



# 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 December 8<sup>th</sup>, 2025, at 3:00 p.m.

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: CAO, John Ferguson  
Clerk/Director of Legislative Services, Sasha HelmKay  
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  
Community Planner, Nick Ainley  
Legislative Coordinator – Committee & Boards, Shannon Peart

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

### Resolution:

Moved by Councillor Broderick, Seconded by Councillor McArthur, 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:

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board

**Topic(s) for Discussion:** Potential Municipal Facility Partnership & Wastewater Infrastructure. Motion Carried.

Due to technical difficulties, the meeting was delayed and commenced at 5:54 p.m. Mayor Measures began the regular meeting by reading the Indigenous Land Acknowledgement.

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

### **Resolution:**

Moved by Councillor Walker, Seconded by Councillor Dineen, Be It Resolved that Council of the Township of Clearview hereby approve the Agenda dated December 8, 2025, as presented. Motion Carried.

## **3. Declarations of Interest**

None.

## **4. Public Participation Period**

### **Ryan McAllister (Electronic)**

- Asked why continued investment in trailer washroom units is being considered in Report # PCR-15-2025, given the operational issues identified, including installation costs, future site plans, the accuracy of statements regarding washroom availability, and whether a permanent washroom solution was considered.

### **Dave Witzke (Electronic)**

- Asked about the cost of the Clearview Transit survey and requested clarification regarding the design of the initial survey questions.

### **Lisa Squire**

- Asked when MPAC assessment updates will resume, noting that assessed values are based on 2016 data due to the postponed 2020 reassessment, and requested clarification on how assessment consistency is addressed for properties with building permits or upgrades compared to new or reappraised properties.

### **Jean-Yves Urbain**

- Raised concerns about municipal tax rate increases exceeding CPI, noting that Clearview's tax rates are higher compared to neighbouring municipalities, and asked how Council is addressing affordability and prioritization in setting tax increases.

## **5. Delegations and Presentations**

### **5.1 Clearview Transit Study Presentation**

Matthew Lattavo, Innovation Lead with Left Turn Right Turn, presented an overview of the Clearview Transit study, including the study purpose and approach, key findings, existing route performance, TransitPLUS specialized services, municipal comparisons, community feedback, strategic objectives, the proposed Clearview Transit system map, a sample weekday schedule, ridership growth projections, connection opportunities, supporting recommendations, and a summary.

After the presentation, Council considered Report # PW-023-2025.

## **Public Works**

---

### **Report # PW-023-2025 – Clearview Transit Review**

#### **Resolution:**

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Broderick, Be It Resolved that Council of the Township of Clearview hereby receive report #PW-023-2025 (Clearview Transit Study Report) dated December 8, 2025; and,

- 1) That Council direct Staff to make the recommended route changes identified in the Clearview Transit Study Report attached as Appendix A to this report, to be implemented in the Spring of 2026; and,
- 2) That Council supports Staff working with transit partners; Landmark Bus Lines, Town of Collingwood, Town of Wasaga Beach and County of Simcoe LINX to implement other supporting recommendations in the Clearview Transit Study Report, with the exception of the route to Creemore at this time. Motion Carried.

## **6. Public Meetings**

### **6.1 2026 Budget Public Meeting Presentation**

Kelly McDonald, Treasurer/Director of Finance, presented the 2026 Staff Proposed Budget Recap, outlining the budget process, key corporate pressures, allocation of budget dollars and taxation funded capital projects. At the time of the presentation, the proposed 2026 budget includes a 2.06% tax increase.

Mayor Measures opened the floor to members of the public for questions related to the 2026 Budget Public meeting.

#### **Doug McKechnie**

- Asked why a detailed reserves schedule was not included in the budget summary and whether a full reserves table would be released as part of the complete budget package.
- Asked about the status of the Community Hall Reserve, including current balances, continued annual contributions, and the timing of future AODA-related community hall renovations.
- Asked about the status of the former Affordable Seniors Housing Reserve, including its current name, purpose, and whether funds continue to be allocated to it.
- Asked about the previously proposed project to install a roof over the New Lowell Sports Pad identified in the 2023 budget, including the original funding source and why the project did not proceed, and how it relates to the current proposal for a roof.

- Asked about the condition, cleanliness, safety, and frequency of use of the building at the Nottawa ballpark and suggested that replacing the facility be treated as a priority while it remains in use.
- Asked about the status of the McKean Park, including whether further public consultation has occurred and whether the project is proceeding.

