



Township of Clearview Council Meeting Minutes

The Council of the Corporation of the Township of Clearview met in a hybrid in-person (Council Chambers, 217 Gideon Street) and virtual zoom session on November 10th, 2025, at 3:30 p.m.

Those in attendance were:

Mayor: Douglas Measures

Deputy Mayor: Paul Van Staveren

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

Regrets: Ward 2 – Councillor Robert McArthur

Staff: CAO, John Ferguson
Clerk/Director of Legislative Services, Sasha Helmkey
Director of Finance/Treasurer, Kelly McDonald
Director of Planning & Building, Derek Abbotts
Director of Human Resources, Tammy Gill
Director of Public Works, Dan Perreault
Director of Parks & Recreation, Terry Vachon
Fire Chief, Scott Davison
Manager of Engineering, Patti Kennedy
Manager of Operations, Todd Patton
Human Resources Assistant, Mackenzie Tenney
Deputy Clerk, Emma Coleman

1. Closed Session (3:30 p.m.)

Resolution:

Moved by Councillor Dineen, Seconded by Councillor Walker, Be It Resolved that the next portion of the meeting be closed to the public in accordance with s. 239 (2) of the Municipal Act, 2001:

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

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

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

Topic(s) for Discussion: Update on Large Aite Alterations & Movement of Fill

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

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

Topic(s) for Discussion: Wilcox Place Lease Agreement. Motion Carried.

Mayor Measures began the regular meeting by reading the Indigenous Land Acknowledgement.

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

Moved by Councillor Broderick, Seconded by Deputy Mayor Van Staveren, Be It Resolved that Council of the Township of Clearview hereby approve the Agenda dated November 10, 2025, as presented. Motion Carried.

3. Declarations of Interest

Councillor Dineen declared interest on Item 10 – Report HR-003-2025 Recommendation #1.

Mayor Measures declared interest on Item 10 – Report HR-003-2025 Recommendation #2.

4. Public Participation**Dave Witzke (electronic)**

- Asked about the wheeled excavator purchase, bid process and qualified operators
- Asked about toxic contamination from Battery Energy Storage Systems
- Asked about access to the Canoe procurement website

Matt Playne, Creemore

- Shared his concerns regarding the new Site Alteration and Movement of Fill By-law, and does it promote efficiency and effectiveness
- Concerns with the requirement to submit engineered drawings and the guidelines that will accompany the By-law

5. Delegations and Presentations

5.1. Municipal Support Resolution Request – Battery Energy Storage System (219 Industrial Road, Stayner)

James Marzotto, Compass Greenfield, provided an overview of the proposed Stayner Battery Energy Storage System, including an update on the additional public engagement night that was hosted on October 28th in Stayner. Compass Greenfield requested a support resolution from Council confirming that the Township supports their submission for the proposal for the IESO's LT2 procurement.

Resolution:

Moved by Councillor Broderick, Seconded by Councillor Walker, Be It Resolved that Council of the Township of Clearview hereby direct the Director of Planning & Building to provide a report at the November 24, 2025, Council meeting, giving Council an option to provide a Municipal Council Support Resolution to Compass Greenfield Development for their Battery Energy Storage System located at 219 Industrial Road, Stayner. Motion Carried.

6. Public Meetings

None.

7. Approval of Council Meeting Minutes

Resolution:

Moved by Councillor Walker, Seconded by Councillor Beelen, Be It Resolved that Council of the Township of Clearview hereby approve the Minutes of the October 20, 2025 and the October 29, 2025, Council Meeting as presented. Motion Carried.

8. Correspondence and Information Items

8.1 Closed Session Report

Resolution:

Moved by Councillor Broderick, Seconded by Councillor Dineen, Be It Resolved that Council of the Township of Clearview hereby direct staff to act in accordance with the direction provided in closed session regarding Wilcox Place Lease Agreements. Motion Carried.

8.2 County Release – Province-led recycling transition brings changes for businesses and institutions

8.3 County Release – New Pickleball Court coming to Georgian Village

8.4 NVCA October 2025 Board Meeting Highlights**8.5 Grey Highlands Support re. AOTHR Receive Site****8.6 County Release - County of Simcoe hosts 2025 Manufacturers Forum Building Tomorrow Today****8.7 CGMH Foundation Letter - Clearview's Donation to Hospital Campaign****8.8 NVCA Media Release - Province of Ontario Announces new Conservation Authority Agency****8.9 County Advisory - Advances housing solutions with Community Planning Permit System stakeholder engagement session****8.10 County Statement - Council requests that vital economic and regional considerations be included in annexation of lands****8.11 County Release - County announces initial phase of warming centre locations across the region****9. Council Reports and Community Announcements****9.1 Ward Reports****Councillor Broderick**

- Attended the Chamber of Commerce meeting, the Chamber of Commerce Witches Walk Re-Imagined, Central Ontario ATV Club Night Ride, Creemore BIA Meeting, Stayner BESS Information Session, Community Assistance Grant cheque presentations and the Special Council Meeting

Deputy Mayor Van Staveren

- Attended the Stayner BESS Information Session, OFA AGM in Baxter, the Community Assistance Grant cheque presentation, the Grand Opening Ribbon Cutting at the H.U.B. in Duntroon and the County Council Meeting

