



**CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE**

DRAFT MINUTES

Special Committee of the Whole No. 4

**Wednesday, March 4, 2020, 6:30 p.m.
Held in Council Chambers, 285 County Road 44**

PRESENT Mayor Nancy Peckford
Deputy Mayor Jim McManaman
Councillor John Barclay
Councillor Doreen O'Sullivan
Councillor Kristin Strackerjan

Staff Present Cahl Pominville, Director of Corporate Services/Clerk
Amy Martin, Senior Planner

A. APPROVAL OF AGENDA

Mayor Peckford opened the meeting at 6:31 p.m.

SPCW-2020-008

Moved by Jim McManaman
Seconded by Nancy Peckford

That the Special Committee of the Whole agenda for March 4, 2020 be approved as presented.

CARRIED

B. DISCLOSURE OF INTEREST

None

C. PUBLIC MEETING

1. Zoning By-Law Amendment Application ZBA-15-19 and Official Plan Amendment Application OPA-03-19

Mayor Peckford opened the public meeting at 6:32 p.m. to consider applications for a Zoning Amendment and Official Plan Amendment for a portion of the lands described as Part of Lot 5 and 6, Concession 5, Geographic Township of South Gower, now the Municipality of North Grenville.

Planner Amy Martin provided the following information to the Committee: background of the file, notice of the meeting and the date notice was given, purpose of the application, presentation of written submissions, overview of the site and surrounding land uses, and review of the North Grenville and County Official Plan policies and Zoning By-Law requirements. Staff recommends approval of the zoning amendment application.

- Councillor Barclay- What is an ARA licence? Amy Martin clarified that it is the Aggregate Resources Act.

Tracy Zander, ZanderPlan consulting, for the applicant

- Additional members of the project team in attendance for questions.
- There was an open house in the Municipal Centre for this application on January 21.
- No amendment to the County Official Plan is required, only North Grenville's. Aggregate is already recognized on this property.

- Councillor Barclay- There was a letter from Rideau Valley Conservation Authority (RVCA). Was there pre-consultation with them? Tracy Zander advised that a meeting was held last summer including RVCA.

Jamie Batchelor, RVCA

- We provide an advisory role to the Municipality.
- We don't have information that minimum distances of the wetland are met.
- We met this morning with the applicant. Most of the items will have information forthcoming.
- Mayor Peckford- Is there a buffer for the wetland? Jamie Batchelor advised that the applicant is proposing 30m. We are asking for 50m. They will provide information to address this.

Cameron McDougall and Andrea Hicks, Cambium Consulting & Engineering

- We are currently in the review process. Comments of RVCA and the Ministry have been received and we are preparing responses.
- We will provide the responses to the Municipality.
- We will ensure that the habitat will be protected. More detail on the impact analysis will be provided.
- Deputy Mayor McManaman- What is in this for North Grenville? Travis Mitchell of Cornwall Gravel advised that sand from this development will be used for concrete and paving. We will be more competitive with our own supply.
- Councillor Barclay- Will this increase any employment? Travis Mitchell advised that he will look to hire trucks and equipment operators.
- Councillor Barclay- How many tons will you use? Travis Mitchell advised that they use 40,000 - 50,000 tons in a year. The licence would be for 500,000. Sand is in limited supply. The Municipality receives 20 cents per ton. We are currently paying \$14 per ton plus trucking.

James Bertram, 516 Boundary Rd.

- The Provincial Policy Statement says that pits should be away from the urban area. This area has had pits for many years.
- Opposed to this development
- Concerned that this and other developments will affect the quality and quantity of water to his and other homes.
- Do not think we should proceed with these plans. It will have a damaging effect on wetland areas and wildlife habitats.
- \$10,000 does not go far to keep roads in good repair.
- Additional truck traffic will affect pedestrians, cyclists, etc.
- Concerned of the impact on property values. There is nowhere to appeal this loss.
- Doesn't like profits gained by the loss of others.
- Has several papers on the negative impacts of such a project.
- Reviewed a paper on property losses provided to Council.
- Mayor Peckford- Was this provided in your letter? Jim Bertram advised that the letter was objections.
- Councillor Barclay- Municipalities have limited latitude as to what they can do. Deputy Mayor McManaman added that the *Aggregate Act*, etc. impose a very narrow range on what municipalities can do. He provided information on submissions to the Ontario Municipal Board. Opposition must be included in the legislation.
- Councillor O'Sullivan- Who owns the pit to the east? Jim Bertram advised that Lafarge owns that pit.
- Councillor O'Sullivan- What do you consider a large aggregate operation? Travis Mitchell advised that this is a small operation
- Councillor O'Sullivan- How many residents would be affected? Jim Bertram advised that he is unsure of the number in the .5 km area. Tracy Zander advised that 500m around the pit would include about 10 houses. The *Planning Act* circulation is 125m. Legislation speak to 300m.

