

# Schedule D - Comments

**From:** [Vanderwal, Eric \(MNR\)](#)  
**To:** [Clearview Planning Team](#)  
**Subject:** RE: Notice of Complete Application & Public Meeting - 2024-041-ZB  
**Date:** July 24, 2024 10:55:45 AM  
**Attachments:** [image001.png](#)

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You don't often get email from [eric.vanderwal@ontario.ca](mailto:eric.vanderwal@ontario.ca). [Learn why this is important](#)

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The subject property, 4769 Highway 26, Clearview, is outside Niagara Escarpment Plan area and NEC's area of Development Control.

No anticipated impacts to NEP area.

No objection.

Kind regards,

**Eric Vanderwal**

A/ Senior Planner | Niagara Escarpment Commission  
232 Guelph Street, Georgetown, Ontario, L7G 4B1  
(905) 877-5191 | [www.escarpment.org](http://www.escarpment.org)



**Niagara Escarpment Commission**

An agency of the Government of Ontario

**Accessibility:** As part of the NEC's commitment to providing accessible service, please let me know if you have any accommodation needs or require the contents of this email in an alternative format.

**Availability:** NEC staff provide services in person, via telephone, or via email. To better serve you, **we ask that you make an appointment if you prefer to meet in person.** You may request an appointment with staff at [escarpment.org/appointments](http://escarpment.org/appointments).

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**From:** Niagara Escarpment Commission (MNR) <nec@ontario.ca>  
**Sent:** Wednesday, July 24, 2024 9:54 AM  
**To:** Vanderwal, Eric (MNR) <Eric.Vanderwal@ontario.ca>  
**Subject:** FW: Notice of Complete Application & Public Meeting - 2024-041-ZB

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## Lori Kennedy

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** July 29, 2024 11:00 AM  
**To:** Nick Ainley  
**Cc:** Clearview Planning Team  
**Subject:** RE: Notice of Complete Application & Public Meeting - 2024-041-ZB

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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](mailto: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](http://enbridge.com)  
Safety. Integrity. Respect. Inclusion.

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**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Wednesday, July 24, 2024 9:41 AM  
**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>; Danielle Barranger <dbarranger@clearview.ca>  
**Cc:** renee.ainsworth@springwater.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; consultation@curvelake.ca; Chief Donna Big Canoe <donna.bigcanoe@georginaisland.com>; Chief Ted Williams <tedw@ramafirstnation.ca>; Community Consultation <consultation@ramafirstnation.ca>; General Email <environmentoffice@saugeenojibwaynation.ca>; consultations <consultations@wendake.ca>; Metis Nation - Jessie <consultations@metisnation.org>; President Greg Garratt (Georgian Bay Métis Council <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com; planning@nvca.on.ca; Notices, Planning <planning.notices@simcoe.ca>; MPAC <LPUConsents@mpac.ca>; Canada Post <willy.behrens@canadapost.postescanada.ca>; NEC Owen Sound (MNRF) <necowensound@ontario.ca>; Christine.Bushey@smdhu.org; chyde@smcdsb.on.ca; Simcoe Muskoka District School Board

## Lori Kennedy

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**From:** Dempster, Calvin <Calvin.Dempster@simcoe.ca>  
**Sent:** August 15, 2024 9:35 AM  
**To:** Clearview Planning Team  
**Cc:** Nick Ainley  
**Subject:** RE: Notice of Complete Application & Public Meeting - 2024-041-ZB

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Good morning,

Thank you for circulating the County on this application for comment. However, be advised that the County has no comments on the proposed application.

**Calvin Dempster** RPP, MSc. (Planning)  
Planner III  
County of Simcoe  
1110 Highway 26  
Midhurst, ON L9X 1N6  
(705) 726-9300 ext. 1114

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**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Wednesday, July 24, 2024 9:41 AM  
**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>; Danielle Barranger <dbarranger@clearview.ca>  
**Cc:** renee.ainsworth@springwater.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; consultation@curvelake.ca; Chief Donna Big Canoe <donna.bigcanoe@georginaisland.com>; Chief Ted Williams <tedw@ramafirstnation.ca>; Community Consultation <consultation@ramafirstnation.ca>; General Email <environmentoffice@saugeenonjibwaynation.ca>; consultations <consultations@wendake.ca>; Metis Nation - Jessie <consultations@metisnation.org>; President Greg Garratt (Georgian Bay Métis Council <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com; planning@nvca.on.ca; Notices, Planning <Planning.Notices@simcoe.ca>; MPAC <LPUConsents@mpac.ca>; Canada Post <willy.behrens@canadapost.postescanada.ca>; NEC Owen Sound (MNRF) <necowensound@ontario.ca>; Christine.Bushey@smdhu.org; chyde@smcdsb.on.ca; Simcoe Muskoka District School Board <planningdept@smcdsb.on.ca>; circulations@wsp.com; Municipal Planning <municipalplanning@enbridge.com>; Hydro One <landuseplanning@hydroone.com>; EPCOR - Ted Burrell <tburrell@epcor.com>; EPCOR - Mehta <MMehta@epcor.com>; Wilson, Jody <jwilson@epcor.com>; Rogers 1 <simcoecirculations@rci.rogers.com>; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; Peter.Dorton@ontario.ca; Colin.Mulrenin@ontario.ca; Romeo.Augurusa@ontario.ca; NoticeReview@infrastructureontario.ca; Almas, Sara <salmas@collingwood.ca>; natasha.charles@georginaisland.com  
**Subject:** [EXTERNAL] Notice of Complete Application & Public Meeting - 2024-041-ZB

## Lori Kennedy

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**From:** CA - Circulations <CA.Circulations@wsp.com>  
**Sent:** July 24, 2024 9:43 AM  
**To:** Clearview Planning Team  
**Subject:** RE: Notice of Complete Application & Public Meeting - 2024-041-ZB

**Importance:** Low

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<<https://aka.ms/LearnAboutSenderIdentification>>

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<<https://plaud-ca.wsp.com/BellCanada/BL.png>>

Your E-mail was Received on: Wednesday, July 24, 2024

Thank you for your email on: Notice of Complete Application & Public Meeting - 2024-041-ZB

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at [circulations@wsp.com](mailto:circulations@wsp.com) <<mailto:circulations@wsp.com>> on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

### 1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:

#### Pre-consultation Circulations

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

Complete Application Circulations & Recirculations Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

### 2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

Concluding Remarks:

