

are then approved or received by the Committee of the Whole, as noted. The Consent Agenda content is available to the public when the Agenda is finalized but is not subject to discussion from the floor at this time, however, representations may be made at subsequent meetings on matters of interest.

Moved by: Michael Seguin

Seconded by:

Gail Ardiel

THAT the Consent Agenda of May 16, 2016 be adopted as circulated, less any items requested for separate review and discussion, being B.3.1 FAF.16.39 2017-2020 Reassessment Update, B.11.1 PDS.16.58 Building Permit Activity: 1st Quarter 2016, and B.11.2 PDS.16.60 STA Licensing Program Activity: 1st Quarter Summary 2016, Carried.

B. Staff Reports, Deputations, Correspondence

Finance, Administration and Fire Reports To be chaired by Councillor Michael Seguin

B.1 Deputations, if any

B.1.1 Bruce Taylor, President

Blue Mountain Attainable Housing Corporation

Re: Attainable Housing

Bruce Taylor spoke noting he is the President of the Blue Mountain Attainable Housing Corporation, which is owned by the Town of The Blue Mountains. Bruce recognized the members of the Corporation present.

Bruce noted that in 2013 the Town created the Blue Mountain Attainable Housing Corporation. Bruce noted that the former business model does not work in today's environment because of the availability of low interest rates. Bruce noted that the median household income in The Blue Mountains went up 12.5% while the average value of dwellings went up 22.5%. Bruce noted that this suggests that incomes are not keeping pace with housing costs. Bruce noted that low and moderate incomes in The Blue Mountains were found to be able to afford a maximum purchase price of \$386,428, this is based on a 10% down payment, 25 year amortization and a 4.06% interest rate. Bruce noted that the average MLS resale price was \$603,924, representing a considerable gap in home ownership affordability.

Bruce noted that this area is attractive because of what we have to offer. Bruce noted that 86% of housing units in the area are owned, and noted there has been an increase in the ownership units and a proportionate decrease in rental stock.

Bruce noted that the Housing Corporation has two goals. Goal 1 is to augment the supply of rental accommodation, encouraging secondary suites in existing homes, encouraging secondary suites in adjacent structures, providing financial assistance in the building of secondary suites, providing a 10% grant up to \$5000 to assist a homeowner to construct a secondary suite. Bruce noted that the benefit of Goal 1 is to create rental units for lower income residents, help defray home carrying costs for homeowners, help seniors stay in their existing homes with additional income, help new home buyers purchase homes in The Blue Mountains through additional rental income. Bruce noted that the Housing Corporation has budgeted funds available for this program, secondary suite conversions would be partially funded in the amount of 10% of conversion cost to a maximum of \$5000, funds would be advanced upon issuance of an occupancy permit, and the location of secondary suites is not restricted, but must be in The Blue Mountains.

Bruce then spoke regarding Goal 2 noting that it is to increase home ownership affordability through down payment assistance. Bruce noted that the Housing Corporation would provide down payment assistance for eligible home purchasers in The Blue Mountains based on the latest housing data from Grey County. Bruce noted the benefits could encourage young individuals /couples/parents to make The Blue Mountains their home, improving home ownership affordability for young people and families will increase the Town's diversity and the sustainability of its schools and community facilities, improve diversification of homeowners will bring improved economic prosperity in The Blue Mountains. Bruce noted the funding mechanism would be that the Housing Corporation would fund the down payment assistance up to 5% of home purchase up to a maximum of \$19,300, with the applicants required to have a minimum down payment of 5% of their own funds. Bruce noted the assistance would be in the form of an interest free loan, and that the Housing Corporation would finance the loans using funds from the Town. Bruce noted that the Housing Corporation would budget for loss of interest as an expense. Bruce noted that the capital would be repaid after 20 years of occupancy or upon sale of property, refinancing, mortgage default, or the unit is no longer the principal residence of the purchaser. Bruce noted that the down payment assistance funding would be secured through a second mortgage, or third mortgage in the case of Grey County down payment assistance.

Bruce noted that the Housing Corporation is looking for support from Council for implementation in the fall of 2016. Bruce noted that Simcoe County is using similar housing solutions.

Councillor Halos spoke thanking Bruce and the Housing Corporation members for their dedication. Joe noted that there are a number of directions that the group can go in. Joe noted that the affordable housing solutions offered by Simcoe and Grey Counties are successful.

