



Planning and Community Development

Wednesday, September 7, 2016 – 7:00 p.m.

The Planning and Community Development Committee met with the Township of Southgate Council for a joint public meeting on the above date in the Township of Southgate Council Chambers, Hopeville, Ontario with the following members in attendance:

County Planning and Community Development Committee Members Present: Chair
Paul McQueen

Township Council Members Present: Mayor Anna-Marie Fosbrooke, Deputy Mayor
Norman Jack, Councillors Jim Frew, Barbara Dobreen, Christine Gordon,
John Woodbury, and Dale Pallister

Township Staff Present: Clinton Stredwick, Planner, Raylene Martell, Clerk and Jim
Ellis, Public Works Manager

County Staff Present: Scott Taylor, Senior Planner and Monica Scribner, Recording
Secretary

Also present: Nik Kohek and Don Scott, Cuesta Planning Consultants Inc. and Ian
Furlong, Applicant

**Proposed Official Plan Amendments and Proposed Zoning By-law Amendment on
lands described as Part Lot 7, Concession 17; in the Township of Southgate
(Geographic Township of Proton) County file number 42-07-090-OPA-136.**

Call to Order

Mayor Fosbrooke called the public meeting to order and welcomed everyone to the
Joint Public meeting on behalf of the Township.

Chair McQueen welcomed everyone on behalf of the County. Introductions then
followed.

Scott Taylor read the regulations.

The proposed Official Plan Amendments and Zoning By-law Amendment affect those lands described as Part Lot 7, Concession 17 in the geographic Township of Proton, now in the Township of Southgate.

This development requires four applications, a County of Grey Official Plan Amendment application, Township of Southgate Official Plan and Zoning By-law Amendment applications, as well as a Township of Southgate Consent application for severance purposes. In order for the development to move forward, approvals are needed on all four of these applications. The County makes the decision on the County and Township Official Plan Amendment applications and the Township makes the decision on the Zoning By-law Amendment and Consent applications.

The proposed County Official Plan Amendment would consider an exception to the policies of the 'Agricultural' designation to allow the expansion to the existing grain elevator, drying, and storage operation, as well as allowing for the severance of the business from the farm. The proposed expansion would exceed the current allowable size of an operation which is why the Official Plan Amendment is being considered. Other portions of the property are designated as 'Hazard Lands' and 'Tertiary Settlement Area'; however those lands are not proposed to be changed.

The proposed Township Official Plan Amendment would be similar in nature, and serve a similar purpose. The proposed amendment would consider adding for exceptions to the Township's 'Agriculture' designation to permit the proposed expansion to the existing grain elevator, drying, and storage operation, and the severance. The proposed Zoning By-law Amendment would consider expanding the existing Space Extensive Industrial 'M3' zone to allow for the proposed expansion to the existing grain elevator, drying, and storage operation. The existing Restricted Agricultural 'A2' zone would also be amended to an A2-with Exceptions to recognize the reduced lot area and frontage, stemming from the Consent application.

The Consent application would sever approximately 10.12 hectares of land containing the business and leave a 29.3 hectare retained piece of land.

As required by Section 17 and 34 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 the prescribed information.

In accordance with the Planning Act and the implementing Regulation being Ontario Regulation 543/06 and 545/06, the County of Grey gave notice of this Public Meeting on behalf of the County and the Township, 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.

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 Official Plan Amendments or Zoning By-law Amendment and does not make oral submissions at the Public Meeting or make written submissions to the County of Grey before the proposal is approved or refused, the Ontario Municipal Board may dismiss the appeal.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Grey in respect of the proposed Official Plan Amendments and Zoning By-law Amendment before the approval authority gives or refuses to give approval to the Official Plan Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

If you wish to be notified of the decision of the proposed Official Plan Amendments you must make a written request to the County of Grey at 595 9th Ave. East, Owen Sound, Ontario N4K 3E3. This can be mailed to the County or deposited with the Administrative Assistant, Monica Scribner this evening.

If you wish to be notified on the decision of the Zoning By-law Amendment, please make a similar request to the Township.

If there are any comments, questions or concerns for those in attendance this evening please address the Chair and give your name and Lot and Concession, or civic address, for the record.

Comments received from the following:

Saugeen Valley Conservation Authority (SVCA), dated August 9, 2016

“All of the plan review functions listed in the Memorandum of Agreement between the Authority and the Township of Southgate relating to Plan Review have been assessed by SVCA staff with respect to this proposal. The proposed amendments are acceptable to SVCA staff.”

Bluewater District School Board, dated August 10, 2016

No concerns or comments at this time.

Grey County Transportation, dated August 11, 2016

No concerns expressed with the applications.