If you have any other specific questions, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) <<mailto:planninganddevelopment@bell.ca>> directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,

<<https://plaud-ca.wsp.com/BellCanada/BL.png>>

Juan Corvalan  
Bell Canada  
Senior Manager – Municipal Liaison  
Network Provisioning  
[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) <<mailto:planninganddevelopment@bell.ca>>

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From: Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>

Sent: Wednesday, July 24, 2024 1:40:40 PM

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

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(executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; Dorton, Peter (MTO) <peter.dorton@ontario.ca>; Colin.Mulrenin@ontario.ca <Colin.Mulrenin@ontario.ca>; Romeo.Augurusa@ontario.ca <Romeo.Augurusa@ontario.ca>; NoticeReview@infrastructureontario.ca <NoticeReview@infrastructureontario.ca>; salmas@collingwood.ca <salmas@collingwood.ca>; natasha.charles@georginaisland.com <natasha.charles@georginaisland.com>  
Subject: Notice of Complete Application & Public Meeting - 2024-041-ZB

Good morning,

Please find attached the Notice of Complete Application and Public Meeting related to Zoning By-law Amendment application by Lisbon Asphalt Products Ltd. (File number 2024-041-ZB)

The link below to the project on our website provides the applicant's full submission for your review.

Lisbon Asphalt Products Ltd. - Zoning By-law Amendment <<https://www.clearview.ca/building-planning/current-projects/lisbon-asphalt-products-ltd-zoning-law-amendment>>  
<<https://www.clearview.ca/building-planning/current-projects/lisbon-asphalt-products-ltd-zoning-law-amendment>>  
Township of Clearview <<https://www.clearview.ca/building-planning/current-projects/lisbon-asphalt-products-ltd-zoning-law-amendment>>

The application seeks to amend the zoning on a portion of the subject lands from the 'Extractive Industrial' (EX) Zone to the 'Extractive Industrial Exception' (EX-xx) Zone to allow an asphalt plant as a site-specific permitted use. The effect of the proposed by-law is to permit the operation of an asphalt plant on the subject lands.  
[www.clearview.ca](http://www.clearview.ca)

We ask that you please provide comments no later than Friday, August 16, 2024. If you are unable to meet this deadline, please contact me.

Kind regards,  
Danielle Barranger

Clearview Township Planning Services  
217 Gideon Street, Box 200  
Stayner, Ontario L0M 1S0  
[www.clearview.ca](http://www.clearview.ca) <<http://www.clearview.ca>>  
705-428-6230

<<http://www.clearview.ca>>

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**Nottawasaga Valley**  
Conservation Authority

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November 29, 2024

SENT BY EMAIL

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

Attn: Nick Ainley  
Community Planner  
nainley@clearview.ca

Dear Nick,

**RE: Zoning By-law Amendment  
Lisbon Asphalt  
Township File No. 2024-041-ZB  
4769 Highway 26, Clearview  
NVCA ID #55930**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application to rezone a portion of the subject lands from the 'Extractive Industrial' (EX) Zone to the 'Extractive Industrial Exception' (EX-xx) Zone to allow an asphalt plant as a site-specific permitted use.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) 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.

NVCA staff have reviewed the following material:

- MEMO: Hydrogeological review completed by Ryan Post, sent to Davin Metheral; Dated: August 5, 2024.
- REPORT: "*Stormwater Management and Servicing Report - Asphalt Plant, 4769 Highway 26, Township of Clearview*"; Prepared by: Pearson Engineering; Dated: May 2024.
- DRAWINGS: "*Conceptual Site Plan*" (2 sheets); Prepared by: Innovative Planning Solutions; Dated: May 17, 2024.
- DRAWINGS: "*Part of Lot 10 and 17 Concession 10, Township of Clearview, County of Simcoe*" (4 sheets); Prepared by: Mike Croft Contracting Inc.; Dated June 15, 2000.
- REPORT: Environmental Impact Study; Prepared by: Roots Environmental; Dated: May 21, 2024.



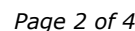
- Based upon a review of the proposed site plan provided with the application and the above noted material NVCA staff offer the following regulatory comments:

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.

The Site is partially located within the NVCA regulated area with evaluated (non-PSW) wetland features associated with the Strongville Swamp present in the southern part and in addition to the buffer zone related to an unevaluated wetland located in the central-west part of the parcel, no watercourses are located within the parcel.

## Ecology – Regulatory

1. The 120m study area for the EIS covers only the proposed development area within the lands subject to the ZBA. The study area should capture the lands subject to the ZBA application (green) as depicted in the Concept Plan below +120m:





The EIS should be updated to provide ELC and constraints mapping for the revised study area. The EIS impact assessment should be updated to include any NVCA regulated features if found within the expanded study area.

2. Within the area proposed for re-zoning, the tree inventory noted a wetland feature that was not reported in the EIS. Please review this area of the site and clarify the presence/absence of wetland features as defined in O. Reg. 41/24 within the area depicted in photos 4 and 5 in the tree inventory.
3. Constraints mapping is unclear – imagery is oblique and the 30m wetland setback is not shown. Please provide updated constraint mapping showing the entire 30m wetland regulation limit on current, vertical aerial imagery.
4. The hydrogeologic report indicates that the proposed development will result in an infiltration deficit of 8,000m<sup>3</sup> per year. The EIS does not discuss this or any potential off-site impacts via drawdown to the wetland. The EIS should be updated to address the reduction in infiltration and assess whether the feature is within the zone of influence of potential drawdown and whether this has the potential to impact local wetland hydrology.
5. Please clarify the delineation method of the Evaluated Strongville Swamp – it is unclear whether this feature was delineated on the site or via aerial imagery. A revision to the evaluated wetland boundary should be submitted to the MNRF and Clearview Township to reflect the current extent of the feature.

### **Hydrogeology – Regulatory**

6. Section 6.0 Construction Dewatering: the report notes- In the absence of foundation details, no dewatering estimates could be made. At detailed design, once the foundation details and utility work are known, provide information on the site dewatering requirements including a dewatering plan with monitoring and mitigation measures to the NVCA for review.
7. Section 7.0 Groundwater Quality: please advise on the source of the potential water exceedances from the one unfiltered groundwater sample collected from BH101-23.
8. Section 8.0 Water Balance: it is noted that 165,155 m<sup>3</sup> of the post-development area consists of landscape/vegetated area; however, as per the current ortho imagery, the site is an exposed sand and gravel pit. Please advise if the site will be restored/revegetated. If not, please advise on how the current landscape of exposed sand and gravel impacts the water budget calculations.
9. Section 8.0 Water Balance: as noted in section 6 regarding the absence of foundation details, please advise on the confidence regarding the building roof areas and the paved areas which is used in the water balance calculations.
10. Section 8.0 Water Balance: please advise why the 1981-2010 climate normal from Shanty Bay was used instead of a station that is more proximal to the site and/or 1991-2020 climate normal, e.g., Egbert.

