

Attachment H

Minutes of Public Meeting

9.3 DS-2022-18 - ZCA-06/22, Petersburg Sand Company Inc./IBI Group, 1856 Snyder's Road East

A. Martin, Manager of Planning and Economic Development Services, explained the purpose of the report and stated the report summarizes all the comments received to-date. He indicated the technical documents are still under review and consideration will be given to any further public comments including agency comments.

M. Hodgkinson (Applicant), Petersburg Sand Company, Inc., provided rationale for the request for the zone change amendment and outlined all the work that has been done with various engineers to protect the water supply and to mitigate dust. He stated they have done their due diligence to ensure the gravel pit will not pose any danger to the area and has worked with Township staff to ensure safety with the trucks entering and leaving the gravel pit.

D. Barrett (Agent for the Applicant), IBI Group, provided an overview of the studies that have been done in support of this project which were: an agriculture impact assessment including a soil study; an archaeology and cultural heritage study; dust and air quality study; hydrogeological study; environmental impact study; noise study; and a transportation impact study. Mr. Barrett also spoke to the various mitigation measures that will be used based on design techniques and recommendations from the various studies. His presentation included how the requirements for notice were met; information about the zone change application process and the ARA application process which includes a consultation phase for both; a map of the proposed site; an existing conditions plan illustrating the property as it is today; and an operational plan where extraction will occur (phases 1 to 4). He highlighted that processing will be limited in phase 4 due to the proximity to neighbours. He also advised the rehabilitation plan anticipates implementing progressive rehabilitation.

J. Neves appeared on behalf of her family including M. and A. Alves. J. Neves stated objections to the zone change because of the negative impacts to the quality of life for neighbours. She cited concerns with the air quality due to dust and silica; issues with noise and the vibrations of the trucks that operate very early in the morning; and safety and environmental concerns, especially the negative impact of the water runoff.

E. Halley indicated he opposes the gravel pit as he is worried about the negative impacts on the neighbours, particularly since Snyder's Road is

already overloaded with trucks. Since Mr. Halley was experiencing technology issues which made it difficult to hear his delegation, Mayor L. Armstrong requested that he send a written submission outlining all of his concerns to the Clerks Office.

J. Beringer stated he and his family are concerned about the loss of farmland; noise from the trucks passing over the railroad tracks and the cumulative effect along Snyder's Road; and the inability to protect the significant wetlands located in the middle of the site. He provided his opinion that rehabilitated pits are not suitable for farming and will only create an unproductive crater on the property. He suggested the pit is unnecessary as there are sufficient amounts of sand available elsewhere. He asked Council to do everything in their power to protect farmland.

B. and W. Bechthold expressed concern the new pit will further increase traffic on Snyder's Road, particularly since there are already three (3) pits within a two (2) kilometre stretch of that road. They cited issues with safety because of debris from the trucks and the speed at which they are traveling; dust; the negative impact on home values; noise that starts at 5:30am on the weekdays and as early as 6am on the weekends; safety; and odors and residue seeping into the water system from open pits. They requested that Council wait for one of the existing pits to close before opening another one.

D. Mota indicated her family moved to this area for the countryside and expressed concerns regarding the safety of children along Snyder's Road and the noise from the truck traffic. She suggested that three (3) pits along Snyder's Road is enough.

C. and D. Koprivica stated their number one (1) concern is the safety of the children as they have witnessed trucks passing school buses on Snyder's Road which has not been addressed despite having reported the issue to the school board. Their second concern is the health and wellbeing of their family from dust particles and requested a health study be done by a healthcare professional. Finally, they cited the noise which starts at 6am on weekends. The cumulative effect is the enjoyment of their property is compromised.

S. Bechthold indicated he is concerned about the environmental damage that will be done since there is a wetland in the middle of the field. He also questioned why the berm has been clearcut and how this will cause noise concerns for him and his family from the trucks travelling across the

railroad tracks and from the pit itself. He also cited safety concerns for the school buses that use this route.

S. Kurevija expressed concerns about the negative impact of the pit to the flora and fauna, and requested Council to consider the residents.

Resolution No. 2022- 190

Moved by: Councillor B. Fisher

Seconded by: Councillor C. Gordijk

THAT Report DS 2022-018 be received for information.

Motion Carried