



CLEARVIEW

## REPORT TO COUNCIL

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**Report Number:** CS-039-2021

**Department:** Community Services (Planning & Development)

**Meeting Date:** July 26, 2021

**Subject:** Official Plan Amendment Number 22 – Farm Consolidation - 1281528 Ontario Inc. - 10581 County Road 10

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### RECOMMENDATION:

Be It Resolved, that Council of Township of Clearview hereby:

- 1) Receive the report CS-039-2021 report for information; and
- 2) Authorized to execute By-law 21-72 regarding an adoption of the Official Plan Amendment 22 for lands municipally known as 10581 County Road 10, North Part of Lot 20 ESR, Concession 5, formerly Sunnidale, now in Township of Clearview, now in the Township of Clearview.

### BACKGROUND:

#### Subject Lands

The property is municipally known as 10581 County Road 10, and legally described as North Part of Lot 20 ESR, Concession 5, formerly Sunnidale, now in Township of Clearview. The subject lands have an area of 37.7 ha (93 acres) with approximately 331 m of frontage on County Road 10. There is currently a single detached dwelling, an accessory building and the lands are actively farmed.

#### The Proposal

The applicant has submitted a consent and Zoning By-law amendment application concurrently with an Official Plan Amendment (OPA) application. The consent application proposes to sever the surplus farm dwelling from the agricultural lands. The proposal would result in the severed lot (surplus farmhouse) measuring approximately 0.3 hectares in size with roughly 80 metres of frontage onto County

Road 10. The lot would contain the existing dwelling, accessory building, septic system and private well. The retained lot (agricultural lands) is proposed to be 36.5 hectares in size with 245 metres of frontage onto County Road 10 and is to contain agricultural lands and one (1) accessory building. The consent application as applied does not conform with the Official Plan policies for farm consolidations.

The site-specific Official Plan Amendment (OPA) is to Section 9.4 Agricultural Consents, located in the Township of Clearview Official Plan. The OPA is to permit a farm consolidation where the policies of Section 9.4.2 cannot be met. The OPA application is proposing to change the policy as follows:

- a) the severance of a residence surplus to the farming operation, where the owner does not own the land adjacent or across the road, from the subject lands, and,
- b) to ensure measured control on the severance of residence surplus to farming operation, the Township will develop measures or tests to guide non-adjacent properties to sever the residence surplus to the farming operation as a result of a farm consolidation. These measures or tests are included in the amendment.

**Existing Policy Framework**

The subject lands are designated Agricultural, Greenland – Hazard Land, Greenland- Wetland, and Greenland – Natural Heritage within the Township of Clearview Official Plan (2001) and zoned Agricultural (AG), Environmental Protection (EP) and Hazard Land Overlay (FP) within the Township of Clearview Zoning By-law 06-54.

**Public /Agency Comments**

The comments from the public have been attached to the report. In total there were 15 comments received from the public. There were 3 commenters that were not in support of the proposed OPA, and 12 commenters that were supportive. The comments have been summarized below and where necessary Staff have provided answers in italics.

Comments	Responses
<p>Concern that the property line is going to be 1.5 meters from the severed house. Normal farm practices occur on the lands to the north. The property line is close to a home, we would like to see a solid visual boundary like a fence, to ensure no disputes will occur.</p>	<p><i>The house is existing. Staff hesitate to require fencing for a property that has already been in existence and surrounded by farmland. The fencing will only delineate the property boundary and it will not necessarily prevent conflicts from dust or odour. The Farming and Food Protection Act allows normal farming practises to occur.</i></p>

<p>The current By-law provides an unfair advantage to adjacent property owners when a farm property comes up for sale.</p>	<p><i>Noted.</i></p>
<p>Single family dwelling/lot is a benefit to Clearview Township. The unit will bring permanent residence(s) to the Township, which in turn will use the many services and create spin off economic impacts.</p>	<p><i>Noted.</i></p>
<p>Provided with no other choice for severing the house, the farmer will tear down/remove the single-family home and barns, returning all land back to farmland. This is currently happening in Clearview Township.</p>	<p><i>It is noted that this can occur, but that is a choice.</i></p>
<p>Farmers should be able to sever houses from properties as it will create a greater tax revenue.</p>	<p><i>Not certain whether there is a greater tax revenue created or just the same amount of revenue with two tax bills. Having said that planning decisions are not all made based on tax revenue alone and this is generally not one of the more significant considerations.</i></p>
<p>Farmers should be able to sever houses from properties as it will create improved rural landscapes as homeowners take greater care and pride in the aesthetics of their homes versus renters.</p>	<p><i>Noted.</i></p>
<p>Farmers should be able to sever houses from properties as renters don't pay the rent or utilities. Renters have been known to damage the home. No profit is made after depreciation and lost revenue; however, farmers are forced to continue to pay taxes on the house.</p>	<p><i>Noted.</i></p>
<p>If there happens to be a higher value home on the property, farmers are typically not able to buy the land as too much value is placed on the home. The landowner is typically a nonfarm person and will rent the land out however rental land typically does not receive</p>	<p><i>Noted.</i></p>

<p>the same improvements by farmers ie. tile, fertility etc.</p>	
<p>Clearview says it is a farming community. Changing this rule would be something the Township could do to support them.</p>	<p><i>Noted, however, this is changing the Official Plan policies only for this specific property.</i></p>
<p>Farmers typically do not want to be landlords of residential housing.</p>	<p><i>Acknowledged.</i></p>
<p>I support the severance of houses by farmers when the farmer retains the land.</p>	<p><i>Noted, however, the Township can not ensure that ownership remains with the farmer.</i></p>
<p>Not being able to sever houses, has meant the demolition of 3 houses in Clearview Township since 2008. These houses all could have been severed, all could have had improvements, all would have generated tax dollars to the Township.</p>	<p><i>Acknowledged.</i></p>
<p>I believe the forced merging of farming properties is discriminatory. I also believe Clearview Township is being discriminatory to Farm Business owners regarding demanding the Farm Business owner to have additional farming property within Clearview Township to be allowed access to "Surplus Dwelling" severances. (The severance of 'surplus dwellings' was made possible under Provincial authority.)</p>	<p><i>Noted. The current policy framework of the Official Plan requires that farm consolidations occur only when certain requirements have been met. The Province and the County provide for municipalities to be more restrictive to meet their local goals as is the case in Clearview.</i></p>
<p>We would prefer to have the severance not allowed to go through at this time. Our reasoning for this is that the subject application is in direct conflict with the Official Plan. We would support the severance once Official Plan has been reviewed and changed to allow for this type of severance to occur. Allowing the severance for this property at this time, will open the floodgates for other properties in the Township and necessitate a review of the plan, so why not do the review and amendment to the Official Plan first.</p>	<p><i>Noted. Planning Staff recognize this concern and agree that there may be additional applications received. As part of the site-specific Official Plan Amendment an analysis of the impacts of this proposal has been completed. The analysis has led to creation of tests to be met prior to a severance of residence surplus to the farming operation be considered.</i></p>

<p>We also understand the reasoning for the small lot size to be retained with the residence, however this planning direction severely limits the type of agriculture allowed within the Township to large scale cash crops owned by a few large operators. This type of farm consolidation will restrict the availability of land for any future small-scale farming, i.e. vegetable stands, hobby farms. The loss of this type of farming will have a negative effect on the culture, character, and economic diversification of the Township.</p>	<p><i>Acknowledged. This is also a concern for the Planning Department and as such, this application is site specific so that the municipality can consider it on it's own merits.</i></p>
<p>It is our feeling that if this "surplus dwelling", which is neither on an abutting property nor across the road from another second dwelling, is allowed to be severed, that will establish a precedent. Allowing this severance will create a precedent which will be used time and again, to sever expensive rural homes in areas designated as agricultural.</p>	<p><i>Acknowledged. All site-specific planning applications are considered on their own merits and no precedents are created. Planning Staff recognize the concern and agree that there may be additional applications received. As part of the site-specific Official Plan Amendment an analysis of the impacts of this proposal has been completed. The analysis has led to creation of controls to measure whether a severance of residence surplus to the farming operation should be considered.</i></p>
<p>Clearview Township's current policy on this matter serves to protect prime agricultural land and keeps "non-agricultural rural dwellings" in rural-zoned areas, as they should be.</p>	<p><i>Acknowledged that an additional dwelling as a result of the approval of this application will be severed from a farm and that other site-specific applications may come forward as a result of the approval of this application. It is still the intent with the proposed policy change to keep these applications to a minimum given the tests that are proposed. The protection of prime agricultural land is a Provincial direction that all policy changes must be consistent with.</i></p>
<p>The severance of residential home will eventually create a land-use conflict, as agricultural activities create dust, noise or odours. Or as agricultural buildings are constructed, particularly if they</p>	<p><i>Noted. The livestock buildings are still permitted, but they must meet the Minimum Distance Separation (MDS)</i></p>

<p>house livestock. These livestock buildings provide valuable organic matter to our soils in the long term, provide direct employment for local people and support a large infrastructure of local agri-businesses.</p>	<p><i>which is intended to reduce land-use conflicts, albeit related to odour.</i></p>
<p>The policy is excluding the building of a residence on the remaining agricultural lot, but nothing precluding the constructing agricultural buildings. Even if the current applicants have no plans to build agricultural facilities of any kind, future owners may do so, as currently zoned.</p>	<p><i>Noted, however, Minimum Distance Separation (MDS) would regulate the location of livestock buildings depending on a number of factors.</i></p>
<p>It is important to note that typically, the original 100 acre agricultural lot is no longer large enough to support a single family farming operation. Many single family agricultural operations farm hundreds of acres of land to sustain their businesses. Requiring a minimum lot size, or adjacent lots, before allowing the severance of a dwelling, supports the business model of most farming operations. Keeping farm operations centralized provides for many financial operational savings in the long term, as well as reducing the amount of agricultural machinery travelling increasingly busy roads. The larger agricultural lot size also allows the building of necessary farm buildings without being too close to sever non-agricultural dwellings (MDS).</p>	<p><i>Acknowledged.</i></p>
<p>As farmers ourselves, we understand that there are financial reasons to sever a surplus dwelling. When planning a farm purchase, particularly if there is a well maintained or recently built home on the property, the price of the dwelling can greatly influence the price of the property. The ability to sever that dwelling may make the difference in being able to afford purchasing a property. That financial incentive is a primary reason for farmers to sever surplus dwellings.</p>	<p><i>Acknowledged.</i></p>
<p>Some farmers will make the complaint that "they are not in the business of being landlords". There is a thriving</p>	<p><i>Acknowledged.</i></p>

<p>property management industry in this area that can be hired to look after that area of the business, just as farmers hire accountants, lawyers, builders, etc.</p>	
<p>Allowing farm consolidation in this way depletes the supply of affordable dwellings in agricultural areas. For many people, purchasing a home is financially daunting – so renting becomes a much more affordable option. Rental dwellings on farms provide an easy and existing way to provide affordable housing. Typically, if an existing farmhouse is severed as a “surplus dwelling” the lot will be approximately 2 acres in size. The size of the lot alone makes it an unaffordable purchase for many people</p>	<p><i>Acknowledged.</i></p>
<p>Allow farm consolidation in this way creates an influx of “non-agricultural land users”. The severed dwellings on their approximately 2 acre lots are often purchased by more affluent buyers, who typically have little business interest in agriculture. This influx goes on to create requests to implement many other types of industry on Clearview Township’s valuable prime agricultural land. Clearview Township also has a large amount of land, already zoned rural, that is imminently better suited to host these industries, and also to house those wishing to enjoy living “ in the country”, without the complication of living within an agriculturally active setting.</p>	<p><i>Noted.</i></p>
<p>The provincial mandate to provide affordable housing, and the provincial guideline of protecting prime agricultural land are best served by not allowing the severance of dwellings from single parcels of prime agricultural land.</p>	<p><i>Noted.</i></p>
<p>The change to allow a house to be severed from a farm would only help the large farms in the area and surrounding areas by being about to purchase land here for more than the smaller local farmers can afford to pay</p>	<p><i>Noted.</i></p>

<p>and then severing the house that the small farmer would have lived in and selling it. This would raise the price of farmland even more and put many small farmers out of business.</p>	
<p>This would also increase urban sprawl creating many small properties and basically communities out in the country that will create more maintenance for the Township and provide very little more tax revenue.</p>	<p><i>Noted.</i></p>
<p>It would also make it impossible for a young person to purchasing a farm to live on as well as farm. Please give more consideration to the many smaller farmers in the area and not just the few large ones.</p>	<p><i>It is acknowledged by the Planning Department that maintaining a variety of farm sizes is important.</i></p>
<p>Concern for the possible encroachment on property to the north and if fence would provide a delineation.</p>	<p><i>The house is existing. Staff hesitate to require fencing for a property that has already been in existence and surrounded by farmland. The fencing will only delineate the property boundary and it will not necessarily prevent conflicts from dust or odour. The Farming and Food Protection Act allows normal farming practises to occur.</i></p>
<p>Concern that this application will encourage others to apply for the same type of application. Afraid that the result of the application will be that farmland taking out of hands of small farmers, raise the price of farms and hurt small farmers.</p>	<p><i>Acknowledged. All site-specific planning applications are considered on their own merits and no precedents are created. Planning Staff recognize the concern and agree that there may be additional applications received. As part of the site-specific Official Plan Amendment an analysis of the impacts of this proposal has been completed. The analysis has led to creation of controls to measure whether a severance of residence surplus to the farming operation should be considered.</i></p>
<p>Every application must be looked at separately.</p>	<p><i>Acknowledged. All site-specific planning applications are considered on their own merits and no precedents are created.</i></p>

Encouraging to have received this many Public comments when the Public meeting was held in the virtual format.	<i>Acknowledged.</i>
Concerned that the proposed property line for the surplus lot will be curve rather than straight line.	<i>Acknowledged. The policies indicate that the least amount of productive farmland is to be taken out of production with the creation of surplus lot. It appears that the lot line has been created to reflect this policy, and the lands to be severed only contain the non-farmed lands.</i>
Is the house serviced by a drilled or dug well on property?	<i>The well is existing, no new well is required.</i>
Concern for the setbacks of the existing house from property line.	<i>It appears that the existing house was built in 1982. The setbacks are existing.</i>
The existing quonset hut is not included in severance.	<i>The quonset hut would be considered an agricultural building and can remain on the retained parcel of land. It would not be suitable for livestock. Any livestock planned for the property would be subject to the Minimum Distance Separation calculation.</i>
Is there a well on property with quonset hut?	<i>There is no well in proximity to the quonset hut.</i>

Below are the comments received from the Agencies:

- Calvin Dempster, County of Simcoe:

“I have a couple of notes as it relates to the text of the OPA:

- In the “Preamble”, the surplus dwelling lot is identified as the “retained/remnant” lands and the agricultural parcel are identified as the “severed” lands. In the “Amendment” section, it is reversed; the surplus dwelling lot is identified as the “severed” lands and the agricultural parcel are identified as the “retained/remnant” lands. Both sections should identify the surplus dwelling lot as the “severed” lands and the agricultural parcel as the “retained” or “remnant” lands.
- In the “Preamble”, the effect of the OPA is stated slightly differently in two subsections. Under “Purpose” it is stated as “...to permit a severance for a surplus farmhouse from agricultural lands where the applicant does not own the abutting and/or adjacent farm holdings.” While in the third paragraph

under "Basis" it is stated as "...to permit the severance of the surplus farmhouse from the agricultural lands as a result of a farm consolidation without the applicant owning land that is either abutting and/or across the road...". For clarity and consistency, the same wording should be utilized in each instance.

- There is a typo in the second sentence of the Preamble (underlined in the next sentence). It reads, "*The proposed Official Plan Amend seeks to amend...*".

Aside from that it looks good."

## **COMMENTS AND ANALYSIS:**

### **Provincial Policy Statement (2020)**

Section 2.3.4 Lot Creation and Lot Adjustments and specifically Section 2.3.4.1. c) states:

*"Lot creation in prime agricultural areas is discouraged and may only be permitted for:*

*c) a residence surplus to a farming operation as a result of farm consolidation, provided that:*

- 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
- 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; .....*

Further Section 2.3.4.3 states:

*"The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1. (c)."*

The definition of "residence surplus to a farming operation" is as follows:

*"means an existing habitable farm residence that is rendered surplus as a result of a farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).*

The proposal is consistent with the Provincial Policy Statement (2020) issued under the *Planning Act*.