11. Section 8.6 Water Balance Assessment Summary: it is noted that the site has elevated water table conditions which may limit the applicability of LID. It is also recognized that the site is internally drained.
12. Section 5.3 Groundwater Level Monitoring: given the proposed land use of an asphalt plant in a pre-existing sand and gravel pit with high K values, it is encouraged to complete annual groundwater monitoring including water quality analysis. Alternatively, the NVCA supports the decommissioning of the existing groundwater monitoring wells after completion of the construction of the project in conformance with Ontario's Wells Regulation (O.Reg.903) of the *Ontario Water Resources Act*.
13. Section 9.1 Highly Vulnerable Aquifer: At detailed design a spill response plan including inspection requirements, reporting, mitigation completed is recommended for this site.
14. Section 10.1 Natural Features: please advise on the potential impacts the change in the site land use may have on the wetland hydrology related to the two wetland features.

**Risk Management Official Comments:**

15. This property is within a Highly Vulnerable Aquifer; however, it is not within one of the Township's wellhead protection areas. Therefore, there are no significant drinking water threats that exist related to the application.

**Stormwater Management:**

16. At detailed design please confirm maximum depth of ponding on site during 100-year and Regional event on site. Please discuss expected depths of ponding on access roadways during the Regulatory event (greater of either 100-year or Regional event for the site).
17. At detailed design please confirm if any storm flows are expected to exit the site during the Regulatory event based on the proposed grading.

**Erosion and Sediment Control:**

18. At detailed design an Erosion and Sediment Control (ESC) Plan will be required.

**Conclusion**

In light of the above noted ecology and hydrogeology comments, the NVCA is recommending that a decision regarding the ZBA application be deferred until such time as the NVCA's comments pertaining to the land use have been satisfactorily addressed and reflected in an updated zoning schedule.

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

Sincerely,

*Davin Metheral*

Davin Metheral  
Planner

**From:** [Municipal Planning](#)  
**To:** [Nick Ainley](#)  
**Subject:** RE: Notice of Complete Application & Public Meeting - 2024-041-ZB  
**Date:** February 7, 2025 11:04:22 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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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.

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](mailto:MunicipalPlanning@Enbridge.com).

Thank you,

**Casey O'Neil (she/her)**

Sr Analyst Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-5180  
500 Consumers Rd, North York, ON M2J1P8

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect. Inclusion. High Performance.**

---

**From:** Nick Ainley <nainley@clearview.ca>

**Sent:** Wednesday, February 5, 2025 4:02 PM

**To:** 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>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Lori Kennedy <lkennedy@clearview.ca>; Colin Ens Funk <censfunk@clearview.ca>; Danielle Waters <dwaters@clearview.ca>

**Cc:** renee.ainsworth@springwater.ca; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; Kevin Butt <Kevin.Butt@rjburnside.com>; natasha.charles@georginaisland.com; dmowat@alderville.ca; consultation@alderville.ca; bfnchief@chimnissing.ca; consultations@chimnissing.ca;

**From:** [Dannhauser, Anèl \(MNR\)](#)  
**To:** [Nick Ainley; Clearview Planning Team](#)  
**Cc:** [Khan, Shazia \(MNR\)](#)  
**Subject:** RE: Notice of Complete Application & Public Meeting - 2024-041-ZB  
**Date:** February 10, 2025 5:00:44 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.jpg](#)

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Hi Nick

Thank you for circulating to the Niagara Escarpment Commission. The lands located at 4769 Highway 26, Clearview for the application by Lisbon Asphalt Products Ltd. (File number 2024-041-ZB) are located outside of the Niagara Escarpment Development Control Area and outside of the Niagara Escarpment Plan Area. NEC staff have no further comments.

Warm regards

**Anèl Dannhauser** (she/her)

Senior Planner

Niagara Escarpment Commission, Ministry of Natural Resources

232 Guelph Street, Georgetown ON, L7G 4B1 | Tel: 905-877-5191

1450 7th Avenue, Owen Sound, ON, N4K 2Z1 | Tel: 519-371-1001

Website: [www.escarpment.org](http://www.escarpment.org)



**Did you know:** You can now submit Development Permit Applications to the Niagara Escarpment Commission online? Visit our [website](#) to learn more.

**Accessibility:** As part of the NEC's commitment to providing accessible service, please let me know if you have any accommodation needs or require the contents of this email in an alternative format.

**Availability:** NEC staff provide services in person, via telephone, or via email. To better serve you, **we ask that you make an appointment if you prefer to meet in person.** You may request an appointment with staff at [escarpment.org/appointments](http://escarpment.org/appointments).

---

**From:** Niagara Escarpment Commission (MNR) <nec@ontario.ca>

**Sent:** Thursday, February 6, 2025 9:47 AM

**To:** Dannhauser, Anèl (MNR) <Anel.Dannhauser@ontario.ca>

**Subject:** FW: Notice of Complete Application & Public Meeting - 2024-041-ZB



**Nottawasaga Valley**  
Conservation Authority

---

April 2, 2025

SENT BY EMAIL

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

Attn: Nick Ainley  
Community Planner  
nainley@clearview.ca

Dear Nick,

**RE: 2<sup>nd</sup> Submission Comments  
Zoning By-law Amendment  
Lisbon Asphalt  
Township File No. 2024-041-ZB  
4769 Highway 26, Clearview  
NVCA ID #55930**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application to rezone a portion of the subject lands from the 'Extractive Industrial' (EX) Zone to the 'Extractive Industrial Exception' (EX-xx) Zone to allow an asphalt plant as a site-specific permitted use.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) 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.

NVCA staff have reviewed the following material:

- Project Comment Form – 1st Submission Circulation Comments Matrix; Dated: January 31, 2025; Prepared by: Innovative Planning Solutions Inc.
- Hydrogeological Assessment- Asphalt Plant, 4769 Highway 26, Clearview; Revision Prepared by: Cambium; Dated: January 13, 2025 (Cambium Reference: 18398-001)
- Figure 5 – Development Setbacks; No date; Prepared by: Roots Environmental.