Dennis Koch, dated August 4, 2016

His family lives next door to the Hensall District Cooperative (HDC) drying facility. They built their home as a safe place to enjoy the peace and quiet of the countryside with their children. Since the drying facility was built beside them, they have encountered many issues. The constant flow of tractor trailers, speed rates of traffic, trucks idling, trucks using air brakes and loading/unloading during all hours. They are unable to use their backyard for laundry, barbequing, or entertaining. The north side of their home has an unknown substance which is under investigation. The excessive noise from the dryers happens 24 hours a day, 7 days a week which impacts their sleep. They feel they should have been circulated information before the drying facility was built and that the HDC should meet the required health studies, traffic studies and noise studies before being able to expand any further.

Shari Leversage, dated August 4, 2016

When their family first built their home the area, it was a beautiful, peaceful area that had an inactive scrap yard on one side and a church/cemetery on the other. Their family has had disrupted sleep due to the bright lights and alarm sounds from the dryers. The dust creates a red cover that gets into their air exchanger and tracked into their home. They are unable to use their backyard due to the excessive dust clouds that cover their entire property. The noise level and speed of trucks are also of concern.

COMMENTS FROM APPLICANT'S CONSULTANT

Don Scott from Cuesta Planning Consultants gave an overview of the project. The expansion would include seven new storage silos, a new vehicle marshalling yard, and a new entrance on the 7th sideroad. The existing entrance to the facility on Southgate Road 24 would then become exit only. A traffic impact study was completed which assessed the existing traffic, as well as the projected traffic levels following the proposed expansion. Conclusions from the study showed that the annual amount of traffic will not increase significantly, but will be better distributed over a longer period of

time, and decrease peak traffic flows. Adding this new entrance off of Sideroad 7 will also help reduce the numbers of trucks through Swinton Park. The proposed site plan will aim to reduce dust accumulation by adding an evergreen buffer. Calcium is currently applied twice a year to control dust, but the proponent is willing to work with the Township on these issues. Mr. Scott noted they are willing to work to address the concerns of the neighbours. He stated that Hensall District Cooperative is a good corporate citizen and would appreciate the approval of this expansion.

COMMENTS FROM THE PUBLIC

Denis Koch expressed his concerns about the health impacts of dust blowing through his yard and into his home. He feels the trees will not help since the dust is coming down from about 60 feet. They are unable to use their clothes line or back yard. He feels that with more trucks coming and going from this new access point, it will create more dust and they will have dust coming from two sides of their house.

He also noted concern about the speed of the trucks going through the community, and has yelled at them to slow down. Mr. Koch is still waiting on the Township to put up signs to address the trucks that speed through Swinton Park. Other residents are also frustrated with the speed of the trucks as well as the truck drivers using their engine brakes and rattling the windows in their homes.

The truck staging starts as early as 4:15 a.m. and these trucks shine their lights into his windows. He noted that the traffic study must have been done in the off season, because the numbers in that report are much lower than what he experiences.

Mr. Koch questioned why they were not informed when the original silos went in and why the County notice sent on August 12, 2016 was the only notice they have received to date. He would like to be informed on the continued progress of this file.

Dave Alexander feels the traffic study must have been hypothetical. He noted that the roads are not suitable for this level of traffic and that there is not enough room for two cars to pass safely on the road. He feels it should not be up to the citizens to stop or slow down the trucks. Some have slowed down lately but only after threats have been made. He agrees with Mr. Koch and is worried about what will happen over the next few years if the expansion is approved.

Mr. Alexander also has concerns about the dust, impacts on the water table, and water quality in the future. Mr. Alexander noted that he spoke with Mr. Taylor at the County about his concerns as well as staff at the Township. Neighbours have complained and have had no help with the situation.

Cynthia McNalty noted that she lives approximately 1¼ miles away from the silos. She stated that Council had no say in where the silos were initially placed since the property was already zoned M3. She expressed her concern for Swinton Park and feels it is not in an appropriate location. Last season she had to close her windows at 2:00 a.m. due to noise coming from the site which was running 24 hours a day during the drying season, including weekends. Ms. McNalty asked if the product needs to be dried right away upon receipt of the product. Ms. McNalty questioned who would enforce any potential limitation on hours of operation.

Mr. Ian Furlong, on behalf of the HDC operation, indicated that during harvest season the Hensall location does run 24 hours a day, seven days a week. The standard hours are until 9:00 p.m. but if a farmer comes in, they cannot turn them away. During the harvest season they do operate on Saturday and Sundays. During peak corn harvest time, approximately 2-3 weeks, the dryers are on 24 hours a day, seven days a week. Mr. Furlong noted that under the current process there is more loading / unloading on-site during peak season as they do not have adequate space for storage. However, with the expansion, this unloading can be better spaced out throughout the year. Mr. Furlong noted that their hours of operation would be fairly standard with the exception of a six week period during harvest season.

Ms. McNalty wondered if the pesticides sprayed on the crops are finding their way into the dust from this site, and if any studies have been done regarding this.

