

THE CORPORATION OF THE TOWNSHIP OF HORTON

**Second Public Meeting**

**Official Plan Amendment 40 (OPA 40)  
Zoning By-Law Amendment**

**MHBC Planning (Agent)  
R.W. Tomlinson Ltd.**

**March 26<sup>th</sup>, 2024  
Horton Community Centre, 1005 Castleford Rd.  
6:00 p.m.**

There was a Second Public Meeting held on March 26<sup>th</sup>, 2024, at the Horton Community Centre to discuss R.W. Tomlinson's Zoning By-law Amendment and Official Plan Amendment Applications. Present was Mayor David Bennett, Deputy Mayor Daina Proctor, Councillor Glen Campbell, Councillor Doug Humphries, and Councillor Tom Webster. Horton Township Staff present was Hope Dillabough, CAO/Clerk, and Nichole Dubeau, Executive Assistant-Recording Secretary. Renfrew County Staff present was Bruce Howarth, Manager of Planning Services, and Lindsey Bennett, Planner. Also present was Neal Deruyter, MHBC Planning, Craig Bellinger, Tomlinson Group, and Sue Cumming, Public Engagement Specialist and Facilitator.

**1. CALL TO ORDER**

Mayor David Bennett called the Public Meeting to Order at 6:02 p.m.

**2. LAND ACKNOWLEDGEMENT**

Mayor Bennett read the Land Acknowledgement in its entirety.

**3. DECLARATION OF PECUNIARY INTEREST**

There was no declaration of pecuniary interest.

Mayor Bennett introduced Sue Cumming – Public Engagement Specialist and Facilitator. Ms. Cumming reviewed the guidelines and agenda for the meeting and introduced Lindsey Bennett and Neal Deruyter.

**4. PURPOSE OF AMENDMENTS & UPDATED PLANNING REPORT – LINDSEY BENNETT, COUNTY OF RENFREW PLANNER**

Lindsey Bennett, County of Renfrew Planner reviewed the purpose of the Official Plan Amendment and Zoning By-law Amendment. The Official Plan amendment application proposes to amend Schedule A to the Official Plan to redesignate 28.1 hectares of a 69.5-hectare property from Rural to Mineral Aggregate to permit a Class A pit below the water table. Approximately 41.4 hectares of the property is already designated Mineral Aggregate.

The Zoning By-law amendment application proposes to amend Schedule A to the Zoning By-law to rezone the subject lands from Extractive Industrial Reserve (EMR), Rural (RU) and Rural – Exception Nine (RU-E9) to Extractive Industrial – Exception Two (EM-E2). An exception zone is required to reduce the interior side yard width, exterior side yard width, and rear yard depth setbacks.

The submission includes:

- Planning Report & Aggregate Resources Act, MHBC Planning, November 2022
- Water Report (Level 1 and 2), WSP/Golder Associates Ltd., November 2022
- Maximum Predicted Water Table Report, WSP/Golder Associates Ltd., November 10, 2022
- Natural Environment Report & Environmental Impact Statement, McKinley Environmental Solutions, November 2022
- Acoustic Assessment Report, Freefield Ltd., November 2022

- Stage 1 Archaeological Assessment, Paterson Group, March 2021
- Stage 2 Archaeological Assessment, Matrix Heritage, June 2021
- Traffic Impact Assessment, Castleglenn Consultants, November 2022
- ARA Site Plan, MHBC Planning, November 2022

The following studies were peer reviewed by Cambium on behalf of the County and Township:

- Noise Impact Assessment, prepared by Freefield Ltd., dated November 2022
- Water Report (Hydrogeological Level 1 and 2 Report), WSP/Golder Associates Ltd., November 2022
- Maximum Predicted Water Table Report, WSP/Golder Associates Ltd., November 10 2022

The Natural Environment Report and Environmental Impact Study, prepared by McKinley Environmental, dated November 2022, was peer reviewed by Azimuth Environmental.

The County of Renfrew recommended that the Official Plan Amendment and Zoning By-law Amendment be approved.

