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**MINUTES**  
**CLEARVIEW TOWNSHIP COUNCIL**

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The Council of the Corporation of the Township of Clearview met in a virtual session on May 10<sup>th</sup>, 2021 at 4:00 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  
Ward 6 – Councillor Connie Leishman  
Ward 7 – Councillor John Lamers

Staff: Acting Clerk, Brenda Falls  
CAO, John Ferguson  
Director of Finance, Kelly McDonald  
Director of Community Services, Mara Burton  
General Manager, Parks, Culture & Recreation, Terry Vachon  
Director, Public Works, Mike Rawn  
Deputy Director, Public Works, Dan Perreault  
Fire Chief, Roree Payment  
Committee Coordinator, Cayla Reimer  
Community Planner, Rossalyn Workman

**1. Closed Session (4:00 p.m.)**

Resolution:

Moved by Councillor Dineen, Seconded by Councillor Broderick, 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:

- b) personal matters about an identifiable individual, including municipal or local board employees (Board Appointments)
- 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 (land negotiations) & (proposed composition of Board Members – Police Service Board).

Motion Carried.

**Items for Direction** (including Procedural Matters) Section 239(6) (b)

- a) Approval of Closed Minutes
- b) Item for Closed Session:
  - Board Appointments
  - Land Negotiations
  - Proposed Composition of Board members – Police Service Board
- c) Identification of items to arise in open session
- d) Resolution to reconvene into open session

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

Resolution:

Moved by Councillor Broderick, Seconded by Councillor Walker, Be It Resolved, that Council of the Township of Clearview hereby approve the agenda dated May 10<sup>th</sup>, 2021 as presented. Motion Carried.

**3. Disclosure of Pecuniary Interest and General Nature Thereof**

None declared.

**4. Public Participation**

No submissions received.

**5. Deputations & Presentations**

**5.1 Norah Holder & Lesley Paul, Collingwood General & Marine Hospital (Hospital impacts from COVID, Redevelopment Status update)**

Norah Holder, President & CAO and Lesley Paul, Board Chair, Collingwood G & M Hospital presented the hospital impacts from COVID, Redevelopment Status update outlining covid numbers, care, the South Georgian Bay Ontario Health Team, Accreditation, Redevelopment, COVID: Provincial Patient Transfers and COVID Response.

Council had a number of questions and comments.

Mayor Measures thanked Norah & Lesley for their presentation on behalf of the Collingwood General & Marine Hospital.

## **5.2 Jennifer Georgas, P. Eng., & Jennifer Vandermeer. Burnside & Associates**

Jennifer Georgas, P. Eng., Project Engineer and Jennifer Vandermeer, R.J. Burnside & Associates presented the Stayner Water Environmental Assessment Addendum, outlining the purpose of the presentation; long term water supply for Clearview; Stayner Water Environmental Assessment Addendum, revised preferred solution, Source Water Protection, EA comments, implementation of preferred solution, project funding and cost sharing.

Council had a number of questions and comments.

Mayor Measures thanked Jennifer Georgas and Jennifer Vandermeer for their presentation on behalf of R.J. Burnside & Associates.

Staff will provide a report to Council with options and recommendations at a future date.

Mayor Measures turned the next portion of the meeting over to Deputy Mayor Burton to chair the Public Meetings.

## **6. Public Meetings**

Deputy Mayor Burton initiated procedures for the public meetings.

### **6.1 Draft Plan of Subdivision Public Meeting and Zoning By-Law Public Meeting 101 Edward Street East and 111 George Street, Creemore**

- i) Proper notice was given under the requirements of the Act.
- ii) A presentation was given by Community Planner, Rossalyn Workman outlining the subject lands, existing policy framework, existing official plan map, existing zoning by-law map, proposal – draft subdivision, proposal – zoning amendment, draft plan of subdivision, notice and circulation, circulation map, contact information and review process.
- iii) Public Comments received were summarized by the Planner:

**Pascuzzo Planning inc.**

- act on behalf of AutoSolve – owners of 104 Edward St. E
- client does not want to impede the approvals of the proposed development
- concerns related to how the proposed development may impact their operation now and in the future
- recommend that any proposed agreement on title related to the development include a warning clause related to client's existing operation.

