



Minutes of the Town of Erin Special Council Meeting

March 25, 2015

7:30 p.m.

Municipal Council Chamber

PRESENT:	Allan Alls Matt Sammut Rob Smith Jeff Duncan	Mayor Councillor Councillor Councillor
ABSENT:	John Brennan	Councillor
STAFF PRESENT:	Dina Lundy Bob Cheetham	Clerk Economic Development Coordinator

1. Call to Order

Mayor Alls called the meeting to order, and announced that 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.

Mayor Alls introduced Council members and staff.

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. The site is currently designated Prime Agricultural, Secondary Agricultural and Greenlands in the Official Plans. The existing license is zoned Extractive Industrial (M4) and the new areas to be designated are zoned Agricultural (A).

The surrounding lands for the most part are agricultural and farmed. A 12.6 hectare woodland is present to the north, 5.4 hectares of which are on-site and proposed to be removed. A smaller woodlot is present to the southwest of the site. Two smaller wooded areas are located abutting the site to the east. There are 6 neighbouring dwellings in the vicinity of the site, ranging from 55 to 200 metres away from the proposed area of extraction.

The application for the County Official Plan amendment was considered complete as of March 19, 2012 and circulated three days later by the County. Note that the Official Plan and Zoning amendments were put on hold, at the request of the applicant, while an amendment to the current license to allow for below water extraction was being processed.

The proposed new areas to be licensed are approximately 62 hectares (153 acres), with about 50 hectares (123 acres) to be extracted. A combined license tonnage limit of 1 million tonnes is proposed, for both the old pit and the new pit together. It is estimated that approximately 13.7 million tonnes of sand and gravel reserves are present.

Approximately 5.4 hectares of woodland will be removed in the north central part of the site. This area is currently designated Greenlands in the Official Plan.

The same access onto Trafalgar Road will continue to be used.

In support of the application, the applicant has submitted a number of reports and studies.

A pit license from the Ministry of Natural Resources, under the Aggregate Resources Act, will also be required for the pit expansion area. This process cannot be completed by the Ministry until the zoning has been approved by the Town.

Comments have been received by agencies as well as letters of objection from residents.

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. He indicated that the applications are going through a fair amount of scrutiny from different agencies, and that public consultation in the process began in 2012 with the amendment to extract below the water table. Additional monitoring wells have been installed as approved by the MOE. He also indicated that there will be written responses forthcoming to concerns that have been raised, and that the company is 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.

Joe Spiteri - 9030 WCR 50

- how is a license increased from 750,000 tonnes to 1,000,000 tonnes per year without increasing traffic?
- Regarding rehabilitation - do you plan to use imported soils? has CBM been doing progressive rehabilitation? if so, what has been completed?
- of the extracted materials, what percentage is used locally?

John Morland-Jones - 9255 Sideroad 27

- strongly object to the expansion
- attended similar meeting two years ago and don't know whether extracting below the water table has taken place
- will the extracted areas be re-instated progressively? and how is land going to be returned to prime agricultural land?
- studies are dated 2011 - time to re-do studies, especially traffic
- have witnessed an enormous increase in traffic
- have the recommendations for improvement to entrance and exit in 2012 been completed?
- principle concern is the removal of 12 acres of forest and the removal of prime agricultural land
- can trucks run during the night - 7pm to 7am instead?
- there is a deteriorating quality of life in Hillsburgh
- would like to know the number of vehicles entering and exiting the pit
- would like to know if the signs for entrance and exit meet regulations - they seem to be quite small

Neofitos Vritsios - 6022 Trafalgar Road

- was the traffic study done in the summer or winter?
- concerned with the speeding of trucks
- concerned about his well as he lives directly across the street and could affect his water

Mike Porter - 6020 Trafalgar Road

- strongly opposed for reasons that have already been stated
- concerned about property values, truck traffic, noise, safety due to speeding

- would like to know how much of the available 750, 000 tonnes per year is currently being extracted
- has an incremental effect on everybody

Stewart Sebben - 6083 Eighth Line

- support previous concerns - will be drastically effected
- quality of life issue - direct impact on family/livestock/property values
- cannot have an increase of 133% without an increase in adverse effects
- Council needs to understand the effect of the increase in decibel level - a small increase in decibel level can be doubling the sound
- concerned with airborne dust and emissions - has not seen any dust management reports
- should be able to experience reasonable enjoyment of property without enduring negative impacts

Pauline Follet - 13 Erin Heights Dr

- Hillsburgh has two wells, one is nearing the end of its lifecycle
- Town should have new location for a well before any extraction is done below the water table

Gary Cox - 6128 Eighth Line

- Would like to know if Steven May from CBM previously worked for the Ministry and if he was involved in the application put forth in 2012
- Council needs to stand up for this issue on behalf of the voters

Daniella Dimatteo - 112 Trafalgar Road

- operates small business on the main street
- has witnessed people afraid to exit their vehicles due to speeding gravel trucks, and tucks speeding through crosswalk at the school
- concerned for safety of children crossing the road to get to school

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

Steve May - CBM

Mr. May advised that they will be responding in writing to people who have provided letters, and the questions raised tonight. He also advised that the tonnage increase was to allow for flexibility in the business to be able to bid on local jobs. Individual complaints about specific trucks will be addressed. A water monitoring program has been implemented including monthly testing. Progressive rehabilitation has been done at this location, fill is not being imported, and the berm along Trafalgar Road consists of topsoil that will be used in rehabilitation.


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

Mark Van Patter advised that interested parties should contact the Town and County in writing with their concerns. It will be quite some time before a decision is made, likely months for the County OP, and then the Town will make the decision on the Zoning.


Upon a decision by Council, notice will be provided to all persons requesting notice and to all owners within 120m of the site.

4. Adjournment

Mayor Alls declared the meeting adjourned.



Mayor



Clerk