



Special Council Meeting Agenda

Planning Public Meeting

Wednesday, October 29, 2025

5:30 p.m.

Hybrid In-person Meeting
Virtual & Council Chambers

This meeting is being conducted using a hybrid in-person format where members of Council, the public and staff members are in-person at the Administration Centre – Council Chamber located at 217 Gideon Street, or where permitted, attend virtually through Zoom.

All information including opinions, presentations, reports, documentation, etc. that are provided at a public or open meeting are considered a public record.

Livestream Notice: Please be advised that Clearview Township Council meetings are livestreamed to the Township's YouTube channel and video of the meeting is accessible to the public through YouTube. By participating in the meeting, attendees consent to being on video. The official record of the meeting are the approved minutes.

Public Comments Notice: The views expressed in the public comments are solely those of the individuals providing them and do not reflect the opinions of the Township, its agents, or its employees. It is not possible for the Township to verify the accuracy of all information provided by members of the public. The Township therefore assumes no responsibility for any inaccurate information that may be contained within the public comments. If you have information that might correct, clarify, or refute any statements contained within the public comments, please forward it to the Township Planning Department.

Order of Proceedings

1. Approval of Agenda

Recommendation:

Be It Resolved that Council of the Township of Clearview hereby approve the Agenda dated October 29, 2025 as presented.

2. Declarations of Interest

3. Public Meetings

3.1. Zoning By-law Amendment – File 2025-052 (Redrupp – 1943, 2015 and 2057 Fairgrounds Road South & Property with no civic address)

- **Township Public Meeting Presentation**

Presented by: Nick Ainley, Community Planner

- **Technical Report**
- **Appendix A – Orthophoto**
- **Appendix B – Official Plan & Zoning By-law**
- **Appendix C – Property Details**
- **Appendix D – Consent Sketch**

- **Applicant's Presentation**

Presented by: Kristine Loft, Loft Planning Inc.

- **Public Participation/Comments (if any)**

- **Written Agency Comments received by October 22, 2025**
- **Written Public Comments received by October 22, 2025**

4. Comprehensive Zoning By-law Review – Working Session

4.1 Zoning By-law Review Update Presentation

Presented by: Township's Consultant - Dave Aston and Aleah Clarke, MHBC Planning

- **Background Report**
- **Appendix A – Comment Summary (as of October 22, 2025)**
- **Appendix B – Comments**

After the update presentation, MHBC Planning will provide a brief overview of each of the below key topics, providing time after each for the public and Council to ask questions and provide comments specific to the topic.

- Additional Residential Units (ARUs)
- On-Farm Diversified Uses (OFDUs)
- Home Businesses
- Use of Shipping Containers
- Residential Lot Fabric
- Parking Requirements
- Archaic Plans
- Requirements for Cluster Development
- Private Servicing – Using Cisterns

5. By-law to Confirm Proceedings of Council Meeting

Recommendation:

Be It Resolved that By-Law 25-59, being a by-law to confirm the proceedings of the October 29th, 2025, Council Meeting, be presented and read a first, second and third time and finally passed this 29th day of October, 2025.

6. Motion to Adjourn

Recommendation:

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