



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 18, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

MINUTES

DATE: June 18, 2026

TIME: 7:00 P.M

The June 18, 2026, Public Information Meeting was held on the above date and called to order at 7:00p.m. via electronic participation and in-person at 7404 Wellington Rd 34.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Mayor James Seeley – Chair
Councillor John Sepulis
Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda

STAFF IN ATTENDANCE:

Courtenay Hoytfox, CAO
Justine Brotherston, Director of Corporate Services/Municipal Clerk
Monika Farncombe, Planning & Corporate Services Coordinator
Rob Stovel, Township Planning Consultant

PUBLIC ATTENDANCE:

Neal DeRuyter, Applicant Planning Consultant
Paul Menkveld Applicant Hydrogeologist
Dan Eusebi Applicant Ecologist
Andreanne Simard, Applicant
John McNie, Mill Creek Stewards Association
Allan Nagel
Don McKay
Barclay Nap
Sapphire (no last name recorded)
Eric Glose
Kathy White
David Pady
Tony Chetty
Steven May
Kathy White
Margaret Hauwert

3. DISCLOSURE OF CONFLICT OF INTEREST

None

4. PURPOSE OF THE PUBLIC MEETING

The Chair stated the purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the development proposal as well as updates to the Official Plan. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.



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The Township requests that you notify staff by email planning@puslinch.ca or by phone at 519-763-1226 ext. 4 if you wish to be on record and would like to be notified of future meetings and the decision of this meeting.

With respect to application D14-CBM Aberfoyle South Lake the County requests that you please notify staff by email at landdivisioninfo@wellington.ca if you wish to be on record regarding the Official Plan Amendment Application and would like to be notified of future hearings and decisions regarding this application.

Please note the meeting is video and audio recorded, and all electronic meetings are uploaded to the municipality's YouTube page. By attending this meeting in person or by registering to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

Please note in accordance with the *Planning Act* through the following parties may appeal this application to the Ontario Land Tribunal for a hearing:

- the applicant,
- a specified person,
- a public body,
- the registered owner of the property to which the by-law would apply and the Minister.

Please note that if a specified person or public body does not make an oral submission at a public meeting or a written submission to the Township of Puslinch, before the decision is made, the specified person or public body is not entitled to appeal the decision of the Township of Puslinch to the Ontario Land Tribunal.

In addition, if a specified person or public body does not make an oral submission at a public meeting or make written comments to the Township of Puslinch before a decision is made the person or public body may not be added as a party to the hearing of the appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Township staff regarding further information about the appeal process.

The format of this Public Meeting is as follows:

- The applicant or agent will present the purpose and details of the application and any other relevant information.
- The Township Planner will then provide a brief presentation.
- Following this, the public can obtain clarification, ask questions and express their views on the proposal.
- Members of the public are permitted 10 minutes each to ask questions and express their views. This time limit is imposed to provide each member of the public an opportunity to speak.
- Council will then have an opportunity to ask any clarification questions.

The applicant and the Township's Planning Consultant will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

Official Plan and Zoning By-law Application D14-CBM – property location Municipally known as 6947 Concession 2, Township of Puslinch.



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Mayor James Seeley: The purpose and effect of the proposed Official Plan Amendment is to amend schedule B7 of the Official Plan (the land use schedule for the Township of Puslinch) to allow for an aggregate extraction operation by adding the Mineral Aggregate Area overlay to the subject lands with the exception of those lands to be maintained in the Core Greenlands and Greenlands designations and to amend Schedule D of the Official Plan (Mineral Aggregate Resource Overlay) to add the proposed extraction area to the Sand and Gravel Resources of Primary and Secondary Significance boundary.

The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to site-specific rezoning the lands municipally referred to as 6947 Concession 2 also known as Aberfoyle South Lake Pit from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE) with site-specific zoning (spXX)

Neal DeRuyter, Applicant Planning Consultant: Thank you, Mr. Mayor, members of Council. My name's Neal DeRuyter. I'm a planner with MHBC Planning. I'm here with Andreanna Simard and Stephen May from CBM, and we also have members of our technical consulting team.

We've put together a presentation just to highlight, an overview of this proposed gravel pit application. We certainly wanted to highlight, with respect to what's proposed, where we've come with respect to the application review process and some of the next steps.

So, this is a new sand and gravel pit application. That's located at the southwest of the intersection of Side Road 20 and concession 2. On this next slide here, you can see that the lands are outlined in the dashed red line. That is what's known as the proposed license area. That's essentially the boundary of the proposed pit and then within a black dashed line is the extraction area, and that's where aggregate extraction is proposed. So, this operation, won't include any on-site processing of aggregate. The aggregate that is extracted at this site will be shipped to the McNally pit, so that red line that you see along Concession 2, that will be the haul route for this site. So, it's a 2km stretch of road between this proposed site and where the existing access to the processing plant at the McNally pit is located. So, from there, extracted materials would be washed and processed, and then shipped out to market from the existing accesses at the McNally pit.

There are a few applications, needed in order to permit, this pit. We've submitted Official Plan Amendment application to the County, and then the zoning by-law Amendment application, which is before the Township, in conjunction with that, we've also applied for a license application under the Aggregate Resource Act, so that's an application, that's with the Ministry of Natural Resources. We have gone through and completed the consultation process under the Aggregate Resource Act process, and I will touch a bit on, the outcomes of that process and the next steps as it relates to the aggregate license application. I should note that all these applications were submitted in late 2023. This certainly has been a multi-year project, even leading up before in brief consulting with the Township and county.

On this project and to get to this point in time. The maximum annual tonnage limit, that is the limit that all aggregate licenses must have in terms of the maximum allowable tonnage extracted per year, is proposed to be 1 million tons. Based on the proposed extraction area, there's about 5.5 million tons of sand and gravel located on this site. Based on, that estimated reserves the pit would be operational for about 6 to 10 years. Certainly, conditional on market conditions, but that's CBM's sort of expectation with respect to where things are at with respect to the quality of the material here and the amount that's produced on an annual basis.