Ms. Bennett stated that that there are a few next step options for the Township which included:

For the Official Plan Amendment:

- a) Council of the Township of Horton pass a resolution not supporting the Official Plan amendment; or
- b) Council of the Township of Horton provide a resolution of support in regards to the Official Plan amendment for the County of Renfrew's consideration.

The position of the Township of Horton will be forwarded to the County of Renfrew for consideration when making a decision to approve or not approve the proposed amendment.

For the Zoning By-law Amendment:

- a) Council may refuse the zoning by-law amendment, or
- b) Council may approve the zoning by-law amendment after the adoption of the Official Plan amendment by the County of Renfrew.

The Township of Horton may provide any comments to the Ministry of Natural Resources and Forestry (MNR) for consideration in the Aggregate Resources Act (ARA) process. The Township can recommend the following conditions to be included on the site plan:

1. An Acoustic Audit to be completed within 6 months of permanent processing operations being active. The audit should be conducted by a qualified acoustical engineer and provided to the Township/County and MECP. If an ECA is issued the noise mitigation and audits will follow the requirements of the ECA.
2. Sound emissions from all processing equipment to be used on-site will be measured to verify that they comply with the levels outlined in the Noise Study. Alternatively, for any mobile equipment they will have, and comply with, appropriate Environmental Compliance Approvals for Mobile Equipment.

## **5. PRESENTATION – MHBC PLANNING & TOMLINSON LTD.**

Neal Deruyter – MHBC Planning presented for Council and the Public. Mr. Deruyter summarized the purpose of both the Official Plan Amendment and Zoning By-law Amendment, and that Tomlinson has applied for applications under the Planning Act and the Aggregate Resources Act to permit a new sand and gravel pit. He stated that the applications were submitted November of 2022, that Tomlinson hosted an Information Session April 4<sup>th</sup>, 2023 and went door-to-door to residents handing out information sheets. The first Public Meeting was held June 15<sup>th</sup>, 2023 at the Horton Community Centre. The application was thoroughly

reviewed by various Provincial Ministries as well as expert peer reviewers on behalf of Township and County. The following agencies and peer reviewers signed off on the Storyland Pit application:

- Ministry of Environment, Conservation and Parks for Groundwater, Surface Water and Species at Risk
- Ministry of Citizenship and Multiculturalism for the Archaeology
- Cambium for Water Resources
- Azimuth for the Ecology
- County of Renfrew Public Works for Traffic on Storyland Road

Mr. Deruyter stated that substantial changes have been made to the site plan including the Operations Plan, Operating Conditions and Rehabilitation Plan directly in response to concerns from the community. The changes to the application are to ensure full protection of the on-site wetland and has been removed from the proposed licensed boundary of the pit. Turtle exclusion fencing is now required around wetland feature and silt fencing will be installed between the edge of the wetland and berm prior to construction of the berm, as well as increased berm heights around the pit, there will be additional noise restrictions including restrictions on operating equipment. Prior to pit operations, coniferous tree screens will be planted between property line and berms adjacent to houses and the pit will be subject to a maximum disturbed area to ensure progressive rehabilitation is occurring in timely manner.

## **6. PUBLIC PARTICIPATION – QUESTIONS AND COMMENTS**

Members of the public were asked to state their name and address before asking their questions and stating their concerns.

Marcel Oostendarp – 18 Ruttan Road. Stated that the residents are only seeing the changes that Tomlinson has made to the application now and they need time to review and process the information. He questioned when the next public meeting would be held to address the changes.

Karen Oostendarp – 18 Ruttan Road. Questioned the rehabilitation of the pit. She stated at the June meeting she questioned the same thing and would like to know how many pits have been rehabilitated and how they can be assured that this site will be rehabilitated.

Craig Bellinger – Tomlinson Group. Stated that only one site has surrendered its license in his history with the company. He added that the company does “progressive rehabilitation” that rehabilitates as they move through each phase of extraction.

Karen Oostendarp – 18 Ruttan Road. Questioned who is responsible for overseeing the rehabilitation.

Craig Bellinger – Tomlinson Group. Stated that the Ministry of Natural Resources and Forestry has inspectors that come for site visits. Additionally, they must submit annual compliance reporting to the Ministry of Natural Resources and Forestry that states how much aggregate has been extracted and how much land has been rehabilitated.

