

MINUTES
OF A PUBLIC MEETING OF THE
TOWNSHIP OF RAMARA

MONDAY, FEBRUARY 28, 2000

A Public Meeting held under The Planning Act was held in the Council Chambers, as part of the regular Council Meeting, with the following members and staff in attendance:

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| | Mayor | Dr. Tom Garry |
| | Deputy Mayor | Dan McMillan |
| | Councillor | Marilyn Brooks |
| | Councillor | Neal Snutch |
| | Councillor | Norm Whitney |
| Absent: | Councillor | John Ferguson |
| | Councillor | Nadir Jamal |
| | CAO/Clerk | Richard Bates |
| | Assistant to the CAO/Clerk | Janice McKinnon |
| | Treasurer | Marg Black |
| | Planning Secretary | Kitty Bavington |

The Mayor opened the Public Meeting at 7:10 p.m., stating:

“As required under The Planning Act, and pursuant to the Council policy, Council is holding a Public Meeting prior to either adopting or rejecting proposed Official Plan and Zoning Bylaw Amendments for:

Files Z-1/00 and OP-1/00, Part Lots 14, 15 and 16, Conc. E and F, Rama Elgin Thompson - owner, Attia Quarries - applicant.

The Mayor advised that if a person or public body that files an appeal of a decision of the Ramara Township Council in respect to the proposed Official Plan and Zoning Bylaw Amendments, does not make oral submissions at a Public Meeting, or make written submissions to the Ramara Township Council before the amendments are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

Council has made no decision on this matter, and is neither in support or opposition. We want everyone present to have a chance to make a statement. All comments and submissions will be considered by Council.”

Richard Bates, Clerk, gave an explanation of the manner of Notice of this Public Meeting, and reviewed the comments received to date.

Mark Dorfman, Township Planning Consultant, gave an overview of the applications received, the location of this proposal, and a summary of his recommendations. He explained the Township is

dealing with applications for Official plan and Zoning Bylaw Amendments under the Planning Act, to permit a quarry. Concurrently, the Ministry of Natural Resources deals with the Licence under the Aggregate Resources Act. In this case, it is for a Class B Quarry, with a 20,000 tonnes/year limit, for extraction above the water table. The Licencing process requires the Township to submit any comments or objections by March 4th, 2000. Objecting to the licence at this time, and withholding Zoning approval, are the only avenues available to negotiate concerns and costs, as the appeal process has been eliminated from the Licencing process.

There is an unopened Township road allowance running through the lands, which separates the property into two parcels, and the Township is to decide if this road allowance is to be included in the proposal. The entire property is over 600 acres. Approximately 2/3 is to be amended from the "Rural" zones and designations, but this would not include any Environmental Protected lands. The environmental issues include a significant Natural Heritage area, wetlands, and the Carden Plain. These have been addressed by the applicant's consultant, however, Simcoe County requests changes in the boundaries to provide a larger buffer.

Mr. Dorfman displayed site plans showing the property location, proposed zoning and designation boundaries, and site features. He identified the access road, stating improvements would be required and would be implemented by an agreement between the Township and the applicant. The site plan submitted does not include all the required information such as the entrance to the quarry.

Gord Knox, Reinders & Associates, representing the applicant, gave a presentation, explaining the Class B Quarry Licence is for a limit of 20,000 tonnes for decorative landscape stone with no blasting, and extraction at 2 metres above the water table. Environmental Impact Study, Archeology, Hydrology, and Traffic Studies have been done, and he confirmed the area north of licenced area is not to be redesignated from Environmental Protection. They have found some areas of interest and the applicant is willing to cooperate with Township by upgrading the Environmental Protection designation from "Low" to "High" where appropriate. He agreed that not everything has been included on the site plan, as it is equivalent to a first draft and will need to be refined.

Mr. Knox introduced Dave Hulme (D.T. Hulme Enterprises, Consultant), Linda Sober (Saar Environmental Ltd.), and Mr. H. Borgdorff (Liberty Engineering - Traffic).