Councillor Gamble spoke questioning if the Housing Corporation has communicated with Habitat for Humanity, Bruce replying, not since the incorporation of the Housing Corporation.

Councillor McGee spoke regarding rental units and noted that the new Official Plan makes secondary suites a right, that does not require a zoning by-law amendment. Councillor McGee noted that once the new Official Plan is approved an applicant would not have to apply for a zoning by-law amendment, but would still have to meet Building Code requirements. Councillor McGee noted that this will move the goals of the Housing Corporation forward faster.

Deputy Mayor Ardiel spoke noting that Simcoe County is giving grants up to \$25,000 for secondary suites. Deputy Mayor Ardiel noted that she provided Grey County Social Services with information from Simcoe County to determine if Grey County would be interested in providing the same support for secondary suites.

Mayor McKean then spoke questioning at what point would building officials be involved in developing secondary suites when the Housing Corporation is involved, Bruce spoke in response noting that the Building Official would have to issue an occupancy permit before funds would be released to the property owner.

Planner Bryan Pearce spoke noting that the new official plan allows secondary suites, including coach houses, and garages with living spaces above, subject to criteria being met.

Councillor McGee spoke noting the Housing Corporation is in ongoing discussions with Ruth Prince, Director of Finance and IT regarding the interest free loans to ensure that Finance is satisfied that the Housing Corporation will be protected.

Mayor McKean spoke questioning if the road was constructed by the Jones' up to their lot line, Alan replying yes, further noting that the cost to improve the road at that time was \$30,000. Alan then noted that he met with staff 8 weeks ago, and that at that time he was advised that the Town could not assume the road as the road platform is not wide enough. Alan noted that staff advised that the road requires a 16 foot platform. Alan noted that on June 23, 1988 the road was approved by the Town to be an assumed municipal highway. Alan noted at that time the specifications were sufficient for winter maintenance, further noting that the road is similar to the road specifications in other areas of the municipality.

Councillor Halos spoke questioning if the public uses this road, Alan replying that the road is a "private road" in the winter, and that the public should not be use it in the winter months. Alan noted that he cannot control the road that they are responsible for and liable for in the winter.

Alan noted that development in the area has increased the traffic in the area, further noting that the connection from Camperdown Road South to the Loree Loop was advertised by Blue Mountain Resorts, and increased traffic.

Alan noted that staff suggested increasing the amount of signage, and noted that following the increased number of signs that traffic on the road was reduced.

Councillor Seguin spoke noting that the Town provides winter maintenance on Hoover and Ridgeview and received waivers from the property owners on these roads, and questioned if Mr. Jones and the other property owners would agree to sign waivers. Alan spoke noting he is unsure if the other property owners would agree to sign a waiver, further noting that he would have to understand the details of the waiver before he would sign it. Alan noted that his concern is that he cannot control what happens on the road.

Director of Infrastructure and Public Works Reg Russwurm spoke noting that Ridgeview and Hoover Lanes are private lanes, and in both instances there is an end to the winter servicing being provided as the lanes are connected to future development. Reg noted that Camperdown Road South is not a private lane. Alan spoke noting he agrees with Reg. Alan noted that he has reactivated his request to the Town as the Town has recently assumed the winter maintenance in Castle Glen, further noting that his request of the Town should be considered as well.

Councillor McGee spoke noting this is an example of why the Town should not issue building permits in locations like this, further noting that a structure should never have been permitted in this location. Councillor McGee spoke noting that Camperdown Road South is a seasonal road that should be assumed as a Town road to correct an error made twenty years ago.

Councillor Martin spoke noting there has been ongoing discussions on this over the years, further noting that Mr. Jones is asking Council to cancel the arrangement and assume the road.

Reg then spoke noting he provided Council with a staff report last fall in response to Mr. Jones' request. Reg noted that Mr. Jones willingly entered into the agreement that required him to maintain the road in the winter months. Reg noted that staff do not recommend the Town assume this road. Reg noted that Mr. Jones' request has been discussed with the Senior Management Team, and issues have been raised including the inability for emergency service providers to get up the road in the winter months. Reg noted that emergency services are able to navigate the road three seasons of the year, but not in the winter. Reg confirmed that if the Town assumed the road, that the Town would be required to maintain the road to a standard that would allow emergency

service providers the ability to navigate the road to Mr. Jones' house during the winter months, further noting this would be a huge liability to the Town.

