



# Township of Clearview Council Meeting Agenda

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**Monday, March 11, 2024**

**3:00 p.m.**

**Hybrid In-person Meeting**  
Virtual & Council Chambers

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Please be advised that during the Administration Centre Council Chambers construction period, Council meetings will be held in a hybrid in-person format at the **Stayner Community Centre located at 269 Regina St., Stayner**. While best efforts will be made to Livestream the public meetings, there may be unforeseen technical difficulties and/or livestream interruptions as we navigate the technology at the temporary location. Staff will continue to work through the glitches in order to continue delivering open and transparent meetings. Meetings will remain open to anyone wishing to attend in person.

All information including opinions, presentations, reports, documentation, etc. that are provided at a public or open meeting are considered a public record.

**Livestream Notice:** Please be advised that Clearview Township Council meetings are livestreamed to the Township's YouTube channel and video of the meeting is accessible to the public through YouTube. By participating in the meeting, attendees' consent to being on video. The official record of the meeting are the approved minutes.

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## Land Acknowledgement

I would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards and caretakers of the land. We acknowledge that Clearview Township is located within the boundaries of Treaty 18, the traditional lands of the Anishinaabeg, Haudenosaunee, Tionontati, Wendat, and is the home of many First Nations, Metis, and Inuit peoples as part of an intricate nationhood that reaches across Turtle Island. At this time of truth and reconciliation, we welcome the opportunity to work together towards new understandings and new relationships and ask for guidance in all we do.

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## Order of Proceedings

### 1. Closed Session (3:00 p.m.)

#### Recommendation:

Be It Resolved that the next portion of the meeting be closed to the public in accordance with s. 239 of the Municipal Act, 2001:

(2) (b) personal matters about an identifiable individual, including municipal or local board employees;

**Topic for discussion:** Climate Action Advisory Committee – Member Appointment

(2) (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

**Topic for discussion:** Avening Hall Accessibility Renovation – Construction Update

**Items for Direction** (including Procedural Matters)

- a) Approval of Closed Meeting Minutes
- b) Item(s) for Closed Session:
  - Climate Action Advisory Committee – Member Appointment
  - Avening Hall Accessibility Renovation – Construction Update
- c) Identification of items to arise in Open Session
- d) Resolution to reconvene into Open Session

**2. Approval of Agenda (5:30 p.m.)**

**Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby approve the Agenda dated March 11, 2024 as presented.

**3. Disclosure of Pecuniary Interest and General Nature Thereof**

**4. Public Participation**

**Be advised that comments and views expressed under Public Participation Period are not the views of the Township of Clearview, Council, or the Administration.**

- Public Participation is limited to 15 minutes
- Each Person is limited to 5 minutes
- Questions or comments are to be directed to the Mayor
- Questions shall not refer to personnel matters, litigation or potential litigation or planning matters that have already had a public meeting or any item considered confidential

**Remember, please share the time with your fellow citizens**

**5. Deputations and Presentations**

No Items.

**6. Public Meetings**

No Items.

**7. Approval of Council Meeting Minutes**

**Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby approves the Minutes of the February 26, 2024 Council Meeting and February 28, 2024 Planning Public Meeting as presented.

- [February 26, 2024 Council Meeting Minutes](#)
- [February 28, 2024 Planning Public Meeting Minutes](#)

## **8. Business arising from Minutes (if any)**

## **9. Communications from the Mayor**

### **9.1. Closed Session Report (if any)**

### **9.2. [Request for Support - AORS Skills Development Fund Application - Municipal Equipment Operator Course](#)**

**Request made by the Director of Public Works to be included on the Agenda**

#### **Recommendation:**

Whereas, municipal public works departments from across the Province of Ontario provide invaluable services to our communities ensuring the health and safety of all residents; and

Whereas, if it was not for our municipal public works employees from across the Province of Ontario maintaining our public roads systems, our communities would not be able to function as emergency personnel could not respond to calls, school buses could not get our children to school, residents would not be able to get to work, school or appointments and many more basic functions would not be able to happen; and

Whereas, municipal public works departments are already feeling the impacts of a labour shortage, which will only be exasperated over the next three to five years, which will cause levels of service municipalities are able to provide to ensure the health and safety of our residents to decrease; and

Whereas, there is currently no provincial-wide course that properly trains potential municipal public works employees, specifically relating to municipal heavy equipment.