**Alan Riddell**

- Asked what portion of the municipal budget is allocated to external consultants, expressed as a percentage of the overall budget, and how that amount has changed over the years.

**Dave Witzke (Electronic Participation)**

- Requested a detailed breakdown of how the \$577,000 provincial grant was allocated.
- Asked for details regarding the Creemore zamboni replacement, including age of the existing unit, bid process used, and whether required EV infrastructure is included.
- Asked why additional beautification labourers and additional tourism staff are being proposed.
- Asked how the Parks & Recreation garage project will be funded given reduced DC revenues.
- Requested clarification on the projected final cost of the Stayner pickleball court project and what that included.
- Asked for the total budget and revenue of the 3 on 3 hockey tournament.
- Asked for the net profit/loss of the Small Halls Festival.
- Requested information on the cost and rationale for additional security at the Stayner pool.
- Asked for an update on the Tourism building roof repairs and related budget allocations.
- Requested information on the purpose of purchasing a portable wastewater pump trailer and staffing/licensing requirements to operate it.
- Asked about Clearview Transit monthly operating losses, fare structure, and ridership data.
- Asked whether public input will be considered for future sidewalk improvements.
- Requested information on the replacement of the 8-year old grader, including operating hours.
- Requested information on the replacement of the 2018 backhoe and associated equipment requirements.
- Asked whether there is a cost limit for cleaning the Zancor stormwater pond and how frequency of cleaning.
- Asked why mortgage and loan reporting is no longer included in the budget documents.

- Requested information on long-term financial plans for the Brock Street house and former Stayner Care Centre.
- Requested the final total cost of the Avening Hall project, including all associated work.
- Asked about the Township's advertising budget for the Creemore Echo and communication related to the budget meeting.
- Requested clarification on the funding sources and interest costs associated with Klondike Park.
- Asked where the AODA Small Halls financing appears in the 2026 budget.
- Requested a breakdown of consulting service expenses.
- Asked how the Creemore Library addition and AODA compliance project is funded.
- Asked for clarification on the \$12,000 miscellaneous expenses line in Economic Development.
- Requested information on maintenance responsibilities, budgeting and contractor arrangements for the former Wilcox Inn building.
- Asked how the aerial fire truck is being funded.
- Requested information on the replacement of the 11-year-old UTV, including operating hours and disposal plans.

#### **Daniel Brooks (Electronic Participation)**

- Requested information on the proposed replacement of the 2014 Fire Department pickup truck, including resale value assumptions, adequacy of funding, truck capacity requirements and potential future costs.

Mayor Measures opened the floor to members of Council wishing to ask questions relating to the 2026 Budget Public meeting.

#### **Deputy Mayor Van Staveren**

- Asked whether the new UTV could be transferred to Parks and Recreation for use in the future.

#### **Councillor Beelen**

- Asked whether Council could consider resuming planning for Brentwood Hall renovations in the future, given ongoing annual contributions to the Community Hall Reserve, and what steps would be required to do so.
- Asked whether funding to support park improvements, including a roof project in New Lowell, had been included in the budget or allocated to the parks reserve, and sought clarification on the status of that proposed contribution.

Mayor Measures closed the public meeting and advised that the comments received would be considered prior to presenting the 2026 Budget to Council on January 8, 2026.

**a) Council Member Motions**

Mayor Measures advised that Council would be provided an opportunity to make any final recommendations regarding the 2026 Budget, outlined the budget process under the Municipal Act, and noted that the proposed 2026 Budget would be presented on January 8, 2026, with Council having 30 days thereafter to pass any resolutions to amend the budget.

**Addition to Parks Equipment Replacement Reserve****Motion**

Moved by Councillor Beelen, seconded by Councillor McArthur, that an additional \$75,000 be added to the Parks Equipment Replacement Reserve through taxation to support park improvements and repairs, including future funding toward a roof for the New Lowell ice pad.

Motion was withdrawn by the Mover, Councillor Beelen.

**Council Chambers Sound Equipment****Resolution:**

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Dineen, Be It Resolved that Council of the Township of Clearview hereby direct staff to add \$2,500 to the 2026 Budget to add additional speakers to the Council Chambers and to add additional microphones or equipment. Motion Carried.

**Administration Centre Front Foyer Furniture****Resolution:**

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Broderick, Be It Resolved that Council of the Township of Clearview hereby direct staff to add \$5,000 to the 2026 Budget to replace the front foyer furniture at the Township Administration Centre, being funded through the Administration Building replacement reserve. Motion Carried.