### **A Place to Grow (2019)**

The subject lands are in the Prime Agricultural Area under the Agricultural Systems mapping as outlined by the province. Section 4.2.6.8. Agricultural System states that outside of the Greenbelt Areas, provincial mapping of the agricultural land base

does not apply until it has been implemented in the applicable upper-or single-tier official plan. Until that time, prime agricultural areas identified in the upper and single tier official plan that were approved and in effect as of July 1, 2017, will be considered the agricultural land base for the purposes of this Plan.

The County of Simcoe Official Plan is the upper tier document, and their agricultural policies were in effect December 2016. The County Official Plan maps the subject lands as Agricultural and Greenlands. Therefore, A Place to Grow policies for agricultural uses in prime agricultural areas will be followed. Section 4.2.6.3. Agricultural System states where agricultural uses are located outside of the settlement areas, land use compatibility will be achieved by avoiding or minimizing and mitigating adverse impacts on the Agricultural System.

The proposal will conform with the A Place to Grow (2019) issued under the *Planning Act Section 3 (5), R.S.O. 1990.*

### **County of Simcoe Official Plan**

The subject lands are designated Agricultural and Greenlands. Section 3.6.7 (c) of the County Official Plan states the following:

*"In the Agricultural designation lot creation is discouraged and may only be permitted for:*

*(c) a residence surplus to a farming operation as a result of farm consolidation, provided that:*

*i. the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate sewage and water services, and should be an approximate size of 1 hectare; and*

*ii. new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. To ensure that no new residential dwellings are permitted on the remnant parcel, municipalities may use approaches such as zoning to prohibit the development of a dwelling unit(s), and/or the municipality may enter into agreements imposed as a condition to the approval of lot creation and the agreements may be registered against the land to which it applies; or....."*

The proposal will conform to the County of Simcoe Official Plan.

### **Clearview Township Official Plan (2001)**

The subject lands are designated Agricultural, Greenland – Natural Heritage, Greenland – Hazard land and Greenland – Wetland. The focus of the subject OPA application is on the policies of the Agricultural designation and specifically regarding severance applications in this designation.

Section 4.3.5 Consents states:

"Consents in the Agricultural designation shall occur in accordance with the provisions of the Section 9.0, this Section 4.3 and all other relevant policies of this

Official Plan. Generally, however, it is the intent of the Plan to stop the unnecessary fragmentation of the Township's agricultural lands in order to maintain economically viable farming operations and to prevent encroachment by incompatible non-farmland uses. Consolidation of smaller parcels is encouraged."

Generally, the consolidation of larger productive farmlands makes it more efficient and cost effect for a farmer to farm the land. The consolidated lands, allows continuous planting and harvesting which creates economically viable farming operations. Many Official Plan policies are written to protect the health and welfare of our residents. The farm amalgamation policies are no different.

The OPA is required to amend the wording of Section 9.4.2 of the Township's Official Plan to permit the severance of the residence surplus to the farming operation from the agricultural lands as a farm consolidation. The landowner does not currently own farmland that is either abutting and/or across the road as required by Section 9.4.2 of the Official Plan, and therefore the consent application does not currently comply with this Section of the Official Plan.

Section 9.4.2, states:

*"A consent may be granted to dispose of a farmhouse rendered surplus through the consolidation and merging of two abutting farm holdings or farm holdings adjacent to one another but separated by a public road, provided that the separation distance between the farmhouse and any livestock operations complies with the Minimum Distance Separation Formulae I or II.*

*Consideration of the consent proposal will also involve a review of the existing associated agricultural buildings and accessory buildings. Where such buildings are capable of being utilized for agricultural purposes without significant conflict with the residential structure, they shall be located on the parcel to be utilized for agricultural purposes. Where the buildings represent a significant agricultural resource and cannot be utilized without conflicting with the creation of a lot for residential purposes, a consent may be denied. If it is demonstrated that the buildings are no longer viable for agricultural uses, the consent may be granted on the condition that the buildings be safely converted to an appropriate compatible use or be demolished.*

*Where the consolidation involves parcels separated by a public road the conditions of consent may require measures, deemed appropriate by Council or the Committee of Adjustment, to ensure that the subsequent development of a new residential use does not occur.*

*Unless required for servicing purposes or reasons of environmental conservation, the area of the severed parcel should be limited to a maximum of approximately 1.0 hectare (2.47 acres)."*

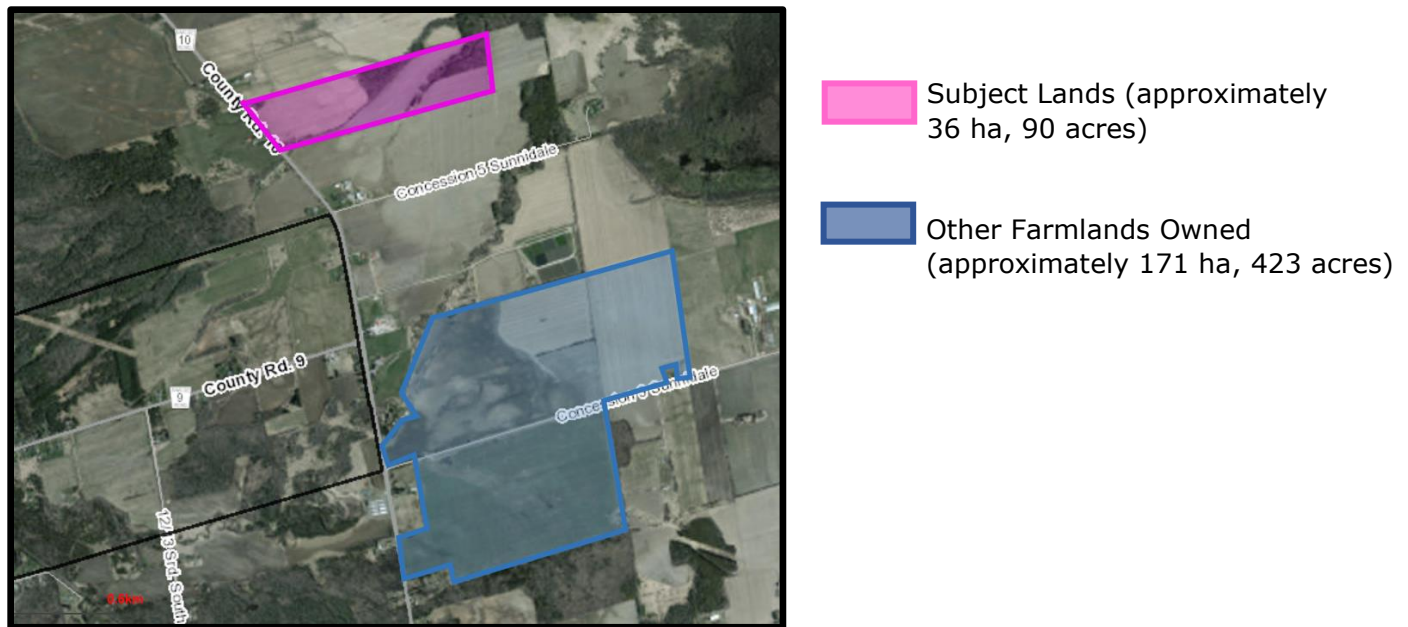
The purpose of Section 9.4.2 in the Official Plan is to limit the number of farm consolidations to only those applications that would allow pockets of farmland to be consolidated without creating fragmentation of farmland. It also allows the farmer the ability to expand farmland holdings without acquiring additional single detached dwellings. The goals of the OP are to promote the agricultural industry and

maintain agriculturally productive lands in economically viable farm units by preventing their fragmentation. Section 4.3.2.5. Minimum Lot Size states:

“Farm sizes which maintain the economic viability of single, stand-alone agricultural operations shall be required as a means of ensuring a thriving agricultural community. Land holdings with the agriculture designation generally should be no less than 35 ha (86.5 acres), although larger farm sizes shall be encouraged, and may be stipulated in implementing Zoning By-law. However existing parcels of lesser size may be recognized as continuing to contribute to the Township’s agricultural viability and character.

The preservation of agriculturally viable farm units and Clearview’s historical agricultural community is a major goal of this Official Plan.”

The subject lands today are approximately 37.4 ha (92 acres) and should the existing single detached dwelling be severed from the farmland the retained farm parcel size is proposed to be approximately 36.95 ha. This size of farmland maintains the minimum land holdings for lands designated agricultural within the Township of Clearview. When these lands are combined with the additional land holdings of the farming corporation which are located south of the subject lands, the total land owned within the Township of Clearview is approximately, 207 ha (513 acres) including the subject lands. All these lands are located along County Road 10. See a map showing the land holdings below:



The severed parcel which is proposed to be .37 ha (.91 acres) will be considered a residence surplus to the farming operation as a result of a farm consolidation should the proposed Official Plan Amendment be adopted by Council.

The public meeting for this Official Plan Amendment was held on March 8, 2021. A record of the comments is included in the appendix. There is also a table above which summarizes the comments received and where necessary Staff have provided responses.

Staff can support the proposed change to the farm consolidation policies, however, there does need to caution taken. The proposed changes need to reflect the comments received by the public, in addition the propose requested OPA could have impacts to the entire farming community in Clearview. The OPA is a site-specific policy amendment, however when this policy is adopted and approved it could lead to other applications being received to do the same or similar type of farm consolidation or the severing of a residence surplus to the farming operation.

The analysis undertaken of the proposed requested OPA, not only considered the comments from the public and Council, but also the upper tier policy documents. Both the Provincial Policy Statement, and the County of Simcoe Official Plan allow for a more permissive approaches to farm consolidations. The Growth Plan does not speak specifically to farm consolidations. A brief analysis of the farm consolidation policies in each of the documents is listed above in the report. Staff considered Official Plan policies from neighbouring Township’s and Counties, as well as consulted with Rob Stovel of Stovel and Associates Inc. Rob is a specialist in agricultural policies, is a Registered Land Use Planner and an Agrologist, Rob provided valuable input when considering the impacts of a new policy to the farming community.

In addition, Staff undertook an analysis of the drawbacks to allowing the severance of a residence surplus to farming operation by farmers without owning farmlands abutting or across the road, and compared it to the current farm consolidation policy and whether the drawback is an existing consideration or a new consideration.

<b>Disadvantages of severing residence surplus to farming operation</b>	<b>Whether the drawback listed is also created as a result of the existing policies and therefore is an existing consideration or new consideration</b>
Creates a receptor for Minimum Distance Separation (MDS).	Is an <b>existing</b> consideration; the policies today would create the same receptor.
No livestock facility on the retained land where the single detached dwelling was severed, or at least it means the livestock facility will be pushed outside of the MDS arc, on the subject property and adjacent properties.	Is an <b>existing</b> consideration; the policies today would create the same challenge should an adjacent farmer, or the farmer of the subject lands, want to establish a new livestock facility. However, if we permit farm consolidations that are not adjacent than there is a potential that the number of lots that would apply to would increase.
No single detached dwellings can be built on the retained land.	Is an <b>existing</b> consideration; the policies today require that the retained lands not be permitted any residential uses. This is a requirement of the Provincial Policy Statement (PPS).

Ownership of the houses and barns that are severed could be owned by non-farmers and potentially used for uses other than farming related uses.	Is an <b>existing</b> consideration. This would result with the policies currently in place.
The severance of houses and barns maintains the rural architecture in the area and century homes, and barns are saved, but when non-farmers own the lands it creates conflicts with the normal farm practices, when odours, dust and noise is generated on the farmlands.	Is an <b>existing</b> consideration. This would result with the policies currently in place.
If you allow farm consolidations with lands throughout the Township, then you could have farmlands in different areas of the Township or in adjacent Townships, the travel distance is greater. The farmland ownership is fragmented from the farm operation.	This is a <b>new</b> consideration. This would mean that the Township roads could have an increase tractors/combines travelling creating road conflicts and safety concerns. The farmers might have to trailer equipment. The lands are fragmented but they are usually larger than 35 ha.
Smaller farm parcels and original agricultural lots, left with no house or barn. This makes it hard for the next generation of farmers to get into the farming business, because cannot live on the land, and the price of land is unaffordable.	This is a <b>new</b> consideration. Could remove all smaller farm parcels of land, which would limit the ability of new generation farmers to be able to afford to get into farming and it limits their ability to build a home and live on the land. A variety of farm sizes and values and may be as important as a variety of house sizes and prices.

The table below indicates the advantages to allowing the severance of the residence surplus to the farming operation by farmers without owning farmlands abutting or across the road and compares it to the current farm consolidation policy and whether the benefit is an existing consideration or a new consideration.

<b>Advantages of severing residence surplus to farming operation</b>	<b>Whether the benefit listed is also created as a result of the existing policies and therefore is an existing consideration or new consideration</b>
Farmer does not have to be a landlord.	Is an <b>existing</b> consideration. This would result with the policies currently in place.

Farmer can get some return on investment.	Is an <b>existing</b> consideration. This would result with the policies currently in place.
If the homes are retained there may be a future opportunity to merge them back into the amalgamated property.	Is an <b>existing</b> consideration. This would result with the policies currently in place
Not merging lands allows there to be all different types of sizes of farms, allows variety farm sizes.	This is a <b>new</b> consideration. This allows for diversification in farm operation.
Easier for the farmer to do estate planning.	This is a <b>new</b> consideration. This allows flexibility for the farm business.
Rural architecture is maintained, century homes are saved, and barns saved.	This is a <b>new</b> consideration. Previously, the farmer would have torn down the existing single detached dwellings and barns, and just the land would remain to be farmed.

The analysis above, shows that there are less disadvantages and more advantages to allowing the proposed policy change for farm consolidations. However, there is not an overwhelming or significant difference between the two policies.

Staff are recommending that there be some measured controls to implementing this policy change. It is important that the Township monitor the impacts of permitting the severance of a residence surplus to the farming operation to non-adjacent properties, particularly as this is a significant variation to the Township’s current policies. Therefore, it is recommended that some limitations to this type of farm amalgamation or the severing of a residence surplus to the farming operation be included in the amendment.

To ensure that there are some measured controls on severing a residence surplus to the farming operation for non-adjacent properties, the following considerations or tests are being incorporated in the requested policy change. In other words, Staff would only recommend a farm consolidation or severance of residence surplus to a farming operation when that a residence surplus to a farming operation as a result of a farm consolidation for non-adjacent properties will only be permitted when:

1. The other farmlands to be consolidated with the subject lands must be owned by the same farmer/farming corporation and be located within the Township of Clearview or within 2 km from the Township of Clearview municipal boundary;
2. The other farmlands owned by the farmer/farming corporation shall be located within 2 km of the lands subject to the application;

3. The farmer/farming corporation has owned the subject land for a minimum of five year and the surplus farm dwelling will be a minimum of five years old;
4. The retained lands subject to the application shall be zoned to not permit residential uses, prior to the application for consent;
5. The retained lands, vacant farmland is large enough to function as a farm unit and have a minimum lot area 35 ha;
6. The area of the new lot be limited to a maximum lot area of 1.0 ha (2.47 acres); and
7. Consideration of the consent proposal will also involve a review of the existing associated agricultural buildings and accessory buildings. Where such buildings are capable of being utilized for agricultural purposes without significant conflict with the residential structure, they should be located on the parcel to be utilized for agricultural purposes. Where the buildings represent a significant agricultural resource and cannot be utilized without conflicting with the creation of a lot for residential purposes, a consent may be denied. If it is demonstrated that the buildings are no longer viable for agricultural uses, the consent may be granted on the condition that the buildings be safely converted to an appropriate compatible use or be demolished.

While the current policies for the farm consolidations have been in place for 15 years, it was through the public comments received that Staff have learned that there is more than one farmer or farming corporation that is interested in having the ability to sever a residence surplus to the farming operation without owning land adjacent or across the road. Staff can also agree that the consolidation of larger productive farmlands makes it more efficient and cost effect for a farmer to farm the land. That is why we have recommended the first measured control be adopted. The policies should support farmers and farm corporations in the Township of Clearview. Of the 15 comments received all comments were from farmers with current lands holdings within the Township of Clearview. In addition, 13 of these farmers were in support of the application which was submitted and two opposed.

As part of the first measured control there is also a requirement that the lands be located in the Township of Clearview or within 2 km from the Township of Clearview municipal boundary. This was put in place because it's recognized that farmland and farming is not limited by political boundaries. Many of the Township of Clearview farmers also own farmland in abutting Townships. The applicants, who are farmers, are no exception. They own farmlands in the abutting Townships of Adjala-Tosorontio and Essa. The 2 km requirement is being used for the same reason to ensure an entire Concession Block is contained within the potential farm consolidation as well as to ensure that efficient distances between farmlands are maintained.

