



Township of Clearview Council Meeting Agenda

Monday, August 11, 2025

3:00 p.m.

Hybrid Meeting
Virtual & Council Chambers

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.

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.

Order of Proceedings

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

Recommendation:

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: Wastewater Infrastructure

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

Topic(s) for Discussion: Human Resources Matter

(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

Topic(s) for Discussion: Potential Property Purchase

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

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby approve the Agenda dated August 11, 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

None.

6. Public Meetings

None.

7. Approval of Council Meeting Minutes

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby approve the Minutes of the July 28, 2025, Council Meeting as presented.

- [July 28, 2025 Council Meeting Minutes](#)

8. Correspondence and Information Items

8.1 Closed Session Report (if any)

8.2 [Support Resolution – Inclusion of Non-Plug In Vehicles in Canada ZEV Mandate](#)

Mayor Measures requested this item be added to the Agenda

Recommendation:

Be It Resolved that Council of the Township of Clearview recognizes that Honda Canada has been a longstanding partner and major employer to Simcoe County, including residents from Clearview, employing approximately 4,200 people directly and supporting an estimated 30,000 indirect jobs; and,

With this recognition, Clearview Council supports the request from the Town of New Tecumseth to the Federal Government to revise the Zero-Emission Vehicle (ZEV) Mandate to include Non-Plug-In Hybrid Vehicles as fully eligible vehicles in an effort to support Honda and other Canadian auto manufacturers that are facing increasing challenges due to global market pressures, U.S. tariffs, and the exclusion of Non-Plug-In Hybrid Vehicles from Canada's ZEV Mandate; and,

That this support resolution be forwarded to the Association of Municipalities of Ontario, Simcoe County municipalities and Simcoe-Grey MP Terry Dowdall.

9. Council Reports and Community Announcements

9.1 Ward Reports

10. Department Reports

Planning & Building

[Report # PB-028-2025 – Zoning By-law Amendment Region of Huronia](#)

[Appendix A – Orthophoto](#)

[Appendix B – Planning Policy](#)

[Appendix C – Notice of Decision – County of Simcoe](#)

[Appendix D – Revised Official Plan](#)

[Appendix E – Draft Zoning By-law Amendment](#)

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby receive report PB-028-2025 (Zoning By-law Amendment – Region of Huronia) dated August 11, 2025; and,

- 1) That a Zoning By-law for the lands municipally known as 10367 County Road 10 be presented to Council for approval at the August 11, 2025, meeting.

Report # PB-030-2025 – Draft Plan of Subdivision Extension - Ashton Meadows Phase 1 (Margaret Street, Stayner)**Appendix A – Ortho Map****Appendix B – Draft Plan of Subdivision****Schedule C – Extension Request Letter****Schedule D – Revisions to Existing Draft Plan Approval Conditions****Schedule E – Comments Received****Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PB-030-2025 (Draft Plan of Subdivision Extension – Ashton Meadows Phase 1) dated August 11, 2025; and,

- 1) That Council approve the extension of the Ashton Meadows Phase 1 Draft Plan of Subdivision being file 2018-012-SD, for an additional five (5) year period and approve amendments to the existing draft plan conditions as outlined in Schedule 'D' to this report, and that notice be given in accordance with the Planning Act; and,
- 2) That Council direct staff to update and provide the amended draft plan conditions for Council's review and approval before the end of 2025, in accordance with the Planning Act.

Report # PB-031-2025 – Proposed New Building By-law and Schedules**Appendix A – Applicable Building Code Act and Building Code Regulations****Appendix B – Proposed Building By-law (including Schedules A, B, C, D, E)****Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PB-031-2025 (Proposed New Building By-law and Schedules) dated August 11, 2025, for information.

Legislative Services

Report # LS-016-2025 – Application for Tile Drain Loan (6231 Concession Road 6, Sunnidale)

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby receive report LS-016-2025 (Application for Tile Drain Loan – 6231 Concession Road 6, Sunnidale) dated August 11, 2025; and,

- 1) That Council approve the application submitted by Barry Lightheart on behalf of Lightheart Welding & Repairs Inc., in the amount of \$50,000 for a tile drain loan for the property municipally known as 6231 Concession Road 6, Sunnidale, previously known as 2423 Centreline Road, Stayner in accordance with Ministry of Agriculture, Food and Rural Affairs procedures.

11. By-laws

By-law 25-49 – Amend Appointment By-law 22-101 – Remove Nottawa Hall Board Members

Recommendation:

Be It Resolved that By-law 25-49, being a being a by-law to amend Schedule “A” of By-law 22-101, appointing members to the Township of Clearview Committees and Boards, be presented and read a first, second and third time and finally passed this 11th day of August, 2025.

By-law 25-50 – Building By-law

Recommendation:

Be It Resolved that By-law 25-50, being a being a by-law under the Building Code Act respecting permits and related matters, be presented and read a first, second and third time and finally passed this 11th day of August, 2025.

By-law 25-51 – Zoning By-law Amendment (10367 County Road 10)

Recommendation:

Be It Resolved that By-law 25-51, being a being a by-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 10367 County Road 10, be presented and read a first, second and third time and finally passed this 11th day of August, 2025.

12. Notice of Motion/New Business

13. Confirmatory By-law

Recommendation:

Be It Resolved that By-Law 25-52, being a by-law to confirm the proceedings of the August 11th, 2025, Council Meeting, be presented and read a first, second and third time and finally passed this 11th day of August, 2025.

14. Motion to Adjourn

Recommendation:

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