

**MINUTES
PUBLIC MEETING
BECK'S PIT EXPANSION ZBLA AND OPA
MONDAY, JANUARY 13, 2014
SPENCERVILLE MUNICIPAL OFFICE**

PRESENT:

Mayor Bill Sloan
Councillor Gerry Morrell
Councillor Pat Sayeau

STAFF:

Debra McKinstry, CAO/Clerk
Shelbi Deacon, Community Development Coordinator
Richard Bennett, Treasurer

PUBLIC:

Bob Coulter
Michel Coulter
Ken Beck (Pit owner)
Joe McFarlane (Ken Beck's Planning Consultant)
Dan & Jamie Beattie

The CAO/Clerk called the meeting to order at 6:00 pm.

The CAO/Clerk read the attached notice which explains the Planning Act process for approval and appeals of the amendments and outlined the effect of each amendment. The CAO/Clerk noted that the Official Plan and Zoning By-Law Amendments will rise to Council for consideration on January 27th, 2014. The CAO/Clerk asked if anyone wished to make a comment in support or in opposition.

Bob Coulter and Dan & Jamie Beattie asked the CAO/Clerk about the environmental and hydrologic studies completed. They asked if they would be able to review these documents. The CAO/Clerk responded that the completed studies were public documents and could be obtained by contacting the Community Development Coordinator.

Dan Beattie stated that he was against the expansion of Beck's pit. He stated that he had not been informed about the studies that were completed, and would be unable to make an educated decision without viewing these studies.

Bob Coulter stated that he shares a property line with the proposed expanded pit. He said that he feels the expansion of the pit will decrease the value of his property and is concerned about the impact on the surrounding environment. He added that he has noticed a significant change in the natural environment on his property that he feels is related to the functioning of the pit. Some examples of changes include trees blowing over and increased moisture in the soil.

The CAO/Clerk clarified for the gallery that the functioning portion of the pit must remain a minimum of 70m away from adjacent property lines.

Bob Coulter expressed concern with the enforcement of the minimum setback requirements.

Councillor Burrell asked about the depth of the pit.

Joe McFarlane replied that the pit must maintain a 1.5 m barrier above the water table.

Ken Beck stated that the main reason for the expansion of the pit is to secure the sand for the future for his son's livelihood. He stated that the annual amount of sand hauled from the pit is not expected to change very much from current levels. Ken Beck outlined the tonnage and truck loads of sand that he has hauled for the past 4 years. 2010: 2476 tones hauled averaging about 41 loads/month, 2011: 2383 tones hauled at 30 loads/month, 2012: 8000 tones hauled at 62 loads/month, 2013: 3875 tones hauled at 36 loads/month.

Michel Coulter stated that removing the hill of sand that falls along the property line of the proposed expanded pit and the Coulters would cause more trees to blow over which may end up falling on to the Coulters house. Michael Coulter also mentioned that any changes to the surrounding environment could cause the nearby creek to flood.

The CAO/Clerk explained the procedure of possible appeals to the OMB and next steps of the approval process.

Bob Coulter said that he sees no benefit to the expansion and objects to it.

Dan Beattie said that he feels forced to object because he does not feel he has adequate information about the project and its effects. He also discussed his concerns with the decrease in the value of his adjacent land. He said that he feels he can no longer build a house on his land because he is afraid of trees falling onto his house as well as large amounts of sand and dust in the air that would prevent him from opening up his windows.

Joe McFarlane said that all of the studies Ken Beck had completed are available to the public. He also noted that both the environmental and hydrologic studies concluded that there would be no major impact to the environment.

The CAO/Clerk reminded the gallery that this item will be going to council on January 27th for a final decision. She said that the public can submit written comments to the amendments up until that day.

It was also noted that a delegation can appear before Council to discuss any item that appears on the agenda. The process of becoming a delegation was reviewed for the gallery members.

Bob Coulter submitted a written statement to the Community Development Coordinator, which is attached to these minutes.

Meeting adjourned at 6:40 p.m.

Minutes taken by:

Community Development Coordinator

SPEAKER NOTES FOR PUBLIC MEETING FOR BECKS PIT OPA AND ZBLA

Good evening ladies and gentlemen.

Today's meeting is a public meeting held under the authority of sections 22 and 34 of the Planning Act. This meeting was also advertized in accordance with the requirements of the Planning Act.

The purpose of the meeting is to consider an amendment to the Township of Edwardsburgh/Cardinal Official Plan and a Zoning By-Law Amendment for concession 2, west quarter of lot 37.

The subject site is designated rural policy area in the Official Plan. The intent of the application is to allow for the operation of a sandpit on the property immediately east of the existing sand pit. Beck's Construction has an existing licensed sand pit, above the groundwater table, and is expanding eastward to ensure future sand inventory requirements. The subject lands would be redesignated mineral aggregate resource policy area – licensed pit in the official plan.

The subject site is currently zoned rural (ru) in the Zoning By-Law no. 2012-35 as amended, and would be rezoned mineral extraction - holding. It is proposed that the holding symbol be lifted once the license is granted by the ministry of natural resources.

Anyone who wishes to speak in favor of, or contrary to the proposed official plan amendment or zoning by-law amendment will be given the opportunity to do so. Before you make a presentation, I would ask that you provide your name and address to the Community Development Coordinator.

I am required by the planning act to advise you that if you do not make an oral presentation tonight or a written submission before the Official Plan Amendment or the Zoning By-Law Amendment is adopted by Council, you will not be entitled to appeal the decision of the council of the Township of Edwardsburgh/Cardinal to the Ontario Municipal Board.

I am also required to advise you that if you do not make an oral presentation tonight or a written submission before the Official Plan Amendment and Zoning By-Law Amendment is adopted by Council, you may not be added as a party to the hearing of an appeal before the Ontario municipal board.

Is there anyone present who wishes to speak in favour of or contrary to the proposed amendment?

The bylaw to implement the op and zbla will be considered by Council at the regular meeting of Council January 27th, 2013. Once the decision is made by Council and notification provided, there is a 21 day appeal period.