Marc Comtois – 2304 Eady Road. Stated that it is unfair for residents to receive the information now and that they have no time to review it. He questioned what the follow-up will be to ensure the noise, traffic, and water will be monitored.

Neal Deruyter – MHBC Planning. Stated that there have been several audits completed. There is a requirement for an acoustic audit within 6 months of being operational and if Tomlinson does not comply, changes must be made. The requirement for water monitoring, including wetlands is an annual report that gets submitted to MNRF and to the Municipality. He added that all of the changes on the site plans have been circulated and put on the online for everyone’s review.

Marc Comtois – 2304 Eady Road. Questioned how long the quality control will last.

Neal Deruyter – MHBC Planning. Stated that as long as the pit is active and licensed, there is continuous monitoring.

Jennifer Comtois – 2304 Eady Road. Questioned what the requirements are for the trees that will be planted and how far in advance they will be planted.

Neal Deruyter – MHBC Planning. Stated that before operating on site, the trees must be planted. He added that the noise mitigation is through the berms and the trees are a visual barrier.

Jennifer Comtois – 2304 Eady Road. Questioned when the final decision was being made and what the timeline was.

Lindsey Bennett – County of Renfrew. Stated that they are waiting for a resolution from the Township for the Zoning By-law Amendment that stated approval or refusal, and then the Official Plan Amendment would be brought forward to County Council for a resolution.

Mayor Bennett stated that as Council, they want to make sure that the public has all the information in front of them and all of their questions and concerns addressed. Council wants to make sure that that the decision they make is livable for residents.

Sue Cumming – Public Engagement Specialist and Facilitator, reviewed the potential timeline and questioned, for information purposes only, if the pit was approved in the next 5-6 months, what would the timeline be to start work at the location.

Craig Bellinger – Tomlinson Group. Stated that if approved tomorrow, the site would not open if there is no demand for the material extracted in the area. Once the 417 expansion comes to Renfrew, Tomlinson would be bidding on the project and that would initiate the start.

Marcel Oostendarp – 18 Ruttan Road. Stated that there was a Tomlinson pit located on Lochwinnoch Road and questioned why it couldn't be used for the work on the 417.

Craig Bellinger – Tomlinson Group. Stated that the size of that particular pit is too small regarding capacity for extraction and the material is not compatible. The Lochwinnoch pit is only licensed for 20,000 tonnes and is predominantly clay and the Storyland pit would be licensed for 1,000,000 tonnes on the high end.

Marcel Oostendarp – 18 Ruttan Road. Questioned if the Township denies the Zoning Amendment, what would happen to the pit application.

Neal Deruyter – MHBC Planning. Stated that Tomlinson could then appeal the decision, which it would then go to the Ontario Land Tribunal for a decision, but Tomlinson has been willing to work with the Township.

Kayla Rekowski – 1514 Garden of Eden Road. Stated that with the different pits along highway 17, has there been collaboration to supply what is needed from the existing pits.

Craig Bellinger – Tomlinson Group. Stated that companies do buy materials off of each other, but it is not just one site that is used depending on the material. He added that during the bidding project, it is better to have material coming from along the project route rather than from a distance.

Kayla Rekowski – 1514 Garden of Eden Road. Stated that there is availability to source what is required now from the current pits along the highway 17 corridor and is concerned regarding the magnitude and scale of the proposed pit. She added that she is happy to hear that it would be native trees planted around the berms but is concerned of the endangered butternut trees that would be cut down

and not be replaced and is unsure why the decision wasn't made to avoid the butternut area.

Neal Deruyter – MHBC Planning. Stated that they are keeping the existing tree lines as much as possible, but the butternuts are scattered throughout the areas. Some trees are not retainable due to cankers. In agreement with MNRF only a certain number of trees are required to be replanted that meet the specific criteria.

Craig Bellinger – Tomlinson Group. Stated that Tomlinson looked at pits in the area to see what could be purchased, but there is no guarantee of what is left to be extracted from them and it is more valuable purchasing land and starting fresh to guarantee capacity.

Kayla Rekowski – 1514 Garden of Eden Road. Questioned why only one pit has been rehabilitated in the 50+ operations.

