

APPENDIX A



Special Council Meeting
Re: The Proposed Hallman Pit

April 4th, 2022



COMPATIBLE LAND USE ^{APPENDIX A}

An existing or committed land use or activity that can co-exist with a neighbouring use/activity or uses/activities without either creating or experiencing 1 or more off site adverse effect(s)

Source: D-1-3 Land Use Compatibility: Definitions Government of Ontario



SENSITIVE LAND USE

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A building amenity area or outdoor space where routine or normal activities occurring at reasonably expected times would experience 1 or more adverse effects from contaminant discharges generated by a nearby facility. The sensitive land use may be a part of the natural or built environment. Depending upon the particular facility involved, a sensitive land use and associated activities may include one or a combination of :

1. Residences or facilities where people sleep, (eg. Single and multi-dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc). These uses are considered to be sensitive 24 hours/day
2. A permanent structure for non-facility related use, particularly of an institutional nature (eg. Schools, churches, community centres, day care centres)
3. Certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (eg, Trailer park, picnic area, etc.)
4. Certain agricultural operations (eg. Cattle raising, mink farming, cash crops and orchards).
5. Bird/wildlife habitats or sanctuaries

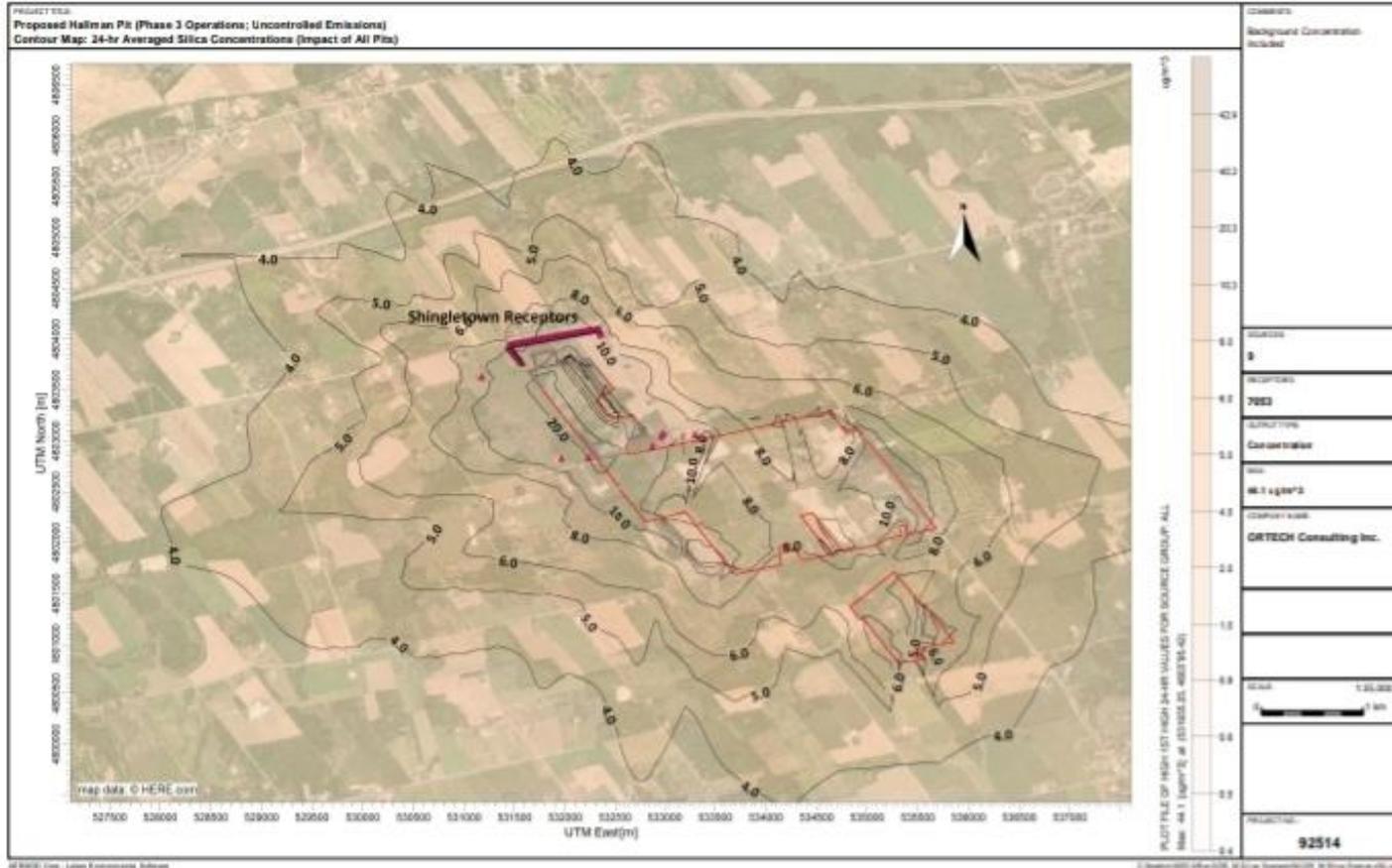
Adverse effects are defined in the PPS to mean: as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment on the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.