Mayor McKean spoke asking that a staff report come forward to the June 6 Committee of the Whole meeting, including the costs to bring the road to the standard the Jones' brought it to originally. Mayor McKean asked that the report include the differences in assuming the winter maintenance on Camperdown Road South and assumption of the Castle Glen roads.

Councillor Martin thanked Mr. Jones for his deputation.

B.5.2 Lionel Boutet

Re: The Giant Blue Pumpkin

Lionel Boutet spoke regarding the Giant Blue Pumpkin project, noting this is a life skills project at the Beaver Valley Community School, where the lifecycle from seed to pumpkin is taught.

Lionel noted he came across the blue pumpkin seeds from New Zealand, noting that the pollination gives different genetics. Lionel noted that this year will be a seed growing year. Lionel noted that the Giant Blue Pumpkin was taken to the Port Elgin Pumpkin Festival last year, further noting there was much media coverage of the Blue Pumpkins last year.

Lionel noted this is a rare opportunity to expand the Blue Pumpkin project, further noting that he would like to have a contest in The Beaver Valley Fall Fair to introduce the Giant Blue Pumpkins, further noting that weight and size could be criteria.

Lionel spoke regarding CBC and local media coverage of the Giant Blue Pumpkin project, further noting that this is an opportunity for Blue Mountains.

Lionel noted that he has a successful pumpkin patch at the school, but that he would like a backup patch to grow pumpkins as well.

Lionel noted he has discussed this with Shawn Everitt, Director of Community Services, and noted that Shawn suggested an area at Tomahawk. Lionel noted that the area suggested is close to water and would have easy access for the public to see the pumpkins growing.

Lionel noted that he is requesting Council approval for use of a location, water, and protection for the pumpkins from sunlight. Lionel noted that he has provided Kyle Oakley with pumpkin seeds to plant as well.

Councillor Martin thanked Lionel for his deputation and requested that staff provide a staff report identifying the request and providing a recommendation to Council.

Mayor McKean spoke noting vandalism could occur at Tomahawk as well as at the school. Mayor McKean noted that a great way to get the community involved is to get a competition going amongst residents.

Deputy Mayor Ardiel spoke noting that Lionel should enter his blue pumpkin at the Royal Winter Fair as a new variety.

Councillor Martin thanked Lionel for his deputation.

B.11.3 By-law Enforcement Summary: 1st Quarter 2016, PDS.16.59

THAT Council receive Staff Report PDS.16.59 "*By-law Enforcement Summary: 1st Quarter 2016*", for information purposes, Carried.

B.11.4 Planning Applications – April, 2016, PDS.16.53

THAT Council receive Staff Report PDS.16.53, "Planning Applications – April, 2016 for information purposes, Carried.

B.12 Correspondence, if any

None

C. 5:00 PM Public Meetings / Deputations

Mayor McKean noted under the authority of the *Municipal Act, 2001* and in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and or/ made available to the public upon request.

C.1 Statutory Public Meetings

C.1.1 Public Meeting: Zoning By-law Amendment, Boyd 236681 Grey Road 13

Mayor John McKean read the Notice of Application and Public Meeting to consider a Zoning By-law Amendment. John noted the owner are Michael and Meghan Boyd.

John noted that the Planning Division of the Corporation of the Town of The Blue Mountains has received an Application for Zoning By-law Amendment;

John noted the purpose of this Public Meeting is to consider a request to install a secondary suite within the existing dwelling on the subject lands.

John noted the effect of this By-law is to permit a second residential unit within the existing home and to establish minimum site standards such as but not limited to exterior entrance requirements and parking requirements. The property will contain two units and remain under one ownership.

John noted the lands subject to this By-law are comprised of CON 12 PART LOT 23 RP16R2863 PART 1, and are locally described as 236681 Grey Road 13 Town of The Blue Mountains.

John noted any person or agency may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendment.

John noted if a person or public body does not make oral or written submissions at a public meeting to the Town of The Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Clerk spoke noting that notice of the Public Meeting was given in accordance with the Planning Act, and that in response, correspondence was received from Historic The Blue Mountains

Saugeen Metis, Grey Bruce Health Unit, Grey County Planning and Development, Grey Sauble Conservation Authority.