Craig Bellinger – Tomlinson Group. Stated sites are still being used and progressive rehabilitation happens as they move through each phase of extraction.

Kayla Rekowski – 1514 Garden of Eden Road. Questioned what the repercussion is to Tomlinson is if the rehabilitation plan is not followed.

Neal Deruyter – MHBC Planning. Stated that it is not a fine, but a Ministry issued Order. MNRF would go off the site plan and enforce if it is not followed. Under the ARA, if rules are not followed there is a risk of a license fine or suspension, or could be as bad as revoking the license entirely.

Tim Chapeski – 549 Storyland Road. Stated he is opposed to the pit. He questioned Mayor Bennett how Council moves forward.

Mayor Bennett stated that a motion of council is needed, and it would be a majority vote. He added that Council wants to work with residents on their valid concerns.

Tim Chapeski – 549 Storyland Road. Stated that he needs answers and that residents have had no time to review the information. He added that at the last meeting wells had not been tested and wants to know about the water quality impact.

Craig Bellinger – Tomlinson Group. Stated that the material is not changed, it is extracted, screened, and put back in the ground, with nothing being added to it. He added that the finer material goes back into the pond and larger material is taken out and that there is no change to the water quality.

Tim Chapeski – 549 Storyland Road. Stated that he has worked in a quarry for 30 years and metals are added to the water and pumped out.

Craig Bellinger – Tomlinson Group. Stated that quarries operate differently than pits. He added that at this pit, all the water stays on site and there is no pumping to get the water out. Slowly the pond gets bigger as we go because the material will be taken out.

Tim Chapeski – 549 Storyland Road. Questioned leaching water through the sand and how Tomlinson was going to stop it. He added that these are the same questions that weren't answered before.

Craig Bellinger – Tomlinson Group. Stated that this site is drawing water into it and suggested the Water Table 1 report and 2 report be read. It has been available for review since the fall of 2023.

Rose Lesk – 554 Storyland Road. Stated that she hasn't received an answer on wells and what will happen if it goes dry and who is responsible for fixing it.

Craig Bellinger – Tomlinson Group. Stated that after the last meeting, they had WSP Canada Inc. go to 28 houses to check water quality and well depth. Out of

those 28 houses, only 14 people allowed them to do the testing analysis and reports were sent to the property owners. Once the pit is operational, if there is an issue, someone from Tomlinson and a qualified engineer will evaluate the property by water sampling, water availability, and ground level water measurements. A report would then be prepared and sent to the Ministry of Environment (MOE) for review. If it was deemed Tomlinson's responsibility, they would replace well. There is a legal requirement under the Environmental Protection Act that if someone impacts your well, they're responsible to repair and potentially replace, if required.

Rose Lesk – 554 Storyland Road. Stated that the diesel fuel from the trucks will go into the ground and into the well water.

Craig Bellinger – Tomlinson Group. Stated that Tomlinson has a Spill Contingency Plan and fuel stages. All sites have storage for fuel and the plans are monitored and if there are any spills, they must be reported to MOE.

Rose Lesk – 554 Storyland Road. Questioned the height of the berms because she'll have to climb them to get a picture of the sunset. She added that she was not aware of the water testing happening and did not give anyone permission to come onto her property.

Neal Deruyter – MHBC Planning. Stated that he and Craig will contact WSP to get a list of whose water was tested, with any corresponding notes and information to review.

Martin Lesk – 554 Storyland Road. Questioned the berm height and who is going to compensate them for the loss of the value of their house.

Neal Deruyter – MHBC Planning. Stated that property values are not taken into consideration for planning decisions as per the Planning Act. He added with respect to the properties in the area, the lands have been identified as high-quality aggregate and the extraction on the site is not happening right behind the house right away, it will be phased in. He stated that the berm heights and sizes can be discussed further.

Kayla Rekowski – 1514 Garden of Eden Road. Questioned if a full panel testing or just bacterial testing was done for the well water samples.

Craig Bellinger – Tomlinson Group. Stated that there is a certain criterion to test for with regards to this.

Kayla Rekowski – 1514 Garden of Eden Road. Questioned if testing was done on the sand as it can be detrimental.