For the farmer, the consolidation of farmlands allows continuous planting and harvesting which creates economically viable farming operations. To ensure that this viability continues, Staff recommend that this second measured control will maintain the farm pockets and prevent fragmentation of farmland. It also ensures that the distance between farms is not so great. This second test is that a 2 km distance be required between the farms in question. Two (2) kilometres was

chosen to ensure that an entire Concession Block could be captured in both former Nottawasaga and Sunnidale Townships. The distance between Concessions in Nottawasaga is approximately 1.8 km and in Sunnidale it is 1.3 km. Recognizing that the distance between the farms, could be a factor in the efficiency of the farm operations the 2 km distance ensures that entire Concessions are included and tries to ensure farm pockets are maintained.

The third proposed measured control is intended to ensure that the farmer/farm corporation has established an operational viable farm, prior to severing off the residence surplus to the farming operation. In addition, it is meant as a control to manage the potential increase of applications of this type that could be received. It is also put in place to ensure that farmland is not purchased with the intent of building a new residence to be severed and sold when completed. In addition, the requirement to ensure that the surplus farm dwelling will be a minimum of five years old, also helps to ensure that lands remain in farmers/farm corporation's ownership and that lands are not purchased by investors or builders. This also hopefully ensures that the money used from the sale of the house will be turned back into the farmland and farming corporation.

The final four tests are not newly created but are already found within the current OP and upper tier documents. The zoning of the retained lands to not permit residential uses, is a distinguishing factor and identifier of a farm consolidation. By ensuring the retained lands are minimum of 35 ha in size ensures that the farmlands are suitable size to ensure a viable farm operation. The requirement to limit the maximum area of a new lot be 1.0 ha ensures that the least amount of productive farmland is taken out of production. The final test allows consideration of the existing farm infrastructure, such as barns, sheds and silos and ensures that best use is found.

Official Plan policies are written to protect the health and welfare of our residents and ensure a thriving agricultural community. The farm amalgamation policies are no different. As such, policies should ensure that the Township's farmers and their farms are supported now and for future generations as part of the Township of Clearview community. This amendment includes additional measured controls that aim to support the farming community of Clearview Township and protect the farmland, while also balancing the desire of the farmer/farm corporation the flexibility to continue to build and strengthen their farming operations.

The concept of the farm consolidation has been a policy within the Official Plan for a number of years. The deviation of that policy to permit the severance of a residence surplus to the farming operation is a new approach and Staff do believe that with the additional measured controls incorporated into the OPA that this policy change will maintain the goals and objectives of the Township's Official Plan.

### **Clearview Zoning By-law (06-54, as amended)**

A zoning amendment application will be required to implement the proposed Official Plan Amendment. The zoning application has been received and the public meeting for the application was held on March 8<sup>th</sup>, 2021.

The implementing Zoning By-law Amendment is proposing a definition of surplus dwelling lot as follows:

**“SURPLUS DWELLING LOT**

- Means a lot containing an existing habitable farm residence that is rendered surplus as a result of a farm consolidation from the acquisition of additional farm parcels to be operated as one farm operation.”

The new definition in the Zoning By-law is necessary, as currently there is no definition of surplus dwelling lot and the current intent of the “approved surplus dwelling lot” is that it has been created as a result of a farm consolidation, where two lots will merge. Without the Zoning By-law definition, the intent of the severance may appear to be severing a residential lot in the prime agricultural area. The Zoning By-law schedule will also zone the retained lands to not permit any additional residential uses in the future.

The zoning amendment application will not be considered in this report, it will be considered in the coming weeks, and will only come into effect should the OPA be adopted and approved.

**CLEARVIEW STRATEGIC PLAN:**

This report fulfills the following Strategic Goals:

- 3.1 Identify, support, promote and position Clearview Township as a progressive community within agribusiness cultivation.

**COMMUNICATION PLAN:**

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act, for both the Official Plan Amendment and the Zoning By-law Amendments.

**FINANCIAL IMPACT:**

This proposal has no financial impact on the municipality.

**REPORT SCHEDULES:**

- A. Location Map
- B. Proposed Site Plan Showing Surplus Dwelling Lot
- C. Proposed Official Plan Amendment OPA - 22
- D. Public Comments
- E. Response to Public Comments by MHBC
- F. Minutes of the Public Meeting

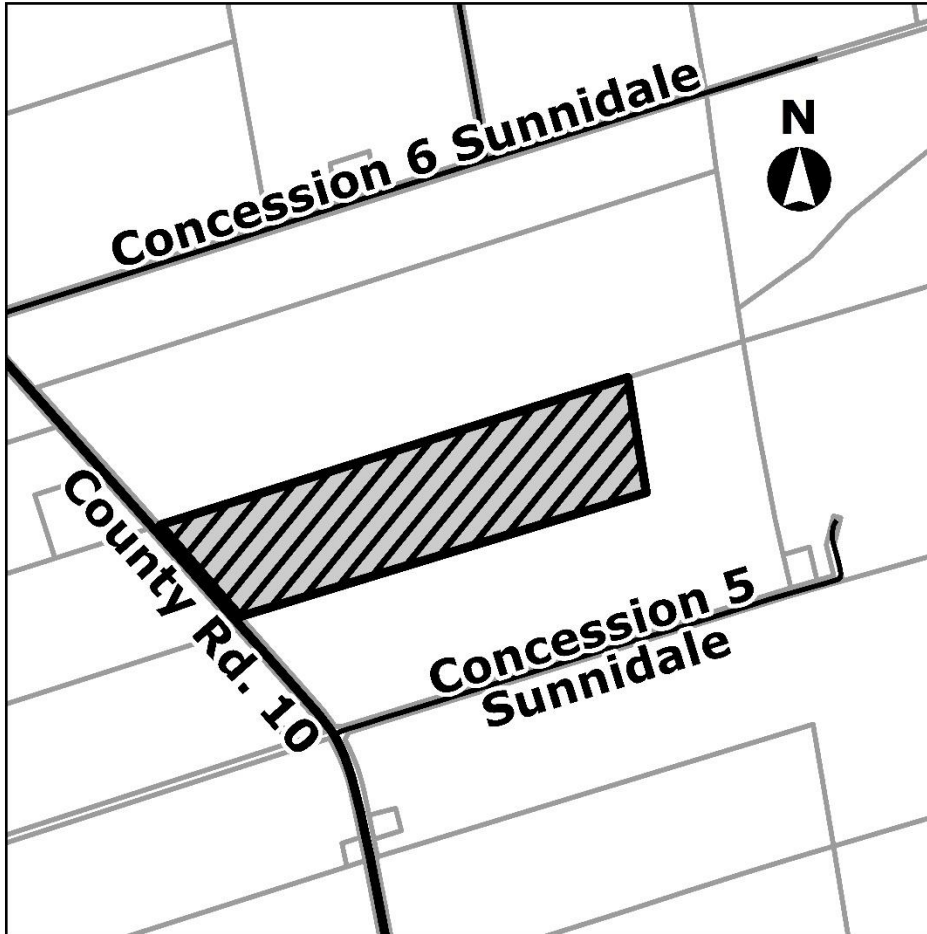
**PREPARED BY:**

Rossalyn Workman, MURP, MCIP, RPP  
Community Planner, Policy and Approvals

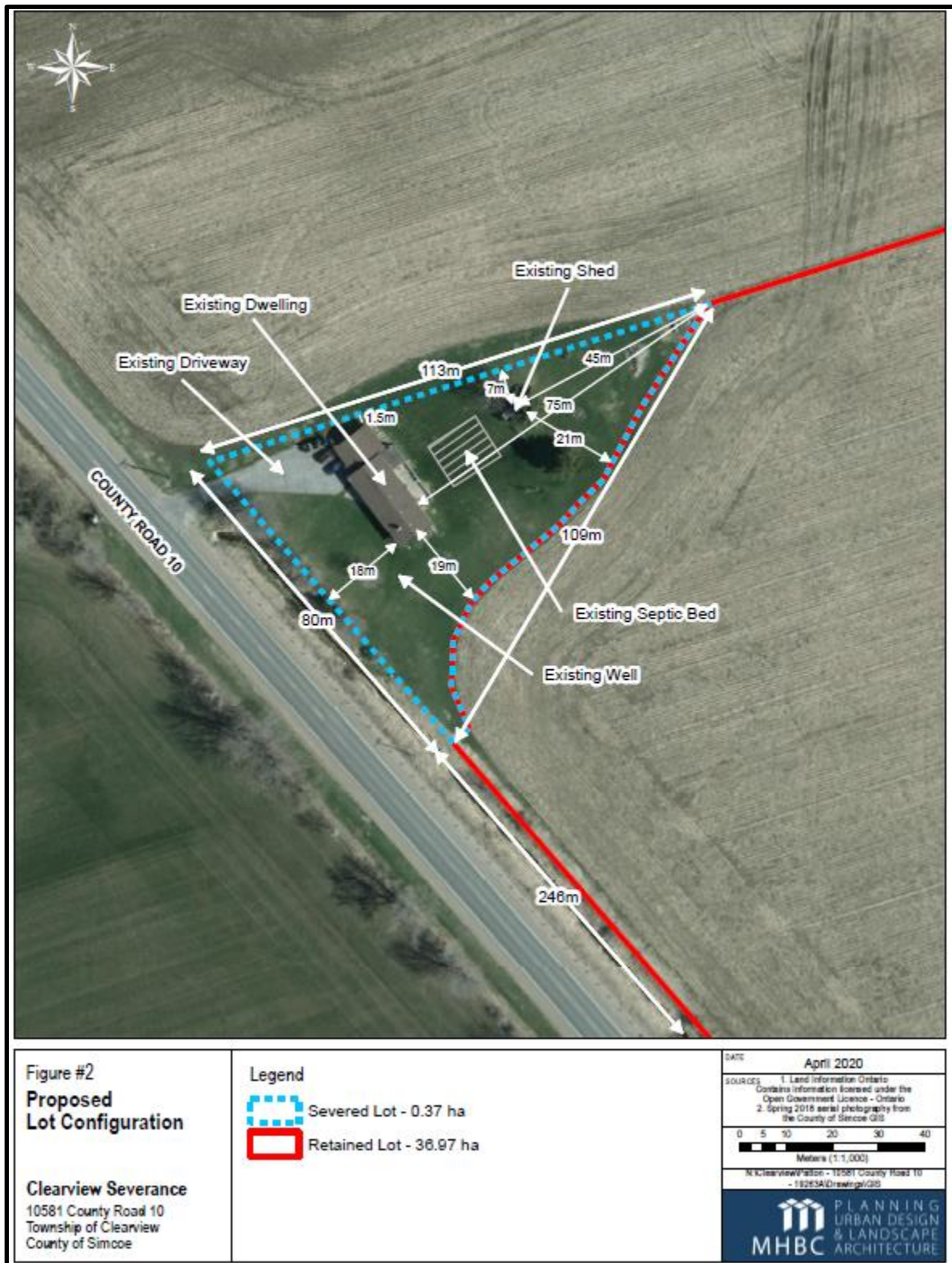
**REVIEWED BY:**

Mara Burton, BAA, MCIP, RPP  
Director of Community Services

A. Location Map



B. Proposed Site Plan Showing the Surplus Dwelling Lot



C. Proposed Official Plan Amendment OPA – 22

AMENDMENT NO. 22  
TO THE  
OFFICIAL PLAN OF THE TOWNSHIP OF CLEARVIEW

10581 COUNTY ROAD 10  
NORTH PART OF LOT 20 ESR, CONCESSION 5  
SUNNIDALE, NOW IN CLEARVIEW

JULY 2021

AMENDMENT NO. 22

TO THE

OFFICIAL PLAN OF THE TOWNSHIP OF CLEARVIEW

The attached text and Schedule "A" constituting Amendment No. 22 to the Official Plan of the Township of Clearview, was adopted by the Council of the Corporation of the Township of Clearview by By-law No. 21-72 in accordance with the provisions of Section 21 of the Planning Act, on the 26th day of July 2021.

---

Mayor

**CORPORATE SEAL OF MUNICIPALITY**

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Director of Legislative Services/Clerk

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

BY-LAW NO. 21-72

Being a By-law to adopt Amendment Number 22 to the Official Plan of the Township of Clearview.

1. The attached text and Schedule "A", which constitutes Amendment No. 22 to the Official Plan of the Township of Clearview, is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No. 22 to the Official Plan of the Township of Clearview.
3. This By-law shall come into force and take effect on the day of final passing thereof.

BY-LAW NUMBER 21-72 READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 26th DAY OF JULY 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director of Legislative Services/Clerk

"CERTIFICATION"

I, Sasha HelmKay, Clerk of the Township of Clearview, do hereby certify under my hand and the Corporation Seal that the foregoing is a true copy of By-law Number 21-72 of the Township, which was duly passed in open Council on July 26, 2021.

\_\_\_\_\_  
Sasha HelmKay, Director of Legislative Services/Clerk

AMENDMENT NO. 22  
TO THE  
OFFICIAL PLAN OF THE TOWNSHIP OF CLEARVIEW  
10581 COUNTY ROAD 10  
NORTH PART OF LOT 20 ESR, CONCESSION 5  
SUNNIDALE, NOW IN CLEARVIEW  
JULY 2021

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## **THE CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan of the Township of Clearview consists of three parts.

PART A – THE PREAMBLE, consisting of the title, purpose, location and basis for the amendment, does not constitute part of this amendment.

PART B – THE AMENDMENT, consisting of the actual text, constitutes Amendment No. 22 to the Official Plan of the Township of Clearview.

PART C – THE APPENDICES which do not constitute part of this amendment but are referenced for information purposes. The appendices include:

1. APPENDIX 1 – Notice of Public Meeting
2. APPENDIX 2 – Minutes of Public Meeting
3. APPENDIX 3 – Comments Received
4. APPENDIX 4 – Consultants Response to the Comments
5. APPENDIX 5 – Consultants Reports
6. APPENDIX 6 – Planning Department Report

## **PART A – THE PREAMBLE**

### **1. Title**

The title of this amendment is “Amendment No. 22 to the Official Plan of the Township of Clearview”; hereinafter referred to as “Amendment No. 22”.

### **2. Purpose**

The site-specific Official Plan Amendment (OPA) is to Section 9.4 Agricultural Consents, located in the Township of Clearview Official Plan. The OPA is to permit a farm consolidation where the policies of Section 9.4.2 cannot be met. The OPA application is proposing to change the policy as follows:

- a) the severance of a residence surplus to the farming operation where the owner does not own the land adjacent or across the road, from the subject lands, and;
- b) to ensure measured control on the severance of a residence surplus to a farming operation, the Township will develop measures or tests to guide how non-adjacent properties are to sever the residence surplus to the farming operation as a result of a farm consolidation. These measures or tests are included in the amendment.

### **3. Location**

The property is municipally known as 10581 County Road 10, and legally described as North Part of Lot 20 ESR, Concession 5, formerly Sunnidale, now in Township of Clearview. The subject lands have an area of 37.7 ha (93 acres) with approximately 331 m of frontage on County Road 10. There is currently a single detached dwelling, an accessory building and the lands are actively farmed.

### **4. Basis of Amendment**

The subject lands are designated “Greenland - Hazard Land Areas”, “Greenland - Natural Heritage Areas”, “Greenland - Wetland Areas” and “Agriculture”, in accordance with Schedule A – Land Use and Transportation Plan. The application package was submitted on December 17, 2020 by MHBC Planning. The submission consisted of the following items: signed Official Plan and Zoning By-law Amendment Application Form; signed Consent Application Form; the proposed Official Plan Amendment text; proposed Zoning By-law Amendment text; proposed lot configuration sketch prepared by MHBC Planning dated April 2020; the survey prepared by Bowers Jones Fournier Surveying Ltd dated May 21, 2020; and the Planning Justification report prepared by MHBC Planning dated

December 2020. In addition, the associated fees and deposits were also submitted. The application was deemed completed January 15, 2021.

The applicant has submitted a consent application concurrently with an OPA and Zoning By-law amendment application. The consent application proposes to sever the residence surplus to the farming operation from the agricultural lands. The proposal would result in the severed lot (surplus farmhouse) measuring approximately 0.3 hectares in size with roughly 80 metres of frontage onto County Road 10. The lot would contain the existing dwelling, accessory building, septic system and private well. The retained lot (agricultural lands) is proposed to be 36.5 hectares in size with 245 metres of frontage onto County Road 10 and is to contain agricultural lands and one (1) accessory building.