Senior Policy Planner Shawn Postma spoke noting that the application is for a secondary suite, further noting that the new Official Plan allows secondary suites, further noting that the new zoning by-law will reference secondary suites as well. Shawn noted that a zoning by-law is required for a secondary unit in a house.

Councillor Seguin questioned reference to servicing, and if the servicing at this property is well and septic, Shawn replying correct, the servicing is well and septic.

As no one further wished to speak, Mayor McKean declared the public meeting to be closed.

C.1.2 Joint Public Meeting: County of Grey and Town of The Blue Mountains - Official Plan Amendment Application and Rezoning Application, Conn Pit North Part of Lot 6, Concession 3, RP 16R9097, Part 1

Deputy Mayor Gail Ardiel read the Notice of Application for Consent & Public Meeting to consider an Official Plan Amendment and Rezoning.

Gail noted the County of Grey and the Town of The Blue Mountains want your feedback on a new development proposal.

Gail noted the County and the Town are seeking input on development applications to consider allowing an expansion of a gravel pit known as “the Conn Pit” to the vacant area of the property (east side). This proposal requires Town Council and Grey County approvals, and the applicant applied for Official Plan and Zoning amendments to seek permission to expand the gravel pit.

Gail noted the applications have been filed by 2223117 Ontario Inc. and the Agent representing the applicant is Brian Zeman, MHBC Planning.

Gail noted the subject lands are located in the Town of The Blue Mountains. Gail noted the legal description of the property is North Part of Lot 6, Concession 3, RP 16R9097 Part 1, (geographic Township of Collingwood), the Town of The Blue Mountains

Gail noted that Council of the Corporation of the Town of The Blue Mountains will hold a Public Meeting under Sections 34 and 51 of the *Planning Act*, R.S.O. 1990.

Gail noted this development requires three applications, a County of Grey Official Plan Amendment application, a Town of The Blue Mountains Official Plan Amendment application and a Town of The Blue Mountains Zoning By-law Amendment application. John noted in order for the development to move forward, approvals are needed on all of these applications. John noted the County makes the decision on the County and Town Official Plan Amendment applications and the Town makes the decision on the Zoning By-law Amendment.

Gail noted if this proposal is approved, the amendments would change the permitted uses on the property to allow gravel extraction.

Gail noted the County Official Plan designation would change from Rural to Mineral Resource Extraction. John noted the Town of The Blue Mountains Official Plan designation would change from Rural to Extractive Industrial, and the Zoning would change from the General Rural Exception 209 (A1-209) to Extractive Industrial (M4), or other suitable zone to allow the proposed extraction uses. John noted the proposed amendments to the Town of The Blue Mountains Official Plan and Zoning By-law also include some mapping corrections for the existing pit operation, to better reflect the uses of the lands.

Gail noted the applications have been deemed complete, under the *Planning Act*, which means that it is now time to receive public feedback on the proposals. Gail noted in deeming the applications complete, the County and the Town have enough information to seek public input on the development. Gail noted no decisions have been made on the applications, and no decisions will be made until the public process has been completed.

Gail noted within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. Gail noted by law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Gail noted under the legislation governing this development, which is sections 51 and 34 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendments or Zoning Bylaw Amendment.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the Zoning By-law Amendment is approved or to the County of Grey before the Official Plan Amendments are approved, the person or public body is not entitled to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Ontario Municipal Board.
3. If a person or public body does not make oral submission at a public meeting, or make written submissions to the Town of The Blue Mountains before the Zoning By-law Amendment is approved or to the County of Grey before the Official Plan Amendments are approved, 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 are reasonable grounds to do so.
4. If you wish to be notified of the decision of the Town of The Blue Mountains in respect to the approval of the Zoning By-law Amendment, or the County of Grey in respect to the passing of the Official Plan Amendments, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note Zoning By-law Amendment file number (Z-16) when directing correspondence to the Town. The County Plan of Subdivision file number is 42T-2016-02.

The Clerk noted that notice of the public meeting was given in accordance with the Planning Act, and that in response comments were received from Niagara Escarpment Commission, Grey Sauble Conservation Authority and resident Bernard Homonick.

