

From: [Christine Taggart](#)
To: [Rossalyn Workman](#)
Cc: [Danielle Barranger](#); [Patti Kennedy](#); [Jennifer Georgas](#)
Subject: RE: Notice of Complete Application and Public Meeting - Region of Huronia - 2024-035
Date: June 19, 2024 3:42:19 PM

Good afternoon, Rossalyn.

Public Works Staff have no concerns with application 2024-035.

Kind regards,

Christine Taggart

Development Implementation Technologist

ctaggart@clearview.ca

705-428-6230 ext. 269

[Clearview Township](#)



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From: Danielle Barranger <dbarranger@clearview.ca>

Sent: Thursday, June 6, 2024 12:11 PM

To: Baz Dokainish <bdokainish@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkey <shelmkey@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Lori Kennedy <lkennedy@clearview.ca>

Cc: clerks@greyhighlands.ca; planning@grey.ca; clerk@wasagabeach.com; dgouldbrown@adjtos.ca;

From: [Municipal Planning](#)
To: [Danielle Barranger](#)
Subject: RE: Notice of Complete Application and Public Meeting - Region of Huronia - 2024-035
Date: June 7, 2024 10:42:51 AM

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.

Thank you for your circulation.

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.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Danielle Barranger <dbarranger@clearview.ca>

Sent: Thursday, June 6, 2024 12:11 PM

To: Baz Dokainish <bdokainish@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmky <shelmky@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Lori Kennedy <lkennedy@clearview.ca>

Cc: clerks@greyhighlands.ca; planning@grey.ca; clerk@wasagabeach.com; dgouldbrown@adjtos.ca; townclerk@thebluemountains.ca; renee.ainsworth@springwater.ca; dholmes@melancthontownship.ca; llehr@essatownship.on.ca; tatkinson@mulmur.ca; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; natasha.charles@georginaisland.com; dmowat@alderville.ca; consultation@alderville.ca; bfnchief@chimnissing.ca; consultations@chimnissing.ca; keithk@curvelake.ca; KaitlinH@curvelake.ca;



County of Simcoe
Planning Department
1110 Highway 26,
Midhurst, Ontario L9X 1N6

Main Line (705) 726-9300
Toll Free (866) 893-9300
Fax (705) 727-4276
simcoe.ca



June 27, 2024

VIA EMAIL

Rossalyn Workman, RPP
Community Planner
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

RE: Applications for Official Plan Amendment and Zoning By-law Amendment (No. 2024-035)
Municipal Address: 10367 County Road 10
County File No.: CV-PRE-22014

Thank you for circulating the County on the above applications for comment. It is understood that the applicant is proposing to establish land use permissions to recognize and permit the expansion of an existing use (sewage lagoons) on the subject lands. Additionally, development in the form of an operations shop is also proposed on the west side of Coates Creek. This building is proposed to be used for maintaining trucks and equipment for on-site operations.

Lands associated with the existing and proposed expansion of the sewage lagoons are proposed to be re-designated from 'Greenland – Natural Heritage Areas' and 'Agriculture' to 'Agriculture – Exception'. Lands on the west side of Coates Creek, including lands associated with the proposed operations shop are proposed to be re-designated from 'Greenland – Natural Heritage Areas' to 'Agriculture'. A portion of the subject lands are proposed to be re-zoned from 'Agricultural' and 'Waste Disposal Industrial' to 'Agricultural – Exception'. The County's comments can be found below.

Planning Comments

The subject lands are designated Agricultural and Greenlands on Schedule 5.1 of the County of Simcoe Official Plan (see attached). The area of the proposed expansion of the existing sewage lagoons and the area of the proposed operations shop are each entirely within the Agricultural designation.

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.

As it relates to the proposed operations shop, this would be a new use for the 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.

With respect to Part B, Section 1.0 – Details of the Amendment in the draft OPA text, County Planning staff offer the following comments and suggestions:

- It is understood that a portion of the subject lands are proposed to be re-designated from 'Greenland – Natural Heritage Areas' and 'Agriculture' to 'Agriculture Exception' and 'Agriculture'. However, there is no associated policy in the draft OPA text that outlines the proposed exceptions to the policies of the Agriculture designation. The draft OPA text should be revised to include a policy for the 'Agriculture Exception' lands.
- Consideration be given to re-designating the southwest portion of the subject lands, including the area associated with the proposed operations shop, to more closely align with the existing zoning on the property

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 assessment be undertaken in the area associated with the proposed operations shop.

Coates Creek bisects the subject lands in a southwest-northeast direction. Accordingly, much of the central area of the property is regulated by the Nottawasaga Valley Conservation Authority (NVCA) for natural hazards. 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.

We will also note that the County is the approval authority for local official plan amendments with an associated fee of \$3,000.00 (privately initiated) to be paid when the adoption package is submitted to the County.

Transportation and Engineering Comments

County Transportation and Engineering staff have also reviewed the proposed site plan and provide the following comments.

