



Township of Clearview Special Council Meeting Minutes Planning Public Meeting

The Council of the Corporation of the Township of Clearview met in a hybrid in-person and zoom session on April 26, 2023 at 6:30 p.m.

Those in attendance were:

Mayor: Douglas Measures
Deputy Mayor: Paul Van Staveren

Councillors: Ward 1 – Councillor Phyllis Dineen
Ward 2 – Councillor Robert McArthur
Ward 4 – Councillor Robert Walker
Ward 5 – Councillor Marty Beelen

Regrets: Ward 3 – Councillor John Broderick

Staff: Director of Legislative Services/Clerk, Sasha HelmKay
Director of Planning and Building, Amy Cann
Community Planner, Nick Ainley
Community Planner, Rossalyn Workman
Deputy Clerk, Krista Pascoe
Records Management Coordinator, Sarah Corbett

1. Approval of Agenda

Resolution:

Moved by Councillor Beelen, Seconded by Councillor Dineen, Be It Resolved that Council of the Township of Clearview hereby approve the agenda dated April 26, 2023, as presented. Motion Carried.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

3. Public Meetings

Mayor Measures gave the Chair to Deputy Mayor Van Staveren and he initiated the Public Meetings and provided procedures as required under the Planning Act.

3.1 Zoning By-law Amendment 2023-013-ZB (111 George Street)

Township Public Meeting Presentation

Community Planner Rossalyn Workman provided a presentation by the Township outlining the subject lands, the proposal, existing policy framework, notice and circulation, circulation map, summary of written public comments received to date, contact information and the review process.

Applicant's Presentation – Loft Planning

Consultant, Kristine Loft, provided a presentation on behalf of the applicants outlining the property and purpose of the proposed Zoning By-law Amendment.

Public Participation

Yury Prakapenka, 3067 Concession 3, Creemore

- Spoke to concerns with stormwater management
- Concerns regarding the health and safety of the sanitary system and pumping station, construction traffic, noise, dust and hours
- Asked if a risk analysis has been completed, and what the setbacks are from the residence to the sanitary pumping station

James Slattery, 3164 Concession 3, Creemore

- Resides down the road from the property and asked who will be responsible for the sewage pumping station and asked if the pumping station is allowed on a floodplain and if there is a holding tank
- Is it within the limits of the Mary Street well head protection zone?
- Can approval be given without the Southeast study plan completed?
- Has a study been completed to determine what effects the project might have on the properties downstream?
- What will the impact be should there be serious flooding, what impact will the sewage expansion and development plan have on the natural floodplain?

Deputy Mayor Van Staveren opened the floor to members of Council.

Deputy Mayor Van Staveren

- Asked why they are not meeting the side yard setbacks and how it can affect access to the backyard

Mayor Measures

- Asked about the reasoning for the reduced setbacks between properties

Community Planner Rossalyn Workman and Consultant Kristine Loft provided clarification on all concerns and comments.

A further report will be brought back to a future Council meeting.

As there were no further comments, Deputy Mayor Van Staveren concluded the public meeting for File 2023-013-ZB (111 George Street).

3.2 Zoning By-law Amendment 2023-016-ZB (263 Warden Street)

Township Public Meeting Presentation

Community Planner Nick Ainley provided a presentation by the Township outlining the subject lands, the proposal, existing policy framework, notice and circulation, circulation map, summary of written public comments received to date, contact information and the review process.

Applicant's Presentation – Kristine Loft, Consultant

Consultant, Kristine Loft provided a presentation on behalf of the applicants outlining the property and purpose of the proposed Zoning By-law Amendment.

Public Participation

None.

Deputy Mayor Van Staveren opened the floor to members of Council.

Councillor Walker

- There are two driveways seeking exemptions, asked if the municipality has something in place not to allow further widening

Councillor McArthur

- Asked for clarification on the street name

Councillor Beelen

- Asked for clarification on what the distance of the driveways has to be from the intersection

Mayor Measures

- Concerned about parking enforcement issues that will arise with the short distance between the driveway and stop sign
- Asked what the proposed setbacks are from the building and the property line in the side yards

Deputy Mayor Van Staveren

- Asked for confirmation on the minimum lot frontage and side yard distance
- Concerns regarding parking and size of the driveways

Community Planner, Nick Ainley and Consultant Kristine Loft provided clarification on all concerns and comments.

A further report will be brought back to a future Council meeting.

As there were no further comments, Deputy Mayor Van Staveren concluded the public meeting for File 2023-016-ZB (236 Warden Street).

Deputy Mayor Van Staveren returned the Chair to Mayor Measures.

4. By-Law to Confirm Proceedings of Council Meeting**Resolution:**

Moved by Councillor McArthur, Seconded by Councillor Beelen, Be It Resolved that By-Law 23-39, being a by-law to confirm the proceedings of the April 26, 2023 Council Meeting, be presented and read a first, second and third time and finally passed this 26th day of April, 2023. Motion Carried.

5. Motion to Adjourn**Resolution:**

Moved by Councillor Dineen, Seconded by Deputy Mayor Van Staveren, Be It Resolved, that the Council Meeting be adjourned at 7:34 p.m. Motion Carried.

Original Signed By

Douglas Measures, Mayor

Original Signed By

Sasha Helmkey, Director of Legislative Services/Clerk

Minutes of the Council Meeting are not a Final Document of the Corporation until adopted by Council.