Zone of influence

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Compatible Land Use

Sensitive Land Use?

Adverse Effects?



POTENTIAL IMPACTS OF THE PROPOSED HALLMAN PIT

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CUMULATIVE IMPACTS The combined impact of all 'past, present and future' gravel pits

HEALTH IMPACTS



Increased noise levels due to truck activity, alarms and extraction



Health effects from exposure to harmful fine particulate matter (dust)



Potential for contamination of our drinking water in sensitive recharge areas

ECONOMIC IMPACTS



Safety of operations of proposed traffic impact not satisfied by experts



Questions remain about the feasibility of rehabilitation back to prime farmland between experts

ECOLOGICAL IMPACTS



What impact will the Hallman pit have on the life of the wetland and Woodlots?



Auxiliary activities such as wash ponds can increase risk for groundwater impacts



Operational practices, such as fuel storage and asphalt recycling, can increase risk of pollution

Impacts NOT addressed

The Hallman Pit sets an *unacceptable precedent*

There is a need for:

-  1. Account for all air emissions and all stages of the pit's life to correctly assess the potential adverse impacts of this proposal
-  2. proposed air quality impacts exceeding policy thresholds
-  3. Correct noise standards and modelling in Shingletown
-  4. Attention to noise impacts along the internal Haul Route
-  5. Cumulative impacts (7.2.4.3) must be reviewed by an expert third party



Increased noise levels due to truck activity, alarms and extraction



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Impacts NOT addressed

The Hallman Pit can presents an *unacceptable risk*

There is a need for:



1. Consideration of **safety/operations** at the Witmer Road intersection with Queen Street.



2. Consideration of the **safety** of recreational road users (cyclists, walkers, joggers, motorcyclists, etc.)



3. Consideration of the **SAFETY** (not just operations) of Witmer Road for school buses, waste management, EMS services, hidden driveways/laneways, etc.



4. **Cumulative impacts (7.2.4.3)** Would other gravel pits be permitted to use the newly upgraded Witmer Road?



Questions remain about the feasibility of rehabilitation back to prime farmland between experts

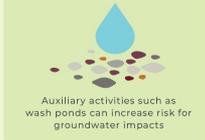
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Impacts NOT addressed

The Hallman Pit can set an *unsustainable* precedent

-  “No scientific evidence has been presented”
-  “Such evidence, either **does not exist**, or is proprietary (and therefore not available)”
-  “The **missing** information/limitation is not described within the DBH Harvest Farms AIA.”