Based upon a review of the proposed site plan provided with the application and the above noted material NVCA staff offer the following regulatory comments:

### **Ontario Regulation 41/24**

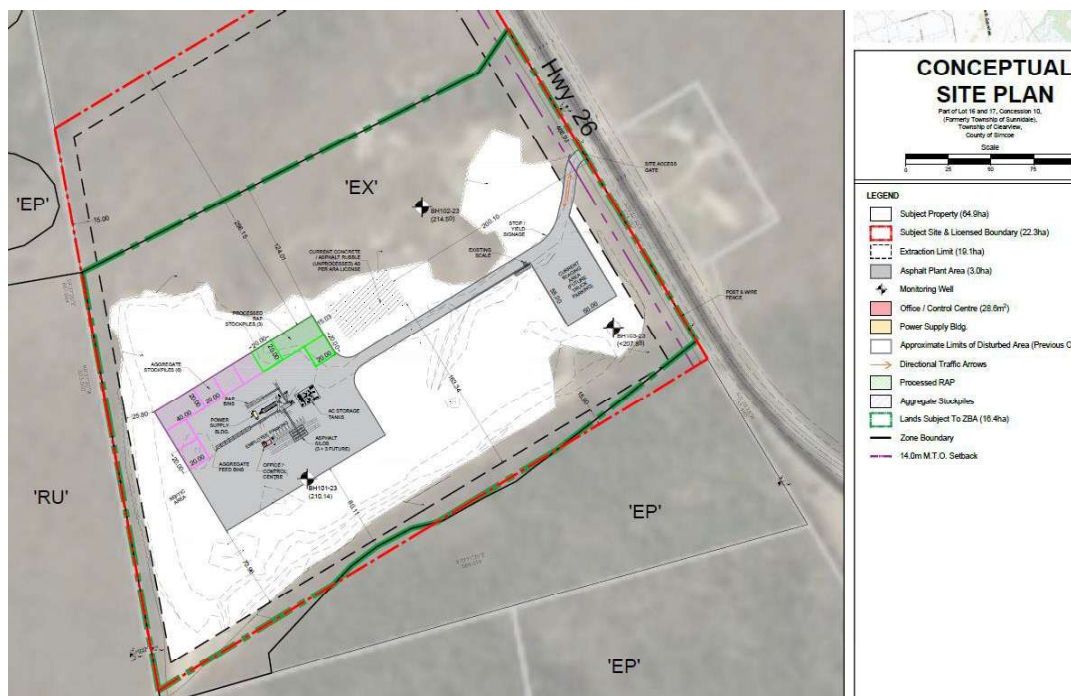
The property falls partially within an area affected by Ontario Regulation 41/24 (the Authority's Prohibited Activities, Exemptions and Permits Regulation) where a permit is required from the NVCA under the *Conservation Authorities Act* prior to development.

The Site is partially located within the NVCA regulated area with evaluated (non-PSW) wetland features associated with the Strongville Swamp present in the southern part and in addition to the buffer zone related to an unevaluated wetland located in the central-west part of the parcel, no watercourses are located within the parcel.

### **Natural Hazard - Regulatory Comments**

#### **Ecology – Regulatory**

1. The 120m study area for the EIS covers only the proposed development area within the lands subject to the ZBA. The study area should capture the lands subject to the ZBA application (green) as depicted in the Concept Plan below +120m:



The EIS should be updated to provide ELC and constraints mapping for the revised study area. The EIS impact assessment should be updated to include any NVCA regulated features if found within the expanded study area.

Applicant Response - January 31, 2025: The EIS has been scoped to the proposed changes to the EX-zone and development limits per the Concept Plan. Please note that RJ Burnside has provided natural heritage related comments on the EIS. As stated above, the EIS has been scoped to the proposed changes to the EX-zone and Site Plan Application. No changes to the study area are warranted. Regulated features (wetlands) are illustrated in Figure 5 of the EIS. The limits of the wetlands are greater than 92-metres from the development area, which exceeds regulatory limits of O. Reg. 41/24 (30-metres).

NVCA Response –April 2, 2025: The study area should have captured the lands subject to the proposed EX-zone ZBA application as depicted in the Concept Plan. Based on aerial imagery there appears to be a wetland which has not been reported within the study area in the supporting EIS. That the regulation limit for this feature is not within the proposed site alteration limit does not exclude the need for completeness of the surrounding site characterization data captured within the zoning change, as this information forms the basis upon which to consider the proposed land use change which confers development permission within a (potentially) NVCA-regulated area. The feature and regulation limit appear to be within the report study area, and should have been identified in order for the authority to consider the applicability of the regulation for the proposed land use change. NVCA has mapped the extent of wetland within its screening area for regulated features based on information provided and aerial imagery interpretation in the absence of site-specific data provided by the applicant



2. Within the area proposed for re-zoning, the tree inventory noted a wetland feature that was not reported in the EIS. Please review this area of the site and clarify the presence/absence of wetland features as defined in O. Reg. 41/24 within the area depicted in photos 4 and 5 in the tree inventory.

Applicant Response - January 31, 2025: Any small wetland pockets noted in the TPP to the north are in excess of 100-metres from the proposed development area. This exceeds regulation limits under O. Reg. 41/24.

NVCA Response – April 2, 2025: Not addressed, this area has not been re-assessed or adequately documented to support the land use change. The wetland is subject to re-zoning for the proposed extraction exception and within the study area of the EIS. Please review this area of the site and clarify the presence/absence of wetland features as defined in O. Reg. 41/24 within the area subject to re-zoning:



This area is vegetated and not within the aggregate pit as mapped in the EIS.

3. Constraints mapping is unclear – imagery is oblique and the 30m wetland setback is not shown. Please provide updated constraint mapping showing the entire 30m wetland regulation limit on current, vertical aerial imagery.

Applicant Response - January 31, 2025: Attached is a drawing illustrating the 30-m regulatory limits to the adjacent wetlands.

NVCA Response – April 2, 2025: Updated constraints map has been provided but may need to be updated pending resolution of comment #2.

4. The hydrogeologic report indicates that the proposed development will result in an infiltration deficit of 8,000m<sup>3</sup> per year. The EIS does not discuss this or any potential off-site impacts via drawdown to the wetland. The EIS should be updated to address the reduction in infiltration and assess whether the feature is within the zone of influence of potential drawdown and whether this has the potential to impact local wetland hydrology.