Monika Carless (6523 Pioneer Village Lane) stated Pioneer Village is a small, quiet, community. They can hear a train 14 km away, and she does not agree that they won't hear noise from the quarry. She suggested there are other, more appropriate places. The road is soft, not paved, and will be beat up by the trucks. She is concerned about the 666 truck loads, as calculated in the Traffic Report, going through Sebright.

Dave Hulme reviewed the quarry activity for a 20,000 tonne B Licence, which would include an occasional backhoe to loosen the material, and a forklift truck for loading. The residents ½ mile away would likely only hear the vehicle beeper and regular rural traffic. Mr. Borgdorff of Liberty Engineering explained the existing Township road to the site will be upgraded to handle expected traffic, and improvements will be made to the intersection at the County Road, but the County Road itself is sufficient.

John Dyke (6527 Pioneer Village Lane) reviewed a letter to Dave Hulme from Mr. Borgdorff that had contradictory figures, and asked if Mr. Borgdorff had been to the site, because Concession Road D-E runs parallel to County Road 46, contrary to his traffic report. As well there are 40 residences in the Boundary Road area, rather than 4 residences as stated in the report. He felt the tractor trailers will make a lot of noise and will be hard on the roads. They had been told possibly 5 trucks per week, but figures based on 20,000 tonnes per year equal 46 trucks per week. The current condition of the road caused cars to swerve, what will happen to large trucks? It will also affect Carden residents and County Road 45.

Dave Hulme responded that 20,000 tonnes is the maximum per year, and in a worse case scenario would result in maximum truck load figures of 6 per day. In reality, based on similar quarries and this type of application, there would be 4-5 trucks per week. Mr. Dyke stated they have to deal with the maximum of 46, and consideration of the 2 other nearby quarries should be included. Dave Hulme agreed the property to the south has a quarry licence, but would use a different access. The Clerk advised that the James Dick quarry to the south would use a haul route west to County Road 169.

Fred Beemer (Lot 19, Conc. D-E) stated he lives ½ mile from Fowlers pit, and he can hear noise from it. He feels the road won't stand the trucks, there are already potholes, and it is not wide enough. His son and daughter-in-law go in and out that road, as well as the mailman, paperman, 2 school buses, and others. He also conveyed the opposition of his brother-in-law, Bill Cleavelly.

Keith Forgie (6549 Pioneer Village Lane) stated this Council chamber is as far as you can get from the quarry location, and that is the reason most of the residents live there. It is not for someone to come in, scrape off land, and disturb the otters and migrating birds. There has been short notice about this meeting, with the signs pointing in the wrong direction. Council does not hear from them often, but they are upset at what's happening. They do not have experts to speak for them but they have a petition to present.

Mark Dorfman clarified the Aggregate Resources Act has changed, requiring that comments and objections must be submitted by March 4th. There is still time to address the issues after the 4th, but he wanted to make clear to everyone about the deadline and the requirements.

Ann Meade (1184 Conc. Road D-E) asked if the Township will forward their letters of objection. Mr. Dorfman responded they would be forwarded as part of the Township's submission, but they should also submit letters on their own, to both the applicant, being David Hulme, acting on behalf of Attia Quarries, and to the Ministry of Natural Resources.

Pat Hill (Lot 18, Conc. Road B-C) questioned if the Township changes the Official Plan and Zoning, to permit a quarry, can they come back for a different licence and expand? It seems to be a lot of money to invest in a small quarry, and this may snowball. Gord Knox responded that it would be the end of the Township's involvement, however, if the licence is upgraded, the same process for public information and opportunity for objection is available. It is his understanding that there is a limited need for the special type of landscaping material from this site. There are many other quarries that have a better quality of regular aggregates and it wouldn't be feasible to expand this site.