Planner Denise Whaley spoke noting that #4 on the list of rights notes the incorrect file numbers, further noting that this will be corrected.

Denise noted that this application includes three files, 2 zoning by-law amendment applications and an official plan amendment application for the Conn Pit expansion. Denise noted that if Council approves the zoning by-law amendments that, the County would then consider the official plan amendment. Denise noted that there are two approval authorities on this file. Denise confirmed that the Ministry of Natural Resources are involved with this application as well.

Denise spoke noting this application is on the same site as the current Conn Pit, east of the existing pit, further noting that we are early in the process on this, and that the applicant has done much work on the study. Denise noted that staff are currently going through the reports to determine if anything further has to be done, and that the

comments are being reviewed. Denise confirmed that there is still time for the public to provide comment on the applications.

Sarah Morrison, Grey County Intermediate Planner, spoke noting if there are any questions of the County, to please forward them to her.

Brian Zeman, President of MHBC Planning & Landscape Architecture spoke noting he is the consultant for the applicant, 2223117 Ontario Inc.

Brian spoke providing the location of the Conn Pit, noting the proposed extraction area is 10.7 hectares. Brian noted that the proposal is to extract below the water line, as is permitted in the existing pit. Brian noted that the official plan amendment is required by the County because the entire site is not identified as an aggregate site.

Brian Zeman noted that the site is identified as a secondary sand and gravel area, and that an Official Plan Amendment and Zoning by-law amendment is required from the Town. Brian confirmed there is a viable aggregate on the site, as is available in the existing Conn pit. Brian noted that the Conn pit is to the west of the subject site. Brian noted that the current licenced area is 15.4 hectares, and that most of the above water aggregate has been extracted. Brian noted that the extension proposed is in the easterly area, but still using the same entrance, with continued use of the existing haul route on the 6th Line.

Brian noted that the site contains 3.6 hectares of woodland, less than .4% of existing woodland, further noting that the woodland can be removed without a negative impact to the features and functions of the woodland and habitat. Brian noted that the application includes 4.6 hectares of woodland planting to increase the forest cover.

Brian noted that the site is not a prime agricultural area, designated as rural in the County Official Plan and Town of The Blue Mountains official plan. Brian noted that the site is appropriate for rehabilitation to its natural use.

Brian confirmed that the site is not identified as a significant heritage landscape.

Brian noted that the surrounding uses are to the north an existing gravel pit, the east the Pretty River Valley Provincial Park, to the south, agricultural, to the west, existing gravel pit.

Brian noted that the County Official Plan speaks to social impacts, further noting that a noise study has been performed, and that noise guidelines are put in place to minimize impacts on the existing haul route. Brian noted that there have been no impacts on the residential wells, further noting that production will not be increased, but will be lengthened in time. Brian noted that the hydrogeological study has been completed, and that comprehensive well monitoring is performed, including monitoring private wells. Brian noted that the applicants ensure that if there is an impact on a residential well, that the licensee must provide water to that resident and must investigate to determine if the pit has had an impact on the well. The pit operator is then required to restore the well to its previous level if it is determined that the pit was responsible for its failure.

Brian spoke regarding the proposed rehabilitation plan, noting there will be a three metre deep pond, with forested side slopes.

Brian noted that the County official plan amendment proposes a mapping change, and that the Town requires a housekeeping mapping change.

Charles Stevens, resident at Lot 4, Concession 6 in Gibraltar spoke expressing concern that notice of the public meeting was sent to residents just within 120 metres of the pit. With respect to residential wells, Mr. Stevens asked if the Town will co-sign or be responsible if the gravel pit company goes out of business and residential wells are impacted by the pit. Mr. Stevens expressed concern with the truck route, and that the gravel extraction at the pit will be extended if this application proceeds.

Mr. Stevens questioned if a noise study had been completed, further noting that there are gravel trucks every three to four minutes. Mr. Stevens questioned when the pit will be empty at the existing rate of extraction.

Ian Sinclair, resident at 615411 Third Line, spoke noting he has lived in this location for 39 years. Mr. Sinclair noted that Council should do what is best for the area ecologically, and questioned if members of Council had been to the site. Mr. Sinclair noted that the location of the pit borders a conservation area, further noting there are a number of high end homes in this area. Mr. Sinclair noted that Council should consider the long term versus the short term effects of granting the official plan amendment and zoning by-law amendment. Mr. Sinclair noted that the Bruce Trail is in this area and the proposed amendments will have an effect on the trail and its users.

