



Township of Clearview Council Meeting Agenda

Monday, May 27, 2024

5:00 p.m.

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

This meeting is being conducted using a hybrid in-person format where members of Council, members of the public and staff members are in-person at the Administration Centre – Council Chamber located at 217 Gideon Street, or where permitted, attend virtually through Zoom.

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.

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.

Order of Proceedings

1. Closed Session (5:00 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: Committee & Board Member Appointments:

- Creemore Log Cabin & Jail Service Board;
- Brentwood Community Centre Hall Board; and
- Committee of Adjustment

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

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby approve the Agenda dated May 27, 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

5.1. [Georgian Communities – Nottawa Residential Development Next Steps](#)

Presented by: Jay Beech, Vice President, Development – Georgian Communities

6. Public Meetings

No Items.

7. Approval of Council Meeting Minutes

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby approve the Minutes of the May 13, 2024, Council Meeting as presented.

- [May 13, 2024 Council Meeting Minutes](#)

8. Business arising from Minutes (if any)

9. Communications from the Mayor

9.1. Closed Session Report (if any)

9.2. Support Motion – Loyalist Township – Housing Funding

(Councillor Broderick requested this item be included on the agenda for Council's support)

Whereas the Township of Clearview is in need of \$78,000,000 in funding to complete the Klondike Park well project, for which the Township owns the well site and has completed all the necessary testing and approvals to confirm that it will supply water to the development of new homes in Clearview Township;

And Whereas the Township cannot afford to increase Water or Sewer rates to fund all of this infrastructure;

And Whereas increased Debt to build the project will just increase costs to Water and Sewer rates, or increased costs to developers;

And Whereas Clearview Township is currently experiencing a housing crisis from all citizens;

And Whereas the Klondike Park well project is projected to accommodate 4150 new residential units once completed, of which 3200 units have planning approval;

And Whereas Clearview Township is not currently eligible for funding under the Provincial Building Faster Fund as its population is below the threshold;

And Whereas Clearview Township is submitted an application to the provincial Housing-Enabling Water Systems Fund which has only \$825M available in funding of which the province would only fund up to 73% to a maximum of \$35M for one project;

And Whereas additional funding has not been allocated from the Federal Government to enhance the Housing-Enabling Water Systems Funding;

Now Therefore Be It Resolved that Council of the Township of Clearview hereby support the resolution from Loyalist Township regarding Housing Funding as it relates to infrastructure, recognizing that Clearview Township is experiencing the same issues and affordability for upgrades to municipal services for new houses; and,

That Clearview Township calls on the Federal Government to re-evaluate their lack of funding for municipalities with a population less than 50,000 in rural Ontario and to make available funding for infrastructure programs to help build infrastructure to help build much-needed new homes;

And Further That the Province of Ontario be asked to prioritize funding from the \$825M Housing Enabling Water Systems Fund to municipalities without housing targets that are not eligible for funding under the Building Faster Fund;

And Further That this motion be circulated to Honourable Justin Trudeau, Prime Minister, Honourable Sean Fraser, Federal Minister for Housing, Honourable Doug Ford, Premier of Ontario, Ministry of Infrastructure, Ministry of Municipal Affairs and Housing, Simcoe Grey MP Terry Dowdall and Simcoe Grey MPP Brian Saunderson.

9.3. Yes In My Back Yard (YIMBY) Week in Simcoe County – May 27 – 31, 2024

Whereas the Township of Clearview is a vibrant community of people who take care of each other;

And Whereas everyone in the Township deserves a to have a safe, affordable, hopeful place to call home;

And Whereas societies where everyone can participate in and contribute to their community are more stable, resilient, prosperous, happy, and healthy;

And Whereas ending homelessness is a complex problem that can only be solved through collaborative and innovative partnerships, committed leadership, and supportive, engaged citizens.

Now Therefore, I Doug Measures, Mayor of the Township of Clearview do hereby proclaim the week of May 27 – 31, 2024 as “Yes In My Back Yard (YIMBY) Week.”