**Yury Prakapenka – 3067 Conc 3**

(comments received by email to the Planning Dept and also submitted planning public meeting request to make an oral statement during the meeting)

- no plan submitted for sanitary pumping station, only conceptual vision
- subject land and his property are located within the Mad River floodplain
- subject property is subject to the land use policies that govern hazard lands and floodplain protection
- pumping station will consist of at least 1 pump, which has to be controlled by automation, using this principle will put this station in storage and transfer of hazardous material category
- Simcoe County plan - permits may be issued for development under certain conditions
- would like a better understanding of how hazardous floodplain area should be used and how existing residents of those lands will be protected

**Alliance Heritage Village Inc.**

- interest in application being presented
- contingent upon the construction of a sanitary pumping station
- discussions ongoing between Alliance Heritage Village Inc. and the applicant with respect to servicing matters
- wish to be notified on the application

**Loft Planning (Consultant Presentation)**

Kristine Loft, Loft Planning provided a presentation outlining the purpose, site location (Creemore), proposed draft plan – 101 Edward St., official plan, zoning by-law, engineering, reports submitted and conclusion.

Deputy Mayor Burton opened the floor to members of Council

**Councillor Paterson**

- floodplain, sewage treatment issues, stormwater management
- pumping station design coordination with all developments in this area
- consideration to service upgrades to all private services on George St.
- position of NVCA
- MDM Development - discussions regarding sanitary sewers
- concerns with fill and berm requirements to ensure drainage off proposed site doesn't affect adjacent homeowners
- would ask that this project come back with final engineering before final approval due to nature of concerns with drainage
- appreciate receiving public comments on these issues

**Nick Millington P. Eng., Tatham & Associates**

- will respond to all comments and questions received from Yury Prakapenka
- provided information related to the NVCA floodplain hazard study
- East Creemore Drainage study and stormwater pond
- Sewage pumping station – coordinated with Alliance Development to ensure one pumping station – full detail design plans will be provided

Staff will be providing a further report at a future Council Meeting.

Deputy Mayor Burton concluded Public Meeting 6.1 and presented Public Meeting 6.2.

**6.2 Zoning By-law Public Meeting – 8077 Highway 26 and 8073 Highway 26 (Dunlop)**

- i) Proper notice was given under the requirements of the Act.
- ii) A presentation was given by Community Planner, Rossalyn Workman outlining the subject lands, existing subject properties, existing policy framework, existing official plan map, existing zoning by-law map, proposal, existing subject properties, proposed lot addition, notice and circulation, circulation map, contact information and review process.
- iii) Public Comments received were summarized by the Planner:  
No public comments received.

### **Loft Planning (Consultant Presentation)**

Kristine Loft, Loft Planning provided a presentation outlining the purpose, site location, purpose, photo, and proposal.

Deputy Mayor Burton opened the floor to members of Council.

No questions by members of Council

Staff will provide a further report to Council.

As there were no further questions Deputy Mayor Burton concluded Public Meetings and returned the chair to Mayor Measures.

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

### Resolution:

Moved by Councillor Broderick, Seconded by Councillor Walker, Be It Resolved, that Council of the Township of Clearview hereby approve the minutes of the April 26<sup>th</sup>, 2021 meeting as presented. Motion Carried.

## **8. Business arising from Minutes**

There were none.

## **9. Communications from the Mayor**

### 9.1 Closed Session Report:

### **Board Appointments (By-law 21-51)**

#### **Proposed Composition of Board members – Police Service Board)**

### Resolution:

Moved by Councillor Lamers, Seconded by Councillor McKechnie, Be It Resolved, that:

Whereas the Ontario Solicitor General have recommended a new structure and governance for a new Police Service Board to serve the OPP Huronia West Detachment catchment area; and,

Whereas the CAOs from the Town of Wasaga Beach, the Townships of Clearview and Springwater have reviewed the board composition requirements; and,

Whereas the proposed board composition is to be the Mayor and CAO from each municipality and three community appointees and three provincial appointees for a total of twelve-members;

Therefore, Be It Resolved that If mutually agreed by the Council of the Town of Wasaga Beach (Wasaga)and the Council of the Township of Springwater (Springwater), then it is recommended that Clearview Township Council also agree to a twelve-member Police Service Board consistent with the description laid out in the in-camera report and with the Ministerial requirements for board composition; and,

Further, that the CAO be directed and authorized to work with Wasaga and Springwater on the proposal that is to be submitted to the OPP on the recommended composition of the Board by the June 7, 2021 deadline; and,

If Wasaga and Springwater agree, then no further action is required by Clearview Township Council on this resolution. If not mutually agreed by Wasaga and Springwater, the CAO will report back to council with a subsequent recommendation prior to the June 7, 2021 deadline. Motion Carried.