**Creemore Village Green Washroom Trailer Sewer/Water Hook-ups****Resolution:**

Moved by Councillor Broderick, Seconded by Councillor Beelen, Be It Resolved that Council of the Township of Clearview hereby direct staff to add \$4,000 to the 2026 Parks & Recreation Budget to facilitate sewer and water hook ups to the portable washroom trailer located at the Village Green in Creemore, to be funded through taxation. Motion Carried.

## **7. Approval of Council Meeting Minutes**

### **Resolution:**

Moved by Councillor Walker, Seconded by Councillor McArthur, Be It Resolved that Council of the Township of Clearview hereby approve the Minutes of the November 17, 2025, November 18, 2025, November 22, 2025, November 24, 2025, and November 26, 2025 Council Meetings as presented. Motion Carried.

## **8. Correspondence and Information Items**

### **8.1 Closed Session Report**

#### **Potential Municipal Facility Partnership**

### **Resolution:**

Moved by Deputy Mayor Severen, Seconded by Councillor Broderick, 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 the Potential Municipal Facility Partnership. Motion Carried.

#### **Wastewater Infrastructure**

### **Resolution:**

Moved by Councillor Dineen, Seconded by Councillor Beelen, 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 the Wastewater Infrastructure. Motion Carried.

### **8.2 County Release – County of Simcoe Celebrates 20 Years of Lifesaving Public Access Defibrillator (PAD) Program**

### **8.3 County Release – 2026 County of Simcoe Budget approved by Council**

### **8.4 Township of Springwater – Opposing Use of Clearview Township’s Agricultural Lands for National Defence’s A-OTHR Receive Site**

### **8.5 Ministry of Municipal Affairs and Housing Letter – Bill 17 Zoning By-laws, Holding By-laws & Interim Control By-laws**

### **8.6 County Release – Building Up Simcoe County – Our Community Blueprint for Affordable Housing and Homelessness Prevention release**

### **8.7 NVCA Media Release – NVCA Unanimously Approves Budget**

### **8.8 County Release – County provides update on Tiffin Street modular building**

## **8.9 Enbridge Gas – Notice of Application 2024 Utility Earnings and Disposition of Deferral & Variance Account Balances**

## **8.10 County Advisory – Museum – Step back in time at Simcoe County Museum’s Victorian Christmas**

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

## **7.1 Ward Reports**

### **Councillor Broderick**

- Attended a flag raising commemorating the International Day for the Elimination of Violence Against Women, a Clearview Township public planning session, a Sunnidale Hall Board meeting, and participated in a meeting with snow cross event promoters regarding a potential new event to be hosted at the GNE.

### **Councillor McArthur**

- Attended the grand re-opening of Avening Hall and the Creemore Santa Claus Parade, where Councillor McArthur participated in pulling the new Santa Claus float, and acknowledged the volunteer efforts.

### **Deputy Mayor Van Staveren**

- Attended the flag raising for the International Day for the Elimination of Violence Against Women; a community engagement session regarding the Collingwood General and Marine Hospital vision statement at Station on the Green; Santa Claus Parade in Singhampton, Stayner, and Creemore; the grand opening of Avening Hall; tree lighting ceremonies in Stayner and Creemore; and attended a meeting with the Mayor hosted by the Minister of the Environment regarding proposed conservation authority consolidation; and noted the upcoming Small Hall Appreciation event in Creemore.

### **Councillor Dineen**

- Attended three of the four Santa Claus Parades across Clearview, noted the Nottawa Hall events including an Artisan Christmas Market and library event, and attended the Collingwood General and Marine Hospital vision meeting.

### **Councillor Beelen**

- Attended the Collingwood General and Marine Hospital vision information session at Station on the Green, the flag raising for the International Day for the Elimination of Violence Against Women, a public planning meeting, the Singhampton Santa Claus Parade, the grand opening of Avening Hall, a Brentwood Hall meeting, and a Climate Action Committee meeting.

**Councillor Walker**

- Attended the flag raising for the International Day for the Elimination of Violence Against Women and a public planning meeting, attended the Stayner Santa Claus Parade, and noted upcoming Accessibility Advisory Committee and planning meetings.

**Mayor Measures**

- Attended the Singhampton Santa Claus Parade with representatives from Grey Highlands and Clearview Fire Department Station 5; tree lighting ceremonies in Stayner (re-scheduled due to weather) and Creemore; and events at the Creemore Village Green organized by the Creemore Village Green Foundation, including the installation of the Christmas tree and the crazy hat contest, with appreciation expressed to volunteers, community organizations, and local businesses for their contributions.
- Attended a regional meeting and workshop hosted by the Minister of the Environment regarding proposed conservation authority consolidation.