Now Therefore Be It Resolved that the Corporation of the Township of Clearview hereby supports the work of the Association of Ontario Road Supervisors to develop a Municipal Equipment Operator Course to address this issue; and

That the Township of Clearview calls on the Province of Ontario's Ministry of Labour, Training, Immigration and Skilled Trades to fully fund the Municipal Equipment Operator Course in 2024 through the Skills Development Fund; and

That a copy of this resolution be sent to the Minister of Labour, Training, Immigration and Skilled Trades David Piccinni, MPP of Grey-Simcoe Brian Saunderson and the Association of Ontario Road Supervisors.

## **10. County Reports and Information**

### **10.1 [Statement – Warden Statement on the 2026 Provincial Recycling Change](#)**

### **10.2 [Release – Update on Regional Waste Management Facility](#)**

## **10.3 Request to Amend Ontario Regulation 391/21 and Ontario Regulation 103/94 Provincial Recycling Collection Changes Information Sheet**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive correspondence from the County of Simcoe regarding the request to Amend Ontario Regulation 391/21 and Ontario Regulation 103/94 and approve sending a letter to the Minister of Environment, Conservation and Parks requesting that the following adjustments be considered:

- 1) Amend Ontario Regulation 391/21 to include small IC&I locations (those generating similar quantities of waste as a residential unit) as eligible sources to ensure Producer Responsibility Organizations are required to service these locations as part of their residential collection contract; and
- 2) Amend Ontario Regulation 103/94 to expand the application of the IC&I waste regulatory framework to additional businesses and institutions so those IC&I locations not included as eligible sources in Reg 391/21 are required to source separate.

## **11. Council Reports and Community Announcements**

### **11.1. Ward Reports**

## **12. Department Reports and By-laws**

### **Administration**

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#### **Report # CAO-004-2024 Nottawasaga Valley Conservation Authority (NVCA) Memorandum of Understanding**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report CAO-004-2024 (Nottawasaga Valley Conservation Authority (NVCA) Memorandum of Understanding) dated March 11, 2024; and,

- 1) That Council approve the Memorandum of Understanding (MOU) between the Nottawasaga Valley Conservation Authority and the Township of Clearview; and,
- 2) That Council authorize the Mayor and Clerk to sign the MOU on behalf of the Township.

### **Public Works**

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#### **Report # PW-007-2024 – Assumption of Ridgeview Estates Phase 1**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PW-007-2024 (Assumption of Ridgeview Estates Phase 1) dated March 11, 2024; and,

- 1) That Council authorize staff to proceed with the assumption of the municipal services within the Ridgeview Estates Subdivision Phase 1, Registered Plan 51M943 File No. 2008-002-SD, Project File No. 0000-011A; and,
- 2) That By-Law 24-19 to assume the municipal services within the Ridgeview Estates Subdivision Phase 1 Lands be presented to Council at the March 11, 2024, meeting; and,
- 3) That Council authorize releasing to the developer the remaining securities and 10% warranty holdback, which ended on October 28, 2023, along with any remaining deposits.

## **Planning & Building**

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### **Report # PB-007-2024 – Zoning By-law Amendment 2815925 Ontario Ltd., Kuiper**

#### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive revised report PR-007-2024 (Zoning By-law Amendment 2815925 Ontario Ltd., Kuiper) dated March 11, 2024; and,

- 1) That a zoning by-law for the lands municipally known as 7674 County Road 91 be presented to Council for approval at the March 25, 2024, meeting.

### **Report # PB-008-2024 – Clearview Aviation Business Park CIHAO Request Decision**

#### **Appendix A – Ortho Photo**

#### **Appendix B – Planning Policy**

#### **Appendix C – Draft CIHA Order (MHBC)**

#### **Appendix D – Receipt of Application Circulation**

#### **Appendix E – Comments Received**

#### **Recommendation:**

Be It Resolved That Report PB-008-2024 (Clearview Aviation Business Park CIHAO Request Decision) dated March 11, 2024, be received; and,

#### **Option 1**

That staff be authorized to submit a formal request (along with all required materials) to the Minister of Municipal Affairs and Housing to consider making a community infrastructure and housing accelerator order for the lands described in Appendix 'A' and in accordance with the draft order provided in Appendix 'C' of report PB-008-2024 with no conditions or amendments.