Craig Bellinger – Tomlinson Group. Stated that there are radon reserves in the area and that it was tested for.

Tyler Anderson – 38 Ruttan Road. Questioned if there was going to be crushing on site.

Craig Bellinger – Tomlinson Group. Stated that there will only be drilling, but some small crushing to sample.

Tyler Anderson – 38 Ruttan Road. Stated that breaking up rock exposes faces of rock and can potentially change of chemistry that is naturally occurring, and this could re-enter into the water source.

Craig Bellinger – Tomlinson Group. Stated that it is the same material that was extracted from the ground, it is just broken down into finer pieces.

Tyler Anderson – 38 Ruttan Road. Questioned the environmental compliance issues that Tomlinson may have previously encountered.

Craig Bellinger – Tomlinson Group. Stated that he is not aware of any within the pits and quarries section.

Tyler Anderson – 38 Ruttan Road. Stated he is looking for accountability for compliance.

Craig Bellinger – Tomlinson Group. Stated there is nothing outstanding at this time and is in compliance with everything.

Tyler Anderson – 38 Ruttan Road. Questioned the material to be used at the pits for the berms, the quality, and how many truckloads of backfill soil.

Craig Bellinger – Tomlinson Group. Stated that it depends on the phase they are in and the function of operation at the time for rehabilitating. He added that the material on site could also be used.

Marcel Oostendarp – 18 Ruttan Road. Questioned that if an asphalt plant goes on site, does a new permit need to be pulled or zoning changed.

Lindsey Bennett – County of Renfrew. Stated that in the zoning it is permitted, but certain permits would be needed to operate.

Craig Bellinger – Tomlinson Group. Added that a portable asphalt plant could be on the property if it met the zoning criteria, but the MOE only allows it to be operational for 60 days per year. He also added that there are rules in place in the Environmental Compliance Approval (ECA) to protect residents.

Marcel Oostendarp – 18 Ruttan Road. Questioned if Tomlinson runs asphalt plants and stated that they normally run 24/7 to get a job done.

Craig Bellinger – Tomlinson Group. Stated that there are a couple plants, but they must adhere to when they can operate, close lanes, etc. and must follow the environmental rules as well.

John Proctor – 40 Grantham Road. Stated at the last public meeting, Kathryn Lindsay questioned the Indigenous consultation and questioned what was said in the consultation.

Bruce Howarth – County of Renfrew. Stated that Tomlinson has multiple applications, including the Official Plan Amendment, Zoning By-law Amendment and third A RA submitted to the Ministry. Consultations through the ARA process have been done through the Ministry and the County and Township haven't taken part in the process, but all has been done through the ARA process.

Neal Deruyter – MHBC Planning. Stated that under the ARA, the Crown has a responsibility for duty to consult. Before the Ministry makes any decisions on the license, the Indigenous Communities need to be consulted, but due to the protection of privacy and ensuring the protection of information of the Indigenous Community, the information cannot be shared. He added that the MNRF can be asked for a list of Indigenous Communities that were consulted.

John Proctor – 40 Grantham Road. Stated that the Indigenous communities could have said no, and Mr. Deruyter will not say.

Neal Deruyter – MHBC Planning. Stated that the Indigenous communities could have said yes, and he still cannot say.

Jennifer Comtois – 2304 Eady Road. Stated that with the increased traffic on Storyland Road turning onto Highway 17, a set of lights should be installed.

Bruce Howarth – County of Renfrew. Suggested that all questions and comments come through the County Planning Staff to ensure that Council and staff can all be kept in the loop.

Graham Brown – 134 Airth Boulevard. Questioned if the traffic on Eady Road would be increased with trucks.

Craig Bellinger – Tomlinson Group. Stated that their trucks are only permitted on hauling roads, which is Storyland Road to Highway 17.

Kayla Rekowski – 1514 Garden of Eden Road. Provided a map of the current proposed site to Council. She stated that it can be easy to forget there are residents that are in the area and that will be affected. She thanked Tomlinson for replying to comments and questions in June and thinks that Tomlinson has met the minimum requirements. She stated that the maximum annoyance to residents if project proceeds will be the acoustics, increased traffic, and increased noise. She added that the species at risk survey was done in 2021, which was three years ago, and the endangered whippoorwills were not included in the study.