**10. Department Reports****Planning and Building**

---

**Report # PB-046-2025 – Comprehensive Zoning By-law Project Update – Draft Environmental Protection Zones****Resolution:**

Moved by Councillor Dineen, Seconded by Councillor Broderick, Be It Resolved that Council of the Township of Clearview hereby receive report #PB-046-2025 (Comprehensive Zoning By-law Project Update – Draft Environmental Protection Zones) dated December 8, 2025; and,

- 1) That Council consider this report in the development of the Draft Township of Clearview Comprehensive Zoning By-law; and,
- 2) That Council direct staff to pursue an Official Plan Amendment to the Township of Clearview Official Plan 2024 to address implementation challenges directly related to the public concern received regarding the draft Environmental Protection Zones (EP1, EP2 and EP3) as outlined in the Draft Township of Clearview Zoning By-law; and,
- 3) That Council direct staff to coordinate a Public Meeting for the purpose of providing the public an opportunity to make representations in respect to the proposed Revised Draft Comprehensive Zoning By-law and Official Plan Amendment. Motion Carried.

**Report # PB-050-2025 – Zoning By-law Amendment Application (Redrupp)****Resolution:**

Moved by Councillor Walker, Seconded by Councillor Dineen, Be It Resolved that Council of the Township of Clearview hereby receive report PB-050-2025 (Zoning By-law Amendment Application (Redrupp) dated December 8, 2025; and,

- 1) That Council be presented with a Zoning By-law, generally consistent with the draft amendment found in Appendix 'F', for the lands municipally known as 1943, 2015 and 2057 Fairgrounds Road South as well as No Civic Address, for approval at the January 12, 2026, meeting. Motion Carried.

At this time, Mayor Measures advised that he had missed an electronic public participation comment and read it out before report PCR-015-2025.

**Public Participation****Anne Arrell (Electronic Participation)**

- Asked whether the Station on the Green washrooms can be consistently available to the public during regular business hours and community events, and whether current maintenance, cleaning practices, and reliance on portable washrooms adequately support public access given increased demand.

**Parks and Recreation**

---

**Report # PCR-015-2025 – Trailer Washrooms Summer 2025****Resolution:**

Moved by Councillor Broderick, Seconded by Councillor Walker, Be It Resolved that Council of the Township of Clearview hereby receive report PCR-015-2025 (Trailer Washrooms Summer 2025) dated December 8, 2025, for information. Motion Carried.

**Report # PCR-016-2025 – Stayner Lawn Bowling Tree Removal****Resolution:**

Moved by Councillor Walker, Seconded by Councillor Beelen, Be It Resolved that Council of the Township of Clearview hereby receive report PCR-016-2025 (Stayner Lawn Bowling Tree Removal) dated December 8, 2025; and,

- 1) That Council approve the removal of the tree located at the Stayner Lawn Bowling site (205 Ontario Street), to a maximum amount of \$7,000.00 plus HST, sole sourcing the services from Brett Falls Land Services; and,
- 2) That the amount be funded from the Tax Stabilization Reserve. Motion Carried.

## 11. By-laws

### **By-law 25-61 – Zoning By-law Amendment (7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Rad 42, Stayner)**

#### **Resolution:**

Moved by Councillor McArthur, Seconded by Councillor Broderick, Be It Resolved that By-law 25-61, being a by-law to regulate the use of land and the character, location and use of buildings and structures on the lands municipally known as 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42, Stayner, be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of December, 2025. Motion Carried.

### **By-law 25-73 – Council Remuneration By-law**

#### **Resolution:**

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Broderick, Be It Resolved that By-law 25-73, being a by-law to set the remuneration to be paid to members of Council of the Corporation of the Township of Clearview, be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of December, 2025. Motion Carried.

## 12. Notice of Motion/New Business

None.

## 13. Confirmatory By-law

#### **Resolution:**

Moved by Councillor Beelen, Seconded by Councillor Dineen, Be It Resolved that By-Law 25-74, being a by-law to confirm the proceedings of the December 8<sup>th</sup>, 2025, Council Meeting, be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of December, 2025. Motion Carried.

## 14. Motion to Adjourn

#### **Resolution:**

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Broderick, Be It Resolved that the Council Meeting adjourn at 9:30 p.m. Motion Carried.

**Original Signed by:**

\_\_\_\_\_

Douglas Measures, Mayor

**Original Signed by:**

\_\_\_\_\_

Sasha Helmkey, Clerk/Director of Legislative Services

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