

Schedule E

Comment & Response Summary

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

#	Comment Summary	Response to Comments
1.	<p>Niagara Escarpment Commission (July 24, 2024 & February 10, 2025)</p> <p>The subject property, 4769 Highway 26, Clearview, is outside Niagara Escarpment</p> <p>Plan area and NEC's area of Development Control.</p> <p>No anticipated impacts to NEP area.</p> <p>No objection.</p>	Noted. No comment.
2.	<p>County of Simcoe (August 15, 2024)</p> <p>Thank you for circulating the County on this application for comment.</p> <p>However, be advised that the County has no comments on the proposed application.</p>	Noted. No comment.
3.	<p>Bell Canada (July 24, 2024)</p> <p>No Comment. Bell Canada does not generally comment on pre-consultation circulations or complete Application Circulations & Recirculation.</p>	Noted. No comment.
4.	<p>Enbridge (July 29, 2024 & February 7, 2025)</p>	Noted. No comment.

	<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: https://www.enbridgegas.com/safety/diggingsafety-for-contractors</p> <p>Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.</p>	
5.	<p>Nottawasaga Valley Conservation Authority (NVCA) (November 29, 2024)</p> <p><u>Ontario Regulation 41/24</u> 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>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.</p> <p><u>Natural Hazard - Regulatory</u></p>	<p>Addressed, through additional submissions (refer to NVCA email dated May 20, 2025), with remaining items to be addressed through the detailed design at the Site Plan Approval.</p>

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.

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.

	<p>Please provide updated constraint mapping showing the entire 30m wetland regulation limit on current, vertical aerial imagery.</p> <p>4. The hydrogeologic report indicates that the proposed development will result in an infiltration deficit of 8,000m³ 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.</p> <p>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.</p> <p><u>Hydrogeology – Regulatory</u></p> <p>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.</p> <p>7. Section 7.0 Groundwater Quality:</p>	
--	---	--

	<p>please advise on the source of the potential water exceedances from the one unfiltered groundwater sample collected from BH101-23.</p> <p>8. Section 8.0 Water Balance: it is noted that 165,155 m³ of the post-development area consists of landscape/vegetated area; however, as per the current ortho imaginary, 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>12. Section 5.3 Groundwater Level Monitoring: given the proposed land</p>	
--	--	--

	<p>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.</p> <p>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.</p> <p>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.</p> <p><u><i>Risk Management Official Comments:</i></u></p> <p>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.</p> <p><u><i>Stormwater Management:</i></u></p> <p>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</p>	
--	---	--

	<p>roadways during the Regulatory event (greater of either 100-year or Regional event for the site).</p> <p>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:</p> <p>18. At detailed design an Erosion and Sediment Control (ESC) Plan will be required.</p> <p><u>Conclusion</u> 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.</p>	
6.	<p>Nottawasaga Valley Conservation Authority (NVCA) (April 2, 2025)</p> <p><u>Ontario Regulation 41/24</u> 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>The Site is partially located within the NVCA regulated area with evaluated (non-PSW) wetland features associated with the Strongville Swamp present in the</p>	<p>Addressed, through additional submissions (refer to NVCA email dated May 20, 2025), with remaining items to be addressed through the detailed design at the Site Plan Approval.</p>

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

	<p>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).</p> <p>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</p>	
--	---	--

	<p>features based on information provided and aerial imagery interpretation in the absence of site-specific data provided by the applicant.</p> <p>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.</p> <p>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.</p> <p>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:</p>	
--	---	--



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 8,000m³ 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

	<p>drawdown and whether this has the potential to impact local wetland hydrology.</p> <p>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.</p> <p>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</p>	
--	---	--

	<p>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 Hydrogology comments.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><u>Hydrogeology – Regulatory</u></p> <p>6. Section 6.0 Construction Dewatering: the report notes- In the</p>	
--	--	--

	<p>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.</p> <p>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.</p> <p>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.</p> <p><u>Additional Comments – Hydrogeological Assessment - Revision 1</u></p> <p>7. Table 7: a safety factor for a precipitation event should be considered for a conservative estimate for dewatering.</p> <p>8. Section 8.0 Water Balance</p>	
--	---	--

	<p>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”.</p>	
7.	<p>Nottawasaga Valley Conservation Authority (NVCA) (May 20, 2025)</p> <p><u>Ontario Regulation 41/24</u> 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 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.</p> <p><u>Natural Hazard - Regulatory Comments</u></p>	<p>Noted. Additional NVCA approvals and/or permitting requirements to be addressed through the detailed design (Site Plan Control) process.</p>

