



# Township of Clearview

## Special Council Meeting Minutes

### Planning Public Meeting

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The Council of the Corporation of the Township of Clearview met in a hybrid in-person and zoom session on August 30, 2023, at 6:30 p.m. at the Administration Centre – Council Chambers, 217 Gideon Street, Stayner.

Those in attendance were:

Mayor: Douglas Measures  
Deputy Mayor: Paul Van Staveren

Councillors: Ward 1 – Councillor Phyllis Dineen  
Ward 2 – Councillor Robert McArthur  
Ward 3 – Councillor John Broderick  
Ward 4 – Councillor Robert Walker  
Ward 5 – Councillor Marty Beelen

Staff: Director of Legislative Services/Clerk, Sasha Helmkey  
CAO, John Ferguson  
Director of Planning and Building, Amy Cann  
Community Planner, Rossalyn Workman  
Community Planner, Nick Ainley  
Deputy Clerk, Krista Pascoe

## 1. Approval of Agenda

### Resolution:

Moved by Councillor Walker, Seconded by Councillor Broderick, Be It Resolved that Council of the Township of Clearview hereby approve the agenda dated August 30, 2023, as presented. Motion Carried.

## 2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

## 3. Public Meetings

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

### 3.1 Telecommunication Tower 2023-044 (2322 Fairgrounds Road South)

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#### Township Public Meeting Presentation

Community Planner Nick Ainley provided a presentation by the Township outlining the subject land, the proposal, existing policy framework, notice and circulation, circulation map, contact information and the review process.

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## **Applicant's Presentation – Forbes Bros. Ltd. On behalf of Rogers Communications Inc.**

Consultant Jay Lewis provided a presentation on behalf of the applicants outlining the property, existing policy framework and purpose of the proposed Telecommunications Tower.

### **Public Participation**

#### **Ted McGovern**

- Inquired about the tax assessment for the portion of the property the tower would be on

#### **Tom Arndt, neighbouring property owner**

- Spoke to concerns with the proposed site and application process – incomplete application and confusion regarding the 30-day commenting period. More studies should be done by Rogers and accompany the submission
- Asked about the possibility of collocation on other existing towers
- Concerns over use of agricultural land for industrial towers
- Concern that Rogers has not advised what they are using the tower for
- Expressed concern that there are brown bats in the area and the affect of the tower will have

#### **Alexander Younger, Operator of Creemore Aerodrome**

- Spoke to concerns relating to aviation safety and the tower's proximity to the aerodrome and the flight path (height of tower impeding on plane take-offs)
- Would like more information on the justification of the tower
- Questioned the need for lighting on the tower
- Advised he has not been contacted regarding this application
- Would like to see the preservation of Clearview

#### **Monica Branigan, Fairgrounds Road**

- Would like the landscape characteristics of Clearview taken into consideration – preserve the scenic vistas
- Would like to see alternative site locations

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

#### **Councillor Beelen**

- Asked for clarification on the cemetery described on the map as being 500 metres away

#### **Councillor McArthur**

- Stated that good information has been presented at this meeting

**Mayor Measures**

- Asked for clarification on the incomplete application
- Asked for clarification on the timing and discrepancies in the notice/commenting period
- Reminded residents that the IESD makes the final decision
- Asked if the tower location is approved, would the Township have use of the tower

**Deputy Mayor Van Staveren**

- Asked if Bell will be asked to collocate on the proposed tower
- Asked for clarification on minimum height restrictions relating to aviation
- Asked for the definition of 10Hill

Community Planner, Nick Ainley and Consultant Jay Lewis provided clarification on some concerns and comments.

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

As there were no further comments, Deputy Mayor Van Staveren concluded the public meeting for Item 3.1 - Telecommunication Tower 2023-044 (2322 Fairgrounds Road South).

**3.2 Township of Clearview Official Plan**

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The meeting was recessed at 8:25 p.m. and resumed at 8:35 p.m.

**Township Public Meeting Presentation**

Township Consultant's Patrick Casey and Steve Wever of GSP Group, provided a presentation on behalf of the Township outlining the proposed Official Plan, including the purpose and function of an Official Plan, the process, context and objectives, map schedules, community structure and growth management, additional residential units, on-farm diversified uses, farm consolidations, artisanal industrial uses, and the process moving forward.

Mayor Measures reclaimed Chair to pass the following Motion:

**Resolution:**

Moved by Councillor Dineen, Seconded by Deputy Mayor Van Staveren, Be It Resolved that Council extend the meeting time past 9:30 p.m. Motion Carried.

Mayor Measures returned the Chair to Deputy Mayor Van Staveren for the remainder of the Public Meeting.

**Public Participation****Cory Chisholm, MHBC Planning on behalf of C.B.J. Developments and Clearview Development Inc.**

- Stated that the Provincial growth targets are minimums
- C.B.J Development owns property in the northwest corner of Stayner and would like their lands to remain in the settlement area – draft OP has it taken out
- Clearview Development Inc. owns property on the east side of New Lowell and would like their lands to remain in the settlement area – draft OP has it taken out

**John Jamnisek, 270 Mowat St N.**

- Would like property to be considered as a future development site as opposed to open space which is what is proposed in the draft OP

**Kayley Robins, Weston Consulting on behalf of Peter Regina owner of properties within Stayner 1146 County Road 42 and County Road 1194 County Road 42 and 248 Centre Street, Stayner**

- Would like 1194 County Road 42 to remain in the settlement area and be designated residential in the proposed OP

**Alexander Younger**

- Asked for clarification on farm consolidation and severing a portion of the property with a building on it
- Commented that there is a lack of tourist accommodations in Clearview and asked if the new OP has anything within it that supports accommodations

**Janet Logan**

- Asked for clarification in terms of traffic and road safety that growth will bring to the area

**Jim Campbell, V.P of Ontario Barn Preservation**

- Vice President of Ontario Barn Preservation
- Asked for clarification on Barn preservation to preserve Clearview's heritage and if a farmhouse is severed, if the barn could go with it
- Asked if the OP will speak to a process to mitigate climate change

**Brenda Young**

- Would like to have a buffer between residential properties and industrial properties
- Would like the OP to address seniors and special needs housing concerns

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

### Mayor Measures

- Interested in more information on infill lots and if the property can accommodate servicing if it could be permitted for development
- Asked for a staff report be brought forward at a future Council meeting relating to delegation of authority for minor by-laws
- Provided clarification on the 2km distance for a consolidated farm and that the policy was recently amended

### Deputy Mayor Van Staveren

- Asked how rural properties that have already been severed that have cottage industries will be addressed in the new OP

The Director of Planning & Building and the Township's Consultant's Patrick Casey and Steve Wever provided clarification on concerns and comments.

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

As there were no further comments, Deputy Mayor Van Staveren concluded the public meeting for Item 3.2 – Township of Clearview Official Plan and passed the Chair back to Mayor Measures for the remainder of the meeting.

## 4. By-Law to Confirm Proceedings of Council Meeting

### Resolution:

Moved by Councillor Broderick, Seconded by Councillor Beelen, Be It Resolved that By-Law 23-80, being a by-law to confirm the proceedings of the August 30, 2023 Council Meeting, be presented and read a first, second and third time and finally passed this 30<sup>th</sup> day of August, 2023. Motion Carried.

## 5. Motion to Adjourn

### Resolution:

Moved by Councillor Beelen, Seconded by Councillor McArthur, Be It Resolved, that the Council Meeting be adjourned at 10:08 p.m. Motion Carried.

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Douglas Measures, Mayor

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Sasha Helmkey, Director of Legislative Services/Clerk

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