

## Planning and Community Development

Wednesday March 19, 2014 – 10:00 a.m.

The Planning and Community Development Committee met on the above date at the Optimist Club Community Centre, Holstein, Ontario with the following members in attendance:

Present: Chair Arlene Wright and Councillor Francis Richardson.

Regrets: Councillors Alan Barfoot, Kevin Eccles, Norman Jack, Kathi Maskell, Terry McKay, Paul McQueen, Duncan McKinlay, and Warden Brian Milne.

### County Staff

Present: Sarah Morrison, Intermediate Planner and Barb Heerschap, Recording Secretary.

Also present: Nolan Moss, Cuesta Planning Consultants

**Proposed County Official Plan Amendment on lands described as Part Lot 1, Concession 16, Township of Southgate (Geographic Township of Egremont)  
County file no.: 42-07-06-OPA-124**

## Call to Order

Chair Arlene Wright called the public meeting to order at 10:00 a.m.

Sarah Morrison read the regulations.

As required by Section 17, of the *Planning Act* RSO 1990, as amended, Council shall ensure that at least one public meeting is held, notice of which shall be given in the manner and to the persons and public bodies containing in the prescribed information.

In accordance with the *Planning Act* and the implementing Regulations being Ontario Regulation 543/06, the County of Grey gave Notice of this Public Meeting by individual prepaid first class mail to persons within 120 metres based on the most recent assessment information provided by MPAC (Municipal Property Assessment

Corporation) and to an extensive list of agencies as set out in the regulations. The public meeting notice is located on the County web site at [www.grey.ca](http://www.grey.ca).

It is imperative to note that:

Any person or public body may attend the Public Meeting and make written and/or verbal representation either in support of or in opposition to this proposal. If a person or public body that files an appeal of the decision of the County of Grey in respect of the proposed County Official Plan Amendment and does not make oral submissions at the Public Meeting or make written submission to the County of Grey before the proposal is approved or refused, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the adoption of the proposed County Official Plan Amendment, you must make a written request to the County of Grey at 595 9<sup>th</sup> Ave. East, Owen Sound, Ont. N4K 3E3 This can be mailed to the County or deposited with the administrative assistant this morning.

Comments have been received from the following agency:

**Saugeen Valley Conservation Authority dated March 17, 2014:**

The Saugeen Valley Conservation Authority has no objection to the approval of the official plan amendment that will re-designate a portion of the property that will permit the expansion of an existing pit operation.

**The following individuals spoke:**

Doug Karrow  
Jo Chisholm  
A.J. Hans Viirlaid  
Francis Giles  
Terry DaSilva  
Bill Celhoffer  
Ken Melbourne

Mr. Karrow advised that he is representing a group of ratepayers which he is president of the group. He presented a powerpoint presentation. He indicated there are three (3) concerns he would like to discuss. 1) Cumulative effect of seven (7) pits in the Holstein area; 2) Precautionary principle and Natural Heritage systems; 3) Environmental impact.

**Summary of all concerns discussed:**

Concerns with regard to danger and threatened species close to the site;  
Significant wetlands are in a small area of the proposed development;  
A Natural Environmental Impact Study, Level II should have been completed;  
There should be a moratorium placed on present and proposed pits;  
How is density determined?  
Concerns with water quality and quantity and the monitoring process;  
Presence of significant wetlands on proposed site;  
Will the existing pit be rehabilitated?  
The non-compliance issues have not been addressed;  
Did the applicant pre-consult with the County?  
Requested the County not accept the proposed County Official Plan Amendment;  
Is each application specific to the site?  
Concerns with regard to the development agreement and would like to see the local municipality and the County work together;  
Recommends that the County review the cumulative impact in the area;  
What is the process of the County with regard to issues and negotiation;  
Concerns with regard to contamination of water;  
Depreciation of surrounding properties;  
Requests County to review and has concerns about the surrounding gravel pits;  
Has social economic effect on the community and serious long term effects on the community;  
People cannot afford to move and we came to the rural area to enjoy country living;  
Is each application specific to that site?  
Who is sued if our water is contaminated?  
Recommends the application not move forward as reports are incomplete as required under the County Official Plan.

### **Applicant comments**

Randy Bye spoke and advised that in his opinion all reports were submitted and completed in a timely manner.

He advised that concerns were expressed with regard to an entrance to the pit and a two lane road was put in which addressed concerns.

He indicated that it was his error that he should not have been at pit after the end of November.

Chair Wright asked how is the existing pit going to be re-habilitated.

Mr. Bye advised rehabilitation will be placed back to agricultural. He will work with the landowner with regard to rehabilitating the existing licensed pit.

Mr. Bye noted that aggregate helps with all aspects of the Community as local people own the majority of the pits and local people are employed.

### **Committee comments**

Chair Wright advised that the Ministry states there is a need for aggregate.

Chair Wright noted that any concerns with regard to potential water contamination should obtain a legal opinion.

Chair Wright advised the public that she is certain that Randy Bye would be available to answer any questions.

### **Planner comments**

Sarah Morrison advised that the Committee reviews all comments received when making a decision on any proposals. She advised that pre-consultation was carried out with the applicant and his agent(s).

Ms. Morrison indicated that the monitoring of the pit is done through the Ministry of Natural Resources as part of the licensing process.

Ms. Morrison advised that once all comments are received, a report will be presented to the Planning and Community Development Committee for consideration.

Chair Wright advised to contact County staff for any further concerns or questions with regard to the County process.

There were no further questions, Chair Wright thanked the public for their attendance.

Chair Wright adjourned the public meeting at 11:30 a.m.

Chair Arlene Wright