The OPA is required to amend the wording of Section 9.4.2 of the Township's Official Plan to permit the severance of the residence surplus to the farming operation from the agricultural lands as a result of a farm consolidation. The landowner does not currently own farmland that is either abutting and/or across the road as required by Section 9.4.2 of the Official Plan, and therefore the consent application does not currently comply with this Section of the Official Plan.

Section 9.4.2, states:

*"A consent may be granted to dispose of a farmhouse rendered surplus through the consolidation and merging of two abutting farm holdings or farm holdings adjacent to one another but separated by a public road, provided that the separation distance between the farmhouse and any livestock operations complies with the Minimum Distance Separation Formulae I or II.*

*Consideration of the consent proposal will also involve a review of the existing associated agricultural buildings and accessory buildings. Where such buildings are capable of being utilized for agricultural purposes without significant conflict with the residential structure, they shall be located on the parcel to be utilized for agricultural purposes. Where the buildings represent a significant agricultural resource and cannot be utilized without conflicting with the creation of a lot for residential purposes, a consent may be denied. If it is demonstrated that the buildings are no longer viable for agricultural uses, the consent may be granted on the condition that the buildings be safely converted to an appropriate compatible use or be demolished.*

*Where the consolidation involves parcels separated by a public road the conditions of consent may require measures, deemed appropriate by Council or the Committee of Adjustment, to ensure that the subsequent development of a new residential use does not occur.*

*Unless required for servicing purposes or reasons of environmental conservation, the area of the severed parcel should be limited to a maximum of approximately 1.0 hectare (2.47 acres)."*

The purpose of Section 9.4.2 in the Official Plan is to limit the number of farm consolidations to only those applications that would allow pockets of farmland to be consolidated without creating fragmentation of farmland. It also allows the farmer the ability to expand farmland holdings without acquiring additional single detached dwellings. The goals of the OP are to promote the agricultural industry and maintain agriculturally productive lands in economically viable farm units by preventing their fragmentation. Section 4.3.2.5. Minimum Lot Size states:

"Farm sizes which maintain the economic viability of single, stand-alone agricultural operations shall be required as a means of ensuring a thriving agricultural community. Land holdings within the Agriculture designation generally should be no less than 35 ha (86.5 acres), although larger farm sizes shall be encouraged, and may be stipulated in implementing Zoning By-law. However existing parcels of lesser size may be recognized as continuing to contribute to the Township's agricultural viability and character.

The preservation of agriculturally viable farm units and Clearview's historical agricultural community is a major goal of this Official Plan."

Section 4.3.5 Consents states:

"Consents in the Agriculture designation shall occur in accordance with the provisions of Section 9.0, this Section 4.3 and all other relevant policies of this Official Plan. Generally, however, it is the intent of the Plan to stop the unnecessary fragmentation of the Township's agricultural lands in order to maintain economically viable farming operations and to prevent encroachment by incompatible non-farmland uses. Consolidation of smaller parcels is encouraged."

#### **4.1 Policy Analysis**

The consolidation of larger productive farmlands makes it more efficient and cost effective for a farmer to farm the land. The consolidated lands, allows continuous planting and harvesting creating economically viable farming operations. The distance between the farms, however, may be a factor in this efficiency. Many Official Plan policies are written to protect the health and welfare of our residents. The farm consolidation policies are no different. As such, the policies should ensure that the Township's farmers and their farms are supported now and for future generations. As such, this amendment includes additional controls which would consider severing a residence surplus to a farming operation as a result of a farm consolidation while also supporting and protecting the local farmers of Clearview Township.

Staff have also considered that both the Provincial Policy Statement, and the County of Simcoe Official Plan allow for a more permissive approach to farm consolidations. A Place to Grow really does not speak specifically to farm consolidation. A brief analysis of the farm consolidation policies in each of the documents is listed below.

#### **4.1.1 Provincial Policy Statement**

Section 2.3.4 Lot Creation and Lot Adjustments and specifically Section 2.3.4.1. c) states:

*“Lot creation in prime agricultural areas is discouraged and may only be permitted for:*

*c) a residence surplus to a farming operation as a result of farm consolidation, provided that:*

- 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
- 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; .....*

Further Section 2.3.4.3 states:

*“The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1. (c).”*

The definition of “residence surplus to a farming operation” *means the following: “an existing habitable farm residence that is rendered surplus as a result of the farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).”*

#### **4.1.2 A Place to Grow**

The subject lands are Prime Agricultural Area under the Agricultural Systems mapping as outlined by the province. Section 4.2.6.8. Agricultural System states that outside of the Greenbelt Areas, provincial mapping of the agricultural land base does not apply until it has been implemented in the applicable upper-or single-tier official plan. Until that time, prime agricultural areas identified in the upper and single tier official plan that were approved and in effect as of July 1, 2017, will be considered the agricultural land base for the purposes of this Plan.

The County of Simcoe Official Plan is the upper tier document, and their agricultural policies were in effect December 2016. The County Official Plan designates the subject lands as Agricultural and Greenlands. Therefore, A Place to Grow policies for agricultural uses in prime agricultural areas will be followed. Section 4.2.6.3. Agricultural System states where agricultural uses are located outside of the settlement areas, land use compatibility will be achieved by avoiding or minimizing and mitigating adverse impacts on the Agricultural System.

#### **4.1.3 County of Simcoe Official Plan**

The subject lands are designated Agricultural and Greenlands Section 3.6.7 (c) of the County Official Plan states the following:

*“In the Agricultural designation lot creation is discouraged and may only be permitted for:*

*(c) a residence surplus to a farming operation as a result of farm consolidation, provided that:*

*i. the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate sewage and water services, and should be an approximate size of 1 hectare; and*

*ii. new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. To ensure that no new residential dwellings are permitted on the remnant parcel, municipalities may use approaches such as zoning to prohibit the development of a dwelling unit(s), and/or the municipality may enter into agreements imposed as a condition to the approval of lot creation and the agreements may be registered against the land to which it applies; or.....”*

The public meeting for this Official Plan Amendment was held on March 8, 2021. A record of the comments is included in the appendix. Comments have been received from the public and agencies. The comments received from the farmers for the proposed OPA reflect concerns and they also provide support for allowing consolidations of farms that do not abut.

Staff can support the proposed change to the farm consolidation policies, however, there does need to be caution taken. The proposed changes need to reflect the comments received by the Public, in addition the proposed requested OPA could have impacts for the entire farming community in Clearview. The OPA is a site-specific policy amendment, however when this policy is adopted and approved it could lead to other applications being received to do the same or similar type of farm consolidation. Staff are recommending that there be some tests and wording to implement this policy change. It is important that the Township monitor the impacts of permitting the severance of a residence surplus

to a farming operation for non-adjacent properties, particularly as this is a significant variation to our current policies. Therefore, it is recommended that some limitations to allowing residence surplus to the farming operations are included in the amendment.

To ensure that there are some measured controls on allowing the severance of a residence surplus to a farming operation for non-adjacent properties, the following considerations or tests are being incorporated in the requested policy change. Specifically, that a residence surplus to a farming operation as a result of a farm consolidation for non-adjacent properties will only be permitted when:

1. The other farmlands to be consolidated with the subject lands must be owned by the same farmer/farming corporation and be located within the Township of Clearview or within 2 km from the Township of Clearview municipal boundary;
2. The other farmlands owned by the farmer/farming corporation shall be located within 2 km of the lands subject to the application;
3. The farmer/farming corporation has owned the subject land for a minimum of five year and the surplus farm dwelling will be a minimum of five years old;
4. The retained lands subject to the application shall be zoned to not permit residential uses, prior to the application for consent;
5. The retained lands, vacant farmland is large enough to function as a farm unit and have a minimum lot area 35 ha;
6. The area of the new lot be limited to a maximum lot area of 1.0 ha (2.47 acres); and
7. Consideration of the consent proposal will also involve a review of the existing associated agricultural buildings and accessory buildings. Where such buildings are capable of being utilized for agricultural purposes without significant conflict with the residential structure, they should be located on the parcel to be utilized for agricultural purposes. Where the buildings represent a significant agricultural resource and cannot be utilized without conflicting with the creation of a lot for residential purposes, a consent may be denied. If it is demonstrated that the buildings are no longer viable for agricultural uses, the consent may be granted on the condition that the buildings be safely converted to an appropriate compatible use or be demolished.

The information provided in support of this amendment would indicate that it maintains the intent and purposes of the, PPS, A Place to Grow and County of Simcoe Official Plan. Staff are providing some additional measured controls to ensure that the severance of a residence surplus to the farming operation as a

result of farm consolidation is monitored. If these tests are applied the intent and purposes of the Township of Clearview Official Plan, will be maintained.

## **PART B – THE AMENDMENT**

This part of the document, entitled “Part B – The Amendment”, consisting of the attached text, constitutes Amendment No. 22 to the Official Plan of the Township of Clearview, applicable to the lands known as 10581 County Road 10, North Part of Lot 20 ESR, Concession 5, formerly Sunnidale, now in Township of Clearview.

### **a) Details of the Amendment**

Item 1: Section 4.3.8 Agricultural Exception, is amended by adding a new Section 4.3.8.2 as follows:

4.3.8.2 Farm Consolidation (OPA 22)  
(10581 County Road 10, North Part of Lot 20 ESR, Concession 5, formerly Sunnidale, now in the Township of Clearview)

Notwithstanding any provisions of the Official Plan and Section 9.4.2. Agricultural Consents to the contrary, on lands designated Agriculture, a new lot may be permitted by consent for a residence surplus to a farming operation as a result of a farm consolidation provided the following criteria can be met:

- a) The other farmlands to be consolidated with the subject lands must be owned by the same farmer/farming corporation and be located within the Township of Clearview or within 2 km from the Township of Clearview municipal boundary;
- b) The other farmlands owned by the farmer/farming corporation shall be located within 2 km of the lands subject to the application;
- c) The farmer/farming corporation has owned the subject land for a minimum of five year and the surplus farm dwelling will be a minimum of five years old;
- d) The retained lands subject to the application shall be zoned to not permit residential uses, prior to the application for consent;
- e) The retained lands, vacant farmland is large enough to function as a farm unit and have a minimum lot area 35 ha;
- f) The area of the new lot be limited to a maximum lot area of 1.0 ha (2.47 acres); and,
- g) Consideration of the consent proposal will also involve a review of the existing associated agricultural buildings and accessory buildings. Where such buildings are capable of being utilized for agricultural purposes without significant conflict with the residential structure, they should be located on the parcel to be utilized for agricultural purposes. Where the buildings represent a significant agricultural resource and cannot be utilized without

conflicting with the creation of a lot for residential purposes, a consent may be denied. If it is demonstrated that the buildings are no longer viable for agricultural uses, the consent may be granted on the condition that the buildings be safely converted to an appropriate compatible use or be demolished.

## **PART C – APPENDICES**

The following appendices do not constitute part of Amendment No.22 but are included as information supporting the amendment.

APPENDIX 1 – Notice of Public Meeting

APPENDIX 2 – Minutes of Public Meeting

APPENDIX 3 – Comments Received

APPENDIX 4 – Consultants Response to the Comments

APPENDIX 5 – Consultants Reports

APPENDIX 6 – Planning Department Report

## D. Public Comments

## Rossalyn Workman

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**From:** Bert de Boer <deboerfarms@hotmail.com>  
**Sent:** March 2, 2021 2:40 PM  
**To:** Rossalyn Workman  
**Subject:** Re: 10581 County Road 10

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hello Rossalyn,

We would like to bring forward a concern we have about the severance of the property at 10581 County Road 10. We are the property owners directly to the north of this property. Our concern is that the property line is only going to be 1.5 meters away from the severed house. We carry out normal farm practices on our land and want to ensure we can continue to do so. As this property line is so close to a home, we would like to see a solid visual boundary go up. For example, we would suggest a fence, placed there by the individual requesting the severance, so that whomever the owners may be in the future, all will know where the boundary is and no disputes will occur.

Thanks, Bert de Boer

---

**From:** Rossalyn Workman <rworkman@clearview.ca>  
**Sent:** March 1, 2021 10:40 AM  
**To:** deboerfarms@hotmail.com <deboerfarms@hotmail.com>  
**Subject:** 10581 County Road 10

Hi Burt

Thank you for your call today to discuss the above property.

I'm attaching the Planning Justification report that was submitted by the applicants planning consultant. If you go to the back of the document you will see a map showing the setback of the existing house to the northern property line.

Hope this helps.

Thanks Rossalyn

Rossalyn Workman MURP, MCIP,RPP  
Community Planner, Approvals and Policy  
Township of Clearview  
705-428-6230 x248

***In response to the COVID-19 pandemic, Clearview Township has implemented strategies to ensure we stay connected safely. Please exercise Physical Distancing & follow Health Guidelines. Face Coverings are required in all indoor public spaces. The Township will continue to offer essential services by appointments only. Please contact staff by phone (705) 428 - 6230 or email. We appreciate your patience and understanding.***



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## Rossalyn Workman

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**From:** cloverknowe@gmail.com  
**Sent:** March 2, 2021 9:23 PM  
**To:** Rossalyn Workman  
**Subject:** Proposal : Project No.: 2020-062

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hello Rossalyn,

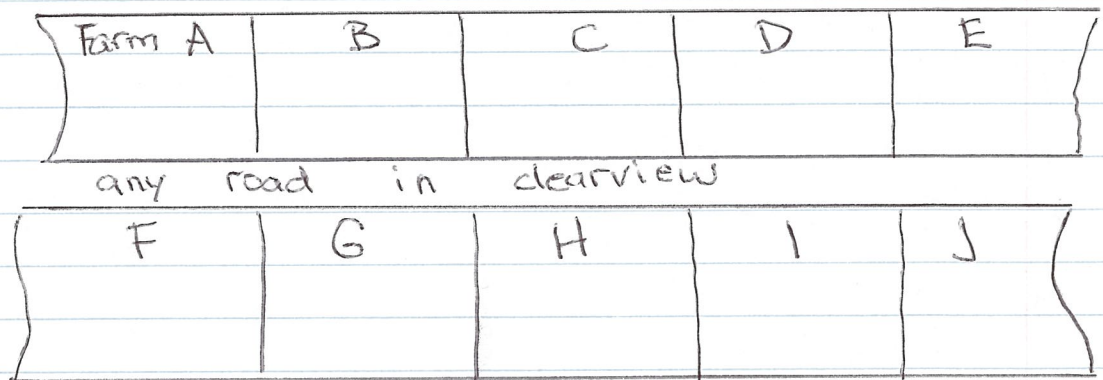
As a owner of properties in the Township of Clearview I am in favour of this amendment.

Sincerely,  
Ed Stephens  
705-994-3314

Mar 2/2021

### Hey Doug

As I have stated in our conversations the policy of merging properties to adjoining parcels is flawed. Surplus dwellings should be severed and the land rezoned. By creating ever increasing parcels of land you are preventing smaller / younger farmers from starting. This also discriminates against local and other area farmers. The official plan clearly discriminates. Example below



- farm B is for sale
  - So farm A, C or G can purchase farm and get a farm surplus dwelling severance. With the sale of the house the land becomes more affordable than.
  - Farms F H I J D E cannot get the severance. Is this fair?
  - If farm G purchases B a merger cannot take place due to the road. How does the township prevent the sale of G or B being sold separately? Does the township review and approve / disapprove all land sales?
- This policy must change and stop the Hilroy

2082

discrimination against other area farmers. Times have changed and I have included two newspaper articles that should be read. Land is a commodity just like stocks and bonds.

The upcoming official plan amendment should be a given (next Monday) but it should be for the entire Township.

If you had a policy that discriminates about hiring I wonder how long it would take to change?

For urban council members I have a thought for you. If a person wants to buy a townhouse in the township, maybe they should have to buy the entire row. If that's not possible then they should reside elsewhere. That's what this policy is doing to some farmers in the area, young and old.

Regards  
Wayne Daffellow  
765 466 2793

✂️ Doug please share this letter with progressive council members and articles too.

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Woodstock, ON N4S 7V7  
Ph: 519-537-5105  
www.soy.com



## Business

# Farmland is a stable investment that can't be shorted

Land values have withstood market fluctuations better than other investments

BY JOHN MINER  
Ontario Farmer

Leif Snethun has a sales pitch for investors who want double-digit gains but are weary of the recent wild fluctuations in world financial markets.

Consider farmland. "You can't short farmland. That's one of the reasons you don't see these big swings. Farmland has not suffered the magnified value fluctuations that you see in the public markets right now," said Snethun, who is chief executive officer of Avenue Living Agricultural Land Trust.