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Just wanted to show here the conceptual rehabilitation plan and what's proposed for, you know, following the extraction of aggregate as the site's rehabilitated. The vast majority of the reserves on the site are located below the water table, so as part of final rehabilitation, there will be a pond of approximately 26 hectares in size. Surrounding the pond, there will be shallow shoreline areas, and then within the setbacks. Which I should say that the setbacks from all significant natural features are 30 meters within those setback areas. There will be tree planting areas, just under 7 hectares in size, and then there's also, created wetlands, which are in the darker blue shade, located in different areas of those setbacks, and that's about 1 hectare, in total size.

This is a visual rendering intended to show what that rehabilitation concept looks like, as it relates to trying to provide some real-life imagery on the expectation, or how this rehabilitation plans comes to life. And I would say this is the final landform. This is not meant to indicate that, you know, in two years from now, this is what it would look like. This is certainly To try to provide a depiction, following extraction of aggregate and completion of rehabilitation.

Just wanted to highlight a little bit about, CBM's rehabilitation work, specifically within the Township. Certainly, you know, as Council's aware, and members of the public.

There are extensive high-quality sand and gravel resources found within the Township. There has been extraction ongoing, you know, within your community for the last few decades. And certainly, we wanted to highlight, CBM as a holder of many licenses, both past and present within the Township. Some of the rehabilitation work that has been undertaken, within this area and the one thing we just wanted to highlight, within the last 10 years, CBM's planted approximately 140,000 trees across their properties within Puslinch. Most recently, the Neubauer Pit, which is located about a kilometer or two east of this site. There was recently, over 18,000 trees planted, along a side slope forested. That was part of the rehabilitation planning for that site.

So, the previous slide, we touched base on the progressive rehabilitation, but we also wanted to highlight that there have been many sites that CBM has owned and operated in which licenses have been surrendered and converted to other land uses. Some of the examples we've got here have, been either rezoned or redeveloped for commercial, industrial, or agricultural uses. Some of the ones to bring forward, Edgington 2 was about 40 acres of land that's been converted to commercial employment lands. The Coburn property, which is just a kilometer north of this site, was surrendered in 2017 and rezoned to commercial use.

I mentioned at the beginning just the overall timelines and this being, you know, a multi-year iterative process, and I really wanted to highlight, you know, at a high level, the work between sort of now and the submission of the applications in late 2023. In Spring 2024, CBM started their notification and consultation process under the Aggregate Resource Act, so that's very similar to the process that the Township and the County undertake in terms of consulting with the public and the agencies on the applications. Between the period of summer 2024 to Fall 2025, there was additional technical work undertaken, and I do want to highlight the degree to which that work was undertaken, the amount as a result of the comments received, and how it led to the changes that have been made to the application. Through the Aggregate Resource Act process in late 2025 and early 2026, CBM responded to all the comments that they had received on the license application and summarized the changes that have been made to the application and then more recently, in April 2026, we were at the Planning Development Advisory Committee meeting at the Township. Additional, changes were made to the application, and then, as I previously noted, that what's known as the two-year consultation period that's required for Aggregate Resource Act license applications ended in April.



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Just wanted to highlight the technical studies that were included initially with the submission of this application in late 2023. So, this covered areas of planning, archaeology, water, visual assessment, dust, agricultural reviews and aggregate resource evaluation, traffic study, noise impact study, natural environment report. So, all of those studies, in addition to what's known as the Aggregate Resource Act site plan, basically the document outlining how this pit would be operated and rehabilitated, went in with those submissions, and then were made available for the agencies and the public to review.

So, some of the additional work we wanted to bring forward, at the end of last year, there was substantial additional work provided, and what I would note is a large degree of this was in response to the comments we received from the public, but I would also highlight the comments received from the Township, specifically through their peer reviewers.

As well as the other agencies that we've been consulting with on this application and if I had to, you know, distill it down to what were the key themes of the additional work, it was certainly drill down towards water and ecology, and specifically providing further information as it relates to potential impacts on Mill Creek, the significant wetlands that surround this site, as well as the significant woodlands and then another aspect of this additional work was with respect to flood mapping and floodplain risk assessment and further work undertaken with the Grand River Conservation Authority. As part of all this work, written responses were provided to all the agencies and the peer review comments, and all this information has been included on CBM's project website, so that was publicly made available.

I wanted to highlight the key changes that have been made to the application in response to the comments received. Some in the audience may recall that this application was first referred to as a pit expansion. That was a comment that probably that one of the main comments that we heard back from the public was confusion as to how this could be an expansion. So, CBM has renamed this site to an Aberfoyle South Lake Pit, and it continues to be subject to the requirements for a new license application.

With respect to, specifically comments received on impacts to the natural environment, including Mill Creek, a monitoring plan was developed, and specifically this monitoring plan is intended to, outline where trigger levels and potential corrective actions so, essentially, establishing trigger levels, both in groundwater and surface water, to evaluate and assess how the pits developed relative to those triggers, where triggers are then exceeded and then further actions have to be undertaken to further assess and mitigate that potential risk. There's been additional mitigation measures that have been incorporated within the site plan. I would also note that, as part of a lot of comments with respect to views from Concession 2 and neighboring homes, there's been enhanced visual screening that's been added along, the frontage of Concession 2, as well as further information provided, along the proposed pit entrance. Also, the CBMs agreed that they would pave the entrance to this site as well as incorporate dust suppression measures along the entrance.

There's also been increases in the amount of wetlands to be created as part of rehabilitation. Also, for the tree planting areas I mentioned, there's specific thresholds and requirements for how trees are to be planted and to ensure that that planting is successful.

We wanted to highlight the more recent changes that CBM has made to the application. The first one, and this corresponds with the map that's shown on the slide. The area in the yellow shade, that area has been removed from the license. So, essentially, all lands between what's known as Tributary 3, which crosses the property roughly in a west-to-east direction, and the lands between that and the road have been removed from the license area. This area was



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certainly never intended to be extracted or used for the aggregate operation, so just to ensure that there's full clarity on the purpose of it, it's been removed from the license altogether.

