

Summary of Written and Oral Submissions: **Zoning By-law Amendment – part of 2596 Carp Road** **Zoning By-law Amendment – part of 2596 Carp Road** ACS2019-PIE-PS-0018

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-law Amendment – part of 2596 Carp Road ACS2019-PIE-PS-0018, prior to City Council's consideration of the matter on March 27, 2019.

The final Summary will be presented to Council for approval at its meeting of April 10, 2019, in the report titled 'SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR ITEMS SUBJECT TO BILL 73 'EXPLANATION REQUIREMENTS' AT THE CITY COUNCIL MEETING OF March 27, 2019'. Please refer to the 'Bulk Consent' section of the Council Agenda of April 10, 2019 to access this item.

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Agriculture and Rural Affairs Committee

Number of delegations at Agriculture and Rural Affairs Committee: 23

Number of written submissions received by Agriculture and Rural Affairs Committee and Council between February 25 and March 27, 2019 : 11

Primary concerns, by individual

1. **Judy Makin, Vice-President - Huntley Community**

Association Oral and written submissions

- Is not in keeping with the Community Design Plan
- Heavy industrial plant in area zoned commercial and light industrial.

2. **Vinod Chaudhary Oral submission**

- Property values will diminish drastically – unfair
- Will hamper future growth in area.
- The height of plant is 60% higher than presently allowed.

3. Dan Mayo Oral submission

- The growth in area is too rapid and ugly (industrial)
- There will be environmental problems.

4. Mark Demers Oral submission

- Increased traffic in area without proper study.
- Fear for water quality with chemicals being used for cement.

5. David Ross Oral and written submissions

- Heavy industrial should stay south of Richardson Side Road
- There are sensitive lands in area which may feel repercussions of plant

6. Joe Kang Oral submission

- Too much traffic in already congested area.

7. David Kennedy Oral submission

- Concern for limestone dust and other chemicals being used – carcinogenic
- Traffic issues

8. Gillian Demers Oral submission

- Concern for wildlife such as frogs

9. Michelle Demers Oral submission

- Environmental concerns and fear for wildlife

10. Craig Wilson Oral submission

- Chemicals used in cement production are a health hazard.
- Financial impact on local homeowners

11. Louisette Tremblay Oral submission

- Moved to area for wholesome lifestyle, that will now change
- Unfair for 1 company to affect so many residents

12. Mary Cavanagh Oral submission

- The company has a bad reputation and has been fined often for infractions.
- Concern for contamination of lands, air & water

13. Susan Prior Oral and written submissions

- Dust and light pollution from plant.
- Nearby school bus lot may be filled with harmful dust.

14. Bonnie Keefer Oral submission

- Environmental concerns.

15. Renita Grewal Oral submission

- Water, air and soil pollution from plant

16. Lynn O'Keefe-Grabe Oral and written submissions

- Concern for toxic dust.

17. Kevin Tippett Oral submission

- Lost value in homes.
- Too close to residential areas.

18. Ron Grabe Oral submission

- Moved to area for health of son and now may have to relocate
- Harmful dust will be carried by wind

19. Sandy Powell – Huntley Community Association Oral submission

- Concerned for health of local wells.

20. Andy Terauds – Acorn Creek Garden Farm Oral and written submissions

- Owns a commercial vegetable garden and fear for his crops
- Downstream from plant.

21. Barb Bal Oral submission

- Supports the concerns of the local residents

22. Roger Richardson Oral submission

- Has seen lots of development in area, not all of it good.

23. Anne Cameron Written submission

- The height will be higher than presently allowed.
- Many local creeks that flow near the plant.

24. Katarina and Benjamin Terry Written submission

- Impact on waterways.
- Impact on local wells.

25. Cherith Cook Written submission

- Impact on local environment on local species

26. Jerry and Kerry Narraway Written submission

- Too many plants already in area, feel that enough is enough.

27. Dorothy Laidlaw Written submission

- Concerns for the health of entire watershed

28. Sandra Hall Written submission

- Opposed to the plant

29. Pierre Poirier Written submission

- Endanger the wellbeing of residents in neighbouring areas.

30. Tracy Poirier Written submission

- Opposed to plant for health reasons

31. Dave Smith Youth Treatment Centre Written submission

- Impacts on Huntley Creek
- Dust pollution

32. Huntley United Cemetery Written submission

- Concerns for noise and dust

33. Marilyn Lindhard Written submission

- Traffic congestion

Primary arguments in support, by individual

1. Chris Collins Oral submission

- Cavanagh has had consultations with residents.
- They have tried to address most of the concerns of neighbours.
- Have met with the Conservation Authority and are working to address the concerns.
- They are a fair distance from the creek and other water flows
- Trying to be pro-active

2. Kevin Brennan – Cavanagh Construction Oral submission

- The technology on this plant is new and state of the art.

- Will contain the dust and any runoffs

Effect of Submissions on Agriculture and Rural Affairs Committee

Decision:

Debate:

The Committee spent approximately 2 hours and 40 minutes on this item.

Vote:

Agriculture and Rural Affairs Committee CARRIED the report recommendations as amended. The Committee recommendations to Council were as follows (amendments are underlined for ease of reference):

1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2596 Carp Road to permit a concrete batching plant with an increased maximum height of 24 metres as a permitted use on the Subject Property and to re zone a portion of the Huntley Creek meanderbelt as open space while allowing for the continued use of an existing building as an office, as detailed in Document 2 as amended by the following:

Section 2.d. in its entirety be amended to be replaced with the following text:

- a) “d. In column V, add the following:
 - Maximum building height for a concrete batching plant: 24m
 - The holding symbol may only be removed at such time that it is demonstrated to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development that:
 - i. Air, Noise and Dust Environmental Compliance Approval has been obtained from the Ministry of the Environment, Conservation and Parks; and
 - ii. a study as per the City’s Transportation Impact Assessment Guidelines, considering traffic impacts of the proposed concrete plant, is submitted to City

staff.”

b) **that there be no further notice pursuant to Sub-section 34(17) of the *Planning Act*.**

2. That the Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to Bill 73 ‘Explanation Requirements’ at the City Council Meeting of March 27, 2019,” subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED as amended

Effect of Submissions on Council Decision:

Council considered all written and oral submissions in making its decision, and CARRIED this item as amended by the Agriculture and Rural Affairs Committee, with the following direction to staff:

That staff in Planning, Infrastructure and Economic Development and the Clerk’s office be directed to compile the environmental concerns received by the City on the 2596 Carp Road Zoning Amendment between February 25th, 2019, when the report was published, and today’s Council meeting, and submit the comments via letter to the Ministry of Environment, Conservation and Parks as part of their Environmental Compliance Approval consultation process.