Applicant Response - January 31, 2025: The "Hydrogeological Assessment – Asphalt Plant – 4729 Highway 26, Clearview" (Cambium May 20, 2024) states in Section 11.4 that all surface run-off will be contained within the pit area and infiltrate back in the shallow unconfined aquifer; therefore, the hydrologic cycle will be maintained post-development. No dewatering will be required for the proposed asphalt plant (per communication with Lisbon Paving Co.), therefore there will be no impacts to the adjacent wetland. Cambium notes that the updated water balance calculations indicate an infiltration surplus upon development of the Site. Regardless, surface runoff will be contained within the pit walls and therefore it cannot flow off-site, it will re-infiltrate into the soils on-site. Therefore, all the runoff will ultimately infiltrate back into the shallow unconfined aquifer within the Site boundary and the hydrologic cycle will be maintained post-development.

NVCA Response – April 2, 2025: Applicant's response contradicts hydrogeology report which states dewatering EASR will be required for construction. Zone of influence to the abutting wetland not addressed in the response, but is noted in the hydrogeology submission to be 79m which will may affect the wetland on a temporary basis (during construction); however, based on the large area and extent of catchment of this wetland outside the subject site, it is not anticipated that construction dewatering will have any long-term impacts on the wetland. The dewatering plan for the site should be provided as requested in NVCA Hydrogeology comments.

5. Please clarify the delineation method of the Evaluated Strongville Swamp – it is unclear whether this feature was delineated on the site or via aerial imagery. A revision to the evaluated wetland boundary should be submitted to the MNRF and Clearview Township to reflect the current extent of the feature.

Applicant Response - January 31, 2025: The wetland boundaries of the Strongville Swamp were delineated using site observations and aerial photography. As the limit of the proposed development exceeded 92-metres, no in-field delineation was warranted. If the Township requests the shapefile for the revised boundary adjacent to the development area, it can be provided to them.

NVCA Response – April 2, 2025: The Township is advised that any update to a PSW boundary in accordance with the OWES manual must be supported by an in-field delineation by an Evaluator. No response required.

## Hydrogeology – Regulatory

6. Section 6.0 Construction Dewatering: the report notes- In the absence of foundation details, no dewatering estimates could be made. At detailed design, once the foundation details and utility work are known, provide information on the site dewatering requirements including a dewatering plan with monitoring and mitigation measures to the NVCA for review.

Applicant Response – January 31, 2025: Cambium notes that the updated water balance calculations indicate an infiltration surplus upon development of the Site. Regardless, surface runoff will be contained within the pit walls and therefore it cannot flow off-site, it will re-infiltrate into the soils on-site. Therefore, all the runoff will ultimately infiltrate back into the shallow unconfined aquifer within the Site boundary and the hydrologic cycle will be maintained post-development.

NVCA Response – April 2, 2025: Although recognized that the site will be internally drained within the pit walls, information on the site dewatering requirements including a dewatering plan with monitoring and mitigation measures to the NVCA for review is requested.

### Additional Comments – Hydrogeological Assessment - Revision 1

7. Table 7: a safety factor for a precipitation event should be considered for a conservative estimate for dewatering.
8. Section 8.0 Water Balance Assessment: from Table 4: Measured Groundwater Details BH101-23 consistently has water table elevation less than 0.6mbg and BH102-23 has elevated groundwater elevation generally less than 0.6mbgs (also see embedded figure 1). Please advise how this impacts that evaporation calculations in reference to the sentence of “the approximately 75% of the excavated pit area does have a water table deeper than 0.60mbgs throughout the year and therefore, no evaporation was applied to these areas”.

## **Conclusion**

NVCA staff appreciate the opportunity to comment at this time. 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

**From:** [Mulrenin, Colin \(MTO\)](#)  
**To:** [Nick Ainley](#); [Zahir, Amjad \(MTO\)](#)  
**Cc:** [Amy Cann](#)  
**Subject:** RE: Notice of Complete Application & Public Meeting - 2024-041-ZB  
**Date:** April 7, 2025 2:22:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Nick,

Our Traffic office has confirmed they have no issues with the TIS. When the project is ready to proceed to SPA we will review the remainder of the documentation and permits can be applied for following approval.

Regards,

**Colin Mulrenin (He/Him)**

Senior Project Manager (York) | Highway Corridor Management Section  
Ministry Of Transportation | Ontario Public Service  
437-533-9427 | [colin.mulrenin@ontario.ca](mailto:colin.mulrenin@ontario.ca)

7<sup>th</sup> Floor  
159 Sir William Hearst Avenue  
Toronto ON Postal Code M3M 0B7



*Taking pride in strengthening Ontario, its places and its people*

---

**From:** Nick Ainley <nainley@clearview.ca>  
**Sent:** Monday, April 7, 2025 2:00 PM  
**To:** Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>; Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>  
**Cc:** Amy Cann <acann@clearview.ca>  
**Subject:** RE: Notice of Complete Application & Public Meeting - 2024-041-ZB

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hi Colin & Amjad,

Thank you for the update, I trust your meeting last week to discuss the draft comments on the above noted application went well? Staff look forward to receiving the finalized comments.

Best regards,

**Nick Ainley, B.U.R.PL**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

[nainley@clearview.ca](mailto:nainley@clearview.ca)

In Office (Monday-Wednesday & Friday)

Remote Work (Thursday)

---

**From:** Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>

**Sent:** April 3, 2025 10:27 AM

**To:** Nick Ainley <nainley@clearview.ca>

**Cc:** Amy Cann <acann@clearview.ca>; Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>

**Subject:** RE: Notice of Complete Application & Public Meeting - 2024-041-ZB

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Hi Nick,

I apologize once again for the delay in providing comments and any difficulties this may have caused. Our Traffic office has now returned comments and we will be meeting with them today to discuss highway improvements, and should be able to provide a response back to you soon after.

As an FYI, Amjad Zahir has taken over planning duties in Simcoe Region and will be the primary contact on this project moving forward.

