



## Township of Clearview Council Meeting Agenda

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**Monday, December 8, 2025**

**3:00 p.m.**

**Hybrid Meeting**  
Virtual & Council Chambers

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

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

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

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### **Land Acknowledgement**

I would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards and caretakers of the land. We acknowledge that Clearview Township is located within the boundaries of Treaty 18, the traditional lands of the Anishinaabeg, Haudenosaunee, Tionontati, Wendat, and is the home of many First Nations, Metis, and Inuit peoples as part of an intricate nationhood that reaches across Turtle Island. At this time of truth and reconciliation, we welcome the opportunity to work together towards new understandings and new relationships and ask for guidance in all we do.

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### **Order of Proceedings**

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

##### **Recommendation:**

Be It Resolved that the next portion of the meeting be closed to the public in accordance with s. 239 (2) of the Municipal Act, 2001:

- (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board

**Topic(s) for Discussion:** Potential Municipal Facility Partnership & Wastewater Infrastructure

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

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby approve the Agenda dated December 8, 2025, as presented.

## **3. Declarations of Interest**

## **4. Public Participation Period**

**Be advised that comments and views expressed under Public Participation Period are not the views of the Township of Clearview, Council, or the Administration.**

- Public Participation is limited to 15 minutes
- Each Person is limited to 5 minutes
- Questions or comments are to be directed to the Mayor
- Questions shall not refer to personnel matters, litigation or potential litigation or planning matters that have already had a public meeting or any item considered confidential

For those members of the public not able to attend the meeting in-person, written public participation can be provided through the Township's [portal](#). Written comments shall be received prior to noon the Friday before the regularly scheduled Council meeting.

**Remember, please share the time with your fellow citizens**

## **5. Delegations and Presentations**

### **5.1 Clearview Transit Study Presentation**

**Presented by:** Matthew Lattavo, Innovation Lead with Left Turn, Right Turn

### **Public Works**

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#### **Report # PW-023-2025 – Clearview Transit Review**

#### **Appendix A – Clearview Transit Study – Final Report**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report #PW-023-2025 (Clearview Transit Study Report) dated December 8, 2025; and,

- 1) That Council direct Staff to make the recommended route changes identified in the Clearview Transit Study Report attached as Appendix A to this report, to be implemented in the Spring of 2026; and,
- 2) That Council supports Staff working with transit partners; Landmark Bus Lines, Town of Collingwood, Town of Wasaga Beach and County of Simcoe LINX to implement other supporting recommendations in the Clearview Transit Study Report.

## **6. Public Meetings**

### **6.1 2026 Budget Public Meeting Presentation 2026 Staff Proposed Budget Summary**

**Presented by:** Kelly McDonald, Treasurer/Director of Finance

#### **a) Council Member Motions**

Upon completion of the Public Meeting, Council Members will be provided the opportunity to make any last recommendations to the 2026 Budget.

**Note:** As per the 2026 Budget timeline and budget powers provided to the Head of Council under Section 284.16 of the Municipal Act, 2001, the Mayor will present the proposed 2026 Budget on January 8, 2026. From this date, Council has 30 days to pass any resolutions to amend the budget. If no amendments are received, the Budget is deemed adopted on February 7, 2026.

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

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby approve the Minutes of the November 17, 2025, November 18, 2025, November 22, 2025, November 24, 2025, and November 26, 2025 Council Meetings as presented.

- **November 17, 2025 Special Council Meeting Minutes (Budget Workshop #1)**
- **November 18, 2025 Special Council Meeting Minutes (Budget Workshop #2)**
- **November 22, 2025 Priority Council Meeting Minutes**
- **November 24, 2025 Council Meeting Minutes**
- **November 26, 2025 Special Council Meeting Minutes (Public Planning Meeting)**

## **8. Correspondence and Information Items**

### **8.1 Closed Session Report (if any)**

### **8.2 County Release – County of Simcoe Celebrates 20 Years of Lifesaving Public Access Defibrillator (PAD) Program**

### **8.3 County Release – 2026 County of Simcoe Budget approved by Council**

### **8.4 Township of Springwater – Opposing Use of Clearview Township's Agricultural Lands for National Defence's A-OTHR Receive Site**

### **8.5 Ministry of Municipal Affairs and Housing Letter – Bill 17 Zoning By-laws, Holding By-laws & Interim Control By-laws**

