Pre-Application Public Consultation Invitation

King Paving and Construction
Relocation of Asphalt Plant
Meeting Report

Meeting Purpose:

To explain and seek public input to Kings Asphalt Plant relocation plans prior to final application for rezoning and Official Plan Amendment of a section of 291 North Service Rd.

Description of Proposed Development:

Relocation of King Paving and Construction's Asphalt plant from its current location in the Waterdown Rd Mobility Hub to a 4.0 HA site leased from the Region of Halton's closed landfill site at 291 North Service Rd.
The plant relocation will include an upgrade to a state-of-the-art Environmental Plant technology.

Note: *No application will be made to the city prior to this consultation. No decisions have been made by the city.*

Meeting Timing:

Thursday, January 20, 2022, 1:00-2:30pm

Virtual Meeting Via Zoom:

Below is the Zoom information:

- Participate on-line via Zoom: https://us06web.zoom.us/j/87159379966
- Webinar ID: 871 5937 9966
- Participate by telephone: +1 647 374 4685 (audio only)

For additional Information please contact: John Doyle, johndoyle@solutionstream.ca.
905-577-2092

During the meeting, City Planning Staff provided an overview of the development application review process, as well as the planning policies in effect on site. King Paving's Team provided an overview of the proposed development.

There will be a question-and-answer session following the presentation to share your thoughts about the proposal.

Ward 1 Councillor Kelvin Galbraith and Mayor Meed Ward were in attendance.

Total Attendees: 33

Questions and Answers from Session:

Question: Lawson Hunter – who will be responsible for the cleanup of the existing site on Howard Rd?

Reply: Asphalt manufacturing process is a very clean, contained process so there is no environmental impact to the site. Ultimately King will be responsible to turn the land over to the new owners once sold.

Question: Co-operators – 151 North Service Rd- Cumis Building -What kind of environmental impact will the new plant have on neighbors in terms of smell, noise dust?

Reply: The current King plant has a long positive history, located much closer to neighbors and Plains Rd than will occur at the new site. The newer technology is much quieter than older plant technology. Our expectation is that noise will be fully masked by background noise from Hwy. 403. A noise study has been completed confirming our assumptions and will be shared with the public. Dust and odor are fully contained and removed in the process with new dust and blue smoke capture technology that will be included in the new process.

Question: Renaldo Barco- Good information shared today. Where will the presentation be available? The lease term in the press talks about twenty years. Given that King has been in business close to 100 years, will there be an opportunity for an extension or another term?

Reply: all documents related to our application are made available to the public on the city's website / 291 North Service Rd once our complete application is submitted. The lease is for twenty years with an extension option for another twenty years. We anticipate being here for the long term!

Question: Judy Worsely – Aldershot BIA – we are thrilled that King will be staying in Aldershot! When the Asphalt plat moves, what will be left behind on Howard Rd?

Reply: We expect that the property will be sold for development and King Truck repair which occupies five of the twenty-five acres will remain for hopefully five more years.

Question: Richard Cupido - Burlington Paving- as asphalt customer of King we are very pleased that the plant will stay in close proximity to the current location. Will there be a merge lane west bound to allow trucks to merge back into traffic when leaving the site? If the plant is operating on an on-demand basis will that impact product availability.

Reply: There will be a 90m storage lane to allow trucks to merge into turns. We will be operating with materials arriving on a just in time basis as we do now on Howard Rd. This is to minimize dust from excess inventory on the ground.

Question: Don Johnson – Neighbor to the north and west of the site and owner of part of the Falcon Creek Valley along with Michael Shih. – Don commended King for being good community partners, high standards and thought that locating at 291 North Service was a good idea. Will King recycle asphalt at this site? Will steam be produced 24 hours per day and concerned for the height of the stack in terms of impacting the view from their property. Don informed King that the Johnson and Shih families have ROW on title on the west boundary of 291 North Service and have contacted the region to confirm.

Reply: King will not be recycling on the proposed site, hot mix only as the footprint is too small. The stack required for this site will be no higher than the silos and will for the most part be hidden within the surrounding trees. The plant only runs Monday to Friday during the day, nine months of the year. Since only output of the stack is steam it is most visible during winter when the plant is closed. A Viewshed study has been completed and will be available to the public. King will follow-up Halton Region regarding the ROW but we expect that it does not impact on location or access to the proposed site.

<u>Emails Post Meeting:</u>

From: Ann Funnell

1. What is the number of employees that King Paving project to employ during their 24

**hours a day envisaged plant at the Halton landfill site on the North Service Road?
I believe I heard in this afternoon's preamble, that there are currently 200 employees at the Waterdown Road/Howard site.**

King Paving has up to 200 employees working in Burlington. They have a corporate office on Fairview and the majority of employees work on Construction Sites across the region. There are in fact only ten that work at the Asphalt plant which operates only 10-12 hours per day, nine months of the year

2. What is the true estimate of the number of trucks coming in and out on a daily basis?

There will be an average of about 100 trucks per day in and out of the site, so 10 per hour. Many of the trucks are already on the North Service road back and forth to the current site on Howard Rd.