1. An Engineering Review Application form and applicable fees are to be submitted to the County for each submission.
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.

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:

- 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.

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, 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.

3. 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.
 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.
 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.
 6. A Sign Permit will be required for any proposed Signage on the County Road 10. The County setback for the signs is 1.5 metres from the new property line.
 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:
 - a. Stormwater Management Brief
 - b. Grading Plans
 - c. Traffic Impact Study
 - d. Erosion & Sediment Control Plans
 - e. Servicing Plans
-

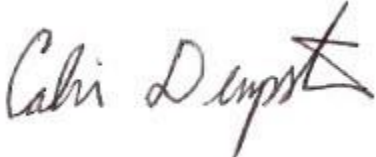
If you have any questions regarding the above Transportation and Engineering comments, please direct them to Supneet Singh, Engineering Technician II at (705) 726-9300 ext. 1345 or supneet.singh@simcoe.ca.

Please circulate the County on all future notices associated with this proposal.

If you have any questions or require further information, please feel free to contact the undersigned at (705) 726-9300 ext. 1114 or calvin.dempster@simcoe.ca.

Sincerely,

The Corporation of the County of Simcoe

A handwritten signature in dark ink, appearing to read "Calvin Dempster", with a stylized flourish at the end.

Calvin Dempster, RPP
Planner III

Attachment: Screenshot of subject lands with *Schedule 5.1 - Land Use Designations* overlay

cc: Tiffany Thompson, Manager of Planning, County of Simcoe
Supneet Singh, Engineering Technician II, County of Simcoe
Amy Cann, Director of Planning and Building, Township of Clearview
Davin Metheral, Planner, Nottawasaga Valley Conservation Authority



Nottawasaga Valley
Conservation Authority

October 1, 2024

SENT BY EMAIL

Township of Clearview
217 Gideon St.
Stayner, ON
L0M 1S0

Attn: Rossalyn Workman
Manager of Planning
rworkman@clearview.ca

Dear Rossalyn,

**RE: Proposed Official Plan Amendment/Zoning By-law Amendment
Town File No. 2024-035
10367 County Road 10, Clearview
NVCA ID #30857**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application to rezone a portion of the subject lands to facilitate the expansion of an existing sewage treatment facility on the subject property.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township of Clearview.

In preparing these comments the following was reviewed:

- EMAIL – Natural Hazard Assessment / Comment Responses. Sent by Tatham Engineering on September 16, 2024.
- MODEL – Coates Creek Hydraulic Model Digital File (HEC-RAS). Provided by Tatham on September 16, 2024.
- REPORT – *10367 County Road 10 – Natural Hazard Assessment*. Prepared by Tatham. Dated December 22, 2023.
- DRAWING – *Conceptual Site Plan – 10367 County Road 10, Springwater, Ontario*. Prepared by Innovative Planning Solutions. Dated March 12, 2024.

Ontario Regulation 41/24

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.
2. The area is affected by the regulation due to the Coates Creek unevaluated wetland, floodplain, erosion hazard areas and associated buffers.

NVCA staff offer the following regulatory comments:

Natural Hazard - Regulatory Comments

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.
4. NVCA staff have no further concerns with the natural hazard delineation.
5. Please provide copies of all draft by-law documents, including schedules for NVCA to provide confirmation.

Natural Hazard - Advisory Comments

Upon submission of the Site Plan Amendment, please ensure the following information is submitted:

6. A lot grading plan.
7. Confirmation of any emergency contingency measures proposed to ensure that no impacted runoff is discharged to the adjacent creek during overflow events.
8. An Erosion and Sediment Control (ESC) Plan.
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.

Conclusion

In closing, staff has no objection to the application subject to NVCA the applicant obtaining a permit from the NVCA.

Please feel free to contact the undersigned at extension 278 or dmetheral@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,

Davin Metheral

Davin Metheral
Planner

Cc: Greg Marek, Senior Planner, NVCA
James Hunter, Planner, Innovative Planning Solutions

Rossalyn Workman

From: [REDACTED]
Sent: June 7, 2024 2:09 AM
To: Rossalyn Workman
Subject: Emerging environmental health risks associated with the land application of biosolids: a scoping review | Environmental Health | Full Text

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

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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 on line.

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 dependant 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.

<https://ehjournal.biomedcentral.com/articles/10.1186/s12940-023-01008-4>

Kind regards,

[REDACTED]

Sent from my iPhone

Rossalyn Workman

From: [REDACTED]
Sent: June 23, 2024 10:33 AM
To: Rossalyn Workman
Subject: Why Maine is Taking the Feds to Court Over Sludge - Modern Farmer

[REDACTED]

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. 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-over-sludge/?utm_source=modernfarmer.beehiiv.com&utm_medium=newsletter&utm_campaign=from-farm-to-hospital

Kind regards,

[REDACTED]

Sent from my iPhone