

APPENDIX C

Comment & Response Summary

The following table outlines the public and agency comments received regarding the subject application(s). A response for each comment is provided by Township Staff. All comments are appended within this Appendix.

#	Comment Summary	Response
1	<p>Enbridge</p> <p>Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.</p> <p>Please always call before you dig, see web link for additional details:</p> <p>https://www.enbridgegas.com/safety/digging-safety-for-contractors</p> <p>Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.</p>	<p>No objection. Any further circulations will be forward.</p>
2	<p>NVCA – October 1, 2024</p> <p><i>Ontario Regulation 41/24</i></p> <p>1. The property falls partially within an area affected by Ontario Regulation 41/24 (the Authority's Prohibited Activities, Exemptions and Permits Regulation) where a permit is required from the NVCA under the Conservation Authorities Act prior to development.</p> <p>2. The area is affected by the regulation due to the Coates Creek unevaluated wetland, floodplain, erosion hazard areas and associated buffers.</p> <p>NVCA staff offer the following regulatory comments:</p>	<p>NVCA has no objection to the application and confirms conformity with Provincial Plans.</p> <p>Upon submission of the Site Plan Amendment, please ensure the following information is submitted:</p> <ul style="list-style-type: none"> - Lot Grading Plan. - Confirmation of any emergency contingency measures proposed to ensure that no impacted runoff is discharged to the adjacent creek during overflow events. - An Erosion and Sediment Control (ESC) Plan. - The applicant is encouraged to

	<p><i>Natural Hazard - Regulatory Comments</i></p> <p>3. Policies contained within the PPS restrict development to areas outside of hazardous lands adjacent to shorelines and large inland lakes as well as river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.</p> <p>4. NVCA staff have no further concerns with the natural hazard delineation.</p> <p>5. Please provide copies of all draft by-law documents, including schedules for NVCA to provide confirmation.</p> <p><i>Natural Hazard - Advisory Comments</i></p> <p>Upon submission of the Site Plan Amendment, please ensure the following information is submitted:</p> <p>6. A lot grading plan.</p> <p>7. Confirmation of any emergency contingency measures proposed to ensure that no impacted runoff is discharged to the adjacent creek during overflow events.</p> <p>8. An Erosion and Sediment Control (ESC) Plan.</p> <p>9. The applicant is encouraged to complete the Hydrogeological Assessment check List intended to support development applications, Found on Table 1 (page 6 and 7) of the document entitled "Hydrogeological Assessment Submissions, Conservation Authority Guidelines for Development Applications" June 2013 found on our website.</p> <p>Conclusion</p> <p>In closing, staff has no objection to the application subject to NVCA the applicant obtaining a permit from the NVCA.</p>	<p>complete the Hydrogeological Assessment check List intended to support development applications</p>
3	<p>NVCA – February 5, 2025</p> <p>NVCA staff have reviewed the following</p>	<p>Township Staff circulated draft mapping for the application. NVCA staff are supportive of an expansion to the</p>

	<p>documents:</p> <ul style="list-style-type: none"> 10367 County Road 10, Natural Hazards Assessment; Prepared by Tatham Engineering; Dated: December 22, 2023 Zoning Schedule '1' – provided by Clearview Township staff <p>NVCA staff are supportive of aligning the EP zone with the Natural Hazard delineation, per the Natural Hazard Plan - Signed and Sealed: Dec 21, 2023 (contained within the Natural Hazard Assessment).</p>	<p>existing EP zone to align with the hazards delineation as submitted by the applicant.</p>
4	<p>Public Comment 1</p> <p>Good Day. I am writing in regards to the planning application before the township to expand the waste facility on county road 10. You are listed as the township planner dealing with the application. I have attached a link to information relating to risks associated with the spreading of sewage on agriculture land. There is other material available on the same topic easily available online. I am wondering if these risks have been taken into account when assessing this application to expand the facility and if so how. The township report seems to be concerned only with the risks associated with the facility itself and not the use of the product it produces. I am wondering, given the risks to groundwater and food supply associated with the use of sewer sludge on farmland, whether it is appropriate for the county to be allowing an application to proceed that will have the impact of increasing those risks to those dependent on the water and food supply that will be impacted by the expansion. I would appreciate hearing from you regarding if and how the risks identified in the attached material are being addressed in the application process. If they are not being considered I would like to know why not.</p>	<p>The proposed application is to regulate the site itself. The lagoon operations have existed on-site since the 1995 and have had an ECA permit since then. An amended permit will be required prior to expansion of the lagoons.</p> <p>As per IPS comments “testing of the materials is completed by the operator as retained by certified companies and submitted to OMAFRA (Ministry of Agriculture, Food and Rural Affairs) and MECP (Ministry of the Environment, Conservation and Parks). Yearly tracking and record keeping is required. Supplier of any material to ROHES is also responsible for testing and keeping records”. The material is stored on site to ensure that it is stabilized, and the material is tested and screened prior to use. It should be noted that spreading of material is only permitted during certain months, and the operator must test the ground for water content before spreading.</p> <p>All materials are treated and closely regulated, so there are no concerns from the source. The applicant has provided the studies to support the proposal in regard to impact on surrounding lands.</p>