- Councillor O'Sullivan- How much of the 1.5% would come back to the Municipality? Travis Mitchell advised that taxes on this property will go up with the zoning change.
- Deputy Mayor McManaman- Has there been any issues from the pit? Amy Martin advised that we received one letter. Travis Mitchell added that one comment was received from the public.

Steven Bell, 207 Bennett Rd.

- The former South Gower landfill site is north of the development. What effects will it have on the leachate plume? Who will take responsibility? How fast will it now travel?
- Lafarge have approval for one truck every seven minutes. This project will have a large effect on traffic. There are still no traffic lights on County Rd. 22 at Bennett Rd.
- There is much hydrogeological work to be done if Council approves this.
- Have walked through the McGill pit many times. Have seen fish and wildlife.
- Should there be an archeological assessment be done of the land?

Cameron McDougall, Cambium

- Cornwall Gravel will look to excavate the sand. The water flow is from east to west. The former landfill is north of the site. Leachate will not flow uphill to the south. Development of the site will not have any changes to the flow patterns of the leachate.
- Mayor Peckford- Will RVCA be looking into it? Jamie Batchelor advised that they will not look into it unless requested.
- Mayor Peckford- How much of the 60 acres would be used as a pit? Tracy Zander advised that they will use all of the 60 acres.

Murray Bennett, Winchester

- Nothing mentioned of the deer population in the area. They live and stay there in the winter.
- They mentioned species of fish and minnows. Actually, pike, pickerel, bass and trout were put there.
- They mention a two foot raise in water levels. A six foot increase would flood out a neighbour.
- Had not been given notice of meetings that have been held.
- There are tile outlets on the property but have not been identified.
- There is lots of information on turtles and butternuts in the reports.
- A burial had taken place in the area some time ago. There is nothing mentioned in any of the reports.
- The reports mention Indian Affairs.
- My history goes back a long ways in South Gower. I come with a lot of history of the area.
- The Scouten Pit broke many conditions of their licence. Will this happen on this site?
- The previous Chair of the County had an environmental plan.
- The neighbouring pit dropped the water table by 18 feet.
- Concerned of additional dust which will cover cash crops.
- The former Town of Kemptville had looked at pumping sewage to the land south of the application. They didn't because the land was too fragile.
- Concerned of the wetlands on his property. This should be removed from the Official Plan.
- Mayor Peckford- Staff and Council need additional time to review all of the information. Amy Martin advised that a 20 day notice is required for any future meeting.

Jo-Anne Bell, 207 Bennett Rd.

- No objection to resource utilization. But the Province should not give permission to anyone who wants to operate a pit. Residents need to know that their concerns are addressed. Increased truck traffic will have an impact on the residents. Possible changes in water flow.

- Asks Council to take their time in reviewing this application and do their due diligence.
- Mayor Peckford- We will look to review the application thoroughly.
- Councillor O’Sullivan- Can the applicant respond in a timely manner? Travis Mitchell advised that a two month time frame would be appropriate. Amy Martin added that notice will be given to landowners in a 120m radius. We have met the requirements of the Act. We now have the updated address for Mr. Bennett.
- Travis Mitchell- My phone is always available to speak with the neighbours. We like to be proactive.

Mayor Peckford adjourned the public meeting at 8:20 p.m.

D. ADJOURNMENT

The meeting adjourned at 8:20 p.m.

NANCY PECKFORD
Mayor

CAHL POMINVILLE
Clerk