

APPENDIX N







Wilmot Township Zone Change Application ZCA-11-19



Wilmot Public Meeting January 13th, 2020 - Photo Courtesy: Catherine Fife, MPP

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Application Not Aligned With Wilmot Core Values

-  **Health & Wellbeing** – Expert identified **risk** to Citizens health, wellbeing.
-  **Community** – **Widespread opposition** from Shingletown, and across Wilmot.
-  **Legacy** – **Prime Farmland Destruction**, Countryside Community fabric at risk.
-  **Accessibility & Inclusivity** – **‘Uphill battle’** for community, process favours applicant, *‘pitting’ our community against its elected body.*
-  **Forward Thinking** – Zone Change unnecessary, and **only** benefits **one** person.
-  **Balance** – **Imbalance** between Applicant reports, Planning reports, Community Expert reports.

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Conformance to **Provincial Policy Statement** using ‘Science’

Provincial Policy Statement (PPS) sets rules for land use

Recently updated by the current Ford Government in 2020

*3rd Party Peer Review indicates **not in compliance** with PPS 2020*

“No scientific evidence has been presented” (by the applicant)



Zone Change Application **Contradicts PPS, Council Must Vote No** to Zone Change

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Recognized Experts in their Field



Acoustic - John Coulter - 30 Years



Air Quality - Ortech Consulting - 25 Years



Water - Wilf Ruland, UW Professor Emeritus Emil Frind, Michael Frind - 110 Years



Road Safety - Russell Brownlee - 25 Years



Planner - Stefan Szczerbak - 22 Years

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-  Expert Reports **Unaddressed**
-  **Unnecessary** Risk to Water Supply
-  Noise & Air Quality **Inconsistencies**
-  Health & Wellness to Village of **Shingletown**
-  **Unacceptable** Hours of Operation
-  Auxiliary Use in **Sensitive** Area
-  **No** Evidence of Acceptable Rehabilitation
-  **Risk** to Neighbouring Agricultural
-  Natural Environment, Wetland **Concerns**
-  **Inadequate** Buffer (Pit Floor vs. Water Table)
-  Haul-Route **Safety**/Cattlelands Agreement

Air Quality Concern - “Zone of Influence”

THE EXPOSITOR

Local News

Dust-up over gravel operation

Vincent Ball

Sep 29, 2020 • September 29, 2020 • 2 minute read • [Join the conversation](#)



Stephanie and Robert Slack and their son, Oliver, stand near a sign they put up on their Oakhill Drive home. The family says dust from an aggregate pit on Colborne Street West across from their home is causing problems. PHOTO BY VINCENT BALL / The Expositor



DATE: March 30, 2022

TO:

President, Citizens for Safe Ground Water Inc.

FROM: Scott Manser

E-mail: smanser@ortech.ca

Re: Initial Peer Review Comments and Results – Hallman Pit
ORTECH Reference #92514

“Upper End” (favorable) modelling vs.
“More Realistic” modelling



Conclusion: Shingletown area at risk!

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Restrict Auxiliary Uses based on Wilmot Official Plan



ACCESSORY PROPERTY USE

Do auxiliary aggregate activities pose an unnecessary risk to sensitive recharge areas?

The Township will regulate uses associated with aggregate extraction through the Zoning By-law as follows:

- a) permit *accessory uses* associated with aggregate extraction operations and processing activities such as crushing, screening, washing, stockpiling, blending with recycled asphalt or concrete materials, storage, weigh scales, parking and office facilities;

Source: Township of Wilmot Official Plan – April 2019 Consolidation - 7.1.1.7

Wilmot Council can restrict auxiliary use:



No 'wash ponds', crushing on-site



No used asphalt/concrete stockpiling, reprocessing.



No fuel storage on-site

Note: Proposed activities take place in a “Sensitive Water Recharge Area”

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Council **Rejects** Controversial Blair Warehouse Proposal

April 6, 2021 – Council endorses ‘MZO’ for ‘mega-warehouse’, property ***already zoned industrial*** (rumored to be Amazon)

March 21, 2022 - Council turns down **Municipal** ‘Heritage Impact’ Study, and Expert Traffic Study (Traffic Peer Reviewed by Cambridge/RoW)

Outcome: Developer Cannot Build Its Warehouse

"We do really need to listen to what the community wants, so I **can't** support this motion" - Cambridge Cllr. Shannon Adshade

NIMBY
Next It
Might Be
You!

Next We
Might Need
Each Other!

Lisbon New Prussia Berlett's
Corners Josephsburg
St. Agatha Sunfish Lake
Philipsburg Foxboro Green
Waldau Petersburg Baden
Mannheim Shingletown
Victoriaburg Wilmot Centre
Holland Mills New Hamburg
Luxemburg Punkeydoodles
Corner Haysville Pinehill
New Dundee Rosebank