



Township of Clearview

Special Council Meeting Minutes

Planning Public Meeting

The Council of the Corporation of the Township of Clearview met in a hybrid in-person and zoom session on August 28, 2024, at 5:30 p.m. at the Administration Centre – Council Chambers, 217 Gideon Street, Stayner.

Those in attendance were:

Mayor: Douglas Measures

Deputy Mayor: Paul Van Staveren

Councillors: Ward 1 – Councillor Phyllis Dineen
Ward 2 – Councillor Robert McArthur
Ward 3 – Councillor John Broderick
Ward 4 – Councillor Robert Walker
Ward 5 – Councillor Marty Beelen

Staff: Director of Legislative Services/Clerk, Sasha Helmkey
Director of Public Works, Dan Perreault
Manager of Planning, Rossalyn Workman
Community Planner, Nick Ainley
Records Management Coordinator, Emma Coleman

1. Approval of Agenda

Resolution:

Moved by Councillor Walker, Seconded by Councillor Broderick, Be It Resolved that Council of the Township of Clearview hereby approve the agenda dated June 26, 2024, as presented. Motion Carried.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

Mayor Measures passed the Chair to Deputy Mayor Van Staveren for the Public Meeting portion of the agenda, he initiated the Public Meeting and provided procedures as required under the Planning Act.

3. Public Meetings

3.1 Zoning By-law Amendment 2024-041 (4769 Highway 26 – Lisbon Asphalt)

Township Public Meeting Presentation

Community Planner Nick Ainley provided a presentation by the Township outlining the subject land, the proposal, existing policy framework, notice and circulation, circulation map, contact information and the review process.

Applicant's Presentation

James Hunter from Innovative Planning Solutions provided a presentation on behalf of the applicant, outlining the subject lands, surrounding land uses, the proposed development, County of Simcoe Official Plan and Clearview Official Plan, the proposed Zoning By-law Amendment, and technical supporting documentation.

Public Participation

Bert de Boer

- Concerns regarding groundwater and the process for making asphalt

Lenny Gallegos – 1328 Strongville Road

- Concerns regarding emissions from the proposed asphalt plant
- Moved to the area for tranquility, concerns regarding noise

Connie Sgro

- Asked what parameters are in place to protect the natural heritage and wildlife
- For the traffic assessment, concerned that it was completed in December which wouldn't show a true representation of the traffic volume on Highway 26

Ross Hreljac

- Asked if the applicant has received a certificate of approval from the MOE or MTO
- If approval is granted, asked who monitors compliance

Carmen Day

- Asked if the applicant is working with the NVCA and following their processed
- Asked if there were plans for installation of a traffic light at the entrance onto Highway 26
- Enjoys her clean well water

Katie-Ann Reeve – 4690 Highway 26

- Not in support of the proposed asphalt plant and the lighting plan
- Concerns with the traffic study being completed in December, the proposed peak volume of truck traffic and the plant operating all night
- Safety concerns entering and leaving her property
- Concerns with noise and vibration and effects on wildlife and her ability to hunt in the area
- Confusion on addressing in the Cambium report. Believes it reflects her property but address is cited incorrectly. Concerns with the minimum separation radius and how it affects her property

Adam Dziedzic

- Has clean well water and doesn't want this proposal to affect that
- Traffic concerns and safety issues
- Concerns with the affect on the environment

Brent Peeling

- Truck volume concerns
- Operates a horse boarding business on the 15/16 Sideroad and has concerns about how the proposal will affect his business
- Pollution concerns

Deputy Mayor Van Staveren opened the floor to members of Council.

Mayor Measures

- For lighting, should respect dark sky protocol and how it interferes with neighbouring properties including the Edenvale Airport
- Asked if it is the intent of the owner to operate the plant 24 hours a day
- Commented that we need clarity on the minimum separation distance in relation to 4690 Highway 26

Councillor McArthur

- Asked for clarity on use of aggregate material in the pit

Councillor Beelen

- Asked when the pit originally began operating
- Asked for clarification on the hours of operation
- Commented that the emissions report is confusing and should be worded so the general public can understand

Councillor Dineen

- Supports dark sky protocol for lighting
- Traffic concerns at the corner where Strongville Road and Highway 26 intersect

Deputy Mayor Van Staveren

- Asked how the water will be dealt with on the property
- Traffic impact study – Highway 26 is busy, need to improve egress into proposed plant

As there were no further comments, Deputy Mayor Van Staveren concluded the Public Meeting for the Zoning By-law Amendment 2024-041 (4769 Highway 26 – Lisbon Asphalt).

Mayor Measures resumed Chair for the remainder of the meeting.

4. By-Law to Confirm Proceedings of Council Meeting**Resolution:**

Moved by Councillor Dineen, Seconded by Councillor Walker, Be It Resolved that By-Law 24-59, being a by-law to confirm the proceedings of the August 28, 2024, Council Meeting, be presented and read a first, second and third time and finally passed this 28th day of August, 2024. Motion Carried.

5. Motion to Adjourn**Resolution:**

Moved by Councillor Broderick, Seconded by Councillor McArthur, Be It Resolved, that the Council Meeting be adjourned at 6:47 p.m. Motion Carried.

Douglas Measures, Mayor

Sasha Helmkey, Director of Legislative Services/Clerk

Minutes of the Council Meeting are not a Final Document of the Corporation until adopted by Council.