Launched in 2016, the Calgary-based land trust currently owns 42,000 acres of farmland across Saskatchewan. It recently made its biggest acquisition, buying a 5,378-acre block of land northwest of Swift Current for \$12.75 million from a single seller.

The trust operates as a mutual fund that requires a minimum investment of \$100,000 and is only open to Canadian citizens or permanent residents of Canada.

Snethun said he can't think of a safer asset than farmland, particularly Saskatchewan farmland, for someone wanting to

add value to their RRSP.

He points to Statistics Canada numbers that show farmland value in Saskatchewan climbed 12.12 percent per year between 2008 and 2018 while Canadian farmland increased 8.1 percent per year in that time.

Snethun isn't alone in touting farmland as a reliable investment in the current turbulent times.

Global AgInvesting, which organizes agricultural investment conferences in the U.S., Europe, Asia and Middle East, points to the first quarter of 2020 when the value of farmland investments in the U.S. were down 0.10 percent. It was the first negative return in nearly 20 years as measured by the National Council of Real Estate Investment Fiduciaries.

In the same period the Dow Jones Industrial Average fell more than 23 percent and the S&P 500 dropped 19.60 percent.

"These factors are not unnoticed by institutions who are increasingly focused on stability in their investment portfolios," said Kate Westfall, COO of GAI.

Snethun said Avenue Living has looked at farmland investments in Canada beyond Saskatchewan but hasn't found anything that it is comfortable with. Prices are higher and the rental income is often lower.

The company typically buys farms in the 1,600-acre range and leases the land for cash rent

to a neighbouring farmer on a five-year basis.

Finding a farmer for the land is critical before closing a deal to buy land, Snethun said.

"If I cannot find a suitable tenant I will not buy the land," he said.

When Avenue Living first considered setting up its trust for farmland it looked at how companies south of the border were running their land investments, Snethun said.

It has been common in the U.S. for investment companies to have a crop share component in leases, allowing for a much larger return. But when Avenue Living started marketing the trust they hit a roadblock with investors who were skittish about higher potential risks.

"I had to take the whole crop share concept out and go with the cash rent basis even though it meant lower returns," Snethun said.

In order to buy Saskatchewan farmland, Avenue Living had to obtain some exemptions from the province's tough ownership restrictions that stipulate pensions and investment trusts are ineligible to buy land.

Avenue Living's agricultural trust is limited to just 1,000 unit holders and it cannot accept institutional money.

"They put some pretty heavy restrictions on us. I am restricted basically to high net worth individuals," he said.

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## BUSINESS

# Gates owns largest ownership stake at CN

The founder of Microsoft is also the largest farmland owner in the United States and has invested heavily in plant protein

BY SEAN PRATT  
GLACIER FARM MEDIA

**T**he fourth richest man in the world has quietly become by far the biggest shareholder in Canada's largest railway.

Microsoft founder Bill Gates has amassed a sizeable ownership stake in Canadian National Railway.

## WHY IT MATTERS

Institutional buyers and the extremely rich compete for farmland with farmers.

Most of those shares were acquired through Cascade Investment LLC, an investment firm solely owned by Gates. Cascade owns 101,400,770 shares, or 14.28 per cent, of the railway, according to CNN Business.

The Bill and Melinda Gates Foundation Trust owns another 13,661,683 shares or 2.08 per cent of the company.

Combined, that is a 16.36 per cent ownership stake in CN. The next largest shareholder is Massachusetts Financial Services Co. with a 4.79 per cent share of the company.

Gates has been investing in CN since 2006, and his total investment in the railway is valued at \$16.3 billion.

Barry Prentice, professor of supply chain management at the University of Manitoba and former director of the university's Transport Institute, said railways are popular investments for rich folks like Gates.

Warren Buffet, the world's seventh richest man according to Forbes, owns the Burlington Northern Santa Fe Railway Co., the largest freight railroad in North America, according to Wikipedia.

"Just imagine owning a railway. Who could dream of that?" said Prentice.

He thinks railways are asset-heavy investments that are a good hedge against inflation.

"People like that who have a lot of wealth, they want to put it into something that's going to hold value," said Prentice.

Technology stocks have rapidly risen in value of late, but Prentice wonders if somebody like Gates,



Bill Gates controls a 16.36 per cent stake in Canadian National Railway through Cascade Investment LLC and the Bill & Melinda Gates Foundation Trust. PHOTO: FILE

who is familiar with that world, recognizes that tech stocks may not be as sustainable and reliable as something like a railway.

He referred to it as investing in things that hurt when you drop them on your foot.

"The railways are pretty essential and they're pretty guaranteed. They're going to run no matter what," he said.

"This goes back to that notion of value investing. If you're investing in assets, they're likely going to hold their value one way or another."

That same logic may have led Gates into investing in farmland.

According to The Land Report magazine, Gates has become the largest farmland owner in the United States.

**"The railways are pretty essential and they're pretty guaranteed. They're going to run no matter what."**

He owns an estimated 242,000 acres of farmland. A little more than half of his landholdings are in Louisiana, Arkansas and Nebraska.

Gates has more than US\$690 million tied up in farmland, according to The Land Report.

The vast majority of that land was accumulated in a 2017 deal when Cascade acquired a group of farmland assets from the Canada Pension Plan Investment Board (CPPIB) for US\$520 million.

The CPPIB had previously acquired the assets when it bought

the Agricultural Company of America in 2013 and a 40 per cent stake in Glencore Agricultural Products in 2016, according to The Land Report.

Gates has become keenly interested in food production in recent years, in particular with the vegetable protein business.

He was one of the initial investors in Impossible Foods, Beyond Meat and Memphis Meats. Gates was also an early backer of Hampton Creek Foods, which became JUST Inc.

In a 2013 blog post, the man who revolutionized the computer software business said he had recently sampled a chicken taco made out of plants.

"It was a taste of the future of food," he wrote.

Gates said he is not a vegetarian — in fact, he loves hamburgers — but raising meat takes a great deal of land and water and there isn't enough meat production to feed the world.

Sustainability could have also been a motivating factor for Gates to invest in CN, said Prentice.

The railway recently announced that it ranked 10th on the Corporate Knights 2021 Global 100 index of the most sustainable corporations in the world. It is the only railway on the list.

## Rossalyn Workman

---

**From:** Ed Kneeshaw <ed.kneeshaw@gmail.com>  
**Sent:** March 3, 2021 2:35 PM  
**To:** Rossalyn Workman  
**Subject:** Project # 2020-062

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hi

As a farm land owner in Clearview Township I am in support of Project #2020-062. The current bylaw provides an unfair advantage to adjacent property owners when a farm property comes up for sale.

Ed Kneeshaw

## Rossalyn Workman

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**From:** Doug Patton <dlpatton\_farm@yahoo.ca>  
**Sent:** March 4, 2021 9:00 AM  
**To:** Rossalyn Workman  
**Subject:** Project # 2020 - 062

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Rossalyn,

We support the amendments under Project # 2020 - 062.

Allowing a single family dwelling/lot is a benefit to Clearview Township. The unit will bring permanent residence(s) to the township, which in turn will use the many services the township has to offer (ie. public spaces, paying to join clubs, community activities, shops, lawyers, doctors, etc.). Will increase the per capita of the township in many ways. From home improvements, to residential taxes, to community involvement.

Not many years ago, Clearview's neighbouring township did not allow the excess dwelling to be severed from the farm land. The farming operation felt they had no other choice but to tear down/remove the beautiful single family home and its out buildings, returning it to farm ground. We feel if this happened in Clearview Township they would have so much to lose, future growth impacted.

Concerned,

Douglas and Lorene Patton

March 5/2020:

To Clearview Council:

(For inclusion to Council Meeting week of March 8/2020)

I am writing this letter in support of the "Patton" application for an amendment to the Township Official Plan.

Currently, Clearview Township will only allow 'surplus dwellings' to be severed off a farming property if the Farm Business owner owns the adjacent farming property, and the adjacent farming property is within Clearview Township only. (This is not the case in neighbouring municipalities.) Clearview Township then enforces the merging of the adjacent property. I have shared with township staff that I believe the forced merging of farming properties is discriminatory. I also believe Clearview Township is being discriminatory to Farm Business owners in regards to demanding the Farm Business owner to have additional farming property within Clearview Township to be allowed access to "Surplus Dwelling" severances. (The severance of 'surplus dwellings' was made possible under Provincial authority.)

In regards to similar property planning for myself, I have been advised by Clearview Township office staff to . . . " wait until the Official Plan is changed ". However, no firm date has been given or guaranteed in regards to when, or if, the changes to the "Official Plan" will be made to this regard. To be frank, "I am tired of the Township just 'kicking the can down the road'".

If the Township continues to require requests for amendments to the Official Plan, which involves multiple forms to be completed at the township level, I believe it should be the Township staff who complete the necessary forms, at the expense of the township. The property owner should only be responsible for the actual severance and rezoning fees. No other fees should apply. Just because a task has historically been done a certain way in the past, does not mean that it is fair, right or legal. Discrimination does not just apply to race, colour or religion. Clearview Township's current Official Plan, in regards to 'surplus dwellings', is discriminatory to Farm Businesses based upon the geography of their other property holdings.

I am requesting to be formally notified of the decision by Clearview Township in regards to the "Patton" application for an amendment to the Township Official Plan per 'surplus dwellings'.

*Wayne Goodfellow*

Wayne Goodfellow

958551 7<sup>th</sup> Line #

Mulmur, ON

L9V 0M9

(705)466-2793

## Rossalyn Workman

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**From:** Mike Stephens <StephensandCo13@outlook.com>  
**Sent:** March 5, 2021 11:20 AM  
**To:** Rossalyn Workman  
**Subject:** Zoning by-law amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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As a landowner in Clearview township I agree with the zoning by-law to be held on march 8th 2021, project number 2020-067

Mike Stephens

## Rossalyn Workman

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**From:** Mike Stephens <StephensandCo13@outlook.com>  
**Sent:** March 5, 2021 11:23 AM  
**To:** Rossalyn Workman  
**Subject:** project number 2020-067

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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As a farming business in Clearview, we strongly support the zoning by law amendment on march 8th 2021.

Stephens and Company

## Rossalyn Workman

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**From:** Janice Stephens <jj6709@icloud.com>  
**Sent:** March 5, 2021 11:44 AM  
**To:** Rossalyn Workman  
**Subject:** March 8 zoning amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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In regards to an article in the Creemore paper about a zoning bylaw project # 2020-067 I would like to start by saying we have been life time residents both raised with farm backgrounds in Clearview We have been farming together for over 50 years My husband and I strongly approve of this amendment Sincerely Jack and Janice Stephens  
6709 3/4 sideroad Clearview

Sent from my iPhone

## Rossalyn Workman

---

**From:** Andrew Beattie <andrew.beattie@bell.net>  
**Sent:** March 5, 2021 11:49 AM  
**To:** Rossalyn Workman  
**Subject:** Change of Severance bylaw

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We as company and individuals strongly support the changing the severance rules for agricultural properties. Farmers should be able to sever houses from properties whether we own adjoining land or not.

This would result in:

- 1) greater tax revenue to the township
- 2) improved rural landscapes, as home owners take far greater care and pride in the aesthetics of their homes versus renters.
- 3) Renters typically destroy the houses or simply don't pay the rent or utilities so almost no profit is made after depreciation and lost revenue, however farmers are forced to continue to pay taxes on the house.
- 4) if there happens to be a higher value home on the property farmers are typically not able to buy the land as too much value is placed on the home. The land owner is typically a non farm person and will rent the land out however rental land typically does not receive the same improvements by farmers ie. tile, fertility etc.

Clearview says it is a farming community. Changing this rule would be something the township could actually do to support them.

Andrew and John Beattie  
Beattie Brothers Farms Ltd.

Sent from my iPhone

## Rossalyn Workman

---

**From:** Jeremy Cober <cober123@hotmail.com>  
**Sent:** March 6, 2021 8:04 AM  
**To:** Rossalyn Workman; Councillor John Lamers  
**Subject:** County Rd 10 Severance 2020-062

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Rossalyn,

Looks like I missed the deadline for submitting a response to this, however here are our thoughts.

We would prefer to have the severance not allowed to go through at this time. Our reasoning for this is that it is in direct conflict with the official plan. We would support the severance once official plan has been reviewed and changed to allow for this type of severance to occur. Allowing the severance for this property at this time, will open the floodgates for other properties in the township and necessitate a review of the plan, so why not do the review and amendment to the official plan first.

We also understand the reasoning for the small lot size to be retained with the residence, however this planning direction severely limits the type of agriculture allowed within the township to large scale cash crops owned by a few large operators and will restrict the availability of land for any future small scale farming, i.e. vegetable stands, hobby farms. The loss of this type of farming will have a negative effect on the culture, character and economic diversification of the Township.

Thanks.

Jeremy Cober and Laura Hope.  
10564 County Rd 10, New Lowell

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## Rossalyn Workman

---

**From:** Brian Dunlop <brian@dunlogon.com>  
**Sent:** March 6, 2021 6:58 AM  
**To:** Rossalyn Workman  
**Subject:** 2020-062-OP and 2020-062-ZN

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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This email is in support of the amendment for the severance of 2020-062-OP and 2020-062-ZN.

Farmers typically do not want to be land lords of residential housing. I support the severance of houses by FARMERS, and the farmer retains the land. Because we have not been able to sever, I have demolished 3 houses in Clearview Township since 2008. These houses all could have been severed, all could have had improvements, all would have generated tax dollars to the township.

Thanks  
Brian Dunlop

## Dunlogon Farms Ltd.

Brian Dunlop | [brian@dunlogon.com](mailto:brian@dunlogon.com) | mobile 7053512000 | office 7054286894  
8012 Hwy 26 | Stayner ON | L0M 1S0



Sunrise Potato Storage  
5546 County Road 15  
Alliston Ontario

---

To: Rossalyn Workman of Clearview Township

From: Ruth Ploeg, Sunrise Potato Storage Ltd.

Date: March 9<sup>th</sup>, 2021

Re: Project numbers 2020-062-OP & 2020-62-ZN

I am writing in support of Jim & Martha Patton with regards to above mentioned bylaw amendment applications 2020-062-OP & 2020-62-ZN. As fellow Clearview township landowners and farmers I understand the importance of separating farmable land and houses on the same property.

Please contact me if you require further information.

Ruth Ploeg  
Co-Owner  
Sunrise Potato Storage Ltd.  
705-440-7764  
Ruth@sunrisepotato.com

## Rossalyn Workman

---

**From:** Brian & Doris Giffen <bdgiffen@gmail.com>  
**Sent:** April 13, 2021 12:29 PM  
**To:** Rossalyn Workman  
**Subject:** Re: Project # 2020 - 062

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Hi Rossalyn!

Sorry to be slow replying, and thank you for asking if we had any input on the severance of this “surplus dwelling”.

It is our feeling that if this “surplus dwelling”, which is neither on an abutting property nor a second dwelling on a recently consolidated property, is allowed to be severed, that will establish a precedent. Clearview Township’s current policy on this matter serves to protect prime agricultural land and keeps “non-agricultural rural dwellings” in rural-zoned areas, as they should be. Allowing this severance will create a precedent which will be used time and again, to sever expensive rural homes in areas designated as agricultural.

Eventually this will create a land-use conflict, as agricultural activities create dust, noise or odours, or as agricultural buildings are constructed, particularly if they house livestock. These livestock buildings provide valuable organic matter to our soils in the long term, provide direct employment for local people and support a large infrastructure of local agri-businesses. Noting specifically here that the zoning exception to exclude building a residence on the remaining agricultural lot, specifically does not preclude constructing agricultural buildings. Even if the current applicants have no plans to build agricultural facilities of any kind, future owners may do so, as currently zoned.

It is important to note that typically, the original 100 acre agricultural lot is no longer large enough to support a single family farming operation. Many single-family agricultural operations farm hundreds of acres of land to sustain their businesses. Requiring a minimum lot size, or adjacent lots, before allowing the severance of a dwelling, supports the business model of most farming operations. Keeping farm operations centralized provides for many financial operational savings in the long term, as well as reducing the amount of agricultural machinery travelling increasingly busy roads. The larger agricultural lot size also allows the building of necessary farm buildings without being too close to severed non-agricultural dwellings (MDS).

Background:

As farmers ourselves, we understand that there are definitely financial reasons to sever a surplus dwelling. When planning a farm purchase, particularly if there is a well maintained or recently built home on the property, the price of the dwelling can greatly influence the price of the property as a whole. The ability to sever that dwelling may make the difference in being able to afford purchasing a property. That financial incentive is a primary reason for farmers to sever surplus dwellings.