	<p><u><i>Ecology – Regulatory</i></u></p> <p>3. NVCA ecology staff have reviewed the applicant's responses and have no further comments on the application for Zoning Bylaw Amendment.</p> <p>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.</p> <p><u><i>Conclusion</i></u></p> <p>NVCA staff appreciate the opportunity to comment, and have no concerns with the approval of the Zoning By-law Amendment.</p>	
8.	<p>Ministry of Transportation (MTO) (April 7, 2025)</p> <p>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.</p>	Noted. Additional MTO approvals and/or permitting requirements to be addressed through the detailed design (Site Plan Control) process.
9.	<p>Public Comment No. 1 (August 9, 2024)</p> <p>Overall concern for the impacts to the watershed and the well on his property as a result of this development occurring in this area. Concern that there will be hydrocarbon contaminants.</p>	Addressed within report PB-021-2025. Please also refer to staff responses to Public Meeting Comment No. 2 below for additional information.
10.	<p>Public Comment No. 2 (August 19, 2024)</p> <p>Overall concern regarding the traffic and the safety regarding trucks in the area.</p>	Addressed within report PB-021-2025. Please also refer to staff responses to Public Meeting Comment No's. 6, 7, 10, 11 & 14 below for additional information.

	<p>Concerned about the migratory birds in the area, specifically Sandhill Cranes in the area.</p> <p>Overall concern for the noise/lights when in operation (hours of operation) and low intensity rumble that could be created.</p>	
11.	<p>Public Comment No. 3 (August 25, 2024)</p> <p>Concern for the location of an industrial use near the residents and sensitive watersheds.</p> <p>Concern that the property drains onto their property and worried about drink water contamination. Concern also for watershed and air pollutant discharge from site.</p> <p>NVCA, MOE, MNR, MTO review requirements of application.</p>	<p>Addressed within report PB-021-2025. Please also refer to staff responses to Public Meeting Comment No's. 2, 3, 9, 12 & 16 below for additional information.</p>
12.	<p>Public Comment No. 4 (August 26, 2024)</p> <p>Concerned that the noise levels associated with the proposed use and accumulative impacts from the adjacent uses such as airport and truck noise from the highway.</p> <p>Concern about the light pollution with the establishment of on-site lights</p> <p>Concerns regarding possible impacts to agricultural lands and water resources</p>	<p>Addressed within report PB-021-2025. Please also refer to staff responses to Public Meeting Comment No's. 1, 2, 10 & 14 below for additional information.</p>
13.	<p>Public Comment No. 5 (September 1, 2025)</p> <p>Concerned that the property value</p>	<p>Property values impacts are not a relevant consideration under the Planning Act.</p>

	<p>will fall with the smell and noise of the proposed asphalt plan.</p> <p>Concern about noise and pollution from the trucks.</p> <p>What is Appendix C?</p>	<p>Addressed within report PB-021-2025. Please also refer to staff responses to Public Meeting Comment No's. 3, 7, 10 & 12 below for additional information.</p> <p>Staff are no aware of which Appendix 'C' the member of the public if referring to but can confirm all submission materials associated with the ZBA application are available on the Township 'Current Project' webpage.</p>
--	--	---

Comments from Public Meeting

(The following provides a summary of comments received during the August 28th, 2024, Public Meeting. The comments have been grouped into a theme and/or general topic for ease of reference)

#	Comment	Response to Comments
1.	Water Usage	<p>No water is required to produce the asphalt product on-site.</p> <p>The proposed development will require a septic bed and new private well to service the site. Water is required for servicing the control building, including washroom facilities. No aggregate washing would be required.</p> <p>The subject lands support three (3) existing monitoring wells not required or to be used for domestic water supply.</p> <p>Please refer to 'Supporting Material' and 'Overview of Proposed Development and Operation' section(s) of report PB-021-2025 for additional information.</p>
2.	Impact to Groundwater & Neighbouring Wells	<p>A Hydrogeological Assessment and Stormwater Management Report were prepared in support of the ZBA</p>

		<p>application.</p> <p>The findings of these technical studies indicate that asphalt manufacturing is generally considered a safe practice for groundwater contamination and as such there is a low likelihood of run-off from the site containing contaminants at concentrations that could pose a significant risk to the groundwater resources. However, given the possibility of other potential contaminants being located and used on-site in support of the use (i.e. storage piles of artificial aggregate, fuels and fuel tanks, pipelines and pumping stations, and solvents (laboratory chemicals)) mitigation measures and best management practices implemented through the required Provincial Environmental Compliance Approvals (ECA) and Site Plan Control process are recommended and include the requirements of a spill management plan for the development as well equipment and preventive leakage inspections during the plants operation. The requirement of a spill response plan, including inspection requirements, reporting, mitigation completed during the detailed design process (i.e. Site Plan Control) is also a recommendation of the NVCA.</p> <p>Please refer to report PB-021-2025 for overview of assessment of potential groundwater impacts.</p>
3.	Emissions from Plant	<p>In accordance with Environmental Compliance Approvals (ECA), all emissions are carefully controlled with exhaust gases and particulate</p>