10. County Reports and Information

10.1 [Joint Advisory – Electric Vehicle Show returns to Simcoe County](#)

11. Council Reports and Community Announcements

11.1. Ward Reports

12. Department Reports and By-laws

Planning & Building

[Report # PB-016-2024 – New Clearview Official Plan Adoption](#)

[Appendix A - Recommended Revisions to the Final Draft of the Official Plan of the Township of Clearview Prior to Council Adoption](#)

[Appendix B – Summary Table: Responses to Public Comments](#)

[Appendix C – Written Submissions Received](#)

[Appendix D – Summary Table: Responses to Agency Comments](#)

[Appendix E – Comments Received from Agencies & Public Bodies](#)

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby receive report PB-016-2024 (New Clearview Official Plan Adoption) dated May 27, 2024; and,

- 1) That Council direct that the Final Draft of the proposed Official Plan, being the Plan that was published on April 19, 2024, be revised according to the recommended revisions presented in Appendix A to this Report; and,
- 2) That through the passing of By-law Number 24-38, Council adopt the Final Draft, so revised, as the Official Plan of the Township of Clearview and submit that Plan for approval to the County of Simcoe; and,
- 3) That Council direct written notice of the adoption of the proposed Official Plan to be given as prescribed under the Planning Act and the regulations under that Act.

Finance

Report # FIN-009-2024 – 2024 Budget Package

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby receive report FIN-009-2024 (2024 Budget Package) dated May 27, 2024; and,

- 1) That By-law 24-37 to approve the passing of the 2024 Tax Rate at a blended increase of 3.68% be presented at the May 27, 2024 meeting for approval.

Legislative Services

Report # LS-020-2024 – Council Meeting Format & Procedure By-law Update

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby receive report LS-020-2024 (Council Meeting Format & Procedure By-law Update) dated May 27, 2024; and,

- 1) That Council approve remaining with the current Regular Council meeting format and not proceed forward with a Committee of the Whole structure; and,
- 2) That staff be directed to begin the process of updating the current Procedure By-law which will include scheduling a special meeting of Council to review staff's proposed procedural rule changes and to receive additional recommendations, feedback and direction from Council before final approval.

Report # LS-021-2024 – West Nottawasaga Church Cemetery Transfer Request

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby receive report LS-021-2024 (West Nottawasaga Church Cemetery Transfer Request) dated May 27, 2024; and,

- 1) That Council approve the transfer request submitted by the West Nottawasaga Church Cemetery Board for the Township to become the owner and operator of the Cemetery located at 7993 33/34 Sideroad, which includes ownership of the cemetery lands; and,
- 2) That staff be directed to work with Township legal counsel, the Cemetery Board and the Bereavement Authority of Ontario to complete the transfer.

By-laws

By-law 24-37 – Tax Rate By-law

Recommendation:

Be It Resolved that By-law 24-37, being a by-law to set the tax and levy taxes for the year 2024, be presented and read a first, second and third time and finally passed this 27th day of May, 2024.

By-law 24-38 – Official Plan Adoption

Schedule 1 – Final Draft Official Plan

Schedule 2 – Recommended Revisions to Final Draft

Recommendation:

Be It Resolved that By-law 24-38, being a by-law to adopt a Plan as the Official Plan of the Township of Clearview, be presented and read a first, second and third time and finally passed this 27th day of May, 2024.

~~By-law 24-40 Development Charges By-law – Creemore~~

Addendum: This By-law was removed from the Agenda on May 27, 2024 at 8:30 am.

Recommendation:

~~Be It Resolved that By-law 24-40, being a by-law to establish development charges for the corporation of the Township of Clearview (Creemore), be presented and read a first, second and third time and finally passed this 27th day of May, 2024.~~

~~By-law 24-41 Development Charges By-law – New Lowell~~

Addendum: This By-law was removed from the Agenda on May 27, 2024 at 8:30 am.

Recommendation:

~~Be It Resolved that By-law 24-41, being a by-law to establish development charges for the corporation of the Township of Clearview (New Lowell), be presented and read a first, second and third time and finally passed this 27th day of May, 2024.~~

~~By-law 24-42 Development Charges By-law – Stayner~~

Addendum: This By-law was removed from the Agenda on May 27, 2024 at 8:30 am.

Recommendation:

~~Be It Resolved that By-law 24-42, being a by-law to establish development charges for the corporation of the Township of Clearview (Stayner), be presented and read a first, second and third time and finally passed this 27th day of May, 2024.~~

~~By-law 24-43 Development Charges By-law – Township Wide~~

Addendum: This By-law was removed from the Agenda on May 27, 2024 at 8:30 am.

Recommendation:

~~Be It Resolved that By-law 24-43, being a by-law to establish development charges for the corporation of the Township of Clearview (Township Wide), be presented and read a first, second and third time and finally passed this 27th day of May, 2024.~~

13. Notice of Motion/New Business

14. By-law to Confirm Proceedings of Council Meeting

Recommendation:

Be It Resolved that By-Law 24-39, being a by-law to confirm the proceedings of the May 27th, 2024, Council Meeting, be presented and read a first, second and third time and finally passed this 27th day of May, 2024.

15. Motion to Adjourn

Recommendation:

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