Some farmers will make the complaint that “they are not in the business of being landlords”. For those farmers, whom, within their own business structures, do not wish to deal with renting to tenants, there is a thriving property management industry in this area that can be hired to look after that area of the business, just as farmers hire accountants, lawyers, builders, etc.

In terms of land use planning, we believe that the long-term impact of severing homes from agricultural properties does two things.

1) It depletes the supply of affordable dwellings in agricultural areas. For many people, purchasing a home is financially daunting – so renting becomes a much more affordable option. Rental dwellings on farms provide an easy and existing way to provide affordable housing. Typically, if an existing farmhouse is severed as a “surplus dwelling” the lot will be approximately 2 acres in size. The size of the lot alone makes it an unaffordable purchase for many people.

2) It creates an influx of “non-agricultural land users”. The severed dwellings on their +/- 2 acre lots are often purchased by more affluent buyers, who typically have little business interest in the area of agriculture. This influx goes on to create requests to implement many other types of industry on Clearview Township’s valuable prime agricultural land. Clearview Township also has a large amount of land, already zoned rural, that is imminently better suited to host these industries, and also to house those wishing to enjoy living “ in the country”, without the complication of living within an agriculturally active setting.

In our opinion, both the provincial mandate to provide affordable housing, and the provincial guideline of protecting prime agricultural land are best served by not allowing the severance of dwellings from single parcels of prime agricultural land.

Brian and Doris Giffen

On Mon, 12 Apr 2021 at 14:18, Rossalyn Workman <[rworkman@clearview.ca](mailto:rworkman@clearview.ca)> wrote:

Thank you Brian and Doris.

I was also wondering do you have any comments either way on this file?

Or are you just interested in the outcome?

Thanks Rossalyn

---

**From:** Brian & Doris Giffen <[bdgiffen@gmail.com](mailto:bdgiffen@gmail.com)>  
**Sent:** April 12, 2021 11:43 AM  
**To:** Rossalyn Workman <[rworkman@clearview.ca](mailto:rworkman@clearview.ca)>  
**Subject:** Re: Project # 2020 - 062

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Hi Rossalyn,

Brian and Doris Giffen

12694 County Road 10

Stayner ON L0M 1S0

Thank you!

Doris

On Mon, 12 Apr 2021 at 08:43, Rossalyn Workman <[rworkman@clearview.ca](mailto:rworkman@clearview.ca)> wrote:

Hi Brian and Doris

Thank you for your email.

Staff are still reviewing the application.

Can you please provide your mailing address and we will ensure that you are put on the list to receive notice of the decision of the Council.

Thanks Rossalyn

---

**From:** Brian & Doris Giffen <[bdgiffen@gmail.com](mailto:bdgiffen@gmail.com)>  
**Sent:** April 11, 2021 12:51 PM  
**To:** Rossalyn Workman <[rworkman@clearview.ca](mailto:rworkman@clearview.ca)>  
**Subject:** Project # 2020 - 062

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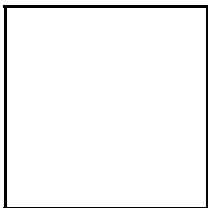
Hi Rossalyn,

Our names are Brian and Doris Giffen and we farm in the Township. We are interested in how this application at 10581 County Road 10, is proceeding.

Please put us on the contact list. Thank you

Brian and Doris Giffen

**In response to the COVID-19 pandemic, Clearview Township has implemented strategies to ensure we stay connected safely. Please exercise Physical Distancing & follow Health Guidelines. Face Coverings are required in all indoor public spaces. The Township will continue to offer essential services by appointments only. Please contact staff by phone (705) 428 - 6230 or email. All service delivery announcements for the public will continue to be communicated through the township website, [www.clearview.ca](http://www.clearview.ca) and on Twitter, @Clearview\_twp. Subscribe to notifications on the Township's homepage to stay up to date. We appreciate your patience and understanding.**



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## Rossalyn Workman

---

**From:** Mara Burton  
**Sent:** April 9, 2021 1:42 PM  
**To:** Chris Millar  
**Cc:** Rossalyn Workman  
**Subject:** RE: Farmland severance changes

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Yes they should direct their comments to Rossalyn Workman who is the Planner on the file. They should be diligent in getting them to her though because we do have to wrap up and report back shortly. I have copied Rossalyn on this e-mail.

Best regards,

Mara Burton BAA, MCIP, RPP  
Director of Community Services  
Clearview Township  
217 Gideon Street,  
Stayner, ON L0M 1S0  
705-428-6230 Ext 264

Find out more about Clearview's Official Plan Review

-----Original Message-----

**From:** Chris Millar <millarc197@gmail.com>  
**Sent:** April 9, 2021 1:29 PM  
**To:** Mara Burton <mburton@clearview.ca>  
**Subject:** Re: Farmland severance changes

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Hi Mara,

Yes if you could please add them that would be good, thanks. If there are other people who would like there opinion to be added as well can they email you at this email? or is there another email that would be better?

Thanks,  
Chris

> On Apr 9, 2021, at 10:29 AM, Mara Burton <mburton@clearview.ca> wrote:

>

> Hi Chris:

>

> If you like we can add your comments as public comment to the file. We have not yet reported back to Council on this application and are still reviewing it.

>

> Mara Burton BAA, MCIP, RPP

> Director of Community Services

> Clearview Township

> 217 Gideon Street,

> Stayner, ON L0M 1S0

> 705-428-6230 Ext 264

>

>

> Find out more about Clearview's Official Plan Review

>

> -----Original Message-----

> From: Chris Millar <millarc197@gmail.com>

> Sent: April 8, 2021 4:21 PM

> To: Mara Burton <mburton@clearview.ca>

> Subject: Re: Farmland severance changes

>

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>

> Hi Mara,

> Yes my comment is about that farm and changing of the official plan, where is the township at on that? Will they be allowing it? And how can I and other small farmers have our voices heard as opposition to it?

>

> Sent from my iPhone

>

>> On Apr 8, 2021, at 2:47 PM, Mara Burton <mburton@clearview.ca> wrote:

>>

>> Hi Chris:

>>

>> Thank-you for your comments. We have no changed any of the rules for farm amalgamations, in that the farm they will amalgamate to has to abut the other farm. However, we have an application to change this for 10581 Concession 10, whereby they have applied for an Official Plan Amendment. The public meeting for this was held on March 8th. Is your comment in response to that application or something else?

>>

>> Mara Burton BAA, MCIP, RPP

>> Director of Community Services

>> Clearview Township

>> 217 Gideon Street,

>> Stayner, ON L0M 1S0

>> 705-428-6230 Ext 264

>>

>>

>> Find out more about Clearview's Official Plan Review

>>

>> -----Original Message-----

>> From: Chris Millar <millarc197@gmail.com>

>> Sent: April 8, 2021 11:20 AM

>> To: Mara Burton <mburton@clearview.ca>

>> Subject: Farmland severance changes

>>

>> CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

>>

>> Hi Mara,

>> I have just heard about the proposed changes to the rules on severing a house off of a farm and think that the township should also look at the perspective from the smaller farmers. The change to allow a house to be severed from a farm would only help the large farms in the area and surrounding areas by being about to purchase land here for more than the smaller local farmers can afford to pay and then severing the house that the small farmer would have lived in and selling it. This would raise the price of farm land even farther and effectively put many small farmers out of business. This would also increase urban sprawl creating many small properties and basically communities out in the country that will create more maintenance for the township and provide very little more tax revenue. It would also make it impossible for a young person to ever even hope of purchasing a farm to live on as well as farm. Please give more consideration to the many smaller farmers in the area and not just the few large ones.

>>

>> Thanks,

>> Chris Millar

>>

>>

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>>

>> In response to the COVID-19 pandemic, Clearview Township has implemented strategies to ensure we stay connected safely. Please exercise Physical Distancing & follow Health Guidelines. Face Coverings are required in all indoor public spaces. The Township will continue to offer essential services by appointments only. Please contact staff by phone (705) 428 - 6230 or email. All service delivery announcements for the public will continue to be communicated through the township website, [www.clearview.ca](http://www.clearview.ca) and on Twitter, @Clearview\_twp. Subscribe to notifications on the Township's homepage to stay up to date. We appreciate your patience and understanding.

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>> [Clearview Township]<<http://www.clearview.ca>>

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E. Response to Public Comments by MHBC

|

April 28, 2021

**Rossalyn Workman**, BES, MCIP, RPP  
Community Planner, Approvals and Policy  
Township of Clearview

Dear Ms. Workman:

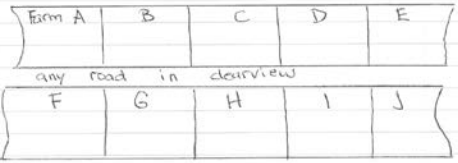
**RE: Proposed Official Plan Amendment and Zoning By-law Amendment: 10581 County Road 10, Township of Clearview – Summary of Public Comments**  
**OUR FILE: 19263A**

This letter is intended to address all comments received prior to, and after the Statutory Public Meeting on March 8, 2021, and prior to the Meeting, for the proposed Official Plan Amendment and Zoning By-law Amendment applications for the subject property located at 10581 County Road 10. The following tables include the comments that were provided by Township staff, Township Councillors and members of the public, and the responses of how the comments have been considered.

**Comments received prior to the Public Meeting as summarized as follows:**

<b>Bert de Boer - 10665 County Road 10, Clearview</b>			
<b>March 2<sup>nd</sup>, 2021</b>			
<b>#</b>	<b>Comment</b>	<b>Responder</b>	<b>Comment Response</b>
1	We would like to bring forward a concern we have about the severance of the property at 10581 County Road 10. We are the property owners directly to the north of this property. Our concern is that the property line is <u>only</u> going to be 1.5 meters away from the severed house. We carry out normal farm practices on our land and want to ensure we can continue to do so. As this property line is so close to a home, we would like to see a solid visual boundary go up. For example, we would suggest a fence, placed there by the individual requesting the severance, so that whomever the owners may be in the future, all will know where the boundary is and no disputes will occur.	MHBC	The single detached dwelling and the shed are existing and are not proposed to be relocated. As a result the setback is existing, is recognized by the zoning by-law as a legal non-complying setback, and is not proposed to be changed.

**Wayne Goodfellow**  
**March 2<sup>nd</sup>, 2021**

#	Comment	Responder	Comment Response
2	<p>As I have stated in our conversations the policy of merging properties to adjoining parcels is flawed. The surplus dwellings should be severed in the land rezoned. By creating ever increasing parcels of land you are preventing smaller and younger farmers from starting. This also discriminates against local and other area farmers. The official plan clearly discriminates. An example below:</p>  <p>Farm B is for sale.</p> <p>So farm A, C or G can purchase farm and get a farm surplus dwelling severance with the sale of the house the land becomes more affordable then.</p> <p>Farms F,H,I,J,D and E cannot get the severance. Is this fair?</p> <p>If farm G purchases is Farm B a merger cannot take place due to the road. How does the township prevent the sale of G or be being sold separately? Does the township review and approve or disapprove all land sales?</p> <p>This policy change and stop the discrimination against other area farmers.</p> <p>Times have changed and I have included two newspaper articles that should be read. Land is a commodity just like stocks and bonds.</p> <p>The upcoming official plan amendment should be a given but it should be for the entire township.</p> <p>If you had a policy that discriminates about <span style="background-color: yellow;">...</span> I wonder how long it would take to change?</p>	MHBC	Acknowledged.

**Wayne Goodfellow**  
**March 2<sup>nd</sup>, 2021**

#	Comment	Responder	Comment Response
	<p>Four councilmembers I have a thought for you. If a person wants to buy a townhouse in the Township, maybe they should have to buy the entire row. If that's not possible then they should reside elsewhere. That is what this policy is doing to some farmers in the area, young and old.</p>		

**Wayne Goodfellow**  
**958551 7<sup>th</sup> Line , Mulmur ON**  
**March 5, 2021**

#	Comment	Responder	Comment Response
	<p>I am writing this letter in support of the "Patton" application for an amendment to the Township Official Plan.</p> <p>Currently, Clearview Township will only allow 'surplus dwellings' to be severed off a farming property if the Farm Business owner owns the adjacent farming property, and the adjacent farming property is within Clearview Township only. (This is not the case in neighbouring municipalities.) Clearview Township then enforces the merging of the adjacent property. I have shared with township staff that I believe the forced merging of farming properties is discriminatory. I also believe Clearview Township is being discriminatory to Farm Business owners in regards to demanding the Farm Business owner to have additional farming property within Clearview Township to be allowed access to "Surplus Dwelling" severances. (The severance of 'surplus dwellings' was made possible under Provincial authority.)</p> <p>In regards to similar property planning for myself, I have been advised by Clearview Township office staff to . . . " wait until the Official Plan is changed ". However, no firm date has been given or guaranteed in regards to when, or if, the changes to the "Official Plan" will be made to this regard. To be frank, "I am tired of the Township just 'kicking the can down the road'.</p> <p>If the Township continues to require requests for amendments to the Official Plan, which</p>		<p>Acknowledged</p>

**Wayne Goodfellow**  
**958551 7<sup>th</sup> Line , Mulmur ON**  
**March 5, 2021**

#	Comment	Responder	Comment Response
	<p>involves multiple forms to be completed at the township level, I believe it should be the Township staff who complete the necessary forms, at the expense of the township. The property owner should only be responsible for the actual severance and rezoning fees. No other fees should apply. Just because a task has historically been done a certain way in the past, does not mean that it is fair, right or legal. Discrimination does not just apply to race, colour or religion. Clearview Township's current Official Plan, in regards to 'surplus dwellings', is discriminatory to Farm Businesses based upon the geography of their other property holdings. I am requesting to be formally notified of the decision by Clearview Township in regards to the "Patton" application for an amendment to the Township Official Plan per 'surplus dwellings'.</p>		

**County of Simcoe - Calvin Dempster**  
**March 2<sup>nd</sup>, 2021**

#	Comment	Responder	Comment Response
3	<p>I have a couple of notes as it relates to the text of the OPA:</p> <ul style="list-style-type: none"> <li>• In the "Preamble", the surplus dwelling lot is identified as the "retained/remnant" lands and the agricultural parcel are identified as the "severed" lands. In the "Amendment" section, it is reversed; the surplus dwelling lot is identified as the "severed" lands and the agricultural parcel are identified as the "retained/remnant" lands. Both sections should identify the surplus dwelling lot as the "severed" lands and the agricultural parcel as the "retained" or "remnant" lands.</li> <li>• In the "Preamble", the effect of the OPA is stated slightly differently in two subsections. Under "Purpose" it is stated as "...to permit a severance for a surplus farmhouse from agricultural</li> </ul>	MHBC	<ol style="list-style-type: none"> <li>1. Acknowledged. The text of the proposed Official Plan Amendment will be modified accordingly to reference the severed and retained lots.</li> <li>2. Acknowledged. The text of the proposed Official Plan Amendment will be modified for consistency for how the application is referenced throughout the document.</li> <li>3. Acknowledged. The text of the proposed Official Plan Amendment will be modified to fix the typographical error.</li> </ol>

**County of Simcoe - Calvin Dempster**  
**March 2<sup>nd</sup>, 2021**

#	Comment	Responder	Comment Response
	<p>lands where the applicant does not own the <u>abutting and/or adjacent farm holdings.</u> While in the third paragraph under "Basis" it is stated as "...to permit the severance of the surplus farmhouse from the agricultural lands as a result of a farm consolidation without the applicant owning <u>land that is either abutting and/or across the road...</u>". For clarity and consistency, the same wording should be utilized in each instance.</p> <ul style="list-style-type: none"> <li>• There is a typo in the second sentence of the Preamble (underlined in the next sentence). It reads, "<i>The proposed Official Plan <u>Amend</u> seeks to amend...</i>".</li> </ul> <p>Aside from that it looks good.</p>		

**Brian Dunlop**  
**March 6, 2021**

#	Comment	Responder	Comment Response
4	<p>This email is in support of the amendment for the severance of 2020-062-OP and 2020-062-ZN.</p> <p>Farmers typically do not want to be land lords of residential housing. I support the severance of houses by FARMERS, and the farmer retains the land. Because we have not been able to sever, I have demolished 3 houses in Clearview Township since 2008. These houses all could have been severed, all could have had improvements, all would have generated tax dollars to the township.</p> <p>Thanks          Brian Dunlop</p>	MHBC	Acknowledged.

