



Addendum to the Planning & Economic Development Committee Agenda

Lower Level Boardroom (LL-C)
Regional Headquarters Building
605 Rossland Road East, Whitby

Tuesday, September 6, 2022

9:30 AM

Note: Additional agenda items are shown in bold

1. Roll Call
2. Declarations of Interest
3. Adoption of Minutes
 - A) Planning & Economic Development Committee meeting – June 7, 2022
4. Statutory Public Meetings
 - 4.1 Application to Amend the Durham Regional Official Plan, submitted by CBM Aggregates to permit the expansion of Aggregate Resource Extraction Area #2 in the Township of Brock, File: OPA 2022-003 (2022-P-17)
 - A) Presentation
 1. Heather Finlay, Principal Planner
 - B) Public Input
 1. Peter Renz
 2. Ian Adams
 3. Melanie Horton, Esher Planning Inc.; David Hanratty, Votorantim; Mike LeBreton, CBM Aggregates; and Heather Melcher, WSP/Golder, on behalf of CBM Aggregates
 4. Carole Ditomaso

5. Kaik Bharucha

New

6. Janice Mears

New

7. Matthew Negrazis

C) Correspondence

1. Peter Renz, Sunderland resident
2. Kaik Bharucha, Sunderland resident
3. Janice Mears, Sunderland resident
4. Robert Ritter, Sunderland resident
5. John and Susan Adams, Sunderland residents

New

6. Keld and Angela Greflund, Sunderland residents 4

New

7. Matthew Negrazis, Sunderland resident 5 – 6

New

8. Jody Dales & Francis Muscat, Sunderland residents 7 – 8

D) Report

5. Delegations

5.1 Don Given, Malone Given Parsons, on behalf of Oland Holdings (Uxbridge) Inc., re: Application to Amend the Durham Regional Official Plan, submitted by Malone Given Parsons on behalf of Oland Holdings (Uxbridge) Inc., File: OPA 2022-001 (2022-P-18) [Item 7.2 A]

6. Presentations

6.1 Jacquie Severs, Manager, Marketing and Cluster Development, re: Durham at the 2022 Collision Conference: Investment Attraction and Brand Awareness (2022-EDT-12) [Item 8.2 A]

7. Planning

7.1 Correspondence

7.2 Reports

A) Application to Amend the Durham Regional Official Plan, submitted by Malone Given Parsons on behalf of Oland Holdings (Uxbridge) Inc., in association with TACC

Developments to permit soil remediation and processing uses
in the Township of Uxbridge, File: OPA 2022-001 (2022-P-18)

8. Economic Development

8.1 Correspondence

8.2 Reports

A) Durham at the 2022 Collision Conference: Investment
Attraction and Brand Awareness (2022-EDT-12)

B) Tap Into Talent – Workforce Development and Investment
Attraction Campaign (2022-EDT-13)

C) Toronto Global Membership Funds (2022-EDT-14)

9. Advisory Committee Resolutions

There are no advisory committee resolutions to be considered

10. Confidential Matters

There are no confidential matters to be considered

11. Other Business

12. Date of Next Meeting

Tuesday, December 6, 2022 at 9:30 AM

13. Adjournment

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.

Good morning Heather

We are residents on Sideroad 17 in Brock Township approximately 0.7 km from the proposed pit, and we are concerned about the proposed pit expansion on Conc. 2 and Sideroad 17.

The proposal contemplates dredging gravel from below the existing water table and within the existing conservation lands.

We have approximately 7.5 acres in the conservation lands and have been a member of CLTIP for about 16 years.

No doubt this proposed mining will involve dewatering to allow excavation. Any lowering of the water table will adversely affect wells in the vicinity, mine included.

This would be disastrous for home owners. Even though CBM indicate that all operations will be monitored, I am concerned that such monitoring will be spotty and ineffective.

We are opposed to this proposal as it will affect our property value and possibly our water supply.

Regards

Keld and Angela Greflund
10427 Sideroad 17 Sunderland

Good Morning Ms FINLAY,

As I understand, residents are able to submit comments and concerns to you in relation to the Public meeting being held on September 6, 2022 by the Region of Durham. My understanding is that this meeting is in relation to the zoning change of Part of lot 7 & 8, Concession 2, Township of Brock to allow for the extraction of aggregate by CBM Aggregates.