3. The North Service Road is already very busy. The addition of possibly 200 employees plus another ?? trucks adds to the traffic on the North Service Road greatly.

See above comments. A traffic study has been completed and will be shared. The relocation will have a minimal impact on the Service Rd and in fact relieve congestion at the Waterdown Rd / 403 Interchange. Turning lanes are included in our plan as mentioned at the meeting.

4. Already the service road is very busy, especially late afternoons, and totally blocked whenever there is an accident on the 403.

Late afternoon rush hour is not a busy time for the asphalt plant as most construction jobs already have their asphalt requirements for the day.

5. Apart from Mercedes Benz, Ippolito and Cumis, there are other neighboring properties that need recognition and consideration in this equation. The substantial Johnson lands and Michael Shih lands to the north and west of the landfill are at a higher elevation and are concerned about additional noise apart from the 403-noise study, plus a 80 ft silo stack emitting "steam", an eyesore on the horizon.

As we mentioned at the meeting a line-of-sight study has been completed and shared. The stack on the new location will be closer to 40 ft and will blend in with the rest of the site equipment. Since the output of the stack is steam, it is not highly visible in warm weather and the plant does not operate in the winter.

6. Although this is a potential lease between Halton Region and King Paving, the Johnson and Shih Families wish to register the right of way from their properties along the west side of the landfill site in a southerly direction to the North Service Road, as registered by proof of the deed of title, as made to Keenan Lane, Real Estate Representative for Halton Region, in December, 2019.

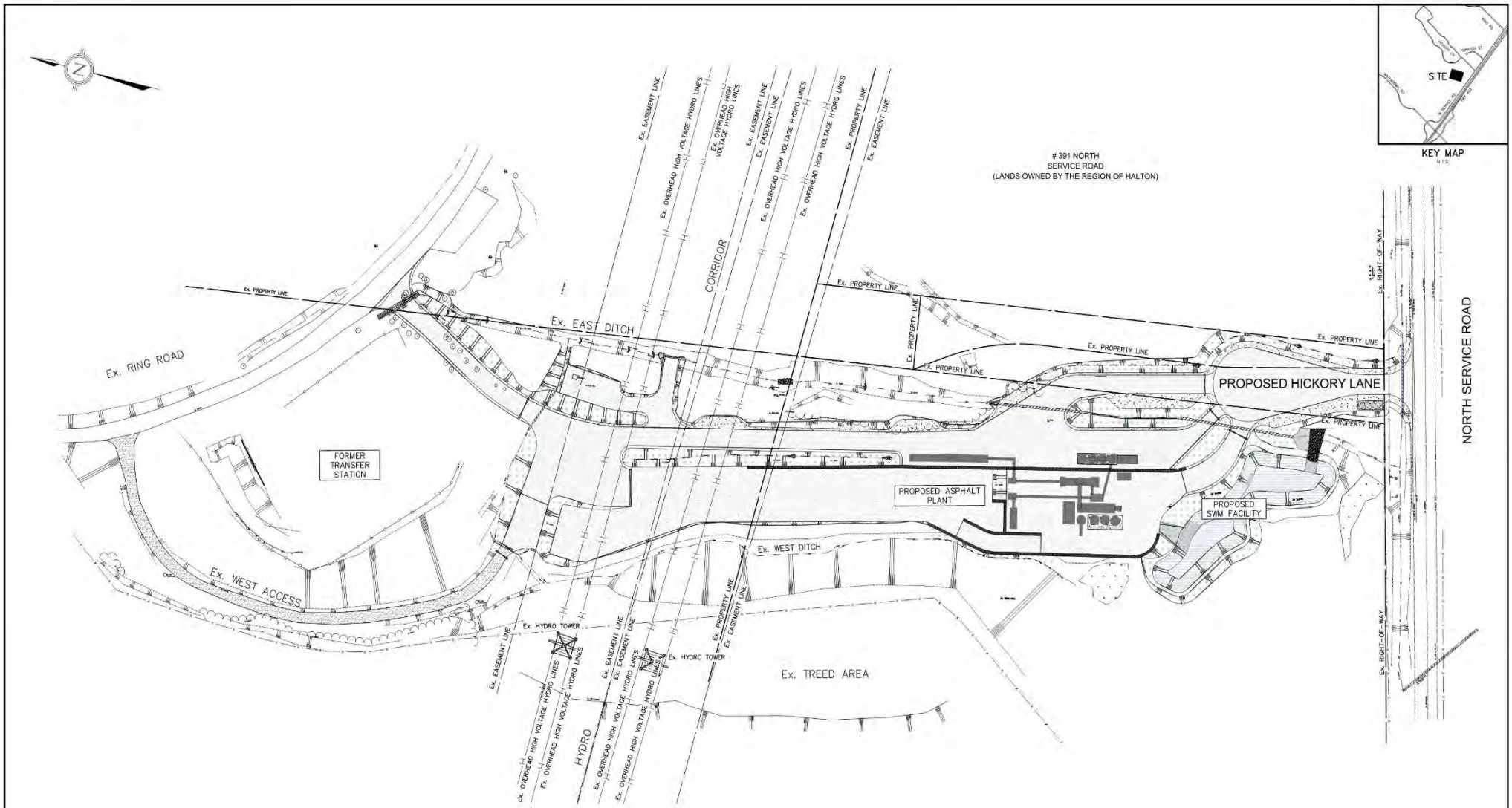
We ask Don Johnson and Dr. Shih to share the information on the specifics of the right of way and we will discuss with Keenan.