<b>Douglas and Lorene Patton</b>			
<b>#</b>	<b>Comment</b>	<b>Responder</b>	<b>Comment Response</b>
5	<p>We support the amendments under Project # 2020 - 062.</p> <p>Allowing a single family dwelling/lot is a benefit to Clearview Township. The unit will bring permanent residence(s) to the township, which in turn will use the many services the township has to offer (ie. public spaces, paying to join clubs, community activities, shops, lawyers, doctors, etc.). Will increase the per capita of the township in many ways. From home improvements, to residential taxes, to community involvement.</p> <p>Not many years ago, Clearview's neighbouring township did not allow the excess dwelling to be severed from the farm land. The farming operation felt they had no other choice but to tear down/remove the beautiful single family home and its out buildings, returning it to farm ground. We feel if this happened in Clearview Township they would have so much to lose, future growth impacted.</p>	MHBC	Acknowledged.

<b>Ed Kneeshaw March 3, 2021</b>			
<b>#</b>	<b>Comment</b>	<b>Responder</b>	<b>Comment Response</b>
6	<p>As a farm land owner in Clearview Township I am in support of Project #2020-062. The current bylaw provides an unfair advantage to adjacent property owners when a farm property comes up for sale.</p> <p>Ed Kneeshaw</p>	MHBC	Acknowledged.

<b>Jeremy Cober and Laura Hope – 10564 County Road 10, New Lowell March 6, 2021</b>			
<b>#</b>	<b>Comment</b>	<b>Responder</b>	<b>Comment Response</b>
7	<p>Hi Rossalyn, Looks like I missed the deadline for submitting a response to this, however here are our thoughts.</p> <p>We would prefer to have the severance not allowed to go through at this time. Our reasoning for this is that it is in direct conflict</p>	MHBC	<p>Comment would prefer that the consent application not be approved until the OP review is completed.</p> <p>The Planning Act permits Official Plan Amendments to be made. The proposed OPA conforms to the relevant policies of the PPS and County Official Plan.</p>

**Jeremy Cober and Laura Hope – 10564 County Road 10, New Lowell  
March 6, 2021**

#	Comment	Responder	Comment Response
	<p>with the official plan. We would support the severance once official plan has been reviewed and changed to allow for this type of severance to occur. Allowing the severance for this property at this time, will open the floodgates for other properties in the township and necessitate a review of the plan, so why not do the review and amendment to the official plan first.</p> <p>We also understand the reasoning for the small lot size to be retained with the residence, however this planning direction severely limits the type of agriculture allowed within the township to large scale cash crops owned by a few large operators and will restrict the availability of land for any future small scale farming, i.e. vegetable stands, hobby farms. The loss of this type of farming will have a negative effect on the culture, character and economic diversification of the Township. Thanks.</p> <p>Jeremy Cober and Laura Hope</p>		<p>This application does not set any precedent. Each Planning Act application is evaluated on its own merits.</p> <p>The proposed OPA, ZBA and consent application have no impact on the size of agricultural tillable lands in the Township or who owns the land. The OPA, ZBA and consent are to sever off a dwelling that is not needed by the current farm owner as a dwelling.</p>

**Ed Stephens  
March 2, 2021**

#	Comment	Responder	Comment Response
8	As an owner of properties in the Township of Clearview I am in favour of this amendment.	MHBC	Acknowledged.

**Mike Stephens  
March 5, 2021**

#	Comment	Responder	Comment Response
9	As a landowner in Clearview township I agree with the zoning by-law to be held on march 8th 2021, project number 2020-067  Mike Stephens	MHBC	Acknowledged.

**Mike Stephens (Stephens and Company)**  
**March 5, 2021**

#	Comment	Responder	Comment Response
10	As a farming business in Clearview, we strongly support the zoning by law amendment on march 8th 2021.  Stephens and Company	MHBC	Acknowledged.

**Janice Stephens**  
**March 5, 2021**

#	Comment	Responder	Comment Response
11	In regards to an article in the Creemore paper about a zoning bylaw project # 2020-067 I would like to start by saying we have been life time residents both raised with farm backgrounds in Clearview We have been farming together for over 50 years My husband and I strongly approve of this amendment Sincerely Jack and Janice Stephens 6709 3/4 sideroad Clearview	MHBC	Acknowledged.

**Andrew and John Beattie**  
**March 5, 2021**

#	Comment	Responder	Comment Response
12	We as company and individuals strongly support the changing the severance rules for agricultural properties. Farmers should be able to sever houses from properties whether we own adjoining land or not.  This would result in: 1) greater tax revenue to the township 2) improved rural landscapes, as home owners take far greater care and pride in the aesthetics of their homes versus renters. 3)Renters typically destroy the houses or simply don't pay the rent or utilities so almost no profit is made after depreciation and lost revenue, however farmers are forced to continue to pay taxes on the house. 4)if there happens to be a higher value home on the property farmers are typically not able to buy the land as too much value is placed o the home. The land owner is typically a non farm person and will rent the land out	MHBC	Acknowledged.

<b>Andrew and John Beattie</b>			
<b>March 5, 2021</b>			
<b>#</b>	<b>Comment</b>	<b>Responder</b>	<b>Comment Response</b>
	<p>however rental land typically does not receive the same improvements by farmers ie. tile, fertility etc.</p> <p>Clearview says it is a farming community. Changing this rule would be something the township could actually do to support them.</p> <p>Andrew and John Beattie Beattie Brothers Farms Ltd.</p>		

**Comments received at the Public Meeting as summarized as follows:**

<b>Councillor Broderick</b>			
<b>March 8, 2021</b>			
<b>#</b>	<b>Comment</b>	<b>Responder</b>	<b>Comment Response</b>
9	<p>Inquired if there was an encroachment to the north of the severed lot.</p> <p>Inquired whether the inclusion of a fence to the north of the severed lot could be included.</p>	MHBC	There is no encroachment as part of the proposed application. The single detached dwelling is existing and is to maintain the legal non-complying side yard setback to the interior lot line.

<b>Councillor Lamers</b>			
<b>March 8, 2021</b>			
<b>#</b>	<b>Comment</b>	<b>Responder</b>	<b>Comment Response</b>
11	<p>Afraid that the change in policy would open it up for other farmers to do the same thing.</p> <p>If all of the large farmers can purchase the properties – it is going to take it out of the hands of small farmers.</p> <p>This would raise price of farms</p> <p>Severance would hurt small farmers</p> <p>Need to look at each severance individually and separately.</p>	MHBC	<p>Acknowledged.</p> <p>The proposed OPA is site specific. The OPA does not set a precedent as each application is to be evaluated on its own merits.</p> <p>There is no land use planning rationale that would suggest the proposed application would have an impact on the price of farm land. In addition, land value is not a land use planning consideration.</p>

**Councillor McKneckny**  
**March 8, 2021**

#	Comment	Responder	Comment Response
12	Echoes what Councillor Lamers commented on.	MHBC	See comment response 11.

**Mayor Doug Measure**  
**March 8, 2021**

#	Comment	Responder	Comment Response
13	Encouraging to receive public comments  People are starting to engage in public process.  Inquired whether the severed lot and be square with straight lines.	MHBC	The policy direction contained in the Provincial Policy Statement (PPS) and the County of Simcoe Official Plan require the severed lot to limited to the minimum size needed to accommodate the use and appropriate sewage and water services, while not encroaching into the agricultural lands. This has resulted in a unique lot configuration of the severed lot to follow the boundary of the agricultural lands.

**Councillor Dineen**  
**March 8, 2021**

#	Comment	Responder	Comment Response
14	Inquired whether the severed lot had a drilled well.	MHBC	The existing single detached dwelling is serviced by an existing well. The proposed lot lines comply with the Ontario Building Code setback requirements.

**Councillor Leishman**  
**March 8, 2021**

#	Comment	Responder	Comment Response
15	Will the quonset hut be used?  Is there a well near the Quonset hut?	MHBC	The existing quonset hut is to remain on the agricultural lands and there is no well in proximity to the quonset hut.

**Comments received after the Public Meeting held on March 8<sup>th</sup> is summarized as follows:**

<b>Ruth Ploeg 5546 County Road 15, Alliston March 9, 2021</b>			
<b>#</b>	<b>Comment</b>	<b>Responder</b>	<b>Comment Response</b>
16	I am writing in support of Jim & Martha Patton with regards to above mentioned bylaw amendment applications 2020-062-OP & 2020-62-ZN. As fellow Clearview township landowners and farmers I understand the importance of separating farmable land and houses on the same property.	MHBC	Acknowledged.

<b>Brian and Doris Griffen April 14, 2021</b>			
<b>#</b>	<b>Comment</b>	<b>Responder</b>	<b>Comment Response</b>
	<p>Sorry to be slow replying, and thank you for asking if we had any input on the severance of this “surplus dwelling”.</p> <p>It is our feeling that if this “surplus dwelling”, which is neither on an abutting property nor a second dwelling on a recently consolidated property, is allowed to be severed, that will establish a precedent. Clearview Township’s current policy on this matter serves to protect prime agricultural land and keeps “non-agricultural rural dwellings” in rural-zoned areas, as they should be. Allowing this severance will create a precedent which will be used time and again, to sever expensive rural homes in areas designated as agricultural.</p> <p>Eventually this will create a land-use conflict, as agricultural activities create dust, noise or odours, or as agricultural buildings are constructed, particularly if they house livestock. These livestock buildings provide valuable organic matter to our soils in the long term, provide direct employment for local people and support a large infrastructure of local agri-businesses. Noting specifically here that the zoning exception to exclude building a residence on the remaining agricultural lot, specifically does not preclude constructing agricultural buildings. Even if the current applicants have no plans to build agricultural</p>		<p>This application does not set any precedent. Each Planning Act application is evaluated on its own merits.</p> <p>The provincial agricultural use guidelines, PPS and County Official plan do not support this statement. These land use planning documents permit the consolidation of farm properties to protect prime agricultural land for agricultural purposes.</p> <p>Land use compatibility considerations are provided through the MDS guidelines. The proposed application complies to the MDS guidelines. Any future applications would be required to comply to MDS guidelines.</p> <p>The implementing Zoning By-law Amendment will not permit residential uses on the retained agricultural lot.</p> <p>This application does not change any permission for the site related to the ability to construct agricultural buildings on the site.</p> <p>The provincial planning documents support the severance of surplus farm dwellings as it protects the prime agricultural area.</p>

**Brian and Doris Griffen**  
**April 14, 2021**

#	Comment	Responder	Comment Response
	<p>facilities of any kind, future owners may do so, as currently zoned.</p> <p>It is important to note that typically, the original 100 acre agricultural lot is no longer large enough to support a single family farming operation. Many single-family agricultural operations farm hundreds of acres of land to sustain their businesses. Requiring a minimum lot size, or adjacent lots, before allowing the severance of a dwelling, supports the business model of most farming operations. Keeping farm operations centralized provides for many financial operational savings in the long term, as well as reducing the amount of agricultural machinery travelling increasingly busy roads. The larger agricultural lot size also allows the building of necessary farm buildings without being too close to severed non-agricultural dwellings (MDS).</p> <p>Background:</p> <p>As farmers ourselves, we understand that there are definitely financial reasons to sever a surplus dwelling. When planning a farm purchase, particularly if there is a well maintained or recently built home on the property, the price of the dwelling can greatly influence the price of the property as a whole. The ability to sever that dwelling may make the difference in being able to afford purchasing a property. That financial incentive is a primary reason for farmers to sever surplus dwellings.</p> <p>Some farmers will make the complaint that “they are not in the business of being landlords”. For those farmers, whom, within their own business structures, do not wish to deal with renting to tenants, there is a thriving property management industry in this area that can be hired to look after that area of the business, just as farmers hire accountants, lawyers, builders, etc.</p>		<p>Affordable housing policies of the applicable planning documents are not applicable to a surplus farm dwelling severance.</p>

**Brian and Doris Griffen**  
**April 14, 2021**

#	Comment	Responder	Comment Response
	<p>In terms of land use planning, we believe that the long-term impact of severing homes from agricultural properties does two things.</p> <p>1) It depletes the supply of affordable dwellings in agricultural areas. For many people, purchasing a home is financially daunting – so renting becomes a much more affordable option. Rental dwellings on farms provide an easy and existing way to provide affordable housing. Typically, if an existing farmhouse is severed as a “surplus dwelling” the lot will be approximately 2 acres in size. The size of the lot alone makes it an unaffordable purchase for many people.</p> <p>2) It creates an influx of “non-agricultural land users”. The severed dwellings on their +/- 2 acre lots are often purchased by more affluent buyers, who typically have little business interest in the area of agriculture. This influx goes on to create requests to implement many other types of industry on Clearview Township’s valuable prime agricultural land. Clearview Township also has a large amount of land, already zoned rural, that is imminently better suited to host these industries, and also to house those wishing to enjoy living “ in the country”, without the complication of living within an agriculturally active setting.</p> <p>In our opinion, both the provincial mandate to provide affordable housing, and the provincial guideline of protecting prime agricultural land are best served by not allowing the severance of dwellings from single parcels of prime agricultural land.</p> <p>Brian and Doris Giffen</p>		

**Chris Millar – April 8<sup>th</sup>**

#	Comment	Responder	Comment Response
	<p>Hi Mara,                      I have just heard about the proposed changes to the rules on severing a house off of a farm and think that the township should also look at the perspective from the smaller farmers. The change to allow a house to be severed from a farm would only help the large farms in the area and surrounding areas by being about to purchase land here for more than the smaller local farmers can afford to pay and then severing the house that the small farmer would have lived in and selling it. This would raise the price of farm land even farther and effectively put many small farmers out of business. This would also increase urban sprawl creating many small properties and basically communities out in the country that will create more maintenance for the township and provide very little more tax revenue. It would also make it impossible for a young person to ever even hope of purchasing a farm to live on as well as farm. Please give more consideration to the many smaller farmers in the area and not just the few large ones.                      Thanks,                      Chris Millar</p>		<p>The applications do not create a precedent.</p> <p>The applications do not have an impact on the size of farmer or farm operation that could own the lots in the future.</p> <p>The applications are made with consistency and conformity with the surplus farm dwelling policies of the PPS and County OP in mind.</p> <p>There are no land use planning implications of the proposed applications related to the value of farm land.</p> <p>There is no land use planning rationale to suggest that the severance of a surplus farm dwelling will result in urban sprawl.</p> <p>There is no land use planning rationale to suggest that the proposed application has an impact on the value of agricultural lands.</p>

## F. Minutes of the Public Meeting



CLEARVIEW

## MINUTES

### CLEARVIEW TOWNSHIP COUNCIL

The Council of the Corporation of the Township of Clearview met in a virtual session on March 8, 2021 at 3:00 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 (3:06 pm)
- Ward 5 – Councillor Thom Paterson
- Ward 6 – Councillor Connie Leishman
- Ward 7 – Councillor John Lamers

Staff:

- Director, Legislative Services/Clerk, Pamela Fettes
- Deputy Clerk, Brenda Falls
- 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
- Community Planner, Nick Ainley
- General Manager, Roads, Todd Patton

## 1. **Closed Session**

### Resolution:

Moved by Councillor Broderick, Seconded by Councillor Dineen, 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:

f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Road Improvement Agreement). Motion Carried.

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

- a) Approval of Closed Minutes
- b) Item for Closed Session:
  - Road Improvement Agreement
- c) Identification of items to arise in open session
- d) Resolution to reconvene into open session

## 2. **Approval of Agenda**

### Resolution:

Moved by Councillor Dineen, Seconded by Councillor Leishman, Be It Resolved, that Council of the Township of Clearview hereby approve the agenda dated March 8, 2021 be amended as follows:

9.1 Mayors closed session report be moved forward on the agenda. Motion Carried.

## **10<sup>th</sup> Concession Construction Contract (rescind motion - February 17<sup>th</sup>, 2021 Council Meeting)**

### Resolution:

Moved by Councillor Broderick, Seconded by Councillor Dineen, Be It Resolved, That Council of the Township of Clearview rescind the wording "Direct staff to seek legal opinion and to secure a letter of understanding between Clearview and Walker Industry to the satisfaction of the Director of Public Works, Clerk and Mayor of Clearview Township" as part of the motion approved by Council February 17<sup>th</sup>, 2021 for Report PW-003-2021 – 10<sup>th</sup> Concession Construction Contract. Motion Carried.

**Mayor Measures – Statement of Facts (re: proposed improvements to 26/27 SR)**

Members of Council discussed Mayor Measures “Statement of Facts” and requested that Council be allowed time to review the document.

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

None declared.

**4. Public Participation**

4.1 Dave Huskinson (proposal to move Council meeting outside the municipality)

Mayor Measures addressed all correspondence received under public participation.