There's also been refinements and more detail provided with respect to the groundwater and surface water trigger levels as part of the site plan, CBM has incorporated what's known as a maximum disturbed area of 50%. Basically, the simple way of explaining that is no more than 50% of the site can be actively extracted or disturbed. Essentially, what that allows to happen, it keeps an area in which they require for extraction.

You know, limited to the area that's totally necessary, but then it also correspondingly ensures that progressive rehabilitation is following as extraction progresses through the site.

There's been additional noise mitigation added. There will be requirements for noise audits, so when the pit is operational, audits will be completed to assess the equipment on site relative to the noise, level limits, and to assess how that is impacting adjacent properties to ensure that there's compliance with the standards and then there's additional mitigation with respect to heavy-duty sediment and erosion. Fencing control measures, basically anywhere along the wetland or water courses and areas to be disturbed, we'll have to incorporate heavy-duty sediment erosion fencing along the setback.

I wanted to touch on the agency consultation, because I think with respect to an application like this, there is a long list of agencies in which we consult, and a long list of agencies that review the application, they review the technical studies that have been prepared, and they also review the additional materials and the changes that have been made to the application that I just noted. So that includes, you know, Ministry of Natural Resources, Ministry of Environment, they review it from, both a surface water and groundwater perspective, but also species at risk. Ministry of Agriculture has reviewed the application, the Grand River Conservation Authority, Hydro One, Fisheries and Oceans Canada as it relates to potential impacts on fish habitat in Mill Creek, and then, you know, with respect to the County and township, we've also reviewed and provided comments on the application.

What I would note is the majority of the agencies have signed off and have no outstanding concerns with the application. This includes agencies from the perspective of groundwater and surface water, Ministry of Environment, as well as species at risk. Ministry of Agriculture has no comments on the application. Grand River Conservation Authority, there was extensive work done with them. I should have noted at the beginning, but because of the location of this property adjacent to Mill Creek and the topography, the majority of the site is located within a floodplain, so being within a floodplain, which the GRCA, you know, maintains and regulates, GRCA had you know, what I would consider to be quite significant questions and concerns at the beginning of this project as to how this pit operation would affect both upstream and downstream flooding impacts. So as a result of that, WSB had undertaken additional work and floodplain assessments changes have been made to, sort of, the land forming and the perimeter grading of the pit, and to ensure that those impacts are appropriately managed. And I would note that, within the last month, Grand River Conservation Authority has signed off on this application.

Fisheries and Oceans Canada have also issued a, essentially a release letter indicating that, there will be, no disturbance of fish habitat as it relates to the Fisheries Act, so no authorizations, are required through their legislation.

On the public consultation side of things, and this is very specific to the Aggregate Resource Act license, I certainly appreciate, and recognize that through the Township's process and the County's process members of the public have also provided comments. But with respect to



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what was received through the Aggregate Resource Act process, we received comments from 18 members of the public through the notification period. As is required through the Aggregate Resource Act, responses have to be provided to all commenters. Anybody who then provides a comment has the opportunity to review the information provided by CBM and decide whether or not they want to object to the license application. So, as a result of, at the conclusion of our consultation process through the Aggregate Resource Act we issued what are known as objection forms, and this indicates who would like to maintain their objections to the license application. So, two members of the public slash organization have maintained objections to the license application, and I would note the organization, the Mill Creek Stewards, does represent several landowners and houses and so, as a result of those maintained objections, what will likely happen is that the Ministry will then refer the Aggregate Resource Act license application, to the Ontario Land Tribunal. So, essentially, there will be a hearing, to then work through those remaining objections. The timing for which that will occur at this point is not yet known obviously, we're still working. You know, even today, through the Township and the County, through your planning processes, obviously we want to work sort of collaboratively together and make sure everything is working as in parallel as it's able to.

And with that, that is, my presentation. Certainly, happy to answer any questions now from Council or wait for following, members of the public to provide comments.

Mayor James Seeley: Next, I'll ask Rob Stovel for his presentation.

Rob Stovel, Township Planning Consultant: So good evening. My name is Rob Stovel, company is called Stovel and Associates. I'm here with some of the members of the Township's, peer-review team, the Township Hydrogeologist, Township Consulting Engineer, and the Township, ecology team. We have not completed it and it's still ongoing. We've completed an extensive review of the documents. I think there's over 20 or 30 documents that have been presented to the Township to review.

So, the purpose of what I'm going to do is just highlight some of the main issues and then provide a legislative context for how those issues, those concerns will be addressed in an upcoming report for the Township. When the Township Council makes a decision on the application.

So, this is a similar map to what was just recently presented. The location of the site, part of lots 18, 19, and 20 in Concession 1. The proposed license area is 39.2, so a little less than 100 acres, and the extraction area is, 27.5 hectares. It's a Class A Pit license and the license will permit, above and below water table extraction if it's, to its licensed.

And we're here tonight to deal with, the planning component. So, there's two parallel processes. There's the Aggregate Resources Act component and the applicant just explain briefly what happened with that. There were a number of objections on it, the Township is an objector, and there's likely to be hearing, at the Ontario Land Tribunal hearing, to deal with that component. And a decision hasn't been rendered on the planning portion.

So, as was described, the lands are to the south of the 401, they're, south of Concession 2 Road. They're surrounded by significant wetlands. There's the Mill Creek, which is a recognized cold-water fishery that, bounds the site and, with the wetlands, there's, significant forested area and, significant wildland habitat. So, it's an important ecological feature associated with this the local area.

So, the, County Official Plan, it's the document that, the Township, follows, to provide guidance on land use planning decisions. It designates the site mostly as Core Greenlands, but there's



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also a small portion to the west that is Greenlands and the reason for the core green land is, to some extent it holds there's wetlands, but for the most part, it's because the area is regulated by the, Conservation Authority because it's flood prone.

So, also associated with the, the site is zoned natural environment, and again, that's because of the area being associated with the flood plain.

So, I tried to boil it down as simply as I could, about what the main issue in my view is about the proposal.

Now, there's other important issues. I don't try to and I'm not trying to say that they're not important, but to me, when I look at the site and the proximity to the significant adjacent features we're concerned about what is the relationship between the water, the water regime, and the wetlands and fish habitat and trees, and also the wildlife that's associated with it.

