

Corporation of the Township of Guelph/Eramosa

Public Meeting

MINUTES

Monday March 6, 2017

7:05 p.m.

Guelph/Eramosa Township Municipal Building

Present: Mayor Chris White and Councillors Louise Marshall, Mark Bouwmeester, Corey Woods and David Wolk.

Present from Staff: CAO Ian Roger, Director of Finance Linda Cheyne, Director of Parks and Recreation Robin Milne, Chief Building Official Dan Sharina, Township Planner Mitchell Avis, Township Planner Neal DeRuyter, Township Planner Dan Currie, Acting Clerk/Director of Legislative Services Amanda Knight and Acting Deputy Clerk Jaclyn Rodrigues.

1. The Mayor called the meeting to order at 7:05 p.m.
2. Zoning By-law Amendment Application and Wellington County Official Plan Amendment regarding Tri City Lands Ltd. Spencer Pit. (Public Meeting)

Applicant: Tri City Lands Ltd.

Present: Sonya Kus, Amanda Armstrong, Michael March, Marie March, Glenn Harrington, Jean Stahlbaum, Fred Stahlbaum, Dave White, Rick Esbaugh, Tajinder Dhaliwal, Margaret Jutzi, Doug Heuman, Nick Christian, Alan Meek, Ken Wass, Harold Wilson, Anne Wilson, Doug Tripp, Minto Wing, Linda Sword, and Darryl Nichol.

The Mayor announced that this is a Public Meeting to hear comments from the public and agencies and to give consideration to the Zoning By-law Amendment Application and County of Wellington Official Plan Amendment Application from Harrington McAvan Ltd. (Tri City Lands Ltd.) for the proposed Spencer Pit at 6939 Wellington Road 124. The purpose of the Zoning By-law Amendment Application is to amend the Township's Comprehensive Zoning By-law 40/2016 to rezone the subject lands from Agricultural ("A") to Extractive Industrial ("M3") to permit aggregate extraction. The purpose of the County of Wellington Official Plan Amendment Application is to identify the subject lands within the Mineral Aggregate Area on Schedule A of the County's Official Plan.

The Mayor explained that Council will not be making any decisions at this evening's meeting and that this meeting is meant to provide information to the public based on the most recent submissions, to hear public input on the proposal and to raise questions with the applicant.

The Mayor added that the PowerPoint presentation from this meeting will be posted on the Township website and copies will be available for pick up at the Township tomorrow.

The Clerk requested that all persons in attendance for the public meeting to please clearly print their full name, address and postal code on the attendance at the back of the room. She noted that all names listed on the attendance sheet and the names of those who speak on this item will appear within the meeting minutes. She indicated that addresses listed on this sheet will be used to circulate future notices about this matter to attendees.

The Clerk advised that notice of this public meeting was mailed to property owners within a 120 metre radius of the subject lands on February 10, 2017. She noted that the Notice of Public Meeting was posted to the Township website on February 10, 2017 and was also published in the Wellington Advertiser February 10, 2017.

The Mayor called upon Mr. Neal DeRuyter, MHBC Planning, Township Planner, to explain the proposed zoning by-law and county official plan amendments.

Mr. Neal DeRuyter, MHBC Planning, Township Planner, provided a PowerPoint presentation on the Zoning By-law Amendment Application and the Wellington County Official Plan amendment application. Mr. DeRuyter provided an overview of the location of the subject lands and discussed the current policy context. Mr. DeRuyter described the process timeline for the applications and provided an overview of the agency comments and public comments. He discussed the next steps for this application, indicating that a subsequent planning report will be prepared following this evening's public meeting.

The Mayor called upon the agent for the applicant, Mr. Glenn Harrington, Harrington McAvan Ltd., to provide a review of the proposed application.

Mr. Glenn Harrington, Harrington McAvan Ltd. noted that he had no additional comments on the proposed application.

The Mayor called upon those who wish to comment on the proposed Zoning By-law Amendment Application and County Official Plan Amendments. He asked that those wishing to speak state their name and address for the public record.

Ms. Marie March, who stated that she is the property owner of the property located at 6939 Wellington Road 124, expressed her concerns over the economic impact of the recent MPAC changes in assessment methods related to gravel pit properties and the potential resulting tax rate increase for residents. She expressed concern that there will be a significant negative economic impact to local residents due to a loss in property values that are in close proximity to the proposed pit. Ms. March also expressed concern with public safety hazards on Wellington Road 124 due to the proposed pit truck traffic.

Mr. Michael March, who also stated that he lives at 6939 Wellington Road 124 across from the proposed pit, expressed his concern with the permanent loss of prime agricultural land due to issues with aggregate site rehabilitation. Mr. March expressed the need to preserve the prime agricultural land as the supply of agricultural farmland is dwindling in Ontario. Mr. March also expressed concern about dust and air quality and the impact this may have on the health of residents living at neighbouring properties of the proposed pit. He indicated that dust can negatively impact vegetation growth.

Ms. Stephanie De Grandis inquired about whether an agricultural assessment report was conducted on the proposed pit. Mr. Neal DeRuyter indicated that the applicant did not provide and was not required to provide an agricultural assessment report through the Township or the County. Mr. Neal DeRuyter also indicated that OMAFRA was circulated the application but has not yet provided comments.

The Mayor thanked everyone for their comments and for attending the public meeting. He advised residents that the Township's Planner will take all comments heard at the meeting and that a report with recommendations will be prepared for Council in the coming months.

The Mayor indicated that the County Official Plan Amendment Application will be reviewed by the County's Planning Committee at a future date and that updates on this application will be available on the Township and County's website.

3. The Mayor concluded the meeting at 7:49 p.m. He advised that Council will consider all the matters placed before it prior to reaching a decision.

Chris White, Mayor

Amanda Knight, Acting Clerk