



## Township of Clearview Council Meeting Agenda

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**Monday, June 2, 2025**

**3:30 p.m.**

**Hybrid Meeting**  
Virtual & Council Chambers

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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.

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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 (3:30 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) (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

**Topic(s) for Discussion:** OLT Appeal Update – 3341 3/4 Sideroad Sunnidale

(2) (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:** Klondike Park Road Well Site, Reservoir & Pumping Station Project

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

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby approve the Agenda dated June 2, 2025, as presented.

## **3. Declarations of Interest**

## **4. Public Participation Period**

**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

For those members of the public not able to attend the meeting in-person, written public participation can be provided through the Township's [portal](#). Written comments shall be received prior to noon the Friday before the regularly scheduled Council meeting.

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

## **5. Delegations and Presentations**

### **5.1. Baker Tilly – Audit of 2023 Consolidated Financial Report**

**Audit Engagement Letter**

**Township of Clearview 2023 Audit Reporting Letter**

**Presented by:** Jay Anstey, Partner

**Report # FIN-012-2025 – 2023 Audited Financial Statements**

**Appendix A – Consolidated Financial Statements**

**Appendix B – 2023 Stayner Union Cemetery Financial Statements**

**Appendix C – 2023 Lavender Cemetery Financial Statements**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report FIN-0012-2025 (2023 Audited Financial Statements) dated June 2, 2025; and,

- 1) That Council approve the Township's 2023 Audited Financial Statements, prepared by Baker Tilly SGB LLP, as presented.

## **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 26, 2025, Council Meeting as presented.

- [\*\*May 26, 2025 Council Meeting Minutes\*\*](#)

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

### **8.1 Closed Session Report (if any)**

### **8.2 [Memo to Municipalities – Ontario Provincial Policing \(OPP\) Cost Recovery Model Review and June 2025 Webinars](#)**

### **8.3 [NVCA May 2025 Board Meeting Highlights](#)**

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

### **9.1 Ward Reports**

## **10. Department Reports**

## **Finance**

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### **[Report # FIN-010-2025 – HEWSF Grant Transfer Payment Agreement](#)**

### **[Appendix A – HEWSF II Transfer Payment Agreement](#)**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report FIN-010-2025 (Housing Enabling Water Systems Fund (HEWSF) dated June 2, 2025; and,

- 1) That a By-law to enter into a Transfer Payment Agreement with His Majesty the King in right of the Province of Ontario, as represented by the Minister of Infrastructure authorizing the Mayor and Clerk to sign the Letter of Agreement on behalf of the Township of Clearview, be presented at the June 2, 2025, meeting for approval.

## **Report # FIN-011-2025 – County of Simcoe Borrowing – Klondike Park Road Water Project**

### **Appendix A – 2024 Annual Repayment Limit**

### **Appendix B – Simcoe County Loan Agreement**

#### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report FIN-011-2025 (County of Simcoe Borrowing - Klondike Park Road Water Project) dated June 2, 2025; and,

- 1) That Council authorizes the Treasurer to enter into a loan agreement for a 5-year term with the County of Simcoe for an amount up to \$35,000,000, as outlined in this report; and,
- 2) That the Mayor and Clerk be authorized to sign any agreements to finalize the County loan terms.

## **Report # FIN-013-2025 – Amend Fees & Charges By-law 25-01 (Schedules H & J)**

### **Appendix A – Proposed Amendments to Fees & Charges By-law 25-01**

#### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report FIN-013-2025 (Amend Fees & Charges By-law 25-01) dated June 2, 2025; and,

- 1) That Council supports the proposed amendments to the Fees and Charges By-law 25-01, attached as Appendix “A” to this report; and,
- 2) That Council direct staff to present the By-law at the June 2, 2025, meeting for final approval.

## **Planning & Building**

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### **Report # PB-020-2025 – Stayner Secondary Plan Update Report**

### **Appendix A – Proposed Stayner Secondary Planning Area**

### **Appendix B – Planning Act – Provincial Interests**

#### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PB-020-2025 (Stayner Secondary Plan Update Report) dated June 2, 2025, for information; and,

- 1) That Council direct staff to bring forward a report detailing a set of criteria, which will be used to rank individual property servicing/build-readiness within the study area.

## **Report # PB-021-2025 – Zoning By-law Amendment for Lisbon Asphalt Products Ltd. (4769 Highway 26)**

### **Appendix A – Ortho Report**

## **Appendix B – Policy Map**

## **Appendix C – Conceptual Site Plan**

## **Appendix D – Comments Received**

## **Appendix E – Comment & Response Summary**

## **Appendix F – Draft Zoning By-law**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PB-021-2025 (Zoning By-law Amendment for Lisbon Asphalt Products Ltd. 4769 Highway 26) dated June 2, 2025; and,

- 1) That a Zoning By-law, generally consistent with the draft amendment found in Appendix 'F', for the lands municipally known as 4769 Highway 26, be presented to Council for approval at the June 23, 2025, meeting.