		<p>generated though the production process being captured by a baghouse hopper back into the drum mixer.</p> <p>The technical studies (i.e., Emission Summary & Dispersion Modelling Report) required in support of the proposed ZBA application to assess the potential impacts to adjacent land uses associated with the proposed asphalt plant use have demonstrated that emissions associated with the proposed asphalt plant use are in compliance and meet applicable provincial regulations, standards and guidelines.</p> <p>It is also reiterated that due to the nature of the proposed industrial use, air, noise and odour emissions associated with the proposed asphalt plant use also require separate Environmental Compliance Approvals (ECA) through the Ministry of Environment, Conservation and Parks (MECP) prior to the future development and operation of the use.</p>
4.	Location Choice	<p>In support of the proposed ZBA application the applicant has advised the specific location was selected for the following reasons:</p> <p><i>“In the County of Simcoe Official Plan, the subject site is entirely in the ‘Rural’ designation. Schedule 5.2.1 – High Potential Mineral Aggregate Resources: ‘Licensed Pits and Quarries.’</i></p> <p><i>The subject site is designated ‘Extractive Industrial’ by the</i></p>

		<p><i>Township of Clearview Official Plan.</i></p> <p><i>The subject site and lands affected by the ZBA application are currently zoned as 'Extractive Industrial (EX)' by the Clearview Zoning By-law.</i></p> <p><i>The subject site is licensed by the Ministry of Natural Resources and Forestry (MNRF) for an aggregate operation (pit), under License No. 3711. The Township of Clearview and County of Simcoe as a whole are experiencing a wave of new development. A significant level of population growth is further projected. With this, a considerable amount of aggregate resources and asphalt projects will be required to build the roads, homes, schools, hospitals, septic's, etc. that are required to support the growth.</i></p> <p><i>As the lands are subject to previous extraction and licensed as so, the location is a priority choice to establish the asphalt plant. This location is buffered and appropriately located to sustain the operations. If the plants are not located in the rural areas, the alternative is on agricultural lands or in residential / settlement areas where the land use is not desirable or seen as the best use of lands available.</i></p> <p><i>Provided the above and evaluation in the technical reports with the application, the land use is appropriate for the site".</i></p>
5.	On-site Chemical Use	<p>Liquid Asphalt (bitumen) is the primary chemical utilized in the asphalt production process as a</p>

		<p>bonding agent.</p> <p>The applicant has also indicated the use of natural gas for all fuel sources on-site.</p>
6.	Natural Heritage & Nottawasaga Valley Conservation Authority Requirements.	<p>An Environmental Impact Study (EIS) of the subject lands was submitted in support of the ZBA application. Peer-review of the EIS was undertaken by the NVCA as well as the Township's expert peer-review consultant (R. J. Burnsides). Both peer-reviewers confirming satisfaction with the findings of the EIS and revised submission materials, with implementation of the recommended mitigation measures to be completed through future NVCA permitting as well as Site Plan Control.</p> <p>Please refer to report PB-021-2025 for further information regarding assessment of Natural Heritage policies having application to the proposal.</p>
7.	Ministry of Transportation (MTO) Involvement & Traffic Review	<p>The subject lands maintain primary frontage and access onto Highway 26. Highway 26 is a provincial highway under the jurisdiction of the Ministry of Transportation (MTO). Through formal circulation of the ZBA application, comment was received from the Ministry of Transportation indicating no concern with the findings of the Traffic Impact Study (TIS) submitted in support of the ZBA application. MTO also indicating that further MTO approvals and/or permitting can be applied for during the Site Plan Approval process (refer to Comment No. 8 in this Schedule).</p>

8.	Application Purpose	<p>The current Zoning By-law Amendment (ZBA) 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-1) Zone to include an 'Asphalt Plant' as an additional permitted use.</p> <p>The effect of the proposed by-law is to permit the establishment and operation of a permanent Asphalt Plant (Hot Mix) on a portion of the subject lands.</p>
9.	Approval Authority & Plant Regulation	<p>Asphalt plants are regulated in Ontario by various authorities, including:</p> <ul style="list-style-type: none"> • Ministry of Natural Resources (MNR) • Ministry of the Environment, Conservation and Parks (MECP) • Ministry of Transportation <p>The Township of Clearview is the approval authority for the requested ZBA application in accordance with the statutory requirements of the Planning Act.</p> <p>Please refer to 'Review Process & Approvals' section of report PB-021-2025 for overview of additional regulatory authority requirements.</p>
10.	Vibration & Noise	<p>An Acoustic Assessment Report was completed for the proposed plant.</p> <p>Permission for the operation of an asphalt plant within the province requires separate Environmental Compliance Approval (ECA) specifically for the regulation of air</p>