So, from the work that, the Township hydrogeologist, Stan, has prepared, he looked at the reporting that was submitted by the applicant, and he provided this, and I thought it was a pretty good table and, figure, and it shows that from extraction, there's going to be some areas that are going to have a drop in the groundwater table and in other areas, there's going to be a rise in it.

So, the areas that I was most focused in on, and the other members of the team, they would focus in on other areas, possibly. But there were, Area 1, Area 2, Area 5 on that map. So, Area 1 is in the northeast corner above, the concession to the road and Area 2 is in the southeast corner, and Area 5 is in the middle of the, of the map to the north of, Concession 2. And those areas are anticipated to receive or result in the biggest drop in water table, groundwater inputs, from this proposed ground input. So, then we sit back, and we say to ourselves, okay, so we're going to have a dry down, there's going to be less groundwater going into it. What is the impact on the natural environment from that? And that's why we have good folks from the ecology folks from (inaudible) to help us out on that and all I can say at this point right now is that there's a bunch of unanswered questions, so there's gaps between what the Township's consultants, view as a potential concern or potential impact, and what the applicant's consultants are seeing. So, from the last round of comments that were submitted, or circulated to the applicant, there were a series of questions that I don't think have been answered, satisfactorily to the Township period. So that is the gap that we presently have with the application. So, at this point, we're not able to provide any advice to the Township Council or to the public about regarding supporting it, because that gap is too big. We need, we need to have our questions, addressed, answered. So again, we're concerned, in this particular figure, we're concerned about the water-related impacts, effects on the wetlands, Mill Creek and fish habitat, and the associated, wildlife habitat.

Now, I think that it's my view that the legislation also points, planners and council, decision makers to, the relevant tests in determining whether an application is good or should be supported. So, I've highlighted some of those tests under the Agriculture Resources Act, and this is, again, what, what the Township Peer Review Team is going to be looking at. So, the first one says, what's the effect of the operation of the pit on the environment? So again, we're concerned about what's the impact on the wetland and the adjacent land in, natural habitats any comments provided by the municipality in which the site is located. So, we have provided, several pages of comments that, in our viewers still have not been addressed satisfactorily. Any possible effects on ground and surface water resources, including on drinking water sources. So again, that goes back to the concern about water-related impacts from the proposal. And, I haven't mentioned this before, but we're also the Township engineer and I am concerned about what's the potential for the effect of the proposed haul route and truck traffic on The township



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wrote there. So that is still an outstanding concern that we don't feel has been addressed satisfactorily.

So, the next slide deals with the Planning Act, and this is the reason why we're here today, is that there's a Planning Act applications proposal to rezone.

So, matters of provincial interest is the heart of the Planning Act from the very start.

Deal with A, the protection of ecological service systems, including natural areas, features, and functions. C, the conservation management of natural resources, and the mineral resource base. So, they get the aggregate resource component in there, too, to try to provide a balance.

L, the protection of the financial and economic well-being of the province and its municipalities. So, A, we're concerned about what's going to happen with the Township's road. How's that going to be maintained and how is going to be safe?

The resolution of planning conflicts involving the public and private interests, and all the protection of public health and safety. So again, that comes back to the road and, making sure it's safe for everyone that uses the road because if the development is approved, it'll become that part of the road will become a haul route for our trucks.

Under the Planning Act, the Minister of Municipal Affairs, he can issue, provincial planning statements, and we have one from 2024, chapter 4 of the Provincial Planning statement deals with natural heritage features, and again, it says under Section 8, there's a highlighted that says, if any developments proposed in proximity to significant features. That an evaluation has to be completed and it has to be demonstrated that there will be no negative impacts on the natural features or they're, on their ecological functions. So, again, there's a gap between what the applicant has provided and what the Townships peer review has evaluated, and at this point, peer review team is, not satisfied yet.

Under 4.2, it deals with water, and again, just talking about, consideration protection of hydrologic functions, features. And, they need to be protected, approved, and restored, which may require mitigating measures and or alternative development approaches. So again, it's a high, important component of the provincial planning to ensure that we protect water and water features.

Now, as planners and the council, members of the Township, I think it's fair to say that everyone here has been experienced, to some extent with, aggregate resources. The province sets out that it's very important to protect aggregate resources and this ensures, good building, affordable building, for now and in the future.

And so that whole aspect of dealing with the natural resources has to be taken and balanced, but it doesn't override the fact that there, that we also need to consider protection and consideration of natural heritage and water. But it is a clear policy that says that we need to identify and protect these features.

There's one provision within the PPS that it ensures. It says extraction shall be undertaken in a manner which minimizes social, economic, and environmental impacts. So that's a key consideration that has to be addressed by the applicant.

Another matter, and this has been raised because of, I would say because of ongoing concerns with this in the area about making sure they're being rehabilitated as quickly as possible and ensure that there's an overall plan for considering the next life, or the end use, or the gravel



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pits. Of the PPS requires comprehensive rehabilitation planning is encouraged, where there is a concentration of mineral aggregate operations, and I think in this particular case, that policy comes to play. So, the Township would be looking for consideration of an overall plan for what is going to happen with all these pits in the area of Concession 2.

So, those are the, the main, policy features that, that we're looking at. Now, the County Official Plan also has similar questions. They replicate, those, that policy ratio and it basically requires planners, but also the council, to take those things into consideration when they make a decision on an application. Planners don't make the decision, but we provide, our opinion on whether it's been addressed satisfactorily or not, and whether it's, the application is consistent with the PPS.

So then we come to, what is the next stages, the next steps here. So, we're still in the midst, in our view, of ongoing application review. There was the last round of comments that were sent out. I don't think they've been I know they haven't been all addressed. Certainly not all addressed satisfactorily, we anticipate seeing more paper on that.

And then, At some point in time in the near future, it's our hope that the documentation will be provided, and the team From the Township's peer reviewers will be able to get together and be able to provide, an opinion. To Township Council about whether the proposal is consistent with the PPS and meets... and conforms to the policies within the County Official Plan. So that's the overall view from a planning standpoint. We're not in the middle of it, but we're definitely not at the end. That's my presentation, and I am glad that I have my team here to answer their specific questions, so thank you.