I will keep this brief, however I will start off by saying that myself and my family currently reside at, and own the property known as S10955 Sideroad 17, Sunderland, ON and we are wholly opposed to this zoning change. I stand with my fellow residents in the area that WILL be directly affected by this proposed zoning change should it be approved and share all the same concerns. My concerns are listed briefly below;

- Effects to the water table with the proposed “below the water table” mining operations. In the Golder report there is language used indicating these operations are “not expected” to affect the existing water table or ground water usage. I find these assumptions extremely concerning as we obtain our potable water from a well. Other residents and I in the area stand to have our wells drained by this operation and it has been indicated by CBM that in the event wells are affected they will deliver water in cisterns. With all due respect, I don't pay \$7400 a year in property tax to live with the possibility of CBM delivering water to myself and my family in cisterns. How do we ensure this does not happen? Deny the proposed zoning change. If there are no operations there is no chance of ground water being affected, this is for certain.

- Affected Property Values. It has been said by Melanie Horton of Esher Planning, that while citing a report published by the University of Guelph that any effects to property value will be negligible. Other residents and I have done our own due diligence and research and this is simply untrue. I do believe my neighbor Richard Helms has raised these concerns while citing documented evidence that property values can be affected up to 20% so I do not feel there is a need to cite these examples again. I simply want it known that a major concern of mine is the decrease in property values we will face. I work very hard to provide for my family and being faced with the idea we could potentially see a 20% drop in the value of our property, which is our biggest asset, is simply devastating.

- Noise and Dust Pollution. At the current time I can hear the operations being conducted by CBM at their Durham Rd 13 location running at all hours of the night. I do believe that if this proposed zoning change and license are granted, we will see a severe increase in the amount of noise and dust pollution in the area in which we reside. The east boundary of our property overlaps with the west boundary of the property for which these changes are being proposed making us directly south of the proposed operations. CBM has mentioned the implementation of a berm on the south side of their property on Concession 2,

however it is impossible that these measures will leave us unaffected by the noise and dust pollution.

· Changes to lang usage in the area. It is my understanding that when the initial pit was opened on Durham Rd 13 in the 1960's by Hancock's the surrounding area was sparsely populated. I know this for a fact as in the past few years I have personally seen many houses being constructed on Sideroad 17 and I am aware my home and many others in the area were constructed in the 1970's. From that time until now, the area surrounding the property for which the zoning change is being proposed is now rural residential. I do not stand alone when I say a rural residential area is no place for a large scale, industrial gravel extraction operation. This property was purchased by CBM in 2018 and only since then they have had plans to extract the resources. Simply put, we were here first. As residents of the Township of Brock and the Region of Durham, our interests should be of paramount concern in this issue, not potential profits to be made by a large multinational corporation.

This is not a case of somebody moving next to an airport then after the fact complaining about the noise. I moved here in 2014 and chose this location for the fact that it was peaceful, tranquil and secluded. I was aware of the operations by CBM on Durham Rd 13 at the time. I do not agree that this is an "expansion" as these lands were purchased in 2018 and are a separate parcel of land from what was owned by CBM previously. To me this constitutes a whole new operation, hence the additional licence being sought by CBM and not simply an amendment to the existing license.

I am also concerned about the potential impact to the conservation lands directly to the east of the proposed operations. I am aware that these wetlands are a sensitive ecosystem and a large scale operation such as what is being proposed, will prove to be detrimental to the health of this ecosystem. It has thrived for millenia due to the limited influence from human beings and now it stands to be irreparably damaged, by noise, dust and oil contamination from draglines, haul trucks and excavators.

Thank you for your time Ms FINLAY.

Respectfully,

Matthew NEGRAZIS

10955 Sideroad 17

Sunderland, ON, L0C1H0

Aug. 20, 2022

To: Heather Finlay, MCIP, RPP | Principal Planner
Planning and Economic Development Department
The Regional Municipality of Durham
605 Rossland Road E., Whitby, ON L1N 6A3

Re: Application to Amend the Durham Regional Official Plan
Regional File Number OPA 2022-003

Dear Ms. Finlay,

As nearby residents who will be affected by the proposed gravel pit expansion, we are opposed to this application for a change to the Durham Region Official Plan. Many concerns have already been voiced about the potential harms of aggregate extraction in this area. We are writing to express specific concerns in addition to those.