		<p>and noise emissions. The applicant will be responsible to apply for Environmental Compliance Approvals (ECA) through the MECP directly to regulate air, noise, odour and sewage emissions, as applicable, following any land use approval for the proposed asphalt plant use granted through the current municipal approval process (i.e., ZBA application).</p> <p>Confirmation of Environmental Compliance Approvals (ECA) would be made a condition of any subsequent Site Plan Control approval for the subject lands.</p> <p>Please refer to 'Review Process & Approvals' section of report PB-021-2025 for overview of additional regulatory authority requirements.</p>
11.	Operating Hours of Asphalt Plant Use	<p>The Asphalt Plant use is to operate between the hours 7:00 am – 7:00 pm. Occasional nighttime operations are proposed, subject to demand or contract.</p> <p>Please refer to 'Overview of Proposed Development and Operation' section of report PB-021-2025 for overview of hours of operation.</p>
12.	Land Use Compatibility	<p>Please refer to "Clearview Township Official Plan (2001)" and 'Clearview Zoning By-law (06-54, as amended)' section(s) of report PB-021-2025 for overview and assessment of the proposal compliance with MECP's Guideline D-6 (Compatibility between Industrial Facilities and Sensitive Land Uses).</p>
13.	Landscaping & Buffers	<p>The area of the site that is proposed</p>

		<p>to support the asphalt plant is located centrally within the existing disturbed area of the property and setback a minimum of 270 m from the Highway 26 frontage of the property and greater than 300 m from all adjacent property lines supporting sensitive uses. Existing forested areas located along frontage of property are to remain with additional landscaping proposed in proximity to the site's existing Highway 26 entrance.</p> <p>Landscaping and screening requirements will be implemented through Site Plan Control.</p>
14.	Lighting & Lighting at Entrance	<p>Site Lighting and Photometric Plans were submitted in support of the ZBA application. Lighting requirements for proposed asphalt plant use will be implemented through Site Plan Control. All on-site lighting will be dark-sky compliant and be considered within the limits of the property.</p>
15.	Permission for Aggregate Use and Existing ARA License	<p>The central portion of the subject lands is licensed by the Ministry of Natural Resources (MNR) for aggregate extraction. An existing Class 'A' license (License No. 3711) provides permission for extraction of over 20,000 tonnes of aggregate annually, with a permitted maximum annual tonnage of 500,000 from the approximately 22 ha licensed area of the site. The Ministry of Natural Resources (MNR) is the authority responsible for the administration of the Aggregate Resource Act (ARA) within the province.</p>

		<p>The existing license is required to be amended following the passing of the ZBA application.</p> <p>Please refer to 'Review Process & Approvals' section of report PB-021-2025 for overview the MNR's responsibilities.</p>
16.	Grading, Drainage and Stormwater Management	<p>A Stormwater Management (SWM) Report was submitted in support of the ZBA application. The findings of the report generally conclude that quantity control for the site is provided through the natural surface ponding area which will be infiltrated into the ground as no stormwater outlet for the site is available. Quality control for the site is provided through infiltrating stormwater runoff into the ground.</p> <p>Throught detailed design (Site Plan Control) process the quality and quantity of on-site stormwater and runoff from the proposed use will be controlled in a manner acceptable to the Township of Clearview and in accordance with the requirements of the NVCA and MEPC.</p>
17.	Truck Staging Area	<p>The subject lands support an existing truck 'staging area' located in proximity to the Highway 26 entrance to the site.</p> <p>This area is to be used as a parking area for asphalt trucks to stage prior to loading of asphalt mixture at the asphalt plant.</p> <p>The applicant has advised that this area will be utilized in a similar way to it current function under the existing aggregate zoning and</p>

		<p>licensing.</p> <p>Enhancement to landscaping and screening in this location will be comprehensively assessed and implemented through detailed design (Site Plan Control) process.</p>
18.	Importation of Materials for Plant	<p>The importation of materials is required for operation of the asphalt plant use. Imported materials include:</p> <ul style="list-style-type: none"> • Aggregates • Bitumen • Sand • Processed reclaimed asphalt pavement (RAP) and other such recycled materials. <p>All imported material will be stored on-site in designated areas in accordance with the approved Site Plan.</p>