

To: Clerks
Subject: Comments to Application #11-2021-RA CBM Application for Zoning Amendment

Comment.

Thank You for allowing me and my comments at this meeting but I am totally and strongly opposed to any Zoning change of this neighbouring property from RU to M4

1. As per my previous **Deputation to Brock Council (October 25/21 attached)** in 1988 prior to purchasing my property at [REDACTED] I inquired with Brock Township and was told that this land was Zoned RU and slim chance that a gravel operation would be allowed in the future on it as its Zoned as farmland.
2. Based on that I purchased the land and built a house in 2004.
3. Now 34 years later it would be quite outrageous that Council would approve a pit operation right in my and my neighbours front yard , which will cause great stress, anxiety and disturbance to us and our neighbours who are also totally opposed to this proposal. We and our neighbours have invested blood sweat and tears in developing our properties over the years to enjoy and now to change the zoning and destroy all our peaceful life style and environment is outrageously ridiculous. Was I misled 34 years ago by Brock Township??
For all the neighbours opposition please also Refer to attached **Petition To Brock Council submitted Nov 2/21 attached.**
4. The report submitted by CBM is not Complete by any means. For example my well being the closest to the proposal is not even recorded on their maps?
5. Their Cross section shows my house half under a flood plain line. Seriously is Council going to approve this and see its citizen drown??
6. The subject land is a highly fertile farmland and daily about 300 acres of good farmland is being lost in Ontario as per 2021 census of Agriculture. Pay heed, this is getting to be is a serious situation in Ontario.
7. We tolerated enough years of CBM activities, noise, dust, beepers on machines well into the night and all day long, at the main pit on #13 highway, later at the south pit operations at the corner of Con 2 & Sideroad 17 and finally there was "Peace at last" they have finished. Now seriously the thought that Council would permit a Zoning change to allow all that misery again on residents in this area is alarming.
8. Contrary to CBMs spiel that there is no effect on property values" which is total nonsense", the fact remains that properties near pits, railroad line, airports and heavy industrial activities areas always have lessor real estate value than properties in normal urban or rural areas. Only an Idiot would gladly pay premium price to buy a property adjacent to a pit.
9. It is absolutely senseless to encourage residential owners here to protect the Class A Wetlands (via Conservation Land Tax Incentives) of which we are all ardent Stewarts in this neighbourhood and then open a gravel pit 100 feet away which will definitely jeopardise the wet lands and the local diversified wild life that frequents this area.
10. The fear of water being disturbed contrary to what CBM says, there are enough expert studies and reports on water/aquifer disturbances caused by gravel pit operations.
11. Pit dust contains silica which is becoming a serious health hazard to people exposed to this dust. Has CBM mentioned anything about this issue? Off course not. Talk to residents at the Pines.

12. There is truth in the saying "That One Who Pays the Piper, names the Tune" This is the case in CBM paying Golder for their studies, instead of completely independent consultants executing these studies and reports.

Once again I am absolutely and totally Opposed to any change in Zoning being granted for the benefit of CBM and the destruction of this present peaceful and content residential community in this area.

Kaik Bharucha.



DEPUTATION TO TOWNSHIP OF BROCK COUNCIL MEETING OCT 25/21 BY KAIK BHARUCHA RE. CBM SOUTH PIT EXPANSION

Good evening, Councilor's of Brock Township and thank you for allowing me to present this deputation.

CBM has presented a Notice of Application to add and create an extraction pit on the current farmland zoned RU at Parts of Lots 7 & 8 Concession 2 in Brock Township which is [REDACTED] across the road from our front [REDACTED]. This property was previously owned by the late [REDACTED] and subsequently by his family who sold it to CBM in 2018.

The Region designates the subject land as prime agricultural (currently planted with soy crops)- The Planning Act and provincial policies require protection of agricultural resources and is a matter of provincial interest.

Any impact on the Natural Heritage System on this would result in the fragmentation of the larger Natural Heritage System & Provincially Significant Wetlands.