	https://ehjournal.biomedcentral.com/articles/10.1186/s12940-023-01008-4	
5	<p>Public Comment 2</p> <p>This is further to my previous e-mail raising my concerns about the proposed expansion of municipal waste treatment facilities in Clearview that are supplying bio-waste (sludge) to the farming community. I would appreciate if this could be included in the materials being considered during the approval application process. In my opinion, given the long term future impacts of the decisions being made now on this topic it is incumbent upon the township to ensure that the applicant has adequately addressed the risks highlighted in the materials I have provided and that the community be assured that its food and water supply will not be put at risk of contamination from the myriad of forever chemicals that now form a part of the sewage waste produced by every home and business in Clearview. https://modernfarmer.com/2024/06/why-maine-is-taking-the-feds-to-court-oversludge/?utm_source=modernfarmer.beehiiv.com&utm_medium=newsletter&utm_campaign=from-farm-to-hospital</p>	Response above.
6	<p>Township Public Works</p> <p>Public Works Staff have no concerns with application 2024-035.</p>	Public Works to provide additional comments at site plan approval application.
7	<p>County of Simcoe – Planning</p> <p>Legally existing uses, including expansions of such uses are permitted per Policy 4.12.6 of the County Official Plan. The sewage lagoons are legally existing uses and would therefore be permitted to expand.</p> <p>As it relates to the proposed operations shop, this would be a new use for the</p>	<p>The proposed expansion to the lagoons to be considered under Policy 4.12.6.</p> <p>Operations shop is an existing use. The proposed new shop is to be constructed</p>

<p>subject lands and would therefore be subject to the Agricultural policies of the County of Simcoe Official Plan and Provincial Policy Statement (PPS). Policy 3.6.6 of the County Official Plan lists the uses that are permitted within the Agricultural designation of the County Official Plan and include agricultural uses, agriculture-related uses, processing of agricultural products, on-farm diversified uses, and other uses. Based on the information provided in the Planning Justification Report, it is unclear whether the proposed operations shop can be considered a permitted use as per Policy 3.6.6 or as a non-agricultural use in a prime agricultural area per Policy 3.6.12. Please provide additional information on this proposed use so that County and Township Planning staff can make this determination. If it is determined that the proposed operations shop can only proceed as a non-agricultural use in a prime agricultural area, an addendum to the Planning Justification Report should be completed, to include justification to permit the use in accordance with the criteria of Policy 2.3.6 of the PPS and Policy 3.6.12 of the County Official Plan.</p> <p>County Planning staff previously advised that the entire property was mapped as having archaeological potential within the County's Archaeological Management Plan document. A Stage 1-2 Archaeological Assessment was completed by Irvin Heritage Inc. and focussed on the area associated with the proposed expansion of the sewage lagoons. As noted above, development in the form of a proposed operations shop, is also proposed on the western side of Coates Creek. The area associated with these lands is also proposed to be re-designated to Agriculture through the proposed amendment. Accordingly, County Planning staff request that further</p>	<p>to replace several existing structures that will be removed. The proposed ZBA will limit the developed area to the existing size of the site.</p> <p>Policy 3.6.12 reflects requirements to be met for a non-agricultural use in a prime agricultural area. These requirements are reflected in the justification under the PPS and Township OP policies within staffs' report. The applicants PJR has been revised to reflect the non-agricultural use.</p> <p>Supportive archeological assessment report submitted. Additional assessments maybe required at Site Plan Application in relation to the proposed operations building.</p>
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	<p>assessment be undertaken in the area associated with the proposed operations shop.</p> <p>County Planning staff will defer comment on natural hazards, including the accuracy of the proposed mapping refinement to the Township's Official Plan to NVCA staff.</p>	<p>NVCA has no objection to this application.</p>
	<p>County of Simcoe – Transportation and Engineering</p> <p>1. An Engineering Review Application form and applicable fees are to be submitted to the County for each submission.</p> <p>2. The existing right-of-way on County Road 10 adjacent to the subject property is approximately 30.5 metres wide. In accordance with Table 5.4 of the Simcoe County Official Plan, the required basic right-of-way width for County Road 10 is 40.0 metres. The County will require a road widening of approximately 4.75 metres.</p> <p>As a condition of site plan approval, the applicant will be required to transfer to the Corporation of the County of Simcoe ("County"), at no cost, a fee simple, unencumbered interest in the following:</p> <ul style="list-style-type: none"> • A road allowance widening along the entire frontage of the subject property adjacent to County Road 10 to provide a 20.0 metre right-of-way from the centre line of County Road 10. <p>The Applicant shall submit to the satisfaction of the County's Transportation and Engineering Department a preliminary reference plan which sets out the road widening to be transferred to the County. Upon approval, the County will instruct the surveyor to deposit the reference plan in the Land Registry Office for Simcoe County and request the surveyor provide the County with 1 copy and 1 electronic copy of the deposited reference plan. All costs associated with the land transfer,</p>	<p>To be submitted to the County by the applicant.</p> <p>Road widening - condition of site plan approval.</p> <p>Road widening - condition of site plan approval.</p> <p>Reference plan to be submitted by applicant. Condition of site plan approval.</p>