Firstly, CBM is owned by a parent company headquartered in Brazil, a country with a dubious record on human rights and environmental protection. While expanding the CBM pit may provide a few jobs here for a few years or even a decade or two, the reality is that top-end profits from this activity will not remain in Canada. The township and region are major purchasers of aggregates. We are not comfortable with our tax money being funneled out of Canada in this way.

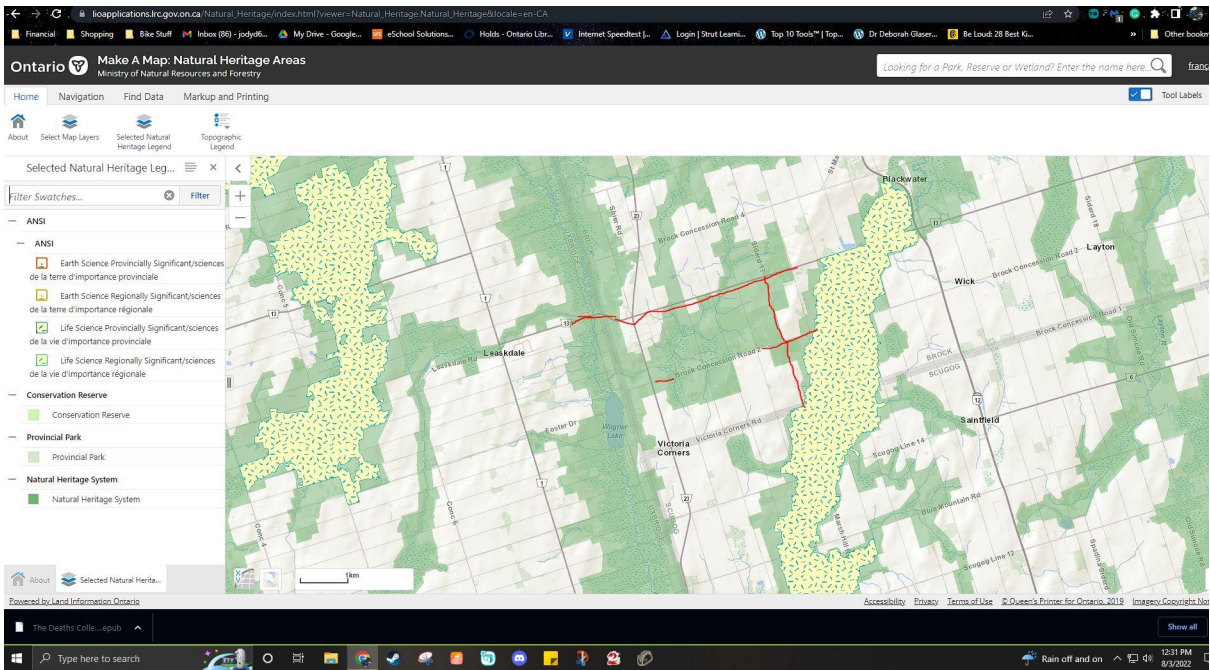
Secondly, climate change patterns are now causing more frequent severe, sudden storms and flooding. This proposal would remove natural flood absorption/barriers by removing local vegetation and topsoil while opening up water that is currently contained underground. There has been no discussion of how local residents will be protected from future flooding risks or made whole should such flooding happen. Before any consideration of a change to the official plan moves forward, local residents need to be given robust flood prevention and compensation plans.

Finally, many residential properties around the proposed extraction site are recognized as environmentally vulnerable and the owners receive the Conservation Land Tax Incentive. (<https://www.ontario.ca/page/conservation-land-tax-incentive-program>) Maps appear to show areas of land designated as natural heritage systems or conservation reserves within the sectors where the proposed extraction area lies. Screenshots of the CLIPT mapping tool (https://www.lioapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA) are attached on the last page of this letter. Aggregate extraction is expressly prohibited on CLIPT lands.

For these reasons and the many other reasons already expressed by local residents, we are opposed to this application for a change to the Durham Region Official Plan.

Thank you very much. Sincerely,

Francis Muscat & Jody Dales
S415 Concession 2, Sunderland ON, L0C 1H0
CLIPT Lands Map #1



CLIPT Map Lands #2