Mayor James Seely: Just have one individual registered, so this is the component where the public has an opportunity to pose questions, and I invite Mr. McNie, to come up.

John McNie, Mill Creek Stewards Association:

Thank you. So, good evening, everyone, and I do thank you for coming out this evening with the World Cup game on. I want to thank Township and county for arranging this public information meeting regarding proposed zoning and official changes to the beautiful Lake Farm property.

The elephants in the room, and Mr. DeRuyter has kind of mentioned this. Actually; the elephant-sized question summarized in the Township Zoning, the County Official Plan, and even the Provincial Aggregate Resources Act. Is would this below-water table pit application if approved, have minimal adverse impacts on the neighborhood and the environment, especially water? And second, and this didn't seem to be addressed too much by Mr. DeRuyter, is there sufficient aggregate resource on the site to justify that minimal adverse impact? And that's part of both the Aggregate Resources Act and the plan.

Speaking of elephant-sized questions reminds me of the old story about four blind men asked to describe an elephant. One has hold of its leg and describes the elephant as like a tree. Another has hold of its trunk and says, "No, no, it's like a snake" and so on. The moral of the story is that humans tend to claim absolute truth based on limited information.

We believe that's what the applicant has presented to us here tonight. We believe they've given us a description of the elephant's tail and suggest that it is the absolute truth. We beg to differ and I would like to present the other 95% of that elephant, starting with the farmer.

This application proposes 70 acres of extraction in the middle of 1,800 acres of provincially significant Mill Creek wetland complex.



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Every acre of this area is critical to our drinking water storage, flood control, carbon sequestration, and thousands, literally thousands of species ecosystems, from insects to mammals. It poses 70 acres of extraction, surrounded by cold water fish habitats in the form of the Mill Creek and tributaries. A habitat increasingly rare in Ontario.

It poses 70 acres of extraction surrounded by environmentally sensitive forests. In fact, the largest contiguous tract in Wellington County. It poses 70 acres of extraction classified 100% as floodplain which speaks for itself with respect to usefulness. It proposes 70 acres of extraction assessed 100% as prime farmland at a time of increasing food insecurity. It proposes 70 acres of extraction, evaluated 0% of its mineral aggregate overlay, and over the intended to find land areas with significant quantity and quality of aggregate. It proposes 70 acres of extraction defined 100% as Greenlands for Greenlands in the County's Official Plan, and 70 acres of extraction judged almost 100% as natural environment zone under Township By-law.

But let's not recite a forest for the trees here. Words like surrounded and encircled give the impression of 70 acres of extraction, separate from the Mill Creek Wetland Complex and our Puslinch community. Nothing could be further from the truth. The truth is that this Lake Farm property is an integral component of both the wetland complex and the community.

In the case of the wetland complex, this cleared farmland provides a unique combination of soil, food, drainage, and open space that supports a diversity of those wetland ecosystems, including the Mill Creek that otherwise couldn't survive. In the case of Puslinch, this cleared land provides Puslinch residents with a unique space, fostering a diversity of residents who otherwise could lack food, water, and certainly visual and physical green space, critical to their mental and physical well-being.

Which raises our first simple question for CBM. What were you thinking when you bought this property? Well, maybe it's some tremendous volume of aggregates that you're thinking about, except this application proposes a quantity of aggregate per acre of land destroyed that is half, or less than half. The quantity of aggregate per acre of land destroyed from aggregate sites further up the road that are included in the mineral aggregate overlay. To rephrase that, twice as much land will need to be destroyed for the same amount of aggregate produced, and that's based on CBM's own calculations. Our association calculates even less equity that is more land destroyed for that same quantity of aggregate. This application proposes aggregate that appears significantly contaminated with silt and fines, which could further reduce available aggregate and will definitely require significant waste disposal. So what this application poses aggregate that the applicant hasn't even bothered to test for quality, despite weekly opportunities for sampling.

Which raises our second simple question for CBM. Why should the County even consider extending its mineral aggregate overlay over this lake farm site? When you have less than half the aggregate quantity of overlay sites at the road. When CBM has made no attempt to define quality and when CBM has indicated no interest in re-boring the one-third of its intra-site borehole samples, which it claims were stolen before being evaluated. And which, if resampled, could have provided them with supporting documentation. So it's not the huge amount of aggregates CBM was thinking about, maybe it was really mineral aggregate and the assumption was that there would be no adverse impacts, except, the Township consultants have defined otherwise, including multiple problems, such as unaddressed significant water and other natural environmental impacts beyond the report's addressed 120-meter limit, blockage of all groundwater flow to Lake Ontario over a 900-meter stretch, unclear qualifications for reclassification of wetlands.



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Permanent changes to both the Mill Creek Brook and Brown Trout ecosystems. Unaddressed weaknesses in modeling and surveys of species populations, including old data. Unaddressed decreases in the water table impacting provincially significant wetlands. Significant changes to the flow of tributary 3. The existence of artesian groundwater up-flow in two sites bracketing the excavation area, with the potential for the same within the extraction area. Inconsistent operation plans, lack of clarity regarding silt deposition plans, and the list goes on. But we haven't addressed the adverse impacts on our municipal wells. Including an incomplete survey of private wells. Potential structural and geotechnical weaknesses in the concession two and the Mill Creek Bridge. Noise and dust exceedances that require the use of our private property to meet acceptable thresholds. Drinking water well levels that will drop by up to a meter. Unaddressed flooding on neighboring properties. Old data beyond the 5-year limit for traffic patterns. An incomplete survey of secondary agricultural land and this list goes on, too. Seems simple with no great stewards. Limited aggregate resources and clear and obvious adverse impacts. Contrary to Zoning By-law, Official Plan, Aggregate Resources Act, case closed. Except for something called net impact. The applicant proposes that modelling, mitigation, and licence conditions will reduce the identified adverse impacts to a net minimal impact. An Ontario Land Tribunal member referred to this approach as a best-case approach. In essence, he stated that relying on that hope is not a case for conditional approval and passing the buck to future councils, generations, and tribunals. With that in mind, though, let's look at a few of our applicants' examples of hopeful modeling mitigation conditions. For instance, wetland modeling that includes groundwater that apparently runs away from rather than towards an immediately adjacent watercourse, and through elevated land to another watercourse.