Rose Lesk – 554 Storyland Road. Questioned if there was going to be any blasting on site.

Craig Bellinger – Tomlinson Group. Stated that there would not be any blasting and that it is in writing as per the site plan it will only be digging, and they would need an entirely different license to operate.

Rose Lesk – 554 Storyland Road. Stated that people move out to the country for peace and quiet, but there is going to be dust, noise, and no wildlife anymore, and they may as well just die.

## **7. COUNCIL MEMBERS COMMENTS AND QUESTIONS**

Mayor Bennett thanked everyone for coming out and opened questions up for Council members.

Deputy Mayor Proctor thanked everyone for coming out and stated that it is an important topic for discussion, and she is going to ask questions that she didn't feel were addressed. In reference to the information shared by Tomlinson, that there is not a rehabilitated pit in the area as there remains aggregate available to be extracted in all, she questioned if there was a timeframe on dormant pits such that they would be required to begin rehabilitation.

Craig Bellinger – Tomlinson Group. Stated that the company does "progressive rehabilitation" that rehabilitates as they move through each phase of the site onto the next as part of their site plan, which is monitored by MNRF. He added that there are sites that aren't fully rehabilitated yet because there is still material available for extraction, and the license won't be taken away if it's not being used or material isn't extracted for a period of time. He stated that Ross Pit off of Moodie Drive in Ottawa can be seen on Google Earth and the rehabilitation can be seen.

Deputy Mayor Proctor stated that the zoning references within documentation are misleading as they mistakenly reference only the County designation and that Horton Township zoning has been consistently Rural since 1985, and as such is looking for clarification from Tomlinson Group on the continued reference to the zoning is in place.

Neal Deruyter – MHBC Planning. Stated that through the zoning of the Official Plan and Zoning By-law, what is currently in place on a property today does not mean that it cannot be changed to meet the needs and use of someone else. Through a severance approval 20 years ago, it was determined that the area was actually the highest quality material as identified on the mapping. He added that under the County Official Plan Amendment structure, if going beyond designation it must be justified for the change, and that he feels like Tomlinson has done that with all of the studies they have done.

Deputy Mayor Proctor stated that if there are future amendments, it could be a nuance to be articulated in the documents and that she finds it misleading with a 40-year designation. She further questioned what the due process is and when does the Township need to bring forward a decision.



Bruce Howarth – County of Renfrew. Stated that under the Planning Act, when someone submits an application, if a decision is not made within 120 days, the applicant can appeal the non-decision to the Ontario Land Tribunal. He added that the 120-days is well passed, and the applicant can decide to appeal at any time. Council does not have an obligation to make a decision or to pass the by-law, but if Tomlinson does not feel that the application is being progressed, they can start the appeal process, and this does not set good precedence for Council. He added that Tomlinson has been working with the County and Township and has not appealed the non-decision. Township Council is to make a decision on the Zoning Amendment, and then it would go to the County Council for decision on the Official Plan Amendment.

Councillor Campbell thanked everyone for coming out. He stated that no one likes change unless it's good change. He questioned if there has been a legitimate complaint that has come over the years through the process, the method in which it was brought forward, the subject of complaint, and what was done to rectify it.

Craig Bellinger – Tomlinson Group. Stated that there have been no complaints yet regarding water and water quality as it pertains to pits. In quarry operations, there have been questions/complaints about the water draw down and wells drying up. He stated that the first step is to consult and schedule a time to go to the property. He added that they prefer it to be a consultant and not Tomlinson to ensure there is no pressure from the company. The second is to check their pumping system and pressure in the house, water depth, etc. but there has never been an issue when they had to replace a well or water quality issues. There was a noise complaint regarding operations, but they met with the neighbour several times and a solution was established. He added that Tomlinson tries to go above and beyond, and they have Public Liaison Committees to discuss what's going on in the sites and operations. Members of the public and Council can be part of this Committee.

Councillor Campbell stated that it is a hard decision for Council and a lot of residents have lived here all their lives. He added that should this go ahead; Council wants to ensure that Tomlinson is a good partner.

