



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 October 29, 2025, at 5:30 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 4 – Councillor Robert Walker
Ward 5 – Councillor Marty Beelen

Regrets: Ward 3 – Councillor Broderick

Staff: Director of Legislative Services/Clerk, Sasha Helmkey
Legislative Coordinator – Records Management, Emma Coleman
Director of Planning & Building, Derek Abbotts
Manager of Planning, Rossalyn Workman
Planning & Development Technician, Colin Ens Funk
Community Planner, Nick Ainley
Community Planner, Danielle Waters

1. Approval of Agenda

Resolution:

Moved by Councillor Walker, Seconded by Councillor McArthur, Be It Resolved that Council of the Township of Clearview hereby approve the agenda dated October 29, 2025, as presented. Motion Carried.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

Mayor Measures passed the Chair to Deputy Mayor Van Staveren for the Public Meeting portion of the agenda, he initiated the Public Meeting and provided procedures as required under the Planning Act.

3. Public Meetings

3.1 Zoning By-law Amendment – File 2025-052 (Redrupp – 1943, 2015 and 2057 Fairgrounds Road South & Property with no civic address)

Township Public Meeting Presentation

Community Planner, Nick Ainley provided a presentation by the Township outlining the subject lands, purpose, current property uses, notice and circulation, circulation map, contact information and the review process.

Applicant's Presentation

Kristine Loft, Loft Planning Inc., provided a presentation on behalf of the Applicant outlining the subject lands, proposed severances and amendments, justification reports and comments regarding the barn gates and uses.

Victor Vandergust, the Applicant's legal representative provided comments and advised that the barn structure is small and has minimal function, as it remains unused unless necessary.

The Applicant, William Redrupp provided information on the accumulation of the properties and future plans.

Public Participation

None.

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

Councillor McArthur

- Asked how far the barn was from the house
- Asked where the hydro for the electric fence comes from

Councillor Dineen

- Asked if the barn has hydro and which property the hydro lines enter from the road
- Asked the applicant to clarify what they meant when stating the properties were "inadvertently merged"

Councillor Beelen

- Inquired about the distance from the current dwelling to the septic and well

Mayor Measures

- Asked if there is access to the agricultural lands from the property that are going to be severed

Deputy Mayor Van Staveren

- Asked how emergency vehicles will access the other properties and barn

Community Planner, Nick Ainley and Consultant, Kristine Loft, Victor Vandergust and Applicant William Redrupp provided clarification.

As there were no further comments, Deputy Mayor Van Staveren concluded the Public Meeting for the Zoning By-law Amendment – File 2025-052 (Redrupp – 1943, 2015 and 2057 Fairgrounds Road South & Property with no civic address).

Mayor Measures resumed Chair for the remainder of the meeting.

4. Comprehensive Zoning By-law Review – Working Session

4.1 Zoning By-law Review Update Presentation

Dave Aston and Aleah Clarke from MHBC Planning provided an updated presentation on the Comprehensive Zoning By-law and further reviewed each of the following key topics, inviting members of the public and Council to ask questions or share comments. The key topics were:

- Additional Residential Units (ARUs)
- On-Farm Diversified Uses (OFDUs)
- Home Businesses
- Use of Shipping Containers
- Residential Lot Fabric
- Parking Requirements
- Archaic Plans
- Requirements for Cluster Development
- Private Servicing – Using Cisterns

Staff from the Planning Department and the Township's Consultants provided clarification and received comments for consideration.

5. By-Law to Confirm Proceedings of Council Meeting

Resolution:

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Dineen, Be It Resolved that By-Law 25-59, being a by-law to confirm the proceedings of the October 29th, 2025, Council Meeting, be presented and read a first, second and third time and finally passed this 29th day of October, 2025. Motion Carried.

6. Motion to Adjourn

Resolution:

Moved by Councillor Beelen, Seconded by Councillor Dineen, Be It Resolved, that the Council Meeting be adjourned at 8:39 p.m. Motion Carried.

Douglas Measures, Mayor

Sasha Helmkey, Director of Legislative Services/Clerk

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