Prior to the purchase of our property in 1988, myself being in the business of Architecture I initially inquired on the Zoning of the surrounding lands and discussed & had confirmed by the Township of Brock that the zoning of RU & EP on the subject opposite property to mine would not permit any Gravel type extraction activity. Based on this assurance and off course on condition that a Building Permit would be available for my lands I proceeded and purchased our property which is 74 acres of which 54 acres are in the LSRCA wetlands and considered Class A Wetlands in a significantly environmentally sensitive Natural Heritage System and were (and still are) encouraged to be Stewards of these wetlands.

For the building permit I was advised that a permit would be available subject to LSRCA approval for the location of the proposed residence.

If I was given any indication at that time by the Township that the property across from mine would in the future be a discussion for Zoning change from RU to M4 I would have not at all in the slightest given any consideration of purchasing my current property on [REDACTED] or anywhere nearby this area.

In 2003 I obtained the Building Permit and constructed our home and we have been residents at this location since 2004, (17 years) and have enjoyed living at the end of a NO EXIT Road, hardly any traffic, quite and peace of the country, (also as do my neighbours) and the extensive and varied wild life that one witnesses living adjacent to the Beaver River conservation area 24/7.

However, we have endured for years the CBM pit noise at nights from Hwy #13 and also when the south pit was worked upon commencing in 2004.

I strongly urge and request that the Township of Brock Council does not encourage any Re-Zoning change of the subject property that CBM now owns from RU to M4 and if done so then I was misled 33 years ago.

There would be severe social impacts from the proposed aggregate site on the existing community and we believe that those matters are being ignored in the overall consideration of this proposal.

In closing the best Taglines are the ones that drive the organization/community and inspire the public. They have convinced people to come to Brock "BREATHE IT IN" and escape the GTA gridlock and expansion and crowding. People are also willing to pay the higher taxes that come with that in Brock.

But Gravel Pits don't remotely support " BREATHE IT IN."

PETITION TO THE TOWNSHIP OF BROCK COUNCIL

November 2nd, 2021.

RE: Amending the Zoning and Official Plan Designation for the area Part Lots 7 & 8 Concession 2 Brock (Sunderland) from RU to M4 for the purpose of allowing CBM aggregates application to expand their existing operation.

We the undersigned of the Stop The Dig Group want the Township of Brock Council to Oppose any change to the current RU zoning of this farmland at Parts Lots 7 & 8 Concession 2 Brock, for the following reasons:

- **CBM Has No Plan to Repair Potential Damage to the Neighboring Ecosystem**

This area directly abuts the environmentally protected area (EP) including the Provincially Significant Beaver River Wetlands, classified as "highly vulnerable." It is home to a great deal of biodiversity and contains some of the cleanest water in the area. CBM proposes its extraction activities would have a setback of only 30 metres from this wetland, with as many as 60 to 70 large gravel trucks daily entering and leaving the extraction site.

CBM does not indicate any plan to manage or fix impacts on the wetland ecosystem from dust, spills, floods, contamination from trucks, etc. Their repeated response is "that won't happen."

We are not convinced that CBM will recognize potential harm to this valuable, vulnerable ecosystem, act in time to prevent harm from happening, or sufficiently repair harms if they occur.

- **The Environmental Assessment Process is Incomplete**

The environmental assessments commissioned by CBM have not yet been peer-reviewed or substantiated by any non-interested third party. Making a zoning decision based on preliminary results, whether or not they support a change in zoning, is not advisable.

- **We Request that CBM Commission a Carbon Sequestration Study**

Neither CBM or its consultants have not completed a study of the impact on carbon sequestration of removing the deep layer of topsoil and currently producing farm fields or natural vegetation from the area farmed and grazed for a century. Natural sources of carbon sequestration are of key importance if we are to slow or reverse the deleterious effects of climate change.

- **Rehabilitation Won't Replace What's Lost**

Even the best efforts at rehabilitation simply cannot replace a lost ecosystem. We do not yet have the ability to replace the significant and complex microbial biodiversity which exists in healthy soil. We have neither the understanding nor the technology to recreate an established ecosystem and while, with a start from humans, the ecosystem may eventually repair itself, this can take centuries to be fully realized.