Mr. Sinclair noted that he is totally opposed to the application, further noting that the noise from the gravel pit and the truck traffic is horrendous. Mr. Sinclair noted that Council should encourage residential development not gravel pit development. Mr. Sinclair noted that the taxes on his property are over \$13,000 per year, and his neighbour pays over \$35,000 per year. Mr. Sinclair noted that he did not receive written notice of the public meeting, he was notified verbally by a neighbour, and requested that the proposed amendments be delayed. Mr. Sinclair noted that he is prepared to hire legal counsel to represent him in this matter.

Kevin Bambrough, owner of five properties in the area, including 569469 6th Sideroad, spoke noting that on two of his properties he has been working with the Ministry of Natural Resources to plant trees. Mr. Bambrough noted that his property is in the managed forest program, and that he started purchasing properties in the area approximately eight years ago. Mr. Bambrough noted that this area is the highest part of the Niagara Escarpment, and that there are so many Trilliums and wildlife in this area. Mr. Bambrough noted that staff have indicated that many studies have been completed and asked that he have an opportunity to review the studies. Mr. Bambrough noted that he would like to complete a hydrogeological study himself. Mr. Bambrough noted that residents in the community work hard to keep the area and trails clean, and expressed concern for the well water. Mr. Bambrough noted that there is a great risk in allowing the expansion of the gravel pit. Mr. Bambrough noted that he purchased in this location because the Niagara Escarpment Commission want to increase the protection of the Niagara Escarpment, further noting that he does not want an expanded gravel pit in this community, on the edge of a conservation area. Mr. Bambrough noted that many residents in the area are opposed to the requested applications.

Donald Avery, of the Blue Mountain Watershed Trust Foundation ("BMWTF") spoke noting that for the last 21 years the BMWTF has been working to preserve the Blue Mountains ecosystem, further noting that Council should reject the proposed applications for aggregate extraction when a zoning by-law amendment is required. Mr. Avery noted that the Aggregate Resources Act should be reviewed and followed. Mr. Avery referred to the Niagara Escarpment Plan and noted that it should be considered as well when considering the requested amendments.

Mr. Avery questioned if the amendment is a legitimate extension of the existing pit, or if it is a new pit, further noting that the Niagara Escarpment Commission passed a motion not allowing new pits. Mr. Avery questioned the blasting techniques of the pit and the number of trucks leaving the pit each day. Mr. Avery noted that the pit operator will undermine the ecological and ecotourism potential when the Niagara Escarpment is expanded. Mr. Avery noted that there are 11 ANSI's that are within close proximity of the proposed pit.

Mr. Avery asked that he be permitted to view the hydrogeological report, further questioning if it includes extraction below the water-table and it is effects the Pretty River tributaries.

Mr. Avery noted that the revised Aggregate Act prohibits mining below the water level.

Mr. Avery then spoke regarding rehabilitation, noting that reforestation should be commenced in the early stages, not at the latter stages of the life of the pit. Mr. Avery noted there are many abandoned pits with ponds that are not usable, further noting that BMWTF realizes the mining/aggregate industry is vital, but that the government needs to recognize the adverse effects.

Michael Storey, 569239 6th Line, Gibraltar, spoke noting he has lived on the west side of Gibraltar for 25 years, further noting that he has seen the area change over the years. Mr. Storey noted that the gravel pits are concerning, and that he has been subject to the increased gravel pit noise over the years. Mr. Storey noted that the truck traffic in the area is significant and asked if truck drivers could be asked to refrain from using engine brakes, and asked that signs be erected to this effect. Mr. Storey noted that residents have two pits operating in the area, further noting that he has requested the Ministry of Environment to take sound readings, but noted that the noise fell within the permitted guidelines. Mr. Storey noted that the Ministry of Environment suggested that he contact the gravel pit operators directly. Mr. Storey noted that it seems that the residents have to protect themselves from what is going on, further noting that the owner of the pit does not visit local residents to see if they have concerns.