9.2 NVCA Monthly Newsletter

9.3 NVCA April Highlights

Resolution:

Moved by Councillor Leishman, Seconded by Councillor Walker, Be It Resolved, that Council of the Township of Clearview hereby receive Communications from the Mayor for information. Motion Carried.

## **10. County Reports & Information**

- 10.1 Joint Advisory (ask an expert series presents businesses in transition and how to stay in control)
- 10.2 County acknowledges the contributions of health care providers throughout the month of May
- 10.3 County of Simcoe to safely extend waste facility hours

Resolution:

Moved by Councillor Broderick, Seconded by Councillor Lamers, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Receive County reports for information. Motion Carried.

## **11. Council Reports & Community Announcements**

### 11.1 Ward Reports

#### **Councillor Dineen**

- Nottawa Hall metal drive and hall update
- "elect her" webinar tomorrow

#### **Councillor Broderick**

- upcoming meetings
- COVID reminder to follow rules

#### **Councillor Walker**

- support downtown stores
- County waste management information package received in the mail today

#### **Councillor McKechnie**

- Creemore BIA – "Lets Celebrate Lavender" – June 11<sup>th</sup> – July 16<sup>th</sup>

#### **Councillor Lamers**

- attended Brentwood Hall Board meeting
- County automated cart meeting
- emails from residents re: Concession 2 closure of the bridge

#### **Councillor Leishman**

- attended virtual meetings
- reminder to fill out your Census – due May 11<sup>th</sup>
- attended Sunnidale Hall Board meeting

#### **Councillor Paterson**

- support local businesses
- looking forward to strategic budget sessions



**Deputy Mayor Burton**

- County Council tomorrow
- upcoming meetings next week

**Mayor Measures**

- CAO conversation regarding budget discussions
- social housing program in the works
- new Clerk hired – Sasha Helmkey to start May 31<sup>st</sup>

**12. Department Reports****LIBRARY****LIB-001-2021 (New Lowell Branch Flat Roof Replacement)****Resolution:**

Moved by Councillor Leishman, Seconded by Councillor Broderick, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Receive LIB-001-2021 (New Lowell Branch Flat Roof Replacement) report for information; and,
- 2) Approve the transfer for Clearview Public Library Capital reserves in the amount of \$6,280.54 (includes HST) from the Library's 2020 Capital surplus to the Library's 2021 Capital budget. Motion Carried.

Deputy Mayor Burton left the meeting at this time.

**PUBLIC WORKS****PW-018-2021 (Free Compost from Simcoe County)****Resolution:**

Moved by Councillor Walker, Seconded by Councillor Dineen, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Receive PW-018-2021 for information; and,
- 2) Direct staff to distribute 88 cubic yards of compost and mulch as outlined in this report. Motion Carried.

**PW-019-2021 (DWQMS Annual Management Review)**Resolution

Moved by Councillor Walker, Seconded by Councillor Broderick, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Receive the 2020 Drinking Water Quality Management System (DWQMS) Management Review report for information. Motion Carried.

**PW-020-2021 (Sidewalk and Curb & Gutter Reconstruction Award)**Resolution:

Moved by Councillor Broderick, Seconded by Councillor Lamers, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Award tender for Sidewalk and Curb & Gutter Reconstruction 2021 to 987481 Ontario Inc. (C & G concrete) in the amount of \$136,618.80 including H.S.T. Motion Carried.

**PW-021-2021 (Tender 2021-07 – Bridge 146-23 & Centreline Road Reconstruction Award)**Resolution:

Moved by Councillor Broderick, Seconded by Councillor Leishman, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Award tender number 2021-07 to Arnill Construction Limited o/a Seeley & Arnill Construction in the amount of \$2,029,981.87, including H.S.T. for Bridge 146-23 & Centreline Road Reconstruction. Motion Carried.