Mr. Taylor noted that there have been no studies completed to date, but noted he could discuss with staff from the Ontario Ministry of Agriculture, Food and Rural Affairs to see if such concerns have been raised about other grain operations.

Ms. McNalty asked if there has been a study on the decibel levels from this operation, and if the Township has bylaws in place for noise.

Mayor Fosbrooke stated that there is a noise bylaw in the Township of Southgate. Councillor Pallister stated that the applicant uses normal farming practices and the decibels used for the circulation and dryer fans fall into the allowable category. Councillor Pallister noted that a number of these matters are covered and protected by the Farming and Food Production Protection Act (FFPPA).

Ms. McNalty questioned whether or not having more products to process and dry would require more dryers to be added.

Mr. Furlong clarified there are only two dryers now and no more are proposed to be added.

Ms. McNalty asked about the size of the property, and whether or not the entire property would be needed. She further questioned the Township's ability to control what happens with respect to development in the zoned area.

Mr. Taylor clarified that the proposal is for approximately 10 hectares of land and that the operation would be put under site plan control. The operations on site and any changes to that plan would be governed by the Township in this regard.

Ms. McNalty cited policy examples from the Provincial Policy Statement which promote growth and development within settlement areas. She noted that this proposed grain operation would be better suited on substandard agricultural land, away from any existing settlement areas. Ms. McNalty hopes guidelines are followed.

Mr. Taylor stated that the concerns expressed will be taken seriously by both the County and the Township. They will look at the policies and seek feedback on technical issues before making recommendations to Council. The Council meetings are open so anyone is welcome to attend.

William Linnitt lives near the proposed new haul route and is concerned there will be even more dust and noise with the proposed expansion. He noted that the traffic has tripled in the last two years. He does not begrudge anyone trying to make a living, but feels that they also need to consider the neighbours and the impacts of their operation. Mr. Linnitt moved to the country for peace and quiet and is concerned with the impacts from this operation, including property values dropping. He is unable to hang out clothes to dry and has to wash off his barbeque each time before he uses it. This operation is having a big impact on the neighbours who lived here first, before this large conglomerate moved into their neighbourhood.

Corrie Grunig lives across the road from the site. He is concerned about the safety of the young children in the area, especially one with a disability. The trucks are putting their air brakes on as they pass his property and are going much faster than 50km/hour. He feels an air filter for the particulate matter should be installed, especially for use during drying time.

Mr. Furlong stated there is not an aspirator currently in place, but that they will be installing an aspirator with the expansion and that should make a big difference on the quantity of dust.

Mr. Grunig asked if there is a retail component in the proposal and stated there would be even more traffic if there were a retail store on-site.

Mr. Stredwick said there is no retail component to his knowledge.

Councillor Dobreen noted that she believed there was a proposed retail fertilizer outlet at some point.

Mr. Scott and Mr. Furlong clarified there is no application for a retail outlet at this present time.

Councillor Gordon asked if the traffic study was included as part of the agenda package.

Mr. Stredwick clarified that the traffic study was in the agenda package.

Councillor Gordon indicated that she would like to see a peer review of the traffic study undertaken. She also requested that dust and noise studies be completed, which would also be peer reviewed. She stated that in good faith the applicant should install aspirators now, and not wait for the expansion.

Peter Barkman asked if the bridge is fit for the weight of the trucks should the new access to Sideroad 7 proceed.

Jim Ellis indicated that the box culvert is being replaced this fall, and that the bridge on Southgate Road 26 will have some deck rehabilitation and side rail improvements done. Currently there is not a load restriction on that bridge.

Councillor Dobreen asked if the severance did not proceed, would the new proposed entrance be an option. Councillor Dobreen also asked for clarification of the current footprint of M3.

Mr. Stredwick said that if it was a part of the grain operation, a new entrance permit for the road would need to be acquired. Mr. Stredwick pointed out the M3 area on the screen.

Jean Black noted that she represents the Presbyterian Church. She noted that she has not noticed any dust on the tombstones or in the cemetery.

Ellie VanBleek (sp), followed up on Jean's previous comment, and noted that she and her husband are active seniors. In the fall we meet two or three times a week at the church and we have not noticed an abundance of dust in the church interior.

Mr. Scott identified they understand the concerns and as Mr. Furlong indicated, they will be making improvements should this go ahead. We are working with Mr. Taylor and Mr. Stredwick and will try to address the issues stated tonight.

Mr. Taylor stated this is an ongoing process and reminded the public to sign up for further information. The County will update our website and will also send out paper invites for any upcoming meetings, to those who have signed up. Feel free to contact the County or the Township with any questions.

It was clarified that the Township attendance sheet acts as an attendance sheet only, and not a sign up list. If anyone would like further updates for this file, they must submit their request and contact information in writing.

Chair McQueen thanked everyone for coming and adjourned the public meeting at 8:14 p.m.

Chair Paul McQueen