<p>including costs relating to surveying, legal fees, and disbursements, agreements, HST, etc. shall be fully borne by the Applicant. All legal documentation is to be negotiated, prepared and registered by the Legal Services Department of the County and to be executed where required by the Applicant. The Applicant shall submit to the Legal Services Department of the County a deposit in the amount of \$1200.00 prior to the services being rendered. Invoices will be submitted on a cost recovery basis and applied against the deposit. Additional deposits may be required, and any excess over the total invoices will be refunded. The County of Simcoe is requesting the road widening pursuant to section 41(8) &(9) of the Planning Act and such land will form part of the highway to the extent of the designated widening in accordance with section 31(6) of the Municipal Act, 2001. The widening of County Road 10 is required pursuant to the County's standards for the construction of roads and is consistent with proper safety standards.</p> <p>The County of Simcoe Entrance By-law No. 5544 regulates the construction, alteration or change in the use of any private or public entranceway, gate or other structure or facility that permits access to a County road. The County of Simcoe has no record on an Entrance Permit being issued for the existing entrance from this property onto County Road 10. If the property Owner cannot produce a valid permit, this entrance would be considered 'Legal non- conforming'. The County is requesting that the Owner apply for a Commercial Entrance Permit in the interest of updating the status of this entrance. Please note that the maximum permitted Commercial Entrance width as set out in By-law No. 5544 is 9.0 metres and minimum turning radius is 15.0 metres.</p>	<p>Applicant to apply for a commercial entrance permit. Condition of site plan approval.</p>
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<p>4. Please provide the location of the construction entrance to the site on the site plan. If it is off the County Road 10, the Owner shall obtain a Temporary Construction Entrance and provide a securities prior to construction.</p> <p>5. The County of Simcoe Setback By-law No. 5604 regulates the location of buildings and other structures within 45 metres of lands adjacent to County Roads. Any new buildings and other structures must be located, at minimum, 15.0 metres from the new Limit of the County Road 10 road allowance. Structures include, but are not limited to: septic systems and fields, wells, earth berms, storm ponds, etc.</p> <p>6. A Sign Permit will be required for any proposed Signage on the County Road 10. The County setback for the signs if 1.5 metres from the new property line.</p> <p>7. Prior to final approval and any site alteration, the Owner shall submit all applicable reports and drawings related to this development to the satisfaction of the County of Simcoe. These may include:</p> <ul style="list-style-type: none"> a. Stormwater Management Brief b. Grading Plans c. Traffic Impact Study d. Erosion & Sediment Control Plans e. Servicing Plans 	<p>Applicant to apply for a temporary construction entrance. Condition of site plan approval if a construction entrance is required.</p> <p>No new structures proposed within this setback.</p> <p>No new sign proposed.</p> <p>Required to be submitted for the site plan application:</p> <ul style="list-style-type: none"> a. Stormwater Management Brief b. Grading Plans c. Traffic Impact Study d. Erosion & Sediment Control Plans e. Servicing Plans
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