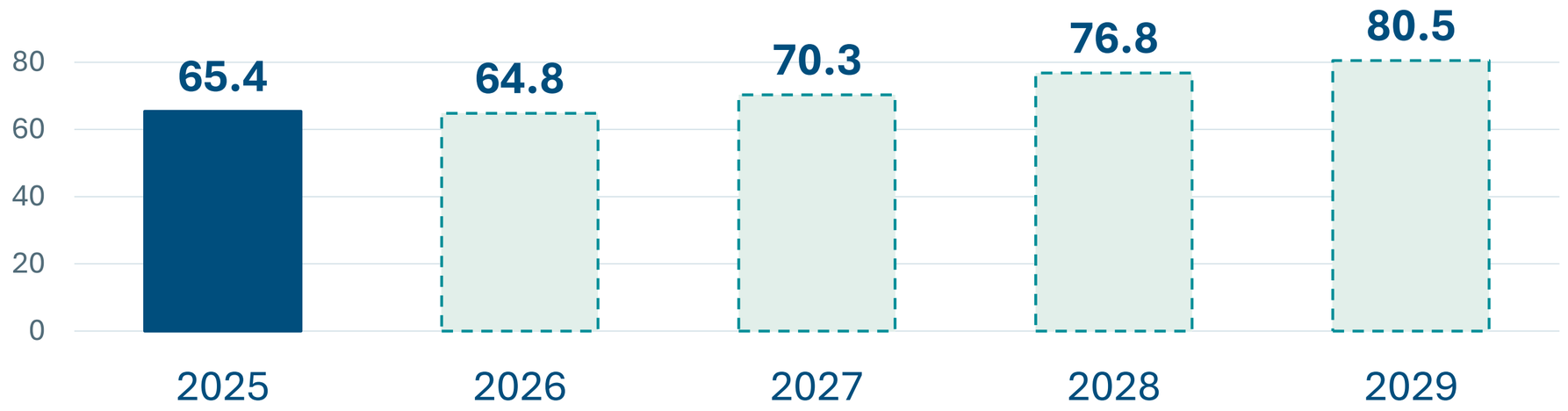
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Turning approvals into homes

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Ontario Housing Starts

Thousands of homes



2026–29

Planning projections

2025 historical

A projected rebound still needs a deliverable plan

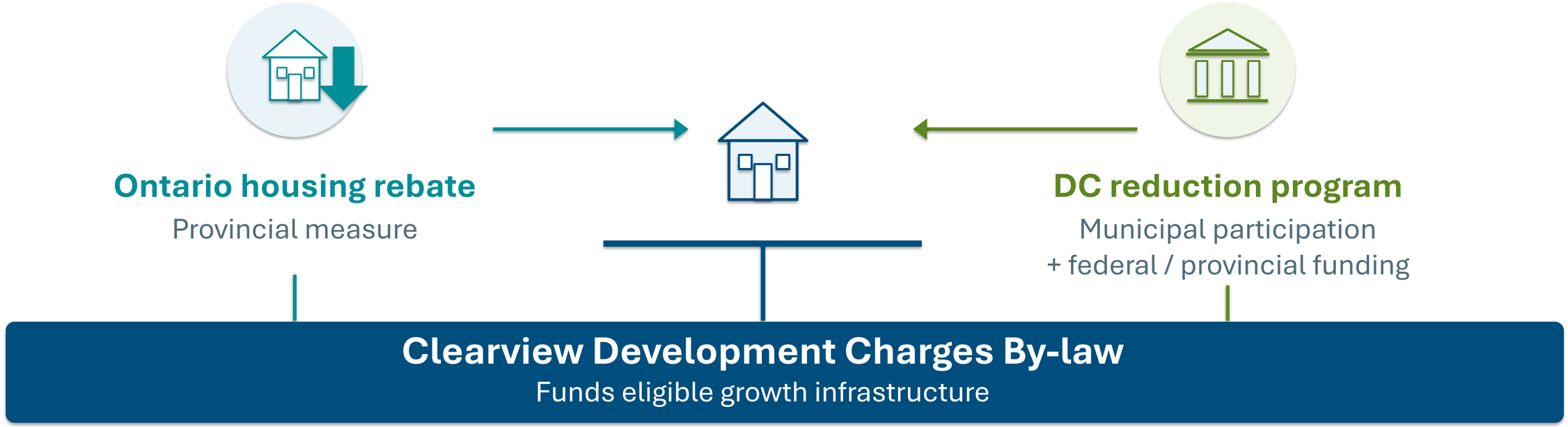
Ontario 2026 Budget, Chapter 2, Table 2.6. 2026–2029 are planning projections.

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Lower costs and a deliverable plan

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Cost relief + funded infrastructure



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One useful conversation, one clear next step

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Bring the business, site and delivery questions together



Business

Customers + Operation
Workforce + Viability



Site

Servicing + Access
Buildings + Neighbours



Delivery

Approvals + Finance
Timing + Responsibility

Shared next step

- Action
- Owner
- Information
- Next Milestone

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Two ideas for 2027

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Exploratory work with Economic Development



01

Community Improvement Plan

Explore a refresh



02

On-farm diversified uses guide

Develop a practical guide

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What our partnership should deliver

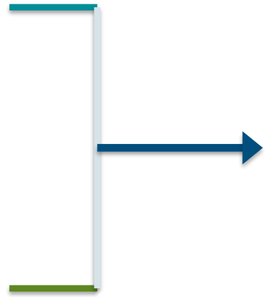
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Economic Development

- Business needs
- Market intelligence

Planning

- A clear process
- Reasoned advice





Credible investor path

Consistent Messaging

Together: a clear path from business opportunity to next steps

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Discussion

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? **Where are promising projects getting held up?**

? **What would improve our first Planning – ED conversation?**

Agree on a shared next step ✓ **Action** ✓ **Responsibility** ✓ **Milestone**

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