

THE EIGHTY-EIGHTH MEETING  
October 30, 2017

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A public meeting of the Township of South Stormont was held at 6 PM at the St. Andrews West Fire Hall.

Present:

Council: Mayor Jim Bancroft  
Deputy Mayor Tammy Hart  
Councillor Donna Primeau  
Councillor David Smith  
Councillor Richard Waldroff

Staff: Loriann Harbers, Director of Corporate Services/Clerk  
Peter Young, Director of Planning/EDO  
Saadia Jamil, Community Planner  
Alison McDonald, Manager of Planning, SDG Counties

Call Meeting to Order and Opening Remarks

Disclosure of Pecuniary Interest

Public Meeting: Official Plan Amendment (OPA) No. 33 and Zoning By-law Amendment No. Z-2017-10

Mayor Bancroft welcomed those in attendance and introduced Peter Young, Director of Planning/EDO for the Township of South Stormont.

Director Young advised that the purpose and effect of the Official Plan and Zoning amendments is to permit the expansion of Cornwall Gravel's MacLeod quarry. The Official Plan and Zoning applications have been submitted concurrently with two applications under the Aggregate Resources Act.

**Parcel 1:**

(MacLeod III) Part of eastern half of Lot 6, Concession 4, geographic Township of Cornwall, Township of South Stormont.

**Purpose:**

The Official Plan Amendment would re-designate approximately 37.8 hectares of land from the "Extractive Resource Lands (Mineral Aggregate Reserve)" and "Rural District" to "Extractive Resource Lands (Licensed Pit and Quarry)".

The Zoning By-law Amendment would re-zone part of the subject parcel from "Mineral Extraction, Reserve – Special Exception Two (MXR-2)" and "Flood Plain (FP)" to "Mineral Extraction, Quarry – Special Exception Three (MXQ-3)." The boundary of the "Rural" zone will be modified to recognize the existing cemetery on the subject parcel. The Special Exception would outline a separation distance of 110 metres between the extraction limit and nearby dwellings.

**Parcel 2:**

(MacLeod V) Part of Lot 2, Concession 4, geographic Township of Cornwall, Township of South Stormont (shown in attached key map).

**Purpose:**

The Official Plan Amendment would re-designate approximately 40.5 hectares of land from "Extractive Resource Lands (Mineral Aggregate Reserve)" to "Extractive Resource Lands (Licensed Pit and Quarry)."

The Zoning By-law Amendment would re-zone the subject parcel from "Mineral Extraction, Reserve (MXR)" to "Mineral Extraction, Quarry – Special Exception Three (MXQ-3)". The Special Exception would outline a separation distance of 110 metres between the extraction limit and nearby dwellings.

Alison McDonald, Manager of Planning for SDG Counties provided an overview of the Official Plan application and the role of the Counties in the process.

Representatives of the Raisin Region Conservation Authority and the Ministry of Natural Resources and Forestry (MNR) were also in attendance.

Director Young provided a review of comments received to date, including concerns related to separation distances, development within the floodplain, hydrogeology, air, water and noise pollution.

Mark Priddle, McIntosh Perry, representing the applicant gave an overview of the proposal, studies completed in support of the application, history of the site and approval authorities including the MNR, SDG Counties and Township of South Stormont.

Director Young advised that notice of public meeting had been mailed on October 2, 2017 in addition to being posted at the property. The notice was also sent electronically to the prescribed list pursuant to the Planning Act.

Director Young reviewed the appeal requirements for both the Official Plan and Zoning Amendment processes and explained that comments collected this evening will be considered by the Township and County as part of their review of the zoning amendment and official plan amendment, respectively.

Mayor Bancroft then invited residents interested in speaking in favour of or in opposition to the proposal, forward.

Donna Cameron, 5587 County Road 42 expressed concerns about water, well contamination, dust, noise and reducing property value. Ms. Cameron inquired if Cornwall Gravel would be willing to test wells in advance of the commencement of extraction and again after operations are underway.

Mr. Priddle advised that wells would be tested before and after based on the proposed monitoring plan.

Ms. Cameron inquired as to timelines for operations and was advised that this process is being undertaken for the future at this time and that it is not anticipated to take place for quite some time.

Travis Mitchell, Cornwall Gravel further advised that the approvals are being sought now for the long term and primarily for aggregate preservation.

Mike Jarvo, 18025 County Road 44, inquired about well supply and the potential for reducing the water table.

Mr. Priddle explained that monitoring wells are situated in locations around the sites and will notify of any reduction in the water table. This has not been a concern to date.

Mr. Jarvo further stated that he is concerned about the road and further deterioration of the road as a result of added heavy truck traffic.

Mayor Bancroft advised that the section of County Road 44 in question is slated for resurfacing in 2018.

Marc Fortier, 5575 County Road 42 requested clarification on the extraction limit being 15 metres from the berm.

Cain Cameron, 5587 County Road 42, requests action concerning the dust as it is now.

Travis Mitchell, Cornwall Gravel advised that water is applied regularly, and that operating under appropriate weather conditions and working to mitigate dust is on-going.

Riel Pilon, 17830 County Road 44, alleged that as a result of blasting near his home, the gravel beneath the slab supporting his home has been compromised and is now filled with ground. As a result, he experiences problems with his sump pump and perimeter drainage. He further stated that the dust is a significant concern.

Nicole Hope, 17751 County Road 44, explained that their family has trouble sleeping due to the noise in the early hours of the morning.

Director Young then explained that residents are encouraged to submit their concerns to the Ministry of Natural Resources in advance of the November 20, 2017 deadline to be included in the MNRF approval process under the Aggregate Resources Act.

Mr. Cameron inquired if consideration for access to the Cameron Cemetery has been considered.

Mayor Bancroft advised that Cemetery access will be considered and included with the Township's comments. Additionally, the Township's recently adopted Cemetery Master Plan provides for maintenance.

Mr. Jarvo inquired as to regulations associated with open water within the quarry site and expressed concern with regards to cross contamination.

Travis Mitchell, Cornwall Gravel explained the Ministry of Environment requirements for water sampling and reporting under the organization's Permit to Take Water.

Mayor Bancroft expressed appreciation to those in attendance and advised that Council members will consider all that has been shared this evening in advance of any decisions being made.

Residents were circulated MNRF comment submission forms and encouraged to submit in advance of the November 20, 2017 deadline.

The public meeting adjourned at 6:50 PM.

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Mayor

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Clerk