Traffic modeling's recommendation for geotechnical and structural studies at Concession 2 and the bridge, but not now, but only after the applicant's proposal has been approved. The site operation model that begins with Phase 1 mining of above-water table aggregate. Except there appears to be no significant, if any, above water table aggregate in that phase. Flood control mitigation that incorporates drain tile over a length of 350 meters, with an elevation drop that simply would not drain. Incomplete farmland model that includes only prime farm area, a technical term, and ignores the importance of prime farmland, a practical soil description term.

Mill Creek Mitigation aimed at minimizing the impact of base rule changes to the creek by redirecting altered groundwater flow into a tributary that enters the creek further downstream. Unfortunately, that process leaves a 1600-meter stretch of the Mill Creek with reduced groundwater inflow, and a 900-meter stretch with literally none. Permanently altering the Mill Creek ecosystem. Unlicensed conditions proposed to protect the cold-water fish habitat of the Mill Creek that, one, incorporate the Brown Trout as the Mill Creek's most sensitive species, ignoring the resident brook trout, which is much more sensitive. Two, incorporates a temperature threshold trigger that is virtually lethal to brook trout, and significantly compromising to ground. And three, incorporates a monitoring frequency of every three months that would leave the cold-water habitat disastrously warm for that period and much longer, given the proposed action protocol of discussion, followed by consultation, followed by discussion, and possibly action and the list goes on and the list goes on.

Certainly, that's a lot of wishful thinking on CBM's part, which does not reflect the reality we've seen in Puslinch and the rest of Ontario, with respect to equity.

Which raises our third simple question for CBM. Your consultants have noted that approval of this application could cause significant adverse impacts. If it weren't for modeling mitigation conditions. Given clear evidence of flaws in all of those three areas, isn't it fair to conclude there will be significant, not just minimal adverse impacts.



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In summary; full details about this application, not just the elephant's tail, reveal limited availability of aggregate resources relative to land destroyed, and elephant-sized adverse impact to the environment and neighborhood, despite local model mitigation conditions. Back to the elephant metaphor, Puslinch has been trampled far too many times in the past by the aggregate industry elephant. Not to learn to proceed with these dreams.

Mayor James Seeley: Thank you, John. I will give the applicant an opportunity to comment on your presentation. I will suggest that you provide that digital form to both the applicant and Township as respectfully, it's quite a bit to unpack, especially tonight. There were some specific questions. I will just turn it over to you if you want to say some comments.

Andreanna Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: Yes, there were some, very specific questions, and we'd really like a copy of that electronically, if possible, but I think, we're here today to hear your concerns. I think it's something that we're working through still. As Rob mentioned, we're going through some of the recent, peer-review comments that we received last month and these are certainly items that we will also address. We take these very seriously. I'm also a resident of Puslinch, and I value Mill Creek, just as much as you do. So, thank you.

Mayor James Seeley: I think we'll get maybe into specifics throughout the meeting. Well, as indicated in my preamble, that's questions that cannot be answered tonight address when this comes back to Council. So, if CBM is not able to answer tonight, I feel it's important that you receive that document, so that you have, essentially, your laundry list of the questions from Mr. McNie, that you can report back to the council at that time.

Alright, we'll turn back to the gallery, so I would invite other members of the public that wish to speak to come up to the podium, and you have to state your name and address, please.

Alan Nagel, 7053 Concession 2: I have 3 questions. The first one is, in your presentation, you noted that most of the agencies are in agreement with your plan. You identified the ones that were. What are the ones that aren't?

Neal DeRuyter, Applicant Planning Consultant: Through the Mayor, the agencies that are objecting or have outstanding comments, the Township, the county, and Ministry of Natural Resources has remaining site plan comments. All the other agencies have signed off.

Alan Nagel, 7053 Concession 2: Yeah, I just, yeah, wanted to understand which ones, that's all. Thank you very much for that. The other thing was, again, for my own formation. We're talking about going below the water table. How deep are you guys going with this pit?

Neal DeRuyter, Applicant Planning Consultant: The depth of extraction of the pit is about 20 meters, roughly at the deepest part. As I mentioned, one of the things, like we talked about the floodplain, right, and it being included in the floodplain, so the water table elevation here is understandably high, right? So, you know, 95% of that depth is extraction below the water table, but roughly around the deepest parts would be around 20 meters in depth.

Alan Nagel, 7053 Concession 2: Okay, thank you for that. My third question, so again, I live at 7053 Concession 2, I'm curious how many trucks are going by my house every day.

Neal DeRuyter, Applicant Planning Consultant: 14 trucks an hour at the maximum, so it'll be 14 trucks heading out from this site to McNally and then the trucks return back to pick up material.



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Alan Nagel, 7053 Concession 2: On an 8-hour day, a 10-hour day, only Monday to Friday, weekends?

Neal DeRuyter, Applicant Planning Consultant: So, the hours of operation that are proposed are similar to what the other pits that you would see, you know, close to your home, right, with respect to the hours that they operate, you know, primarily being 7 a.m. to 7 p.m., weekdays. As well as Saturday shipping. The 14 is the peak, right? That's when everything, the maximum amount is able to be loaded onto the trucks. Obviously, the limitations on how quickly they're able to load the material, but that's what the traffic study determined to be sort of the maximum worst-case scenario for trucking levels.

Alan Nagel, 7053 Concession 2: Okay, so let's call it 10. At 12 hours a day. So, 120. Trucks today. That's a lot. It's a lot, right? And my concern is, for people that live in the area, anytime there's a drop of rain on the 401, all the traffic comes down that road. So not only is there going to be hundreds of trucks on that road. Has there been any consideration for the regular traffic that gets diverted from the 401 that's on that road? I'm worried I'm not going to get out of my driveway during the day.