Councillor Dineen

- Attended the Stayner Hitman provincials in Hamilton, the Grand Opening Ribbon Cutting at the H.U.B. in Duntroon and the final Small Halls Event at the Nottawa Hall, Songwriters that Rock
- Will be laying a wreath at the Collingwood cenotaph on November 11

Councillor Beelen

- Attended the Huronia West OPP Detachment Board meeting, the Zoning By-law workshop session, Community Assistance Grant cheque presentation and the Special Council Meeting
- Will be laying two wreaths at the New Lowell Remembrance Day Ceremony on November 11th

Councillor Walker

- Attended the Clearview Public Library Board meeting, the Amazing Race Clearview Small Halls event, the Clearview Community Theatre performance, the Stayner BESS Information Session, the Zoning By-law workshop session, Community Assistance Grant cheque presentation and the Council Closed Session meeting
- Met with Scott Davison, Fire Chief, to review concerns regarding the Stayner BESS

Mayor Measures

- Recognized the conclusion of the Small Halls Festival, thanking the volunteers, venues and sponsors for great events. He highlighted the Amazing Race Clearview and the Songwriters that Rock
- Reminded everyone of the Remembrance Day ceremonies taking place in Clearview Township and which member of Council will be attending

10. Department Reports**Public Works**

Report # PW-021-2025 – Site Alteration and Movement of Fill By-law**Resolution:**

Moved by Councillor Broderick, Seconded by Councillor Dineen, Be It Resolved that Council of the Township of Clearview hereby receive report PW-021-2025 (Site Alteration and Movement of Fill By-law) dated November 10, 2025, for information; and,

- 1) That Council adopt the Guidelines Manual for Site Alteration and Movement of Fill as presented in Appendix B to this report; and,
- 2) That the Site Alteration and Movement of Fill By-law be presented to Council at the November 24, 2025, Meeting for final approval; and,
- 3) That staff be directed to bring an amendment to the Fees and Charges By-law 25-01 to encompass the new fees as outlined in Appendix C, for site alteration and movement of fill. Motion Carried.

Report # PW-022-2025 – Purchase of Wheeled Excavator**Resolution:**

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Dineen, Be It Resolved that Council of the Township of Clearview hereby receive report PW-022-2025 (Purchase of Wheeled Excavator) dated November 10, 2025; and,

- 1) That Council approve the purchase of a M320 Wheeled Excavator from Toromont CAT in the amount of \$481,000 plus HST. Motion Carried.

Administration

Report # HR-003-2025 – Non-Union Staff Compensation and Pay Equity Review

Councillor Dineen recused herself from participating in debate or voting on Resolution #1 of this item.

Resolution #1:

Moved by Councillor Walker, Seconded by Councillor Broderick, Be It Resolved that Council of the Township of Clearview hereby receive report HR-003-2025 (Non-Union Staff Compensation and Pay Equity Review) dated November 10, 2025; and,

- 1) That Council direct staff to implement the following:
 - a. That the non-union salary structure and employee pay adjustments maintain the 60th percentile of market rates; and,
 - b. That the CAO implement the recommended 2025 non-union salary grid for all departments with the exception of Fire & Emergency Services effective January 1, 2026, at a cost of \$200,663, for 2026; and,
 - c. That staff follow the recommendations of Marianne Love Consulting including conducting the next Non-Union Compensation and Pay Equity Review before the end of 2029. Motion Carried.

Councillor Dineen rejoined the table.

Mayor Measures passed the chair to Deputy Mayor Van Staveren and recused himself from debate or voting on Resolution #2 of this item.

Resolution #2:

Moved by Councillor Walker, Seconded by Councillor Broderick, Be It Resolved that Council of the Township of Clearview hereby receive report HR-003-2025 (Non-Union Staff Compensation and Pay Equity Review) dated November 10, 2025; and,

- 1) That Council direct the CAO to implement the recommended 2025 non-union salary for Fire & Emergency Services effective January 1, 2026, at a cost of \$10,021, for 2026. Motion Carried.

Mayor Measures rejoined the table and resumed chair for the remainder of the meeting.

11. By-laws

None.

12. Notice of Motion/New Business

Councillor Walker asked Dan Perreault, Director of Public Works, for an update regarding the addition of traffic lights at Grand Trunk Road and Highway 26. The Director advised Council that staff met with the property developer and the MTO and was advised that the lights will be installed in Spring of 2026.

Mayor Measures inquired if there has been any further discussion regarding reducing the speed on Highway 26 approaching Grand Trunk Road. Council was advised that there will be communications and a formal request for a speed reduction soon.

13. Confirmatory By-law

Resolution:

Moved by Councillor Dineen, Seconded by Councillor Walker, Be It Resolved that By-Law 25-62, being a by-law to confirm the proceedings of the November 10th, 2025, Council Meeting, be presented and read a first, second and third time and finally passed this 10th day of November, 2025. Motion Carried.

14. Motion to Adjourn

Resolution:

Moved by Councillor Beelen, Seconded by Deputy Mayor Van Staveren, Be It Resolved that the Council Meeting adjourn at 7:26 p.m. Motion Carried.

Douglas Measures, Mayor

Sasha Helmkey, Clerk/Director of Legislative Services