Regards,

**Colin Mulrenin (He/Him)**

Senior Project Manager (York) | Highway Corridor Management Section

Ministry Of Transportation | Ontario Public Service

437-533-9427 | [colin.mulrenin@ontario.ca](mailto:colin.mulrenin@ontario.ca)

7<sup>th</sup> Floor

159 Sir William Hearst Avenue

Toronto ON Postal Code M3M 0B7

**Ontario** 

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**Nottawasaga Valley**  
Conservation Authority

---

May 20, 2025

SENT BY EMAIL

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

Attn: Nick Ainley  
Community Planner  
nainley@clearview.ca

Dear Nick,

**RE: NVCA 3<sup>rd</sup> Submission Sign-off  
Zoning By-law Amendment  
Lisbon Asphalt  
Township File No. 2024-041-ZB  
4769 Highway 26, Clearview  
NVCA ID #55930**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application to rezone a portion of the subject lands from the 'Extractive Industrial' (EX) Zone to the 'Extractive Industrial Exception' (EX-xx) Zone to allow an asphalt plant as a site-specific permitted use.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) 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.

NVCA staff have reviewed the following material:

- Project Comment Form – 3rd Submission Circulation Comments Matrix; Dated: April 28, 2025; Prepared by: Innovative Planning Solutions Inc.

Based upon a review of the proposed site plan provided with the application and the above noted material NVCA staff offer the following regulatory comments:

**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 Site is partially located within the NVCA regulated area with evaluated (non-PSW) wetland features associated with the Strongville Swamp present in the southern part and in addition to the buffer zone related to an unevaluated wetland located in the central-west part of the parcel, no watercourses are located within the parcel.

**Natural Hazard - Regulatory Comments**

**Ecology – Regulatory**

3. NVCA ecology staff have reviewed the applicant's responses and have no further comments on the application for Zoning Bylaw Amendment.
4. Plans for de-watering will be required to be submitted during SPA review to the NVCA for review if discharging to NVCA-regulated features.

**Conclusion**

NVCA staff appreciate the opportunity to comment, and have no concerns with the approval of the Zoning By-law Amendment. 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



## Rossalyn Workman

---

**From:** [REDACTED]  
**Sent:** August 9, 2024 6:36 AM  
**To:** Nick Ainley  
**Subject:** Asphalt Plant-File No 2024-041-ZB

You don't often get email from [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.

Nick

Thanks for making yourself available yesterday for a short in person meeting, with no advance notice. Much appreciated.

Your historical update and education on the file process was very beneficial.

As I prefaced yesterday, there may be a unified voice on behalf of the impacted land owners. Notice issued to any landowner within 120m of the full site. This should be formally issued as a consolidated list of issues and concerns, before August 28th. That is not me. I am a participant.

If the above, does not happen, I will issue my silo thoughts, questions and concerns. Before August 28th. Mainly water shed (drains to my 50 acres) and well water hydro carbon contaminants concerns. I will attend the August 28th meeting.

I will access the Township website, under Planning-Current Projects to review the consolidated application by IPS, with traffic impact study, environmental and hydrologist, etc. reports.

Thanks again.

## Rossalyn Workman

---

**From:** [REDACTED]  
**Sent:** August 19, 2024 1:23 PM  
**To:** Nick Ainley  
**Subject:** File Number 2024-041-ZB

You don't often get email from [REDACTED]

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We would like to be notified of the decision on the proposed amendment 2024-041-ZB.

We have a few concerns-

water usage. A private company reached out to us, but has not done a water study of our well.

Traffic- in the time that Lisbon Paving was illegally working next door, the equipment trucks and dump trucks were staging on the side of the road on the soft shoulders, instead of inside of their yard. This is a blind corner and there were MANY near misses.

Sandhill Crane- please see video that I have linked. Hundreds of a federally protected migratory bird. Gather up on Strongville road, just a few hundred feet uphill from where Lisbon paving wants to dump asphalt- a petroleum product- on the ground to be processed.



Sandhill Cranes  
flic.kr

This is just one of many videos proving my point- it is clearly marked Strongville rd. And the guess of 450. I'm sure I have seen more than this gathering, close to the houses adjacent the proposed changes.

Work starting early/noise/lights- when they were working over there, the machine ( which creates a low intensity rumble throughout my house)

Would start before 7am!

ITS A TERRIBLE WAY TO GET WOKE UP IN THE MORNING!

Lisbon paving has already shown themselves to be a terrible neighbor and corporate citizen by installing lights that lit up my kitchen, then making the Township bylaw officer go after them several times to fix it instead of just asking us if the problems were fixed. They have demonstrated a lack of respect for you and your laws by starting to use the land in a way that was not allowed.

They don't care about Clearview and Clearview should not let themselves be bullied by a company that has a lot of money.



## Rossalyn Workman

---

**From:** [REDACTED]  
**Sent:** August 25, 2024 7:39 AM  
**To:** Nick Ainley  
**Subject:** File 2024 041 ZB-Asphalt Plant

You don't often get email from [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.

Nick

Thanks again for our recent meeting re the above-mentioned subject matter.

Based on my experience and understanding, it seems that most of these asphalt plants are in more of an industrial zoned business park environment. Proximity to residents and sensitive watersheds have a much greater buffer. In the case of the subject lands, we seem to have a nodule point of what I would call a higher population density in a rural or agricultural setting. The 120M radius notification supports that.

I would preface my formal submission; by stating as owner/resident of the potentially impacted property, I am in complete opposition to application for zoning to "Extractive Industrial Exception".

I appreciate the current zoning (grandfathered as I understand) permits aggregate extraction or gravel pit operation.

The addition of hydrocarbons and other chemicals related asphalt plant operations is of the utmost concern. Both into the watershed and air pollutant discharge.

These subject lands, drain the watershed into Simcoe County Forests to the north, from what I see, then drain onto my property and a natural pond collection. Then north into the Nottawasaga River. I trust that this concern and validation will be a huge concern of the Nottawasaga Conservation Authority.

MOE must have very stringent controls on hydrocarbon discharge from a asphalt plant operation. MNR would have some concerns given adjacent Simcoe County Forest and significant wildlife.

I understood that part of the Clearview Township process is the full distribution to the Authorities Having Jurisdiction (AHJ). That being, as noted in part above, NCA, MOE, MNR, MTO, etc. I trust that they have the necessary guidelines and laws to legally review this application, with right to reject.

From dialogue with some of my neighbours, I understand that a hydrologist approached them on water sampling and well water flows. Interesting that the surface water from the subject lands and my shallow well (14 feet below grade) seems to be the greatest impact. No party approached me. Concerning!

Drinking water contamination (not sure if MOE dictates a site liner and containment of hydrocarbons) and impact to my shallow well water. I am not sure of what the ground water extraction delta is from a gravel pit versus asphalt plant. I have a 14-foot shallow well and abundance of water and great recovery. That I leave to the AHJ.

