

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 June 2nd, 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 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 Legal Services, Sasha Helmkey
Director of Planning & Building, Amy Cann
Director of Finance/Treasurer, Kelly McDonald
Director of Human Resources, Tammy Gill
Director of Public Works, Dan Perreault
Deputy Clerk, Krista Pascoe
Legislative Coordinator – Records Management, Emma Coleman
Manager of Engineering, Patti Kennedy
Community Planner, Nick Ainley
Community Planner, Danielle Waters

1. Closed Session

Resolution:

Moved by Councillor Dineen, Seconded by Deputy Mayor Van Staveren, 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. 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 Councillor McArthur, Be It Resolved that Council of the Township of Clearview hereby approve the Agenda dated June 2, 2025, as presented. Motion Carried.

3. Declarations of Interest

None.

4. Public Participation

Dave Witzke (electronic participation)

- Regarding borrowing \$35 million from the County, asked what the interest rate and monthly payment is and if taxpayers are funding the project that only benefits a few
- Asked with the purchase of the former Stayner Care Centre, how much did the Township receive in the sale of the former Wilcox building that forms the same property

5. Delegations and Presentations

5.1 Baker Tilly

Jay Anstey, Partner of Baker Tilly, provided an overview of the Township's 2023 Audit results and reviewed the consolidated statement of operations, financial assets, deferred revenue, long term liabilities, new financial assets, tangible assets and accumulated surplus.

Mayor Measures thanked Mr. Anstey for his presentation.

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

Resolution:

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Dineen, Be It Resolved that Council of the Township of Clearview hereby receive report FIN-012-2025 (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. Motion Carried.

6. Public Meetings

No items.

7. Approval of Council Meeting Minutes

Resolution:

Moved by Councillor Beelen, Seconded by Councillor McArthur, Be It Resolved that Council of the Township of Clearview hereby approve the Minutes of the May 26, 2025, Council Meeting as presented. Motion Carried.

8. Correspondence and Information Items

8.1 Closed Session Report

OLT Appeal Update – 3341 3/4 Sideroad Sunnidale

Resolution:

Moved by Councillor Walker, 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 OLT Appeal Update – 3341 3/4 Sideroad Sunnidale. Motion Carried.

Klondike Park Road Well Site, Reservoir & Pumping Station Project

Resolution:

Moved by Councillor Dineen, Seconded by Deputy Mayor Van Staveren, 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 Klondike Park Road Well Site, Reservoir & Pumping Station Project. Motion Carried.

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

Councillor Broderick

- Attended the Clearview Chamber of Commerce meeting, Timmerman Timberworks Business Insights Tour, Georgian Communities PIC, and Glenda Boudreau's retirement party
- Reminded residents of the upcoming Music Market & Park-it and Trail Tunes
- Will be attending Clearview Culture & Sports Hall of Fame dinner, Fire Emergency Awards, County Wardens Gala, Library Board meeting and Summer Solstice

Councillor McArthur

- Attended Georgian Communities PIC and Glenda Boudreau's retirement party

Deputy Mayor Van Staveren

- Attended County Council last week and provided an update on the weighted vote and recorded vote discussions
- Stated that the County is working towards improvements for our hospitals
- Reminded residents of the upcoming Music Market & Park It and Trail Tunes

Councillor Dineen

- Attended Timmermann Timberworks Business Insights Tour
- Thanked Public Works as the potholes in Nottawa area have been repaired and the street sweepers have been out
- Reminded residents that June 8th is the next Library Day at the Nottawa Hall

Councillor Beelen

- Attended Timmermann Timberworks Business Insights Tour and Georgian Communities PIC

Councillor Walker

- Reminded residents of the upcoming Music Market & Park It and Trail Tunes
- Attended a Strong Mayors workshop through the Ministry of Municipal Affairs & Housing

Mayor Measures

- Attended Glenda Boudreau's retirement party and the Georgian Communities PIC
- Will be attending a conference through the Ontario Association of Police Service Boards for the next three days
- Reminded residents of the upcoming Music Market & Park It and the Indigenous Farmers Market on Sunday morning in Creemore
- Will be attending the County Wardens Gala

10. Department Reports

Finance

Report # FIN-010-2025 – HEWSF Grant Transfer Payment Agreement

Resolution:

Moved by Councillor Walker, Seconded by Councillor Broderick, 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. Motion Carried.

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

Resolution:

Moved by Councillor Beelen, Seconded by Councillor McArthur, 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 \$30,000,000, as outlined in this report; and,
- 2) That the Mayor and Clerk be authorized to sign any agreements to finalize the County loan terms. Motion Carried.

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

Resolution:

Moved by Councillor Broderick, Seconded by Councillor Dineen, 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. Motion Carried.

Planning & Building

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

Resolution:

Moved by Councillor Dineen, Seconded by Deputy Mayor Van Staveren, 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. Motion Carried.

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

Resolution:

Moved by Councillor Beelen, Seconded by Councillor McArthur, 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. Motion Carried.

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

Resolution:

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Broderick, 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. Motion Carried.

Administration

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

Resolution:

Moved by Councillor Dineen, Seconded by Councillor Walker, 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. Motion Carried.

11. By-laws

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

Resolution:

Moved by Councillor Walker, Seconded by Councillor McArthur, Be It Resolved that By-law 25-37, 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 2nd day of June, 2025. Motion Carried.

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

Resolution:

Moved by Deputy Mayor Van Staveren, Seconded by Councillor Broderick, Be It Resolved that By-law 25-38, 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 2nd day of June, 2025. Motion Carried.

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

Resolution:

Moved by Councillor Broderick, Seconded by Councillor Dineen, 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 2nd day of June, 2025. Motion Carried.

By-law 25-40 – Encroachment By-law

Resolution:

Moved by Councillor McArthur, Seconded by Councillor Beelen, 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 2nd day of June, 2025. Motion Carried.

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

Resolution:

Moved by Deputy Mayor Van Staveren, Seconded by Councillor McArthur, 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 2nd day of June, 2025. Motion Carried.

12. Notice of Motion/New Business

Mayor Measures provided an update on the Ice Storm Clean up and thanked all the Township Staff, County of Simcoe crews and contractors involved in the clean up. Dan Perreault, Director of Public Works stated that he will keep working with the County until clean-up is complete.

Mayor Measures recognized all the work of Amy Cann, the Township's Director of Planning & Building, as her last day with Clearview is June 13th.

13. Confirmatory By-law

Resolution:

Moved by Deputy Mayor Van Staveren, Seconded by Councillor McArthur, Be It Resolved that By-Law 25-42, being a by-law to confirm the proceedings of the June 2nd, 2025, Council Meeting, be presented and read a first, second and third time and finally passed this 2nd day of June, 2025. Motion Carried.

14. Motion to Adjourn

Resolution:

Moved by Councillor Dineen Seconded by Councillor Beelen, Be It Resolved that the Council Meeting adjourn at 6:51 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.