Residents can subscribe to this proposed development's webpage at www.burlington.ca/291northservice to receive any updates about this proposal.

Comments and questions for King Paving and Construction can be sent to the following

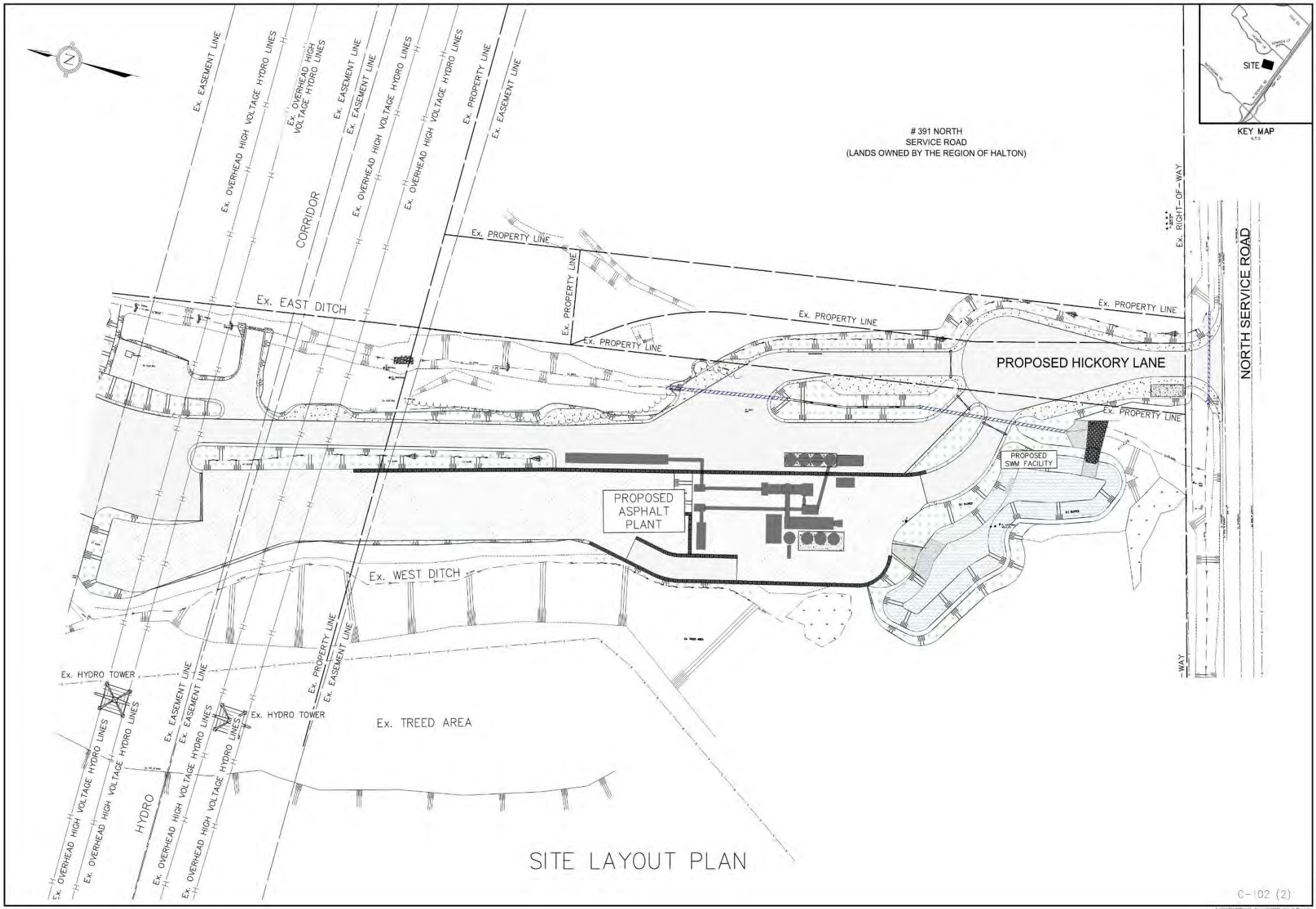
John Doyle
1099 Forestvale Drive, Burlington L7P4W3
johndoyle@solutionstream.ca
905-5772092

After the application has been submitted to the City, notice will be sent to residents within 120 meters of the site, and details of the application will be publicly available at: www.burlington.ca/291northservice. At that stage residents can provide comments and questions to City staff.



SITE LAYOUT PLAN

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SITE LAYOUT PLAN

C-102 (2)

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Plotted: January 16, 2023 9:33:55 AM By: Steven DeGrie