



Minutes of the Town of Erin Special Council Meeting

September 8, 2015

7:00 p.m.

Centre 2000 - Shamrock Room
14 Boland Drive, Erin ON

PRESENT:

Allan Alls	Mayor
John Brennan	Councillor
Matt Sammut	Councillor
Rob Smith	Councillor
Jeff Duncan	Councillor

STAFF PRESENT: Kathryn Ironmonger **CAO/Town Manager**

1. Call to Order

Mayor Alls called the meeting to order.

This is a Public Meeting as required by the Ontario Planning Act to deal with Planning matters regarding land development in the Province of Ontario.

If a person or public body that files an appeal of a decision of the Town of Erin in respect to a proposed Official Plan, Zoning By-Law Amendment and/or a Plan of Subdivision or Condominium does not make oral submission at a public meeting or make written submission to the Town of Erin before the proposed Official Plan Amendment, Zoning By-law Amendment and/or Plan of Subdivision or Condominium is adopted or refused, then the Ontario Municipal Board may dismiss all or part of the appeal.

Council requests that anyone wishing to provide comments or concerns to Town Council and/or staff do so in written form to ensure that the message is provided effectively and accurately and to record their interest in the matter and to request a notice of decision of the matter.

This meeting is to provide information for Council, exchange views, generate input etc. Council has not taken a position on the matter; Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

2. Declaration of Pecuniary Interest

None.

3. Topics for Discussion

3.1 Zoning/OPA Amendment - CBM Aggregates, a division of St. Mary's Cement (Canada) Inc.

Mark Van Patter, Manager of Planning and Environment - County of Wellington:

Mr. Van Patter gave a brief overview of the application before Council. The proposal is for the expansion of the existing Hillsburgh Pit owned by CBM St Mary's Cement. This is the second public meeting regarding this application.

- First public meeting was held March 25, 2015
- Still concerns with the loss of 5.4ha of wood lot (Town, County, CVC, and MNR)
- Letters from the public received - form letter with 6 main concerns
- Would recommend that peer reviews are undertaken to have a second look and verify reports
- If a settlement is reached on the issues, there would be recommendations to the site plan, and if supported by Council a resolution passed. If supported, the County would adopt the amendment, and the Town would then pass a zoning amendment by-law. The process would then go to the Ministry for licence approval.
- If a settlement cannot be reached on the issues, there would likely be an appeal to the Ontario Municipal Board, who would make the decision.

Mayor Alls asked the applicant to further explain the reasons for and purpose of the proposed amendment.

Steve May - CBM Aggregates

Mr. May gave a brief description of the company's history and accomplishments. He then presented information on the existing Hillsburgh pit, and the proposed expansion. Mr. May also addressed the concerns brought forth in the form letter regarding loss of agricultural lands without rehabilitation, loss of woodland areas, increased truck traffic, noise/dust pollution, property value decreases, and risk to drinking water:

- limited in the area that can be disturbed at one time
- expecting farm land to be restored to comparable or better agricultural land
- woodland area has good quality resource underneath - considering the option of not mining this site
- the tonnage increase is to allow for flexibility for large scale projects and is not normal practice to operate at that level - willing to decrease to a certain degree, possibly 850,000 tonnes rather than the proposed 1 million tonnes.
- being an established operation, do not expect property values to be affected
- below water table extraction is not part of this application - it was previously peer reviewed with no concerns from agencies
- open to productive solutions

Mayor Alls invited those who wish to speak to address Council, and noted that all comments and questions should be put to the Chair. Speakers are to give their names and addresses for the record. Personal opinions and comments made by the public attending this meeting may be collected and recorded in the meeting minutes.

Stewart Sebben - 6083 Eighth Line

- opposed 100% to the rezoning
- not against aggregate, but there has to be a balance
- review of Aggregate Resources Act - standing committee report
- this pit has already existed for over 30 years - adding 25 more
- would like clarification on the depth of extraction - 120 feet or 90 feet?
- would like guarantee that no below water table extraction will take place
- unpredictable weather can cause a drought situation and increase bacteria levels in wells
- need decisions to be common sense
- agree with the need for peer reviews
- the land is prime agriculture land, rare, and could be destroyed for the future

John Morland-Jones - 9255 Sideroad 27

- fully object to this application
- CBM has incredible safety record
- Peer reviews need to be completed
- County recommended new entrance - believe that by not installing the new entrance, CBM is compromising safety. Hillsburgh is waiting for an accident to happen
- studies are outdated
- 16 residents around pit - some of which will now have it on their doorstep
- forested area is Greenland on the OP. The County undertook a peer review showing the report was poorly done and did not identify protected species. Ministry has serious concerns with mining this area - as do the CVC, County
- No spring flower evaluation completed
- need a report on rehabilitation
- information shows pit is 50 years old - without any reinstatement
- topsoil when stored for a long period of time deteriorates - no weed mitigation
- heritage home located beside phase 1 with barn housing migrating swallows

Bob Simpson - 5159 Fourth Line

- What are the benefits to the Town?
- How many dump trucks per year is 750,000 tonnes? How many for 1,000,000 tonnes?
- Cost of plowing in the winter to keep roads safe for dump trucks?
- Erin is becoming horse country - expensive homes - no one wants to build near a gravel pit

Judy Patterson - 5697 Third Line

- main concern is water
- do not want it to go into the aquifer
- we cannot afford to have our aquifer at risk
- invasive species increase with truck traffic - chemicals used to control - pollutes water

- If the Ministry has air/water criteria who monitors? How do we get access to the results?
- If CBM defaults 30 years down the road, what happens?
- need to look globally for results

Barb Tocher - 19A Trafalgar Road

- aggregate/gas/water-taking are all controversial issues
- one thing that will haunt Council is truck traffic
- need to work on changing the haul route - 8th Line to WCR 22 is already a haul route - will affect least amount of people - Town and CBM should work together

Deb Vaillancourt - 2 Barbour Drive

- lived on Barbour Drive for 17 years
- truck traffic has increased immensely
- noise from trucks major concern - especially for shift workers

Mike Porter -6020 Trafalgar Road

- live less than 50m away from site
- have seen devastation and lack of remedial work
- strongly opposed to the rezoning of this area
- Erin's history was built on agriculture, not aggregate

A video with an aerial view of the site was shown with permission from Council, showing the excavation, and proposed expansion areas.

Mayor Alls offered the applicant the opportunity to respond to the comments heard.

Steve May - CBM Aggregates

Mr. May stated that he appreciates all the comments which will be taken into consideration, and CBM will provide a response to Council, hopefully by the end of the month. The Town has permission to post this response on their website for public viewing.

Council was given an opportunity to ask questions and comment.

Mayor Alls thanked all those attending and advised that Council will consider all input prior to making a decision on the matter.

4. Adjournment

Mayor Alls declared the meeting adjourned.



Mayor Allan Alls



Clerk Dina Lundy