- OR -

## Option 2

That staff be authorized to submit a formal request (along with all required materials) to the Minister of Municipal Affairs and Housing to consider making a community infrastructure and housing accelerator order for the lands described in Appendix 'A' and in accordance with the draft order provided in Appendix 'C' of report PB-008-2024, subject to the following notes, conditions and amendments:

- i) That Hold Provisions 16 and 17 be carried forward.
- ii) That the following proposed additional uses be removed from the draft order for the reasons outlined in Table 1 of the staff report:
  - Animal Hospital
  - Contractors' Yard
  - Garden Centre
  - Home Improvement Outlet
  - Storage Units
  - Temporary Stockpiles of Aggregate and Topsoil Extracted on the Premises
  - Veterinarian Clinic
- iii) That as a condition of the Order, the Minister require that no use may be established until the following impact and compatibility studies have been completed by qualified professionals and that no unmitigated use be permitted to be established on a lot or block on the subject lands:
  - a. Airport/Flightpath/Obstacle Limitations Impact Assessment for the Collingwood Regional Airport (CNY3).
    - Land Use Compatibility Study for noise, odour, dust, vibration and other emissions for the sensitive land uses in proximity to the lands and the Collingwood Regional Airport (CNY3) in accordance with the province's D-series Guidelines.
- iv) That as a condition of the Order, the Minister require that the Parcel Employment Impact Analysis dated November 20, 2023 be revised and resubmitted to the Ministry to ensure that the viability of the existing local employment areas are not adversely impacted by the proposed additional uses on the subject lands.
- v) That as a condition of the Order, the Minister require that meaningful engagement with the Huron-Wendat and any other indigenous group having interest in the lands be completed to the satisfaction of the Minister and each participating indigenous community group.
- vi) That as a condition of approval the Minister require that the proponent submit a preliminary/updated Functional Servicing Report to the Minister proving serviceability of the lands with full municipal or communal services attributed to the highest use for the existing and proposed additional uses, including a process timeline for the anticipated solution.

- OR -

### **Option 3**

That a formal request not be submitted to the Minister of Municipal Affairs and Housing to consider making a community infrastructure and housing accelerator order for the Clearview Aviation Business Park and that the proposal proceed through Pre-consultation and Planning Act approvals pursuant to s. 22 and 34 of the Act and typical due process.

## **Parks & Recreation**

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### **Report # PCR-003-2024 – Stayner Garden Club Memorandum of Understanding Updates**

#### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PCR-003-2024 (Stayner Garden Club Memorandum of Understanding Updates) dated March 11, 2024; and,

- 1) That Council approve the updated Memorandum of Understanding with the Stayner Garden Club, as attached to Appendix A to this report.

## **Legislative Services**

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### **Report # LS-009-2024 Tourism Building Lease Agreement with Clearview Chamber of Commerce**

#### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report LS-009-2024 (Tourism Building Lease Agreement with Clearview Chamber of Commerce) dated March 11, 2024; and,

- 1) That Council approve allowing the Clearview Chamber of Commerce utilize office space at the Township Tourism Building located at 220 Huron Street, as per the proposed Lease Agreement; and,
- 2) That a by-law outlining the Lease Agreement with the Clearview Chamber of Commerce be presented to Council for approval at the March 11, 2024, meeting.

### **Report # LS-010-2024 Removal of Hall Board Members**

#### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report LS-010-2024 (Removal of Hall Board Members) dated March 11, 2024; and,

- 1) That Council direct staff to amend By-law 22-101 (Appointment By-law) to remove the following members:
  - Gary Dzeoba from the Avening Hall Board;
  - Sherry Baker from the Sunnidale Hall Board; and,
  - Ron Millman from the Dunedin Hall Board.

## Report # LS-011-2024 Huronia West OPP Detachment Board Update

**\*Report added on March 7, 2024 at 10:45 a.m.**

### Recommendation:

Be It Resolved that Council of the Township of Clearview hereby receive report LS-011-2024 (Huronia West OPP Detachment Board Update) dated March 11, 2024; and,

- 1) That Council appoint the following two (2) Council Member representatives to serve on the Joint Huronia West Detachment Board for the current term of Council:  
\_\_\_\_\_ and \_\_\_\_\_; and,
- 2) That Council support that all members of the Board be paid remuneration in the amount of \$150.00 daily, which is equal to the remuneration paid to the Provincial Appointees, subject to approval by the Township of Springwater and the Town of Wasaga Beach; and,
- 3) That Council direct staff to send out a joint recruitment notice for the three (3) Community Representative Board positions, based on appointment and eligibility requirements outlined in the Community Safety and Policing Act; and,
- 4) That Council supports that the costs for the Huronia West OPP Detachment Board be allocated equally for the year 2024 among the municipalities receive OPP policing services from the detachment, which is currently Clearview, Springwater and Wasaga Beach.