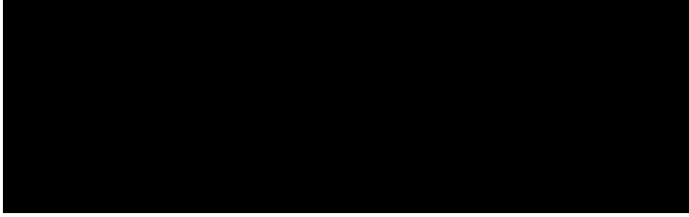
Businesses always look to expansion and growth (increased profit margins). As I understood from our discussions that the 2 connected parcels, which are forest and green belt will never be touched. Not sure if that limitation is in a formal and legal document. If not, it should be as protection by Clearview Township. The gravel pit with is very concealed and sunk on the parcel. The 2 forested parcels act as a great visual and sound barrier to some degree.

As noted in my previous email, I trust the impacted neighbours will add concerns and issues that are beyond what I noted above.

My intention is to attend the August 28<sup>th</sup> meeting, but I have a schedule conflict currently, which I am trying to resolve.

In conclusion, as you appreciate, the residents/owners in this high-density nodule point, feel that Clearview Township has let us down in right to privacy and quiet enjoyment. The cell tower fiasco in 1998 and ongoing airport noise/dumping just goes on. I get the standard response as "Federal Jurisdiction". Hopefully, Clearview Township will have our backs on this asphalt plant rejection and clearly a municipal issue.

Thanks for addressing our collective concerns.



## Rossalyn Workman

**From:** [REDACTED]  
**Sent:** August 26, 2024 12:16 PM  
**To:** Nick Ainley  
**Subject:** Lisbon Asphalt Plant concerns August 28 meeting

You don't often get email from [REDACTED]

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Nick

I Have copied a well written letter sent to you from [REDACTED] and added a few of my personal concerns and frustrations in bold to differentiate what I added to [REDACTED] letter. Please accept this as a shared concern pertaining to the matter of this development and would like to be kept informed as to the decisions made around this project.

Based on my experience and understanding, it seems that most of these asphalt plants are in more of an industrial zoned business park environment. Proximity to residents and sensitive watersheds have a much greater buffer. In the case of the subject lands, we seem to have a nodule point of what I would call a higher population density in a rural or agricultural setting. The 120M radius notification supports that.

I would preface my formal submission; by stating as owner/resident of the potentially impacted property, I am in complete opposition to application for zoning to "Extractive Industrial Exception".

I appreciate the current zoning (grandfathered as I understand) permits aggregate extraction or gravel pit operation.

The addition of hydrocarbons and other chemicals related asphalt plant operations is of the utmost concern. Both into the watershed and air pollutant discharge.

These subject lands, drain the watershed into Simcoe County Forests to the north, from what I see, then drain onto my property and a natural pond collection. Then north into the Nottawasaga River. I trust that this concern and validation will be a huge concern of the Nottawasaga Conservation Authority.

MOE must have very stringent controls on hydrocarbon discharge from a asphalt plant operation. MNR would have some concerns given adjacent Simcoe County Forest and significant wildlife.

I understood that part of the Clearview Township process is the full distribution to the Authorities Having Jurisdiction (AHJ). That being, as noted in part above, NCA, MOE, MNR, MTO, etc. I trust that they have the necessary guidelines and laws to legally review this application, with right to reject.

From dialogue with some of my neighbours, I understand that a hydrologist approached them on water sampling and well water flows. Interesting that the surface water from the subject lands and my shallow well (14 feet below grade) seems to be the greatest impact. **My property I fear is directly impacted by any water contamination from this company.**

Drinking water contamination (not sure if MOE dictates a site liner and containment of hydrocarbons) and impact to my shallow well water. I am not sure of what the ground water extraction delta is from a gravel pit versus asphalt plant. I have a 14-foot shallow well and abundance of water and great recovery. That I leave to the AHJ.



Businesses always look to expansion and growth (increased profit margins). As I understood from our discussions that the 2 connected parcels, which are forest and green belt will never be touched. Not sure if that limitation is in a formal and legal document. If not, it should be as protection by Clearview Township. The gravel pit with is very concealed and sunk on the parcel. The 2 forested parcels act as a great visual and sound barrier to some degree.

I trust the impacted neighbours will add concerns and issues that are beyond what I noted above.

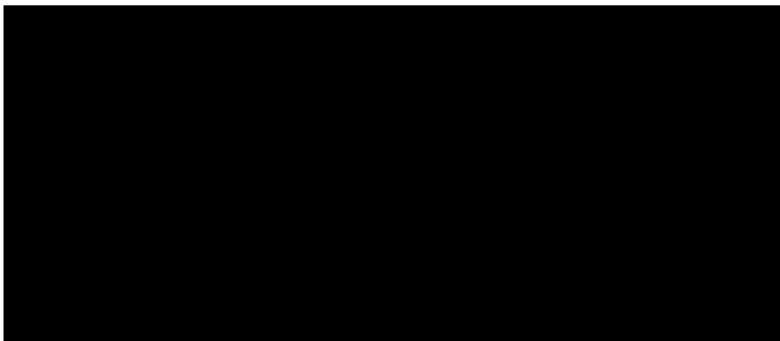
**I would also like some consideration into the noise levels, I did review the testing and how the noise levels will impact our neighbourhood, I just wonder if the testing take into effect the accumulative impact from the airport, the airplanes over head, the constant moving of machinery and dirt, the increase in truck noise from the highway. The light pollution at night is something that also concerns me. Right now we are able to enjoy our night skies but if they are allowed to run flood lights etc at night even as a security method, this would be such a change for our neighbourhood. It really baffles the mind when my families land had so many constraints placed on it by the government, to protect it, ie Environmentally protected, Heritage water ways, grade A agricultural thus making anything I wish to do with our land very limiting however this very unnatural production can be accepted for development by those same governing bodies.**

My intention is to attend the August 28<sup>th</sup> meeting.

In conclusion, as you appreciate, the residents/owners in this high-density nodule point, feel that Clearview Township has let us down in right to privacy and quiet enjoyment. The cell tower fiasco in 1998 and ongoing airport noise/dumping just goes on. I get the standard response as "Federal Jurisdiction". Hopefully, Clearview Township will have our backs on this asphalt plant rejection and clearly a municipal issue.

Thanks for addressing our collective concerns.

