



Township of Clearview Special Council Meeting Minutes Planning Public Meeting

The Council of the Corporation of the Township of Clearview met in a virtual zoom session on April 27th, 2022 at 6:30 p.m.

Those in attendance were:

Mayor: Doug Measures
Deputy Mayor: Barry Burton

Councillors: Ward 1 – Councillor Phyllis Dineen
Ward 2 – Councillor Doug McKechnie
Ward 3 – Councillor John Broderick
Ward 4 – Councillor Robert Walker
Ward 5 – Councillor Thom Paterson (absent)
Ward 6 – Councillor Connie Leishman (absent)
Ward 7 – Councillor John Lamers

Staff: Director of Legislative Services/Clerk, Sasha Helmkey
CAO, John Ferguson
Director, Community Services, Mara Burton
Director, Public Works, Mike Rawn
Community Planner, Rossalyn Workman

1. Approval of Agenda

Resolution:

Moved by Deputy Mayor Burton, Seconded by Councillor Broderick, Be It Resolved that Council of the Township of Clearview hereby approve the agenda dated April 27th, 2022 as presented. Motion Carried.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

3. Public Meetings

Mayor Measures initiated the Public Meetings and provided procedures as required under the Planning Act.

3.1 Zoning By-law Amendment 2021-050-ZB (2745 3/4 Sideroad)

Township Public Meeting Presentation

Community Planner Rossalyn Workman provided a presentation by the Township outlining the subject lands, the proposal, existing policy framework, notice and circulation, circulation map, summary of written public comments received to date, contact information and the review process.

Applicant's Presentation – MHBC Planning

Brian Zeman from MHBC Planning provided a presentation on behalf of the applicant outlining the property, existing zoning and permitted uses, the proposed zoning and proposed lot creation. Mal Wensierski on behalf of Lafarge (applicant) was in attendance as well to answer any questions from the public and Council.

Public Participation through Zoom:

Angela McGirr – 6051 Concession 5

- Lives at the north side of the subject property and expressed concern for frontage shortage of the proposed Lot A.
- Asked how that shortage will be addressed and how lots can be made/developed with reduced frontage that do not meet the by-law requirements

Mayor Measures opened the floor to members of Council.

Councillor Lamers

- Inquired about the pie shaped lot off the 3/4 Sideroad that is shown on the map
- Asked why Lafarge is retaining Lot C

Councillor Broderick

- Advised that Councillor Lamers asked the questions he was inquiring about

Councillor McKechnie

- Asked if a building can be constructed in the EP zone
- Inquired if the lots can be severed further under Township policies

Mayor Measures

- Asked for clarification that the proposed lots can have other out buildings (i.e. sheds) on them

Community Planner Rossalyn Workman, Brian Zeman and Mal Wensierski provided clarification on all concerns and comments.

A further report will be brought back to a future Council meeting.

As there were no further comments, Mayor Measures concluded the public meeting for File 2021-050-ZB (2745 3/4 Sideroad).

3.2 Zoning By-law Amendment 2022-007-ZB (35 Caroline Street West)

Township Public Meeting Presentation

Community Planner Rossalyn Workman provided a presentation by the Township outlining the subject lands, the proposal, existing policy framework, notice and circulation, circulation map, summary of written public comments received to date, contact information and the review process.

Applicant's Presentation – Celeste Phillips Planning Inc.

Planner Celeste Phillips and Dan Hurley from Tatham Engineering provided a presentation on behalf of the applicant outlining the property location through a context map and aerial photo, concept plan, artist's rendering of the proposed development, proposed zoning by-law amendment, supporting documentation, and the site servicing and drainage plans. The applicant James Massie was in attendance as well to answer any questions from the public and Council.

Public Participation through Zoom:

Rob Walkowiak – 38 Caroline Street

- Lives across the street from the subject property and supports the proposal for additional residential units
- Great use to convert the old school property
- Expressed that strong communities are created with different housing types

Mayor Measures opened the floor to members of Council.

Councillor Broderick

- In the artist rendering the bell tower appears to be retained, asked if it will be retrofitted to an observation deck

Councillor Walker

- With the parking proposed to be at the back, asked if there was any thought given to use the 3 lots instead of 4 and have parking at the east side with green space in the back

Councillor McKechnie

- Asked if the area has ever flooded in the past
- Saw that there is only one accessible parking space proposed – is that enough?

- On the artist rendering lot 4 shows 3 buildings – asked if there will only be one house
- Asked if consideration has been made for affordable housing price points
- Will the parking area be entirely enclosed?

Councillor Lamers

- Asked if the development has prior applications submitted for water/sewer allocations

Mayor Measures

- Asked if the owners would consider installation of solar panels on top of the parking roof
- From the parking roof, asked if there would be a rainwater collector so there isn't runoff onto neighbouring properties
- For the 3 lots to the west, asked about backyard drainage and sump pumps and will the water drain out to Collingwood Street

Community Planner Rossalyn Workman, Celeste Phillips, Dan Hurley and James Massie provided clarification on all concerns and comments.

A further report will be brought back to a future Council meeting.

As there were no further comments, Mayor Measures concluded the public meeting for File 2022-007-ZB (35 Caroline Street West).

4. By-Law to Confirm Proceedings of Council Meeting

Resolution:

Moved by Councillor Broderick, Seconded by Councillor Walker, Be It Resolved that By-Law 22-29, being a by-law to confirm the proceedings of the April 27, 2022 Council Meeting, be presented and read a first, second and third time and finally passed this 27th day of April, 2022. Motion Carried.

5. Motion to Adjourn

Resolution:

Moved by Deputy Mayor Burton, Seconded by Councillor Dineen, Be It Resolved, that the Council Meeting be adjourned at 7:55 p.m. Motion Carried.

Original signed by: _____
Doug 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.