**PW-022-2021 (Tender 2021-04 - Granular Material – Contract Tender Award)**Resolution:

Moved by Councillor Broderick, Seconded by Councillor Lamers, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Award tender number 2021-04 to Darpak Inc. in the amount of \$71,613.75 including H.S.T. for Supply of Granular Material for various Township projects. Motion Carried.

**PW-023-2021 (Tender 2021-03 - Granular Material – Maintenance, Tender Award)**Resolution:

Moved by Councillor Broderick, Seconded by Councillor Walker, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Award tender number 2021-03 to Arnill Construction Ltd. o/a Seeley & Arnill Construction in the amount of \$509,720.40 including H.S.T. for Supply of Granular "A" for Township road resurfacing. Motion Carried.

**PW-024-2021 (Tender 2021-08 – Culvert 309b-72 Improvements)**Resolution:

Moved by Councillor Broderick, Seconded by Councillor McKechnie, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Award tender number 2021-08 to Alexman Contracting Inc. in the amount of \$296,395.05 including H.S.T for improvements to Culvert 309b-72. Motion Carried.

**FINANCE****FIN-012-2021 (Development Charges Background Study Amendment)**Resolution:

Moved by Councillor Lamers, Seconded by Councillor Broderick, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Receive FIN-012-2021 (Development Charges Background Study Amendment) report for information; and,
- 2) Authorize the Director of Finance/Treasurer to enter into an agreement with Watson & Associates Economists Ltd. to update the 2018 Background Study and amend the DC By-law 19-36. Motion Carried.

**FIN-013-2021 (Penalty and Interest Reinstatement)**Resolution:

Moved by Councillor Broderick, Seconded by Councillor Leishman, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Receive FIN-013-2021 (Penalty and Interest Reinstatement) report for information; and,

- 2) Authorize the Tax Collector to begin a one-time 90 day penalty and interest relief program for the remainder of 2021; and,
- 3) Approves 2021 Tax Rate By-law 21-49.

Resolution:

Moved by Councillor McKechnie, Seconded by Councillor Dineen, Be It Resolved, that the 90 day penalty and interest relief program be extended to September 1, 2021. Motion Carried.

Original motion carried, as amended.

**LEGISLATIVE SERVICES/CLERK**

**LS-006-2021 (Request for Community Assistance Grant – Creemore Minor Baseball Association)**

Resolution:

Moved by Councillor Leishman, Seconded by Councillor Paterson, Be It Resolved, that Council of the Township of Clearview hereby:

- 1) Receive LS-006-2021 (Request for Community Assistance Grant – Creemore Minor Baseball) for information; and,
- 2) Approve a Community Assistance Grant to the Creemore Minor Baseball Association in the amount of \$1,400.00. Motion Carried.

**BY-LAWS**

**21-49 (Tax Rate By-law)**

Resolution:

Moved by Councillor Broderick, Seconded by Councillor Lamers, Be It Resolved, that By-law 21-49, being the 2021 Tax Rate By-law, be presented and read a first, second and third time and finally passed this 10<sup>th</sup> day of May, 2021. Motion Carried.

**21-51 (To amend Appointment By-law 19-06) (on desk)**

Recommendation:

Moved by Councillor Leishman, Seconded by Councillor Broderick, Be It Resolved, that By-law 21-51, being a by-law to amend Appointment by-law 19-06 be presented and read a first, second and third time and finally passed this 10<sup>th</sup> day of May, 2021.

**13. Notice of Motion /New Business (if any)**

No items

**14. By-Law to Confirm Proceedings of Council Meeting**Resolution:

Moved by Councillor McKechnie, Seconded by Councillor Lamers, Be It Resolved, that By-Law 21-48, being a by-law to confirm the proceedings of the May 10<sup>th</sup>, 2021 Council Meeting, be presented and read a first, second and third time and finally passed this 10<sup>th</sup> day of May, 2021. Motion Carried.

**15. Motion to Adjourn**Resolution:

Moved by Councillor McKechnie, Seconded by Councillor Broderick, Be It Resolved, that the Council Meeting be adjourned at 8:43 p.m. Motion Carried.

Original signed by:  
Mayor  
Clerk

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