## By-laws

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### By-law 24-19 Assumption of Ridgeview Estates Subdivision Phase 1

#### Recommendation:

Be It Resolved that By-law 24-19, being a by-law to assume the municipal services within Phase 1 of the Ridgeview Estates residential plan of subdivision registered as Plan 51M-943 for public use, be presented and read a first, second and third time and finally passed this 11<sup>th</sup> day of March, 2024.

### By-law 24-20 Zoning By-law Amendment – 100 Grand Trunk Road

#### Recommendation:

Be It Resolved that By-law 24-20, being a by-law to regulate the use of land and the character, location and use of buildings and structures on a portion of the lands municipally known as 100 Grand Trunk Road, Township of Clearview and legally described as Plan 51M1250 BLK 121 formerly Nottawasaga, now Township of Clearview, be presented and read a first, second and third time and finally passed this 11<sup>th</sup> day of March, 2024.

### By-law 24-21 Lease Agreement – 220 Huron Street

#### Recommendation:

Be It Resolved that By-law 24-21, being a by-law to authorize entering into a lease agreement with the Clearview Chamber of Commerce for use of the municipally owned



premises known as 220 Huron Street, Stayner, be presented and read a first, second and third time and finally passed this 11<sup>th</sup> day of March, 2024.

### **13. Notice of Motion/New Business**

#### **Councillor Beelen – Request for Township to Pay Station on the Green Water and Sewer Bills**

**(Motion to be debated and voted on at the March 25, 2024, Meeting)**

Whereas the Township of Clearview owns seven (7) Community Halls that are operated by separate Hall Boards; and,

Whereas the Creemore Station on the Green is the only Community Hall that is on Township Water and Sewer and pays a utility bill to the Township for these services, which is approximately \$1100 annually; and,

Whereas the washrooms located at the Station on the Green are utilized by the public on a year-round basis during the weekends and some weekdays, when the Community Hall is not rented; and,

Whereas this is a community benefit to the Township for use of the washrooms and by members of the public; and,

Whereas the other six (6) Community Halls are not required to provide these additional public services at a cost to the Board as they are on their own wells and septic systems with the Township Water Department providing maintenance for these water systems per regulatory requirements;

Therefore, in recognition of the above community benefit, Be It Resolved that Council of the Township of Clearview hereby approve paying for the bi-monthly water and sewer bills for the Station on the Green located at 10 Caroline Street East, Creemore.

#### **Councillor Dineen – Request for Township to Endorse Bill C-63 in the House of Commons**

**(Motion to be debated and voted on at the March 25, 2024, Meeting)**

Whereas The Canadian Federal Government has drafted Bill C-63, The Online Harms Act, currently in front of Parliament and has had its first reading; and,

Whereas Bill C-63 requires that online tech companies and social media platforms remove child pornography and other dangerous content within 24 hours once the operator identifies the content, while also mandating the following duties:

- Duty to protect children;
- Duty to act responsibly;
- Duty to remove egregious content; and,

Whereas The Canadian Federal Government proposes to establish a “Digital Safety Commission” and nominate an “independent” Ombudsperson to proactively circumvent potential harms on behalf of Canadians; and,

Whereas online tech companies and social media platforms need to adhere to existing Criminal Laws; and,

Whereas online tech companies and social media platforms need to be held accountable to keep platforms safe from predators targeting children and other vulnerable Canadians and to protect them from bullying, hate, extremism, violence, discrimination, self harm, exploitation and sexual extortion that can lead to the most dire of consequences; and,

Whereas Clearview Township, as all Canadians, endeavours to foster safe homes, communities, schools and public spaces;

Now Therefore Be It Resolved:

- 1) That the Mayor and Council of Clearview Township endorse the passing of Bill C-63 in the House of Commons and the establishment of a “digital safety commission” and nomination of an “independent” Ombudsperson; and,
- 2) That a copy of this resolution be circulated to all municipalities in Ontario; the Association of Municipalities of Ontario; Terry Dowdell, MP; The Right Honourable Justin Trudeau, Prime Minister of Canada and The Honourable Arif Virani, Minister of Justice & Attorney General of Canada.

#### **14. By-law to Confirm Proceedings of Council Meeting**

##### **Recommendation:**

Be It Resolved that By-Law 24-22, being a by-law to confirm the proceedings of the March 11<sup>th</sup>, 2024 Council Meeting, be presented and read a first, second and third time and finally passed this 11<sup>th</sup> day of March, 2024.

#### **15. Motion to Adjourn**

##### **Recommendation:**

Be It Resolved that the Council Meeting adjourn at \_\_\_\_\_ p.m.