

RE: CBM Sunderland South Pit Proposed

Expansion

Part Lot 7 and 8 Concession 2 and Part Lot 9 Concession 2, Township of Brock, Ontario

Hello,

We have received a Notice of Aggregate License Application from CBM Aggregates (attached) to expand the Sunderland South Pit operation. We are the residents living at S700 Concession 2, Brock, which is located directly across the site where the expansion is being proposed and is included in CBM study area/expansion as shown on their site plan.

We are writing to express our strong opposition and concerns with the proposed expansion of the CBM operation into a Rural and Environmentally protected area, on lands that are currently zoned RU & EP in the Township of Brock Zoning By-law.

Prior to the purchase of our property, we had confirmed in 1988 with the Township of Brock that the current RU & EP zones would not permit any gravel-type activity in the area, and accordingly, the property was purchased and our home built in 2004. We have reviewed the current Zoning by-law in effect today, for permitted uses and a Quarry or a Pit are NOT PERMITTED uses either within the RU and the EP zones.

Since the purchase of this property in 1988 we have enjoyed the natural environment and wildlife including visits from deer, bears, coyotes,

abundant turtles, and frogs along with heron, bittern, great grey owl, barred owl, many turkeys, sandhill cranes and killdeer to name a few of the myriad variety of birds and other species, that frequent this area. Most of the 74 acres of our property is environmentally protected (EP zone) and we have participated since 1988 in the Conservation Land Tax Incentive Program for 58 acres which is "Provincially Significant Wetlands", recognized as part of the Lake Simcoe watershed, and are encouraged to be stewards of the wetlands.

The proposed operations on subject lands (lands proposed for the quarry expansion) appear to be intruding into the significant environmentally sensitive Natural Heritage System including Provincially Significant Wetlands.

As demonstrated above, the proposed expansion would directly impact and have adverse effects on the ecological integrity of the environmentally protected lands, cause disturbance to the current wildlife habitat, affect the natural heritage features which are required to be protected as required by the Provincial Greenbelt Plan. It would cause disruption to the significantly connected natural heritage system and affect the integrity of the NH System including major impacts to the Provincially significant wetlands in the area. If allowed to proceed this will most likely affect the aquifers and water table from both the quality & quantity of water perspective, affect the daily use water flow and disrupt the Rural nature and Residential Living in the neighborhood. This operation will be a major cause of noise pollution by heavy machinery operations and air quality detriment by dust being raised through machinery operations and have severe social impacts on the residents living in the rural neighborhood

It is generally accepted that we are living in a Climate Emergency and therefore we find it unconscionable that CBM, a foreign-owned company, proposes to excavate 5.48 million tonnes of rural farmland which has been beef cattle grazing grasslands for 100+ years, contributing to significant carbon sequestration which if mined and along with the increased amount of heavy machinery and transport traffic would release untold amounts of greenhouse gas into the atmosphere. Why is there no study report on this item done and provided.?

Regional Official Plan

According to the Notice of Application, the lands are designated as "Areas

of High Potential Aggregate Resources" and note that the provincial and regional policies protect these significant resources. We need confirmation by the Region of Durham on the designation of the lands under both the Region's Official Plan and Township of Brock Official Plan. We also need to know all applicable policies on the subject lands in the applicable Provincial Plans and the Regional and local OP.

In reviewing the policies of the OP under Section 9.1.9 and Sub-Section 9D Aggregate Resource Extraction Areas, and in particular policies " 9D.1.1 Regional Council shall ensure the orderly and efficient extraction of aggregate resources that minimizes social and environmental impacts." and " 9D.1.2 In the consideration of new or expanded Aggregate Resource Extraction Areas, potential impacts, and cumulative impacts on existing development and on residents located nearby, shall be fully assessed, with negative effects minimized to the fullest extent possible." We are questioning both the Regional and Local municipality ", if any discussion has been held between the applicant and the municipalities to date to discuss the above? We understand that the Planning Act applications have not been submitted to date and hence the Regional Council may not have seen this proposal. But has the applicant held any pre-consultation with the Region or the local municipality staff on the proposed expansion and if so what direction has been provided to the applicant? And that the applicant purchased the farmland RU zoned property around 2018.?

We would also like to know the Planning Act approvals that would be triggered by both the Township and the Region of Durham, should this proposal for the proposed quarry expansion, proceeds.

It is a well known fact that residential properties depreciate in real estate value substantially located to within 1km to 1.5km of pit operation areas to approx.. 20% to 25% or more. A independent real estate report should be undertaken and submitted as to the value depreciation of ours and our neighbours properties and what appropriate compensation would be proposed should approvals be considered or that property tax reductions be applied.??

We hope that this license request will not be granted and that the voice of the residents who are also the stewards of the environment living within this environmentally sensitive area are heard by the Ministry, Regional and local municipalities. We have copied our ward Councillor Cria Pettingill on this email, to bring our concerns to the attention of the local and Regional Council etc.

Thank You,

Kaik Bharucha [REDACTED]

[REDACTED] ) & Jan Mears [REDACTED]

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