- **Noise Pollution**

The area CBM proposes to extract is within 120 m of at least two residential dwellings and several others within 500m. Aggregate extraction produces significant variable noise. Berms and noise baffles do only so much, and sound travels a long way here.

Provincial noise guidelines allow as much as 120dB at the property boundary, as loud as a rock concert and at the threshold at which permanent hearing damage occurs almost instantly. According to Health Canada, prolonged exposure to sounds as low as 70 dB (about as loud as driving on the highway with the windows up and the radio off) can cause permanent hearing loss. Sounds as low as 70 dB are classed as "annoying", as low as 80 dB as "very annoying" and above 85 dB as "hazardous" by the CDC.

- **Potential Impacts on Wells and Water Use**

Local residents rely on wells for residential use, and on ponds as backup water reservoirs in case of fire, to irrigate farm fields, etc. The nearby large, vulnerable wetland also depends on a reliable, safe water table.

CBM's proposed extraction plan will dig well below the level of the water table. They claim there is no chance of disrupting the water table, in any way, despite the fact that local aquifers are classified as "highly vulnerable."

CMB has not responded to questions about the impact on neighbouring small ponds, compensation for nearby small farms for water-related crop losses, or why 16-year-old data is used for environmental assessments that are likely not indicative of current climate realities. Their response to questions about any negative impact on the water table in general is, "it won't happen."

They indicated they would likely refuse to even investigate if they had any responsibility for impacts on wells for residents unless they are located near (within 1 km) the extraction site. Since water tables are large, interconnected systems, limiting the area so tightly is questionable.

• Disruptive Impact on a Unique Community & Significant Loss of Enjoyment for Residents

This is a small, unique rural community of neighbors, including many self-employed artists and writers who work from home, retired people, families with very young children, shift-workers, small "boutique" organic farmers, etc.

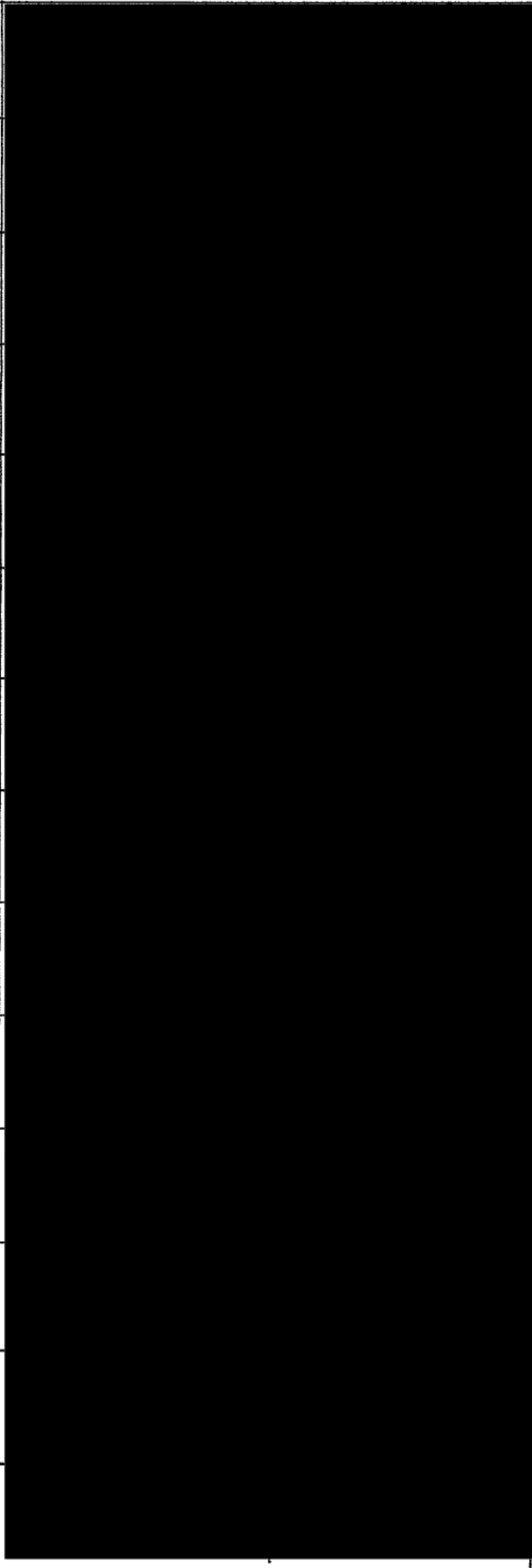
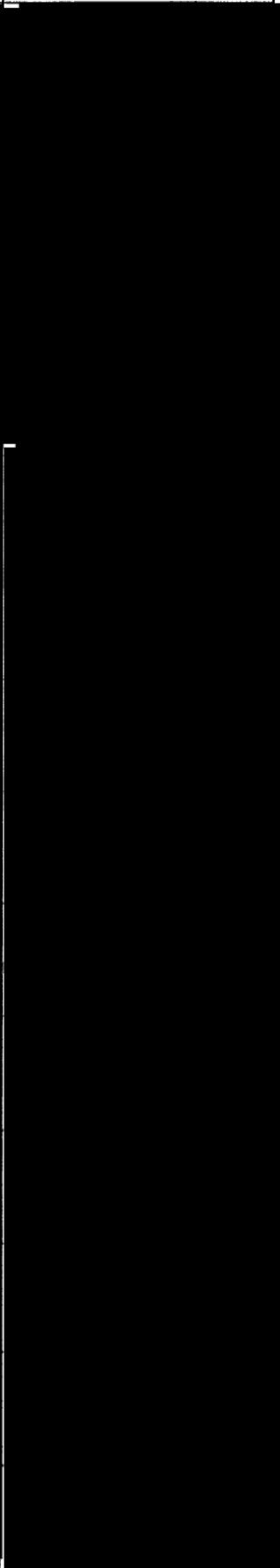
These residents chose to live and work here precisely because of the quiet, rural setting and natural surroundings.


