



Township of Brock Interoffice Memorandum

To: Mayor and Members of Council

From: Elizabeth Howson, Township Planning Consultant and
Robin Prentice, Director of Development Services

Subject: Regional Official Plan Amendment (ROPA-2022-003) and Zoning By-law
Amendment (11-2022-RA) Applications, CBM Sunderland – Recommendation
Report

Date: Tuesday, September 5, 2023

On June 26, Council deferred report 2023-DS-013 to a special council meeting in early September 2023, directing staff to organize an in-person meeting with interested parties and investigate best practices.

In response, a meeting was held on July 26, 2023 to hear from residents and interested parties. 22 people attended. The Addendum to Attachment 4 outlines all the input received since the June staff report and the Township's response. Staff met and reviewed the comments with CBM. CBM has agreed to make the following revisions to the ARA Site Plan package in response to public input (see letter from CBM in Attachment 1 to this memorandum):

- A note will be added regarding the Community Liaison Committee that will be established to facilitate ongoing discussions regarding pit operations. The Community Liaison Committee will involve CBM, residents and the Township to ensure residents are informed of the work that CBM is doing, and to provide a forum to ask questions and raise concerns throughout the aggregate operation;
- A tree screen will be added along the southern boundary along Concession Rd 2;
- A note will be added regarding the haul route to confirm that material will be transported to the plant through the tunnel under Regional Rd 13 and that trucks are not permitted to use Concession Rd 2 or Sideroad 17;
- A note will be added to clarify the hours of operation and that no operations are permitted within the expansion area on Sundays or Statutory Holidays;
- Notes will be added to address noise to ensure equipment on the site use directional backup alarms and an annual noise audit will be completed;
- Wording will be added to ensure the ESC fencing is monitored after major rainfall events; and
- The note will be revised to include the Township in the distribution list for groundwater monitoring reports.

Recommendations

Be it resolved that report 2023-DS-013 as amended regarding Regional Official Plan Amendment (ROPA-2022-003) and Zoning By-law Amendment (13-2022-RA) applications for CBM Sunderland Pit - Recommendation Report, be received, and

That staff be authorized to advise the Region of Durham that the Township has no objections to the adoption of the proposed Regional Official Plan Amendment (ROPA-2022-003);

That the application to amend Zoning By-law 287-78-PL (11-2022-RA) be approved;

That the Zoning By-law appended to report 2023-DS-013 as Attachment 2 be brought forward for Council adoption once the Region of Durham adopts the Regional Official Plan Amendment (ROPA2022-003); and

That staff be authorized to advise MNRF that the Township has no objections to the ARA license application for the proposed pit expansion subject to the following conditions:

- No extraction is permitted to take place in the EP zone;
- Annual groundwater monitoring reports should be provided to the Township, as well as MNRF and the Region;
- The well water complaint protocol should be revised to require that the Township should also be notified in the event of a complaint;
- A tree screen shall be included along Concession Rd 2;
- A Community Liaison Committee shall be established;
- Notes shall be included on the Site Plan regarding the haul route and hours of operation as outlined in this report;
- All equipment shall be equipped with directional backup alarms to be used on site;
- A noise audit shall be completed on an annual basis to ensure the MECP noise limits are being adhered to.

Attachments

Attachment 1 – Commitment Letter from CBM re Site Plan Modifications (dated September 5, 2023)

Addendum to Attachment 4 – Summary of Public Comments and Responses since Report 2023-DS-013

End of Memorandum