## **Report # PB-022-2025 – Lilacpark Inc. Official Plan Amendment and Zoning By-law Amendment**

## **Appendix A - Orthophoto**

## **Appendix B – Official Plan and Zoning Map**

## **Appendix C – Conceptual Site Plan & Landscape Plan**

## **Appendix D – Comments**

## **Appendix E – Response to Comments**

## **Appendix F – Draft Official Plan Amendment**

## **Appendix G – Draft Zoning By-law Amendment**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PB-022-2025 (Lilacpark Inc. Official Plan Amendment and Zoning By-law Amendment) dated June 2, 2025; and,

- 1) That Council finds that the applications are consistent with and conform to Provincial policies, as well as with the objectives and intent of the County and Township Official Plans, and has considered all comments received; and,
- 2) That By-law 25-38, adopting Official Plan Amendment No. 28 to the Clearview 2001 Official Plan and adopting Official Plan Amendment No. 3 to the Clearview 2024 Official Plan, be presented at the June 2, 2025, meeting for approval; and,
- 3) That Council directs written notice of the adoption of the Official Plan Amendment in accordance with Sec. 17 of the Planning Act; and,
- 4) That Council directs staff to forward the Official Plan Amendment along with all supporting material to the County of Simcoe for approval; and,

- 5) That Council directs staff to bring forward a By-law consistent with the draft included as Schedule 'G' to amend Zoning By-law No. 06-54 at such time as the Official Plan Amendment area approved by the County of Simcoe; and,
- 6) That Council directs staff to give notice of the passing of the Zoning By-law Amendment located in Schedule 'G' in accordance with Section 34 of the Planning Act at such time the By-laws are adopted.

## **Administration**

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### **Report # CAO-006-2025 – Update on Former Stayner Care Centre and Community Use and Facility Upgrades Reserve**

#### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report CAO-006-2025 (Update on Former Stayner Care Centre and Community Use Upgrades Reserve), dated June 2, 2025; and,

- 1) That Council approve re-designating the Senior Affordable Housing Reserve to the Community Use and Facility Upgrades Reserve, to be used solely to fund upgrades to the former Stayner Care Centre property; and,
- 2) That Council approve the expenditure up to \$30,000 to procure an architect to undertake a design review and assessment for the former Stayner Care Centre property located at 7308 Highway 26, to fulfill the requirements for a change of use permit; and,
- 3) That Council agrees that the immediate uses of the property are for a Youth Centre and municipal employee office spaces, with the opportunity for public engagement on additional community benefit uses.

## **11. By-laws**

### **By-law 25-37 – Amend Fees & Charges By-law 25-01 (Schedules H & J)**

#### **Recommendation:**

Be It Resolved that By-law 25-37, being a being a by-law to amend By-law 25-01, establishing fees and charges for services and activities provided by the Township of Clearview, be presented and read a first, second and third time and finally passed this 2<sup>nd</sup> day of June, 2025.

### **By-law 25-38 – Official Plan Amendment No. 28 and No. 3**

#### **Recommendation:**

Be It Resolved that By-law 25-38, being a being a by-law to adopt Amendment No. 28 to the 2001 Official Plan and Amendment No. 3 to the 2024 Official Plan of the Township of Clearview, be presented and read a first, second and third time and finally passed this 2<sup>nd</sup> day of June, 2025.

## **By-law 25-39 – Transfer Payment Agreement HEWSF Intake 2**

### **Recommendation:**

Be It Resolved that By-law 25-39, being a being a by-law to authorize entering into an Ontario Transfer Payment Agreement for the Housing-Enabling Water Systems Fund Intake 2 with His Majesty the King in right of Ontario as represented by the Minister of Infrastructure, be presented and read a first, second and third time and finally passed this 2<sup>nd</sup> day of June, 2025.

## **By-law 25-40 – Encroachment By-law**

### **Recommendation:**

Be It Resolved that By-law 25-40, being a being a by-law to regulate and address encroachments on municipally owned property in the Township of Clearview, be presented and read a first, second and third time and finally passed this 2<sup>nd</sup> day of June, 2025.

## **By-law 25-41 – Demand Loan Agreement (County of Simcoe)**

### **Recommendation:**

Be It Resolved that By-law 25-41, being a being a by-law to authorize entering into a Demand Loan Agreement with the County of Simcoe for the Klondike Park Road Water Project, be presented and read a first, second and third time and finally passed this 2<sup>nd</sup> day of June, 2025.

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

## **13. Confirmatory By-law**

### **Recommendation:**

Be It Resolved that By-Law 25-42, being a by-law to confirm the proceedings of the June 2<sup>nd</sup>, 2025, Council Meeting, be presented and read a first, second and third time and finally passed this 2<sup>nd</sup> day of June, 2025.

## **14. Motion to Adjourn**

### **Recommendation:**

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