Mr. Storey noted that he agrees that sufficient notice was not provided to area residents, further noting that the 120 metre circulation area is not enough. Mr. Storey noted that all area residents should have been provided with notice of what is proposed. Mr. Storey noted that many are opposed to the gravel pits in the area. Mr. Storey noted that the Conn pit was reopened six years ago, via lease, then stopped abruptly for non-payment to the owner. Mr. Storey noted that it is important for residents that, if the amendments are granted, that the company that operates the pit can be trusted. Mr. Storey noted that there should be direct communication with the residents, and the pit owners need to be responsible gravel pit owners.

Paul Lockett, resident at 569306 6th Sideroad, spoke noting he lives four units down from the pit, and has lived in this location for nine years. Mr. Lockett noted that he is concerned about water and water quality, further noting that his water was tested when he purchased the property, and that it was tested again three years ago. Mr. Lockett noted that his water has significantly changed since he purchased his property. Mr. Lockett expressed concern about the speed of trucks travelling on the 50 km road and the noise. Mr. Lockett noted that he spoke with the owner of the Bates pit, and asked that the truck drivers slow down. Mr. Lockett noted that the Conn pit truck drivers drive fast, and that the pit has had an effect on his property value, and has lowered his quality of life with the noise and dust. Mr. Lockett noted that he is not able to open his windows because of the noise and dust, further noting that the vibration from the pit can be felt in his home. Mr. Lockett noted that trees should be protected, further noting that the deer will be effected by the expanded pit.

Bernard Homonick, owner of South ½ Lot 7, Concession 3, spoke questioning if Council will receive his correspondence, the Clerk replying yes, further noting that Council has received Mr. Homonick's correspondence and that all correspondences received in response to the public meeting notice will be attached to a future staff report. Mr. Homonick noted that he would like to see proactive communication from the Ministry of Natural Resources and The Blue Mountains.

Kevin Bambrough spoke again, asking that Council not allow the expansion of the pit and risk the water table in this area. Mr. Bambrough noted the expansion to the pit will damage the surrounding areas, further noting this is a special conservation area with ANSI features.

Ian Sinclair then spoke again asking how long before a decision will be considered so that the community can organize themselves, further noting the community is prepared to hire legal counsel to protect their interests.

Denise Whaley spoke noting a subsequent staff report will be presented to the Committee of the Whole meeting at a future meeting, probably over two months of time, and that residents can ask to be included on the notice list. Denise noted that the circulation area of 120 metres is set by the Planning Act.

Diane Hudson, 4th Line resident spoke suggesting that residents grieve their taxation after reassessment.

Councillor Seguin spoke questioning if the Conn pit is in operation currently. Consultant Brian Zeman spoke noting yes the pit is being operated by the existing licenced operator, further noting that the pit has been inactive for four years, and that it never lost its licence. Brian noted that all operations were inactive for four years, further noting that a public open house was held six years ago for the public. Brian noted that the Conn pit owners want to keep the community informed, and want to work with the community to find resolutions. Brian noted that this is a site identified by the County and The Blue Mountains for existing and future gravel operations for resource area.

Councillor Martin spoke questioning what is required for the project to continue, Brian Zeman spoke in response noting that in order for the Minister to issue a licence, that the zoning needs to be in place through Council or the OMB.

Mayor McKean spoke suggesting that to reduce the noise level in the pit, that electric motors be used for the crushers, further noting that it would reduce the noise by half. Brian Zeman spoke in response noting that he is unaware of technology for crushers, but noted that the applicant is trying to capitalize on new technology, referencing broadband technology for backup beepers are proposed. Brian Zeman noted that a portable crusher and screener are designed to follow the pit face with additional berms to meet the Ministry of the Environment guidelines.

Councillor McGee spoke questioning the life of the existing pit, Brian spoke noting that the above water portion of the pit has been depleted, and that there is 10 to 15 years remaining below water. Brian noted that the application includes a blend of above water with below water product, further noting that without the pit expansion, that the pit will have a life of 10 to 15 years.

Councillor McGee then spoke questioning if the estimated life of the pit, if expanded, could be 35 years. Brian Zeman spoke in response noting that yes, the tonnage limit is generally higher than what is reached, further noting that this is an aggregate area.

As no one further wished to speak, Deputy Mayor Ardiel declared the public meeting to be closed.

C.2 Deputation

None

D. New and Unfinished Business

D.1 Notice of Motion

Council

None