Regards,



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## Rossalyn Workman

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**From:** Nick Ainley  
**Sent:** September 3, 2024 9:31 AM  
**To:** [REDACTED]  
**Subject:** RE: File Number 2024-041-ZB

[REDACTED]

I can confirm receipt of your additional/updated comments on the above noted file. As previously indicated, the submitted comments will be reviewed by municipal staff as well as the applicant and will be addressed within a subsequent Recommendation Report to Council.

Best regards,  
**Nick Ainley, B.U.R.PL**  
Community Planner  
Township of Clearview  
(705) 428-6230 ext. 242  
[nainley@clearview.ca](mailto:nainley@clearview.ca)

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**From:** [REDACTED]  
**Sent:** Sunday, September 1, 2024 4:49 PM  
**To:** Nick Ainley <nainley@clearview.ca>  
**Subject:** Re: File Number 2024-041-ZB

You don't often get email from [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,  
After the planning meeting the other night, the Mayor suggested that I send you another email to voice the concerns that I missed in my statements.

- 1.. My property value will fall greatly with the smell and noise of the proposed Ashaft plant.
2. The Area of operations should also include the truck staging area. Noise and pollution study was done on the trucks, plus could the whole operation be done without them? They are a vital part.
3. Appendix C is completely empty. I would like to know what it says.

Thank you for your time,

[REDACTED]

On Tue, Aug 20, 2024 at 9:19 AM Nick Ainley <[nainley@clearview.ca](mailto:nainley@clearview.ca)> wrote:

[REDACTED]

Thank you for your comments with respect to the proposed Zoning By-law Amendment (ZBA) application for lands located at 4769 Highway 26, Clearview. Be advised that the submitted comments will be reviewed by municipal staff as well as the applicant and will be addressed within a subsequent Recommendation Report to Council. Please note that your comments, and any personal information contained therein, forms part of the public record.

Further information regarding the proposed ZBA application can be accessed via the following link (<https://www.clearview.ca/building-planning/current-projects/lisbon-asphalt-products-ltd-zoning-law-amendment>).

Best regards,

**Nick Ainley, [B.U.R.PL](#)**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

[nainley@clearview.ca](mailto:nainley@clearview.ca)

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**From:** [REDACTED]  
**Sent:** Monday, August 19, 2024 1:23 PM  
**To:** Nick Ainley <[nainley@clearview.ca](mailto:nainley@clearview.ca)>  
**Subject:** File Number 2024-041-ZB

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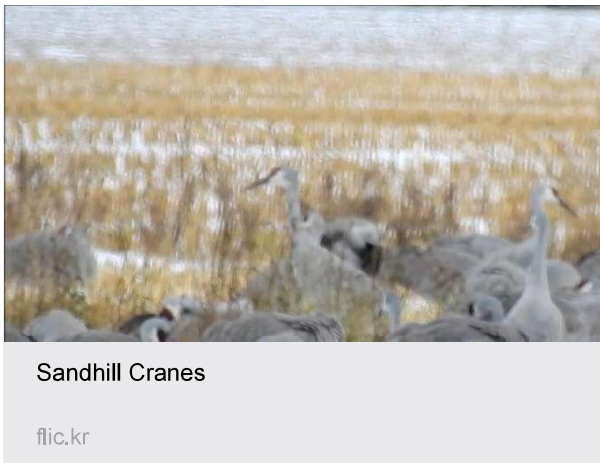
We would like to be notified of the decision on the proposed amendment 2024-041-ZB.

We have a few concerns-

water usage. A private company reached out to us, but has not done a water study of our well.

Traffic- in the time that Lisbon Paving was illegally working next door, the equipment trucks and dump trucks were staging on the side of the road on the soft shoulders, instead of inside of their yard. This is a blind corner and there were MANY near misses.

Sandhill Crane- please see video that I have linked. Hundreds of a federally protected migratory bird. Gather up on Strongville road, just a few hundred feet uphill from where Lisbon paving wants to dump asphalt- a petroleum product- on the ground to be processed.



This is just one of many videos proving my point- it is clearly marked Strongville rd. And the guess of 450. I'm sure I have seen more than this gathering, close to the houses adjacent the proposed changes.

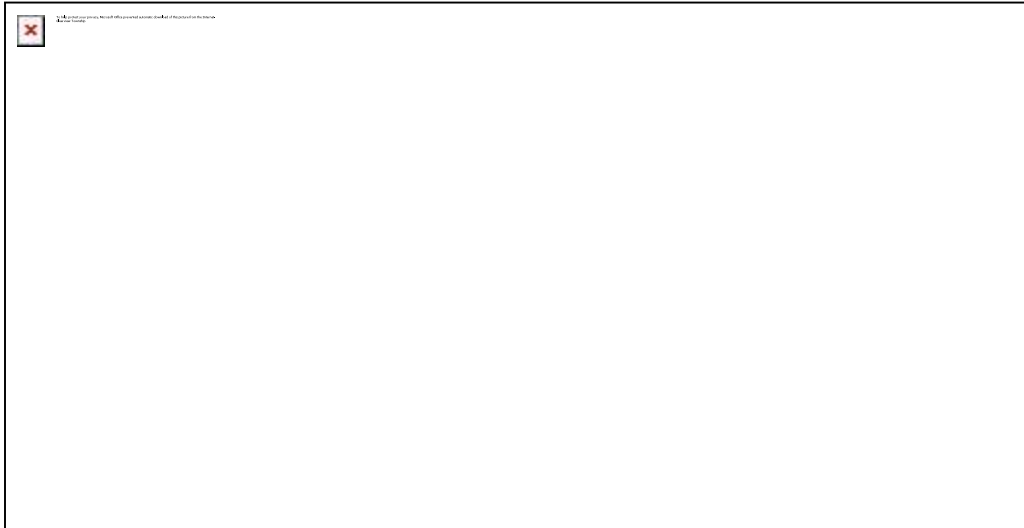
Work starting early/noise/lights- when they were working over there, the machine ( which creates a low intensity rumble throughout my house)

Would start before 7am!

ITS A TERRIBLE WAY TO GET WOKE UP IN THE MORNING!

Lisbon paving has already shown themselves to be a terrible neighbor and corporate citizen by installing lights that lit up my kitchen, then making the Township bylaw officer go after them several times to fix it instead of just asking us if the problems were fixed. They have demonstrated a lack of respect for you and your laws by starting to use the land in a way that was not allowed.

They don't care about Clearview and Clearview should not let themselves be bullied by a company that has a lot of money.



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