- 8.6 **County Release – Building Up Simcoe County – Our Community Blueprint for Affordable Housing and Homelessness Prevention release**
- 8.7 **NVCA Media Release – NVCA Unanimously Approves Budget**
- 8.8 **County Release – County provides update on Tiffin Street modular building**
- 8.9 **Enbridge Gas – Notice of Application 2024 Utility Earnings and Disposition of Deferral & Variance Account Balances**
- 8.10 **County Advisory – Museum – Step back in time at Simcoe County Museum’s Victorian Christmas**

## **9. Council Reports and Community Announcements**

### **9.1 Ward Reports**

## **10. Department Reports**

### **Planning and Building**

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#### **Report # PB-046-2025 – Comprehensive Zoning By-law Project Update – Draft Environmental Protection Zones**

#### **Appendix A – Comprehensive Zoning By-law Project Update – Draft Environmental Protection Zones**

#### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report #PB-046-2025 (Comprehensive Zoning By-law Project Update – Draft Environmental Protection Zones) dated December 8, 2025; and,

- 1) That Council consider this report in the development of the Draft Township of Clearview Comprehensive Zoning By-law; and,
- 2) That Council direct staff to pursue an Official Plan Amendment to the Township of Clearview Official Plan 2024 to address implementation challenges directly related to the public concern received regarding the draft Environmental Protection Zones (EP1, EP2 and EP3) as outlined in the Draft Township of Clearview Zoning By-law; and,
- 3) That Council direct staff to coordinate a Public Meeting for the purpose of providing the public an opportunity to make representations in respect to the proposed Revised Draft Comprehensive Zoning By-law and Official Plan Amendment.

#### **Report # PB-050-2025 – Zoning By-law Amendment Application (Redrupp)**

#### **Appendix A – Orthophoto**

#### **Appendix B – Planning Policy**

## **Appendix C – Consent Sketch**

## **Appendix D – Comment & Response Summary**

## **Appendix E – Comments**

## **Appendix F – Draft Zoning By-law Amendment**

## **Appendix G – Township Official Plan Policy Analysis**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PB-050-2025 (Zoning By-law Amendment Application (Redrupp)) dated December 8, 2025; and,

- 1) That Council be presented with a Zoning By-law, generally consistent with the draft amendment found in Appendix 'F', for the lands municipally known as 1943, 2015 and 2057 Fairgrounds Road South as well as No Civic Address, for approval at the January 12, 2026, meeting.

## **Parks and Recreation**

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### **Report # PCR-015-2025 – Trailer Washrooms Summer 2025**

#### **Appendix A - Trailer Washrooms Summer 2025 Photos**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PCR-015-2025 (Trailer Washrooms Summer 2025) dated December 8, 2025, for information.

### **Report # PCR-016-2025 – Stayner Lawn Bowling Tree Removal**

### **Recommendation:**

Be It Resolved that Council of the Township of Clearview hereby receive report PCR-016-2025 (Stayner Lawn Bowling Tree Removal) dated December 8, 2025; and,

- 1) That Council approve the removal of the tree located at the Stayner Lawn Bowling site (205 Ontario Street), to a maximum amount of \$7,000.00 plus HST, sole sourcing the services from Brett Falls Land Services; and,
- 2) That the amount be funded from the Tax Stabilization Reserve.

## **11. By-laws**

### **By-law 25-61 – Zoning By-law Amendment (7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Rad 42, Stayner)**

#### **By-law 25-61 Explanatory Note**

### **Recommendation:**

Be It Resolved that By-law 25-61, being a by-law to regulate the use of land and the character, location and use of buildings and structures on the lands municipally known as 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42, Stayner, be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of December, 2025.

### **By-law 25-73 – Council Remuneration By-law**

#### **Recommendation:**

Be It Resolved that By-law 25-73, being a by-law to set the remuneration to be paid to members of Council of the Corporation of the Township of Clearview, be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of December, 2025.

## **12. Notice of Motion/New Business**

### **13. Confirmatory By-law**

#### **Recommendation:**

Be It Resolved that By-Law 25-74, being a by-law to confirm the proceedings of the December 8<sup>th</sup>, 2025, Council Meeting, be presented and read a first, second and third time and finally passed this 8<sup>th</sup> day of December, 2025.

## **14. Motion to Adjourn**

#### **Recommendation:**

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