Councillor Humphries questioned how much money does Tomlinson pay towards MNRF per tonne.

Craig Bellinger – Tomlinson Group. Stated it was \$0.24 per tonne, which gets divided between the County, Township, MNRF, and education.

Councillor Humphries questioned if the pit could be used as a pumping source for the fire department and how can Tomlinson help the Township and Community.

Craig Bellinger – Tomlinson Group. Stated that it is common for Fire Departments to have a key to access the site for a standpipe or pond to fill their trucks on site. He added that Tomlinson is involved hugely in the communities that they are operating in, such as donating funds to build rinks, outdoor parks, and to the girls and boys clubs of Canada, and donations to food banks, and the creation of jobs in the community.

Councillor Webster thanked everyone for coming. He stated that all residents in the affected area should have their water tested by Tomlinson, not just the 14 of the 28 residents contacted. He added that that water testing kits provided by the Health Unit can also be provided to the residents for testing. He questioned the use of a portable asphalt plant on site.

Craig Bellinger – Tomlinson Group. Stated that it is common for a portable asphalt plant at pits and quarries but is not beneficial for them because they can only operate 60 days out of the year. He added that Tomlinson would also need approval from MNRF for a portable asphalt plant.

Bruce Howarth – County of Renfrew. Stated that under the Provincial Policy Statement portable asphalt and portable concrete plants shall be permitted without

the need for an official plan amendment and/or zoning amendment application. It has been recognized that it is a valuable service, and operators are allowed to bring in these without the amendments. The Provincial Policy Statement has taken the decision outside of council's authority, but permanent plants are a different situation.

Councillor Webster stated that in the current Zoning By-law, the setback from the extraction area is 150 metres, but Tomlinson is reducing that now to 30 metres, which is closer to the existing houses. He questioned if Tomlinson was willing to negotiate a higher setback than 30 metres.

Neal Deruyter – MHBC Planning. Stated that the 30-metre setback from the extraction area is under the Aggregate Resource Act, and they have had a full suite of studies completed to address the potential impacts with respect to the 150-metre setback. He added that that the Official Plan does not have a separation distance for pits and quarries and is dependent upon studies for justification.

Craig Bellinger – Tomlinson Group. Stated that Tomlinson has met all the criteria set out in the studies to justify the 30-metre setback and they are not interested to increase it. He added that Tomlinson is willing to work with the public and can set up public information sessions for each step moving forward.

Councillor Webster questioned what the heights of the trees being planted were going to be.

Craig Bellinger – Tomlinson Group. Stated he didn't believe the heights were determined but is open for discussion with residents and Council.

Deputy Mayor Proctor stated that the information was more specific tonight and are aligning to regulations and requirements. She added that it was great that Provincial and County guidelines are being met, but that we live here. A Horton Township by-law was passed in 1985 re-zoning 24 hectares to Rural. It was this by-law that then allowed four rural lots to be subdivided in 1999, and for homes to be subsequently built, in 2010, 2012 and 2015. Those homes remain today, as does the 24 hectares being zoned rural with 150 metre setback conditions. The application in front of the Township is to approve re-zoning these 24 hectares to Aggregate and removing the setbacks. She added that there is some homework and reading to do, especially with the number of active and inactive pits in the area. She thanked everyone and appreciated everyone's involvement.

Mayor Bennett thanked everyone for coming to the meeting and ensured that everyone was being heard. He stated that this was not a "done deal" and that Council wants to protect residents. He added that the lights issue at the intersection of Highway 17 and Storyland Road is an MTO issue and the engineering is being done at the present time, and this council will be working with MTO to try and come up with a solution that works. He added that Council knows that there are concerns about what's happening and that they want to make sure they are addressed. He stated that if there are any concerns to call him directly, or the Deputy Mayor or Councillor's. He apologizes that he believed the communications were not out soon enough, but next time he will go door to door to notify everyone.

## 8. **ADJOURNMENT**

Mayor Bennett adjourned the public meeting at 8:49 p.m.

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DEPUTY MAYOR Daina Proctor

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CAO/CLERK Hope Dillabough