

# Halton Crushed Stone

## Public Information Meeting – November 1, 2016

1. Why were residents on Aspen Court notified but not on McCullogh Drive?
2. Is the Community Improvement Plan currently underway not counter-intuitive to this proposal?
3. How much money has been put into that so far?
4. How can we promote tourism for the Town when the pit operations can be seen from the edge coming into town?
5. This is a tourist town, why are you allowing pits at the entranceway into town?
6. Who should letters be directed to and what is the deadline?
7. What is the oversight, what steps are in place to ensure that the water table is not compromised and that boundaries are being respected?
8. How will Bill 39 affect this application process?
9. Is the net benefit to Halton Crushed Stone to have this application pushed through before Bill 39 is passed into law?
10. How will Halton Crushed Stone mitigate the noise of the back-up beacons from trucks and equipment?
11. Is there a process for the public with the Ministry of Natural Resources?
12. Natural habitat for wildlife and birds - how can you move a nesting area from one spot to another, and expect that the animal will be happy to relocate?
13. How can you assure us that the recycling will not happen, but that if it does how will you ensure that it is not going to be harmful to the people and the environment?
14. Page 6 of the Planning Justification Report refers to recycling and that asphalt and concrete can be brought from other areas to the pit for recycling; this is concerning because reports show highly toxic side effects from the by-products of this nature. How will these dangers be mitigated?
15. How will the road be rehabilitated?
16. We noticed that the presenter is from Kitchener and the owner is from Scarborough - is anybody on the Executive Team actually from Erin? How can you understand what we need / want when you don't even live here?

17. How much benefit floats down to the public as tangible money from the operation of the Pit in exchange for giving up our environment?
18. How can Council be so short-sighted to ruin the primary corridor between the tourist villages of Belfountain and Erin?
19. How extensive is the study on wildlife before the expansion?
20. Is there a topographical map available to identify elevations?
21. You stated that Halton Crushed Stone is a family owned business, but where is their concern for our families, for our community?
22. What is the next step?
23. To Halton Crushed Stone .. how many Erin residents do you employ?
24. Halton Crushed Stone wants a fair and equitable agreement - is the health and wellbeing of our citizens equal to the \$1.25 million worth of gravel that will go to the town?
25. Every time I call the Town about why my taxes are so high, I'm told the same thing - that we live in a choice area, with clean water and clean air - then why aren't we trying to keep that?
26. How will berms be made high enough to prevent this from rolling down the hill?
27. As young professional, what assurances do I have to invest in a town that doesn't invest in its people?
28. What is sustainable about a pit?
29. What is the mitigating effect on the environment?
30. How can Halton Crushed Stone guarantee that they will not harvest below the water table in the future?
31. Will there be an environmental assessment or impact report if they remove a section of the 10th line?
32. How is the Town going to update GPS mapping for emergency response?
33. Will residents be compensated for the inconvenience of having to detour all the time?
34. There is a mapping error for EP2 zoning, should plan be investigated to find any other errors?
35. Will Halton Crushed Stone amend application to provide for more annual tonnage?

36. Currently taking 725,000 tons per year, what will be the increase when they dig under the road?
37. How much of the 150 hectares are rehabilitated so far?
38. Will Halton Crushed Stone surrender their license for rehabilitated land? Did the study take this into account?
39. Has Town engaged Ray Blackport to look at the river and the effect on assimilative capacity?
40. Once the land has been scraped of trees, topsoil and nutrients, what can possibly grow there once rehabilitated?
41. If the proposal to remove gravel from the road is not in the immediate plans, it should be removed from current application. What is the rationale to go forward with this part of the application?
42. What is the process to rehabilitate back to Agricultural land?
43. Will the soil coming back in be tested for quality and ensure that it will not leak into aquifers?
44. They say they are not planning to go beneath the water table but how can that be guaranteed?
45. Can impact studies be more frequent?
46. Has the social impact been dealt with?
47. Topography has and will continue to change - what is the impact?
48. Is the Town prepared for the increased traffic on the Main street in Erin due to the 10th line closure?
49. If they haven't completed the rehab on existing pit, why did they move across the road?
50. Are there any fines or by-laws that can be enforced for trucks taking wrong routes?
51. So only 3 Councillors and the Mayor are going to be voting on this issue? So if there was a conflict with all Councillors, who would make the decision?
52. Lot 12 on adjacent lot is not zoned M4, how do we affect the M4 change?
53. Once it becomes M4 is there any stopping it?
54. My well is located on the edge of the pit expansion - how are you going to guarantee my water will not be affected?
55. How will you guarantee quality of life won't be further ruined?

56. Since zoning changed to M4 - can we reverse zoning to Agricultural?
57. Is County of Wellington and Town Council aware that the Aggregate Resources Act is outdated?
58. What do we know about environmental impacts (climate change, water problems, noise)?
59. Will questions be placed on website?
60. What is our guarantee that Halton Crushed stone will follow through with rehab and not leave us high and dry when they shut down? Will Council obtain securities on hold or a certified cheque to Town that ensures we have payment?
61. Our roads are not made for such increase in traffic and weight - who pays for fixing and upgrading them?

#### **Questions and Comments From Council**

1. How is it the lands west of the 10<sup>th</sup> Line are Zoned but require County of Wellington and Town Official Plan Amendments? Usually Zoning has to “conform” to Official Plan designations/policies and is not in place unless the appropriate OP designation is approved. This OP application on this part of the lands is backwards from the normal situation of either the OP is in place or the planning application is to approve both the OP and the Zoning at the same time.
2. Would the proponent be willing to as part of the site plan conditions to be a part of the Cornerstone Standards Council in that their aggregate product would be subject to the Certification Standards of the Council? They are similar to the Forestry Council, Fair Trade and Marine Stewardship Council. The Town’s Environmental and Sustainability Committee has had a presentation from them and would ask Council if they would be interested in a brief delegation from them at a future date?  
<http://www.cornerstonestandards.ca/>
3. Would the proponent be interested in proposing a non-standard large buffer zone area for the lands west of the 10<sup>th</sup> Line? Could they provide some examples of a larger setback adjacent to a residential area that is currently in place to review?
4. Should any discussions on the 10<sup>th</sup> Line road allowance area also include one half of the typical buffer area that would be required to a public roadway in addition to just the roadway lands?
5. What would be a reasonable height restriction on any stockpiled material?

6. Would the proponent remove any recycling or crushing of materials from the site plan for the lands west of the 10<sup>th</sup> Line?
7. Was Council informed of the appeal date ahead of time from the Ministry of Natural Resources that lapsed this last summer?
8. Does the proponent belong to the overall aggregate industry group that is seeing the erosion of the County and Town tax base to a tune of approximately 6 million dollars County wide in tax write-offs? I will be supplying correspondence from the County Treasurer Ken DeHart for our next agenda that the County has approved for public release. He is also doing a full report to County Council this winter on the matter.
9. What is the value and tonnage under the road?
10. What is the value and tonnage within the 30m allowance on each side of the 10<sup>th</sup> Line?
11. Will arrangements be made by Halton Crushed Stone for Council to visit the operation site?