

April 3, 2018

Mayor McKean and Members of Council, Town of The Blue Mountains
c/o Ms Corrina Giles, Town Clerk
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0

Dear Mayor McKean and Members of Council,

Re: 2223117 Ontario Inc. Gibraltar Pit Expansion (aka Conn Pit Expansion)

We recently purchased the farm 375 meters east of the proposed Gibraltar Pit Expansion (aka Conn Pit Expansion). We are new to the area and will only be moving into our new property on April 8th, 2018. We purchased the property cognizant of its proximity to existing gravel pits, but at the same time we were deeply attracted to its proximity to the beautiful and significant wilderness of Pretty River Provincial Park, specifically, and the Niagara Escarpment, in general. We understand that we have come to the planning process rather late, and we have only recently reviewed technical documents relating to the application in question.

We wish to bring to your attention some concerns that we would like to be addressed during the planning process:

1. **Well monitoring** — We are concerned about the impact of the pit expansion on water quality and supply. We would like for our well to be included in the well monitoring program. We request documentation of our baseline water quality and baseline water quantity before any activity occurs on the proposed site.
2. **Saturday Hours of Operation for Trucks** — We formally object to the permission to load and ship aggregate on Saturdays between the hours of 07:00 to 12:00. This is a peak time for outdoor leisure activities in the immediate vicinity and impacts the quiet enjoyment of local property owners. All four members of our family are active cyclists, and we feel that every effort should be made at every possible juncture to make the roads safer for cyclists of all ages.

We should capitalize on this opportunity to make the roads of the Town of the Blue Mountains safer for recreational cyclists on Saturday mornings — as the Council leading the Town of the Blue Mountains, please do not let this opportunity slip out of your hands.

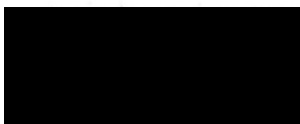
3. **Noise impact** — We are concerned about the potential noise arising from the operations on the site. If we find that the actual noise experienced on our property exceeds the MOE Noise Guideline Limits, we would like for there to be a formal Municipal process to implement further noise mitigation strategies.
4. **Future Planning and Long Term Risks** — The Council for the Town of the Blue Mountains needs to ask themselves the following questions:
 - a. Who would finance the proposed site rehabilitation if Corporation Number 2223117 were to become defunct or shut down?
 - b. Who would finance correction of any unexpected adverse environmental impacts, including habitat loss due to noise or dust, or any unexpected damage to the water table or water quality after the pit closes?
 - c. What are the potential impacts of extraction on recreational activities within the park, such as hiking and mountain biking?

The Town of the Blue Mountains should consider these questions before approving any zoning changes. The most opportune time to stipulate earmarked funds or back-up future planning is now, prior to approval of zoning changes.

5. **Buffer Zone for Bobolink Habitat** — According to Pages 25 to 26 of the December 2015 Natural Environment Technical Report prepared for 2223117 Ontario Inc. by AECOM, there is confirmed Bobolink breeding habitat 60 meters east of the proposed gravel pit extraction limit. We have concerns that loud gravel pit mining operations happening so close to an active breeding habitat would have impact on the endangered species, and we would request for consideration of a buffer zone wider than the currently proposed 30 meters. Has the Endangered Species Biologist from the Ministry of Natural Resources been consulted on this issue?

Thank you for your attention in this matter.

Sincerely,



Ian Randall & Family

CC: Sarah Morrison
County of Grey Planning Dept
595 9th Avenue East
Owen Sound, ON N4K 3E3