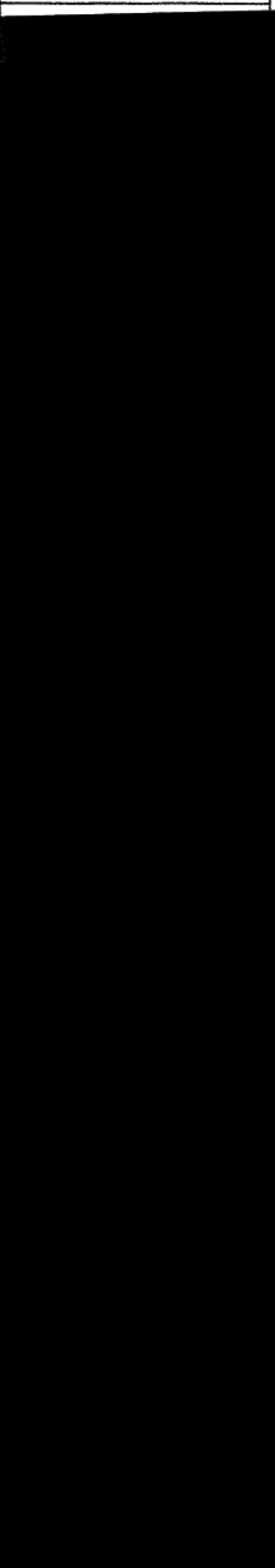
Aggregate extraction is noisy and dusty. It will make a significant impact on the way of life for many residents, who live here specifically to enjoy the quiet, natural surroundings. Disruption of this by noise, dust, and loss of natural habitats represents a serious loss of enjoyment and stress for these property owners, and also a reduction in property values.

From, **STOP THE DIG Group**. c/o. Kaik Bharucha, [REDACTED] Sunderland, ON. LOC 1H0. [REDACTED] email. [REDACTED]

cc. Region of Durham, Planning, Ministry of Natural Resources, ARAAApprovals@ontario.ca, Ontario Government, Ministry of the Environment, LSRCA. Esher Planning Inc., CBM, Golder Associates.

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<p>Robin McDonald. [Handwritten signature]</p>		
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