Dave Hulme suggested that in the past, he has been involved in liaison committees to resolve issues, and it may be a solution in this situation. Gord Knox advised he is also a consulting Planner for Springwater Township, where there was a similar situation, and they set up a committee for peer review for issues such as traffic, and water table.

Eid Attia, the applicant for this proposal, made a statement that he also owns the quarry in front of the Hawthorne Bar & Grill, and they only extracted 2,000 tonnes this year, even though they are licenced for 20,000 tonnes. Maximum extraction is just a dream, it would flood market, and ½ load restrictions have to be considered. Increasing the licence requires more expensive equipment, a market would have to be developed, and studies provided. He stated he is a Geologist, and he recognizes the environmental concerns. He is also a Christian, and he may donate 1 acre for a church, that can be built together as a community.

Susan Hills (6559 Pioneer Village Lane) suggested tax revenues from the village outweigh taxes from the quarry, and only 2 or 3 jobs would be created, which would be insignificant compared to the decrease in property values.

Bill Duffy (4559 Sideroad 15) stated his opinion that the quarry will go ahead, and that a site plan should be required by the Township. There will be no blasting, but there is a concern for safety in Sebright. Ten years ago, trucks drove through Brechin until a bypass was built at the quarries' expense, and rerouted the trucks around the town. He suggested that these quarries get together and reroute around Sebright.

Jim Westcott (R.R. #3, Brechin) owns the property south of the quarry, and there is a significant pond on it. He had asked the applicant to check its elevation and see if it would be affected, but it has not been done yet. Gord Knox responded that it has not been done yet, as the request had just been made on Wednesday night.

John Dyke advised that at \$0.04 per tonne, the Township will only make \$ 460 per year. There are concerns for pollution, noise, road conditions, wild life i.e. blue heron and Muskie, and spills into the waterways i.e. hydraulic lines leaking into the Head River. The residents moved there to get away from all this, and what is the company going to be giving back to the community? It is a win/lose situation. Gord Knox responded there will be tax and other benefits.

Linda Sober from SAAR Environmental, explained that there will be environmental benefits after the fact. Portions of the land will be redesignated from Environmental Protection - "Low" to "High" which has different constraints and will provide higher protection. A farmer could potentially farm right up to the Hawthorne area now, causing environmental damage. There is currently no separation distance requirement as there is no formal wetlands mapping along the river and it is not designated as Provincially Significant. The applicant has not thrown out the report, but has agreed this property requires further investigation and protection. The Province only requires a 120 metre separation distance, but we are proposing 350 - 600 metre setbacks, so more protection will be provided than is currently required. John Dyke stated it would not protect inland water systems. Linda Sober responded that they have studied mitigation measures. Ann Meade noted the applicant's concern for wildlife, and asked that they consider protection of human life.

Fred Beemer stated there is another pond inland that will be affected. He suggested front end loaders will be used, and he stated he will fight this proposal to the end.

John Pitts (6263 Pearl Carrick Road) owns property west of the quarry, and is concerned about proliferation of quarries, with no room left for man or beast. He feels it is too close to the Head River. A lot of effort has been made to clean up waterways and habitats, and this quarry will destroy a lot, particularly heron habitats. The quiet lifestyle of the residents and nature are being destroyed. The Township should take a stand and do a study on quarry development as a whole instead of piece by piece. He suggested switching the haul route west would only shift the problems to others. He is opposed to this proposal.

Monika Carless stated the summer residents haven't had a chance to be involved, and they will be upset. Gord Knox responded that they have followed prescribed procedures, and it appears a lot of people have been notified, judging by the petition. Could they add anything further, or just join the chorus? He stated at this stage, it is apparent these issues need to be taken apart one by one and examined.

Brian Ohmann (1184 Conc. Rd. D-E) questioned the effects on the aquifer and wells when the stone is removed, as there are numerous springs running radially. He is concerned the landscape will change and their lives will change, with trucks going up and down the road all summer.