Neal DeRuyter, Applicant Planning Consultant: We can go back to the traffic consultant to look at that. I believe that that comment has come up about, you know, the, the emergency detour routes and its impact on the truck route. But certainly, we'll make sure but I don't want to say for certainty that it was covered in the traffic setting, because I don't know 100% conclusively, but certainly we'll make sure that the traffic consultant's made aware of that, so that they can provide a response for you.

Alan Nagel, 7053 Concession 2: I appreciate that, thank you very much.

Don McKay, 84 Queen Street in Morriston: I'm also a member of other organizations who are about Mill Creek, the Friends of Mill Creek, and we've been in existence since 1996, over 30 years, looking at what our mission is. It is to return Mill Creek to a cold-water stream, and the way we operate in this community is we leave the door open to anyone who wants to become a member, Friends of Mill Creek, and we have quite a diversity of membership, available to us. That includes the aggregate people, we have water people, we have farmers, we have, scientists, we have regular, community members and so we are quite concerned with what happens to Friends of Mill Creek. But one of the things we do is by inviting and having that wide diversity, when they come to a meeting, they leave their hats at the door. And when they walk in the room, we talk about Mill Creek, and owning Mill Creek, and how are we going to sustain it as a cold-water stream. There's been a lot of interesting conversations here today, a lot of good questions have been asked. That, CBM is, will probably look at and try to answer. I'm not taking sides of any way other than saying that we are here to protect the creek, and just to show one way we do protect the creek. For 23 years, we have run a Ranger program, in which we hire students, high school students with, in collaboration with the Grand River Conservation Authority to win that creek and work on it to maintain it, to make sure it stays a pool of water. So all I'm saying is, we will work with anybody, with CBM, and any other organization, or any other people that are interested in maintaining the Mill Creek as cold water, and so I just throw that out to you, that are concerned, we're interested. However, whatever happens is we will work with the organization to make sure that that Mill Creek is sustainable and will continue to be a major resource for the community. Thank you.

Mayor James Seeley: Thank you, Don.

Any other members in the gallery, before I move to our online attendees, I would invite you to the reporting survey.



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Say your name and address.

Barclay Nap, 4402 Concession 11: Thank you, Council and staff, for putting us on tonight. It seems that this township, we have this curse, this curse of having aggregate that other areas and province need. For roads, for construction lots, for foundations for buildings. But we also have in this province a loss of 319 acres of farmland today. Unfortunately, taking gravel and preserving farmland that just, unfortunately, just doesn't always work. If there was such a thing as rehabilitation back to farmland, I think that this would be something that could be okay, but rehabilitation, which is about restoring and recovering.

If I can dig Austin Matthews, the captain of Maple Leafs, as an example. If he was to tear his ACL and then go through surgery and physical therapy, and the rehab left him with, say, being only able to play bocce ball or lawn bowling. That would not be considered a good rehabilitation. Putting a rehabilitation of the pond and wetland areas, instead of where the farm fields were and this is good soil for farming. Burford loam, Killian Loam, and Dufferin Loam. Very good soil to put crops on it, and pasture on it. If a pond's being put in place, I'm not sure if that could be called rehabilitation.

Mayor James Seeley: Thank you, Barclay.

Saphire (no last name given), 4214 Side Road 20: I'm fairly close to the site, but not on Concession 2. Our wellhead is about a half kilometer from the edge of the proposed, pit. What is the range for having well monitoring done? I would like to know, have my well pressure and everything continued to work as it has in the past.

Mayor James Seeley: They'll pass you over to the hydrogeologist who will be able to answer your question.

Paul McLeod, Application Hydrogeologist: Hi, Saphire. My name is Paul McLeod, I'm a hydrogeological engineer, and I've been working on this application for a little while. Thank you for your question.

We're going to perform a well survey of 500 meters from the license limit to look at the existing condition of all the wells. That's a commitment we've put on the site plan, so before extraction begins, there's, there's going to be a well survey and there will be an opportunity anywhere that the pit is predicted to have an influence on water levels, an opportunity to have the well monitored as part of that program.

Saphire. 4214 Side Road 20: And I guess I just have additional comments and questions about rehabilitation. As other people have said, you can't rehabilitate farmland back to farmland once you've done it all done. You want to turn this into a pond, but from what it looks like from the diagrams, I seriously question what, like, the oxygen availability in that pond will be. It doesn't seem like there is enough shallow area for plants to grow within the pond and I worry that it would turn into a situation as big, dead pit of water. It results in issues. I know the fish farm that is one of the rehabilitation sites has been having a lot of trouble with maintaining their fish. I know that because it smells real, real bad sometimes. So, if we actually want to have a working ecosystem in that space and it's rehabilitated, I believe changes should probably be made in terms of, like, the space where we can grow aquatic plants and actually set up a proper ecosystem.

Dan Eusebi Applicant Ecologist: Through you, Mayor, I'm Danny Sabi, ecologist on this file with WSB, and also a planner. There are a lot of examples in Ontario of aggregate pits that have, that



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are below water in their ponds, and they don't tend to go, eutrophic. And McMillan Pit, which is probably the closest pit, is an example. And some of the other pits, the Dufferin pits, and the ones on the other side of the 401 at Capital. So, it's not, a thing that we often see. They're very deep. Pits, very deep lakes, and they don't tend to go, totally eutrophic. You don't see that in Ontario, and you can check out when you go online and check out the other pits. So, it's not something you really, see, and around the edge of it, I agree that when you do have a very deep lake, you're not going to have a lot of the emergent aquatics. But all around the edge, we try to maintain as much wetland as you can in that literal zone. So that you do have a lot of habitat.

So, that's the way I'd answer that question, is take a look at the other pits that have been rehabilitated in Ontario, and there are quite a few.

Sapphire, 4214 Side Road 20: Well, one of those other pits is McMillan, and it smells bad quite a lot during the summer.

Dan Eusebi, Applicant Ecologist: It's, yeah, it's got a fish farm in it, but there are other pits that don't have a fish farm in it. I'm not familiar with. I know Steve, has more experience with that particular pit.

There are other pits, such as the capital pit on the other side of 401, which is an old pit that, has been used, and also the Reeds Heritage homes on the other side of the 401, just at the end of the Hanlon. There's also another former pit, in upstate residential subdivision.