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Impacts NOT addressed

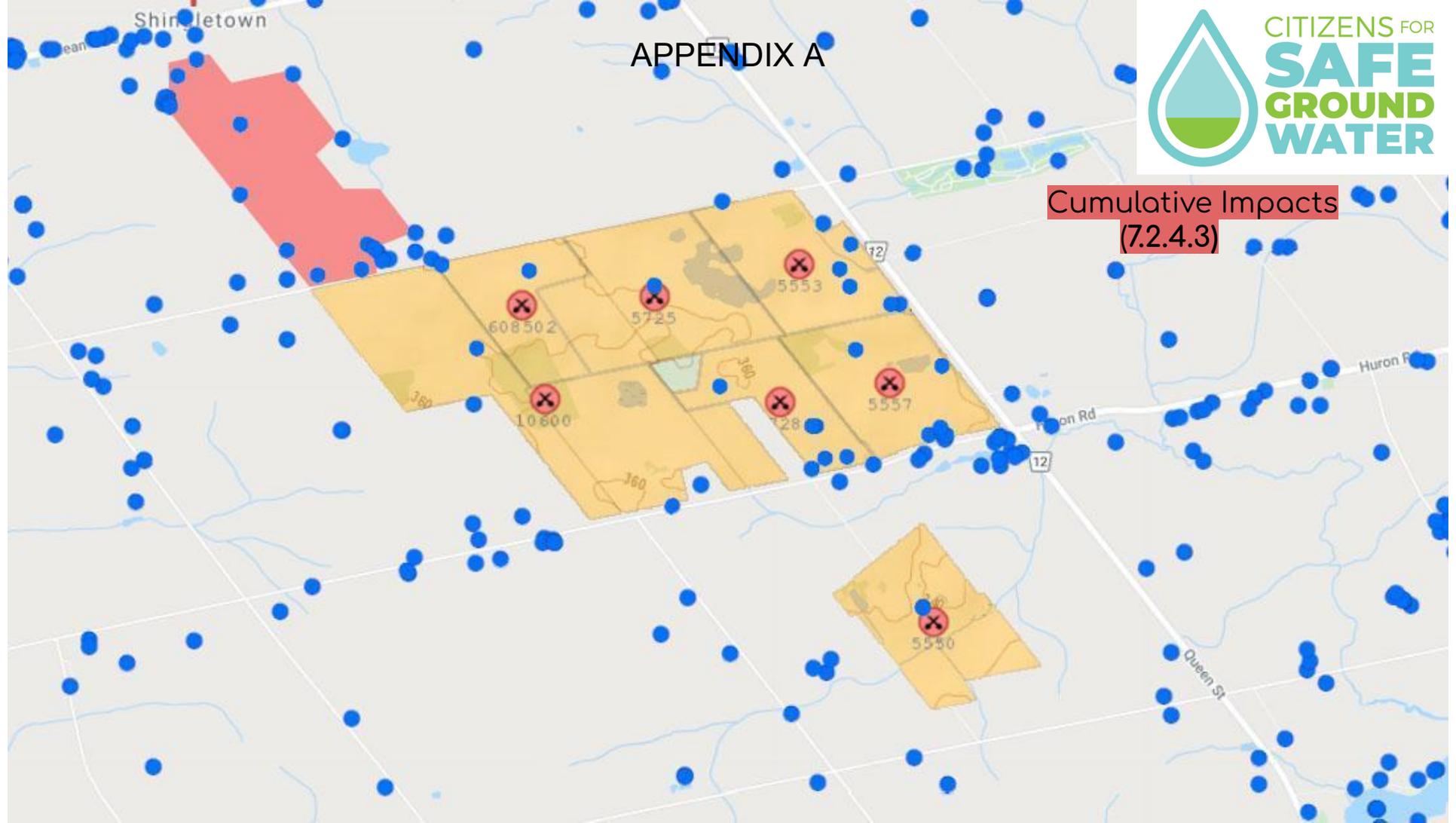
The Hallman Pit can presents an *unacceptable risk*

- Elimination of all accessory use
- Enhanced monitoring, logging, testing, reporting, made readily available online
- Larger buffer between pit floor, and aquifer
- 24-hour automatic real-time video monitoring on-site
- Baseline water quality, trigger points, within 1000 meters (per Region policy)
- Frog, turtle monitoring programs (frogs are sensitive to water quality, excellent indicator species)
- Holding provision to deter below the water table extraction
- Outstanding issues, and recommendations unresolved and not addressed by applicant or Wilmot Staff Report...

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Cumulative Impacts
(7.2.4.3)



Risk

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Benefit

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What impact with the life of the Hallman pit have on the life of the wetland and Woodlots?



Auxiliary activities such as wash ponds can increase risk for groundwater impacts



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statements made are based on expert reviews commissioned by the Region of Waterloo, Wilmot Township and Citizens for Safe Ground Water Inc., as well as the Grand River Conservation Authority, to date



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Our Premier, Doug Ford, said, “*I believe in governing for the people...when the people don't want something you don't do it...folks, you are the boss...you don't put something in that the whole community is dead against...the mayor doesn't want it...no one wants it...I don't want it... we are going to make sure that it doesn't happen...*”