Gord Knox said that as a further benefit of this development, the water table would be recharged at a greater rate than the existing rate. If any resident feels their well has been affected, they should contact the MNR. They can stop the quarry operation and require the quarry to supply potable water, or provide a new well. Dave Hulme stated there is a well monitoring requirement, and he recommends monthly monitoring for water levels and annual monitoring for water quality, to be used as a yardstick for complaints. The quarry is on the hook to act on complaints, do testing and resolve any problems.

Brian Ohmann stated he would rather not be in the position of needing problems resolved. John Dyke questioned what will the applicant do after the damage is done, when the water table is contaminated? He suggested the applicant's consultants have been downplaying the scale of this operation - why don't they go to other quarries if this one is not going to be so productive? Mr. Dyke advised he has a copy of the traffic letter that downplays the effect, and he will provide it to Council. Dave Hulme stated that they have nothing to hide. He and Mr. Attia are giving assurances of traffic and production levels, as it is a specialized product at this site.

Mark Dorfman reiterated that everyone should send their own letter and be on record by the deadline of March 4th, 2000. Dave Hulme clarified there are two situations - the Planning applications and the Aggregate Licence. The Licence has a deadline of March 4th, and in order for the submissions to be valid, they must be made to both the Ministry of Natural Resources, and to himself, Dave Hulme, representative of the applicant. Fred Beemer requested a copy of the petition and a letter. Mayor Garry advised the petition will be submitted by the Township, but individuals should make their own submissions.

Monika Carless thanked Mr. Attia for speaking. She advised she is also a Christian, and enjoys the peace of the area.

Gord Knox summarized they didn't realize they would have any trouble until tonight, and Mr. Attia will be making the decision if this will proceed. If it does, he is willing to form a liaison committee to deal with the concerns with science and logic.

The Mayor enquired if Council had any questions or comments. Deputy Mayor McMillan questioned discrepancies in the depth of the quarry. Gord Knox responded that the topographical map is most accurate, and any extraction will be limited to 2 metres above the water table. He confirmed that the level of the water table has been established.

Councillor Whitney assured the residents that Council is aware of the area and the road there. He indicated that he had been offended by the comments about farmers damaging EP land and he advised farm land is also protected by the MNR. He questioned if there will be crushing, and Gord Knox responded that there would be limited crushing 2 or 3 times a year.

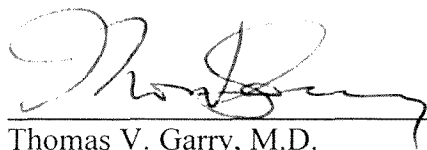
Mayor Garry expressed concerns about incorrect road identification, questionable traffic figures, and the affects on the springs and alvars. Linda Sober discussed the alvar significance. Gord Knox reviewed that traffic figures deal with the worst case scenarios for the full 20,000 tonnes, and the reality scenarios based on industry/market knowledge. He agreed there will need to be road reconstruction.

Mayor Garry summarized that the liaison committee is a good idea, not only for this application but for future proposals as well. Dave Hulme suggested the committee should consist of 4 to 6 people, and should include Council or staff members. John Dyke offered to be on the committee, and anyone else interested could contact him at 833-1046.

Deputy Mayor McMillan questioned the time frame for applications. Mark Dorfman advised the licencing process requires that after March 4th, the applicant must try to resolve any issues but there is no time frame. They would have to report back to the MNR on progress, and the MNR won't issue the licence until the applicant and objectors reach a conclusion. It was emphasized again that letters must go to the MNR and the applicant by March 4th, 2000. Dave Hulme is considered the "applicant".

The Mayor advised that any person who has not spoken or who has not received Notice of the meeting, wishes to receive Notice of the Passing of the amendment, to please leave your name, address and phone number with the Township staff before leaving.

The Mayor closed the public Meeting at 9:10 p.m. and advised Council will take any comments into consideration prior to making a decision.



Thomas V. Garry, M.D.
Mayor



Richard P. Bates, BAS, CET,
CAO/Clerk