

From: [REDACTED]
To: [REDACTED]
Subject: Deputation to Council - June 26th Meeting 1800hrs
Date: June 26, 2023 1:06:44 AM

Please accept the following deputation to council for this evening's meeting at 1800hrs.

Respectfully, I address council in opposition of the approval of the amendment of Zoning Bylaw (11-2022-RA) with the following concerns:

Councils' Consideration of Citizens' Concerns

As a group of tax paying home owners raising our families in this community, it is alarming to us that voting on the approval of this amendment has been scheduled on the same day that you are to hear final concerns from the citizenry. We have significant concerns that warrant a respectable duration of time for consideration before votes are cast. We only received this plan on Friday June 23rd and as a group, have had very little time to review and prepare for this meeting. We have put forth considerable effort in organizing against this seemingly unfettered expansion and request a reasonable pause on voting this evening in an effort to address the issues brought forth.

Indigenous Consultation

At the beginning of your council meetings, you acknowledge that we are on indigenous lands and offer gratitude to the First Nations and Metis who are stewards of these lands. Has a direct consultation been made in regard to this project with our First Nations and Metis peoples? If no, we ask that the reason be provided in a report.

Well-Water Testing

We were informed during previous meetings that well-water testing had been or would be completed on the neighbouring wells which could potentially be affected by this operation. We have still not had **anyone** (from CBM nor the Township) assess our well. Our property overlaps with the boundary of the property purchased by CBM. On a professional level, it would be expected that CBM or the Township would have regular communication with us about this and have offered dates to schedule testing. This has not been completed and we do not have any insight as to why. We would like to be provided with further information on this matter and in addition, to have CBM improve their communications with local residents about similar matters in the future. This communication should be written in an operational plan as part of any approval and ongoing permitting process.

In-Person Open Meeting Request

Many of the questions and concerns we have brought forward during previous meetings have gone unaddressed and because of this, we genuinely feel that we have been left in the dark. As a group, we feel we are being led through a mechanical process that doesn't actually acknowledge, substantiate, or respond to our concerns. We provide our concerns and ask questions, before being simply thanked for our input without receiving any substantive response. As such, we request an **in-person**, open meeting with council and a CBM management representative who is operationally apprised to discuss these issues prior to Council's vote.

Terms of Operations Agreement

CBM has made a lot of promises over the years, however they have shown time and again that they do not hold true to their word. The preventative measures that were supposed to be put in place to protect the homes around the North Pit were not followed through, and when confronted by home owners, CBM's response was a profane, unprofessional dismissal of the home owners' concerns. As one might imagine, this behaviour has tarnished the trust between CBM and the local residents. If this application is approved, what plan has been put in place to mitigate this behaviour from occurring in the future? What will their consequences be when they don't follow through with their promises? A Terms of Operations Agreement is required that needs to be reviewed and agreed upon **prior** to the approval of this application and **it must be enforced**.

Compensation

If this is approved, how will we be compensated for the potential damages to our property from dust accumulation, compromised water wells, and any other unforeseen effects on our properties? CBM has previously mentioned supplying us with cisterns if needed but who will actually pay the costs to upkeep these throughout the year, particularly over the winter? What about the obvious depreciation of the value of our homes and property? A number of us have had assessments of our property completed (by different realtors) and have all been told that our properties will decrease in value anywhere from 25-30%. I ask again, as this is another question that has not been answered when asked previously, who is going to compensate us for this massive loss of equity? Will CBM buy us out? As a group we are willing and prepared to initiate a class action lawsuit against the Township and Region if these issues on public record are not addressed and we suffer losses in equity resulting from an unsubstantiated approval.

Conflict of Interest

It has been brought to our attention that CBM was one of the main sponsors of the Township's golf tournament this past Thursday; the same tournament that was the apparent cause of the delay of us receiving the planning report as originally expected. We have been informed that Brock Township employees were observed wearing CBM shirts, and were given gifts by CBM during this tournament. If this is true, it is our opinion this is a **gross** conflict of interest for town council and employees to participate in, and accept this ingratiation when CBM currently has this application seeking approval. Further, if true, we question if there has ever been any other "gifts" or offers accepted from CBM that the citizenry are unaware of.

Conclusion

In conclusion our request is simple – do not vote for approval tonight. This request is predicated on the fact that the Township has not addressed any of our concerns brought forth here tonight as well as in past meetings, and this planning report is not sufficient to do so either. In fact, we feel that our concerns have been intentionally ignored and to add insult to injury, we fear CBM has had undue influence on local government officials and Town employees who are involved in this application process; a very big concern indeed that we feel perhaps **requires a review under the lens of legal counsel.**

It is clear there are no mitigation strategies available to completely prevent the noise and dust of a commercial gravel pit from diminishing the peace, comfort, and enjoyment of our adjacent homes where we raise our families and rest from our own days at work. The solitude of our properties offers value to perspective buyers, and it is clear, buyers viewing one of our homes for sale would consider this massive commercial operation either a deal breaker, or an obvious means to negotiate a less favourable purchase price for our properties.

In light of this, we expect submission of a proper, thorough plan that addresses compensation to the affected residents. Either CBM/local governments arrive at a fair compensatory amount to offset future losses upon sale, or CBM buys our properties prior to Council's approval at a replacement value such that residents can rebuild our current family lives in another area. In addition, we expect a detailed Terms of Operations Agreement between CBM and the local governments to be established, and we demand these terms to be enforced with disciplinary action.

Signed,

Emily Negrazis