**5. Deputations & Presentations****5.1 Jennifer Georgas, P. Eng. & Jeff Langlois, P. Eng., Burnside & Associates – South East Stayner Sanitary Servicing**

Jennifer Georgas and Jeff Langlois presented the South East Stayner Sanitary Servicing outlining the purpose, environmental assessment, study area, EA project timeline, preferred alternative, EA comments, implementation of preferred alternative, Manortown Homes, Sunnidale Street Servicing, Project funding and Cost Sharing and next steps.

Members of Council discussed a number of issues related to the South East Stayner Sanitary Servicing project.

**PW-006-2021 (Stayner South East Sanitary Servicing)**Resolution:

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

- 1) Receive the Stayner South East Sanitary Servicing report for information, and
- 2) Direct Staff to work with developers, engineers, and financial consultants to investigate financing options to proceed towards implementation of sanitary servicing in the South east corner of Stayner, and
- 3) Direct Staff to provide financing options for Council’s consideration at a future meeting. Motion Carried.

Mayor Measures turned the next portion of the meeting over to Deputy Mayor Burton to Chair the Public Meeting.

## **6. Public Meeting (6:30 pm)**

Deputy Mayor Burton initiated the procedures for the public meeting.

### **6.1 Official Plan and Zoning By-law Amendment – 10581 County Road 10 (2020-062-OP and 2020-062-ZB)**

- i) Proper notice was given under the requirements of the Act.
- ii) A presentation was given by Community Planner, Rossalyn Workman outlining the proposal, subject lands, existing policy framework, existing official plan map, existing zoning by-law map, the proposal, official plan amendment, subject property, other farm lands, official plan amendment process, zoning by-law amendment, notice and circulation, proposed lot, notice and circulation, circulation map and review process and the planners contact information.
- iii) Public comments received by the Planning Dept:

#### **Bert de Boer** (owner of property in Clearview)

- property line is only going to be 1.5 meters away from the severed house
- would like to see a solid visual boundary ie. a fence placed there by the individual requesting the severance so that whomever the owners may be in the future, all will know where the boundary is and no disputes will occur

#### **Wayne Goodfellow** (Mulmur)

- supports Patton application
- currently Clearview only allows “surplus dwellings” to be severed off a farming property if the farm business owner owns the adjacent farming property (not the case in neighbouring municipalities)
- Clearview’s current official plan in regards to “surplus dwellings” is discriminatory to farm businesses based upon the geography of their other property holdings

**Ed Stephens** (owner of properties in Clearview)

- in favour of this amendment

**Ed Kneeshaw** (owner of property in Clearview)

- support project 2020-062
- current bylaw provides an unfair advantage to adjacent property owners when a farm property comes up for sale

**Douglas & Lorene Patton**

- support project 2020-062
- will bring permanent residence(s) to the township, will use many services the township has to offer
- neighbouring township did not allow excess dwelling to be severed from the farm land, no choice but to tear down/remove single family home and out buildings, township would have so much to lose, future growth impacted.

**Mike Stephens (landowner Clearview Township)**

- agree with project 2020-062

**Jack & Janice Stephens (6709 3/4 SR)**

- approve of this amendment

**Andrew & John Beattie (Beattie Brothers Farms Ltd)**

- support changing the severance rules for agricultural property
- farmers should be able to sever houses from properties whether own adjoining land or not
- greater tax revenue
- improved rural landscapes
- renters destroy don't pay rent or utilities
- value on home
- change will support farmers

**Jeremy Cober and Laura Hope**

- not allow the severance at this time, it is in direct conflict with the official plan
- would support when changes to allow this type of severance has occurred
- allowing severance would open floodgates for other properties in township and necessitate a review of the plan

- severely limits type of agriculture allowed within the township to large sale cash crops owned by a few large operator
- will restrict availability of land for any future small scale farming

**Stephens and Company (farming business in Clearview)**

- strongly support the zoning by-law amendment

**Brian Dunlop**

- support severance of houses by farmers and the farmer retains the lands
- have demolished 3 houses in Clearview since 2008 – have not been able to sever, these houses all could have been severed, all could have had improvements, all would have generated tax dollars to the township

iv) **Jamie Robinson, MHBC Planning (Consultant Presentation)**

Jamie Robinson provided a presentation related to the Official Plan amendment and Zoning By-law Amendment for 10581 County Road 10 outlining location and site description, aerial of subject property, application summary, proposed consent application, proposed zoning by-law amendment, planning policy summary, zoning by-law and summary.

v) **Martha & Jim Patton (owner)**

Available for any further questions.

Deputy Mayor Burton opened the floor to members of the Council

**Councillor Broderick**

- possible encroachment on property to the north and if fence would provide a delineation

**Councillor Lamers**

- afraid of opening this up – taking out of hands of small farmers, raise the price of farms and hurt small farmers
- every application has to be looked at separately

**Mayor Measures**

- encouraging to have received many comments in this format
- concerns regarding property line – curve rather than straight line

**Councillor Dineen**

- drilled or dug well on property – setbacks from property line

**Councillor Leishman**

- quonset hut – not included in severance
- well on property with quonset hut

Staff addressed all questions and concerns. A further report will be brought to a future Council Meeting.

As there were no further discussion regarding 10581 County Road, Deputy Mayor Burton introduced the next item.

**6.2 Zoning By-law Amendment – 7082 36/37 Sideroad (2021-009-ZB)**

- 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 location map, notice and circulation, circulation map review process and the planners contact information.
- iii) **Robert McShane on behalf of the applicants**  
No further comments
- iv) No public comments received
- v) Deputy Mayor Burton opened the floor to members of Council  
No comments

As there were no further discussions regarding Zoning By-law Amendment - 7082 36/37 Sideroad, Deputy Mayor Burton concluded the Public Meetings and returned the Chair to Mayor Measures.

**7. Approval of Minutes of Council Meetings**Resolution:

Moved by Councillor Walker, Seconded by Councillor Broderick, Be It Resolved, that Council of the Township of Clearview hereby approve the minutes of the February 8<sup>th</sup>, February 17<sup>th</sup> and February 25<sup>th</sup>, 2021 meetings as amended. Motion Carried.

**8. Business arising from Minutes**

There were none.

**9. Communications from the Mayor**

- 9.1 Closed Session Report (moved forward on agenda)
- 9.2 NVCA Monthly Newsletter
- 9.3 Silvershoe Historical Society (Community Assistance Grant)
- 9.4 Integrity Commissioners Periodic Report
- 9.5 Township of Archipelago (request for amendments to the Municipal Elections Act)

Councillor Leishman left the meeting at this time

Resolution:

Moved by Councillor McKechnie, Seconded by Councillor Lamers, Be It Resolved that a letter be sent to the Minister of Municipal Affairs and Housing, Steve Clark in support of the Township of Archipelago's request for amendments to the Municipal Elections Act with respect to non resident electors. Motion Carried.

- 9.6 South Simcoe 4-H (Community Assistance Grant)

Items to be pulled for further discussion:

Councillor Paterson: Item 9.2

Deputy Mayor Burton: Item 9.5

Resolution:

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

- 1) Receive Communications from the Mayor for information. Motion Carried.

**10. County Reports & Information**

- 10.1 County of Simcoe Release (Paramedic Services on the frontlines of emergency response)

Resolution:

Moved by Councillor Dineen, Seconded by Councillor McKechnie, 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 Walker**

- talking with businesses glad to go into “red zone”

#### **Councillor McKechnie**

- CAO recruitment
- Small Hall Brainstorming (2 sessions)
- petition and request for reduction of speed on County Rd. 91 at County Council Committee of Whole agenda Tuesday

#### **Councillor Paterson**

- March 8<sup>th</sup> “International Woman’s Day”
- reminder to eat and shop locally
- upcoming Economic Development Committee

#### **Councillor Lamers**

- CAO Recruitment
- Small Halls meetings
- Avening Hall Board meeting
- Minor Ball registration

#### **Councillor Broderick**

- March 8 “International Woman’s Day
- CAO recruitment
- Small Halls brainstorming
- Accessible Advisory meeting tomorrow

#### **Councillor Dineen**

- thanked Council for “International Woman’s Day recognition

#### **Deputy Mayor Burton**

- Small Halls brainstorming meetings
- CAO recruitment meeting
- Committee of Adjustment – appeal from the County

Simcoe Muskoka Health Unit – appreciate frustration business are feeling, health unit doing the very best

### **Mayor Measures**

- appreciate work Simcoe Muskoka District Health Unit is doing on Covid
- receive email – minister Steve Clarke, Ministry of Municipal Affairs – Clearview receiving grant 2021 recovery fund
- Minister of Transportation, Carolyn Mulroney – providing support to municipal transit systems – financial impacts of COVID-19 pandemic
- Economic Develop Committee will be meeting on Tuesday
- BIA hosting annual general meeting tomorrow

## **12. Department Reports**

### **COMMUNITY SERVICES**

#### **CS-008-2021 (Proposed Revisions to Planning and Development Fees (Schedule “H” to By-law 17-110))**

##### Resolution:

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

- 1) Receive report CS-008-2021) for information; and
- 2) Pass a by-law to amend Schedule “H” of By-law 17-110 “Planning and Development” of the Fees and Charges By-law. Motion Carried.

#### **CS-009-2021 (Committee of Adjustment – February 10<sup>th</sup>, 2021)**

##### Resolution:

Moved by Councillor Broderick, Seconded by Councillor Lamers, Be It Resolved, that Council of the Township of Clearview hereby receive CS-009-2021 (Committee of Adjustment – February 10, 2021) report for information. Motion Carried.

#### **CS-010-2021 (Zoning By-law Amendment for Vending and Shipping Containers and Amendment to the Licensing By-law 14-42 (Vending By-law))**

##### Resolution:

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

- 1) Receive report CS-010-2021 from the Director of Community Services regarding an amendment to By-law 14-42 (Vending By-law) and a Zoning By-law Amendment related to vending and shipping containers (2021-014-ZBA);
- 2) Direct staff to hold a public meeting on a proposed amendment to By-law 14-42 being the Vending By-law and a proposed amendment the Zoning By-law as it relates to clarifying the intent that temporary vending is not permitted in shipping containers, street and rail cars. Motion Carried.

**CS-011-2021 (Rural Net Telecommunication Towers located at 24 Turkeyroost Lane, 3554 Concession 6 S Nottawasaga and 793973 Grey Road 124)**

Resolution: (as amended)

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

- 1) Receive CS-011-2021 for information;
- 2) Rural Net's Tower Protocol fee will be \$5,000 fee for all 3 towers.

Motion Carried (as amended).

Resolution:

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

- 1) Direct staff to prepare a report to review our telecom protocol and fee structure. Motion Carried.

**CS-012-2021 (Street Naming Report – Ashton Meadows Phase 1A & 1B)**

Resolution: (as amended)

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

- 1) Receive report CS-012-2021 (Street Naming, Ashton Meadows Phase 1A & 1B) for information, and;
- 2) Request staff to proceed with the required notice for the naming of five (5) public streets for the Ashton Meadows Phase 1A & 1B Plan of Subdivision (File No. 2018-012-SD) prior to the preparation of the by-law in accordance with the Municipal Act.

**Amendment #1**

Resolution:

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

- 1) Amend the street name McArthur to Wilcox. Motion Carried.

Original motion carried.

### **CS-013-2021 (Street Names – Manortown Homes Inc.)**

Resolution:

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

- 1) Receive report CS-013-2021 for Street Names, Manortown Homes Inc. for information, and;
- 2) Approves the following Street Names for the Manortown Homes Inc. Subdivision (File No. 2017-063-SD) on lands described as Lots 6-10 Inclusive Lots 20 & 21 Blocks 22,23,25,26,27 Part of Lot 5 and Part of Sidell Drive Plan 51M-541 and Part of Park Lot 10, Plan 71 formerly in Stayner, now in Clearview: Manor Drive and Ferguson Way. Motion Carried.

### **PUBLIC WORKS**

#### **PW-007-2021 (Boundary Road Agreement – Town of Collingwood and the Township of Clearview)**

Resolution:

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

- 1) Receive PW-007-2021 (Boundary Road Agreement – Town of Collingwood and the Township of Clearview) report for information and;
- 2) Pass a by-law to enter into a Boundary Road Agreement with the Town of Collingwood. Motion Carried.

#### **PW-008-2021 (Clearview Public Works Wheeled Gradall purchase)**

Resolution:

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

- 1) Receive PW-008-2021 (Clearview Public Works Wheeled Gradall purchase) report for information; and

- 2) Approve the purchase of a 1993 Gradall 660E to the maximum amount of \$20,000.  
Motion Carried.

Resolution

Moved by Councillor McKechnie, Seconded by Councillor Dineen, Be It Resolved that the Council meeting continue past 9:30. Motion Carried.

**LEGISLATIVE SERVICES/CLERK**

**LS-002-2021 (Extension of Integrity Commissioner Contract)**

Resolution:

Moved by Councillor Walker, Seconded by Deputy Mayor Burton, Be It Resolved, that Council of the Township of Clearview hereby approve extending the current contract with Principles Integrity, the Township's appointed Integrity Commissioner until December 31, 2023. Motion Carried.

**BY-LAWS**

**21-21 (Amendment to Fees & Charges By-law 17-110)**

Resolution:

Moved by Councillor Broderick, Seconded by Deputy Mayor Burton, Be It Resolved, that By-law 21-21, being a by-law to amend By-law 17-110 (Fees & Charges), be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of March, 2021. Motion Carried.

**21-24 (To amend Appointment By-law 19-06)**

Resolution:

Moved by Councillor Broderick, Seconded by Councillor Lamers, Be It Resolved, that By-law 21-24, 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 8<sup>th</sup> day of March, 2021. Motion Carried.

**21-27 (Appoint Acting Clerk)**

Resolution:

Moved by Deputy Mayor Burton, Seconded by Councillor Walker, Be It Resolved, that By-law 21-27, being a by-law to appoint and Acting Clerk, be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of March, 2021. Motion Carried.

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**21-28 (Boundary Road Agreement – Town of Collingwood)**Resolution:

Moved by Councillor Lamers, Seconded by Councillor McKechnie, Be It Resolved, that By-law 21-28, being a by-law to enter into a boundary road agreement with the Town of Collingwood, be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of March, 2021. Motion Carried.

**1. Notice of Motion/New Business****1.1 Notice of Motion (Councillor Dineen – To provide an opportunity for retail establishments to remain open on Statutory Holidays)**

(for discussion - March 22, 2020 Council Meeting)

Whereas, there has been a request from a local business to allow retail establishments to remain open on Statutory Holidays; and

Whereas, Council is dedicated to providing strong economic development support to businesses; and

Whereas, under the provisions of the *Retail Business Holiday Act, R.S.O. 1990, c.R.30*, the municipality may pass a by-law to allow retail stores to remain open on statutory holidays if it can be designated a tourism area; and

Whereas, a public meeting must be held prior to Council passing this by-law;

Now therefore, be it resolved, that Council of the Township of Clearview hereby:

1. Direct staff to add a public meeting to a forthcoming agenda for the purposes of passing a by-law under the *Retail Business Holiday Act*;
2. Direct staff to prepare a by-law to declare the Township of Clearview a tourism area with the purpose of providing the opportunity for retail businesses to remain open on Statutory holidays.

**13.2 Notice of Motion – Councillor McKechnie (Duntroon Hall Cost Overruns)**

(for discussion - March 22, 2021 Council Meeting)

WHEREAS this Council previously approved funding of 1/2 the cost of a new furnace for the Duntroon Hall up to a maximum of \$10,000 (Township commitment); and

WHEREAS the Duntroon Hall Committee has sourced a less expensive furnace (approximately \$9000) that will still meet it's requirements;

THEREFORE BE IT RESOLVED THAT:

- (a) the Township of Clearview make the remainder of the \$10,000 (approximately \$5,500) available to the Duntroon Hall Committee for cost overruns on other renovations; or
- (b) the Township of Clearview make the remainder of the \$10,000 (approximately \$5,500) available to the Duntroon Hall Committee as a loan to be used for cost overruns on other renovations.

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

Resolution:

Moved by Deputy Mayor Burton, Seconded by Councillor Dineen, Be It Resolved, that By-Law 21-29, being a by-law to confirm the proceedings of the March 8<sup>th</sup>, 2021 Council Meeting, be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of March, 2021. Motion Carried.

#### **15. Motion to Adjourn**

Resolution:

Moved by Councillor Dineen, Seconded Councillor McKechnie, Be It Resolved, that the Council Meeting be adjourned at 9:39 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.