Sapphire, 4214 Side Road 20: I also noticed that there are some marshy areas closer to Concession 2, which are not really noted in the diagram or will be dug up. I have noticed birds nesting in those marsh areas over the last month or so. So, I don't know, that's just a note to maybe take a look at the ones that are right up against the concession, too. So, for this, this application, if it goes through, rehabilitation is not good behavior or charity to our community. It is a bare minimum requirement. What good would this do for our actual community? You're going to be taking away farmland from our children, these resources from our children. Future generations will not have access to this. How is Puslinch going to mitigate those losses?

Neal DeRuyter, Applicant Planning Consultant: I can start, and then probably ask CBM if they want to, include any, concluding remarks in that. The landing system we have in Ontario places, you know, as a matter of provincial interest, protection of agriculture, much like it does aggregate. We, you know, we've heard, and many people here tonight know this, is the fact that there's a lot of high-quality sand and gravel in Puslinch, right? So, with respect to, you know, and particularly the comment about rehabilitating back to agriculture, the simple fact is it's not possible here, right? The water table is essentially at the surface. I mean, you can drive by the site today, and you'll likely still see water sitting there, right? So, with respect to how, you know, crops are growing in that manner, but...the interest is making more high-quality aggregate available, and I know as a community, with respect to, you know, and I know for this council, in understanding what that means for them. But we can't find this kind of gravel anywhere, right? And, CBM's been operating a plant there, you know, a processing plant that provides the materials that we need as a society to grow and develop and maintaining that to be able to continue to build infrastructure.

You know, as a, as a, you know, a good local example, I mean, we saw the recent update from MTO on the further work on the Highway 6 and the bypass and intersection improvements. All of that is going to need this material and I can appreciate, as a community, it's hard to say, well, how does that really benefit me? But I think this is, you know, with respect to the planning system, and I'm simply saying this as a planner. But the planning system in Ontario has identified a priority in protecting it and making available as close to market as possible. So that's sort of



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the confines in which we're working on it, and, you know, Rob did a good job outlining with respect to those policies and how they get laid out in the County Official Plan, and balancing it with understanding, you know, the soils that are on this property, and the agricultural production relative to being able to make available that aggregate. So, I apologize, separate, because that's a long-winning answer, and I went technical with some of the planning stuff, but, you know, if Andrea or Steve want to add anything, please feel free to.

Andreanne Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: Just to add, a little bit to that, we have been in the community for many years, and working with the community, is very important to us. We operate here, we want to be, good community neighbors, so as Neil mentioned, we can't... we don't create where the aggregate is, it just so happens to be in this area. And so, we want to work with the community as best as we can, your concerns as best as we can, and, you know, also, just from a scientific perspective, through these investigations, there's a tremendous amount of work that's been done since probably before 2023. And so, I think that in itself does add some, at least some scientific knowledge to our township, that we can add to to that, we have done several studies, not only on this site, but other sites, so we've learned a lot about the water resource and the aggregate resource, but at the end of the day. We've been a member of the community for many years, and we want to remain that way, so we're here, we're open, to answer any questions you may have tonight, or in the future.

Sapphire, 4214 Side Road 20: But those studies are a part of an application process. That's not like a...charitable thing to our community. That's something you have to do as a part of a business.

Andreanne Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: They are part of the application process, but I think that there's a lot of added value to the data that was collected that we wouldn't have otherwise, and as a community member myself, I find that That helpful, to understand the resource in the township. any data, I think. The more data you have, the better you are, I think, as the community. I guess that's my hope.

Sapphire, 4214 Side Road 20: Well, you can't eat rocks or sand, and climate change is not making either of those things harder to catch. So, it would be better for our community for this to stay as farmland. That's all I'm going to say.

Mayor James Seeley: Just going to see if there's anybody else.

Allan Nagel, 7053 Concession 2: Okay, thank you. Maybe a couple comments here, too. So, the fish smell? It's not the lake, it's the totes of dead fish that, they keep there, and thank God the wind comes from the west and I don't I live right beside it. That would be a good thing if we could get them to empty those totes in July and August, because the smell can get, ripe, but that's what it is The, the other comment, you know, I agree with the other gentleman. We are the curse of having great aggregate in our community, and unfortunately, it's a responsibility that we have to the province to be able to build. So, I understand that part of it. One of the things that I was thinking about, and I forget who mentioned it earlier, but with the gravel pit, and then the water, it has an effect on the hydraulic pressure of the water in the surrounding area. In some places, it's going to go up, in some places, it's going to go down. I'm interested in the places where it's going to go up, because we own property right of sideroad 20 as well, that whole area, and that is wetland in there. Will that hydraulic pressure change affect the water there, and will it come up or down?

Paul Menkveld, Application Hydrogeologist: So, in general, what happens when you dig a pit into the gravel aquifer is you have the aquifer is sloped, the water table slopes across the gravel,



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and as you extract it, you end up with a flat pond. Ponds like to be flat. They don't follow the slope of the pre-existing groundwater. So, you have a little bit of drawdown on the one end, and you have a little bit of uplift on the other, as you've correctly talked about. So, groundwater levels rise broadly to the west side of the pit, and they drop to the east side of the pit, broadly speaking. On the downstream side, we identified, through the course of the application, that groundwater uplift was taking place there, and to keep the groundwater levels in line with their pre-extracting levels, we have a tile drain that Mr. McNie talked about a little bit, that we put on the downhill side of the pit to keep the groundwater levels close to where they are in the pre-extraction conditions. So, we anticipate little change from the naturally occurring conditions for groundwater uplift.

Eric Gloss, 4237 Sideroad 20: Good evening, my name's Eric Gloss, 4237 Side Road 20, so across the road. I heard the applicant mention something about, noise audits. I was curious if you could expand on that, how frequently they are, who performs the audit. What the levels that you had mentioned, who sets those levels, and what happens if those audits aren't successful.

Neal DeRuyter, Applicant Planning Consultant: Yeah, thanks for the question. So, to start, the noise level limits are set by the Ministry of Environments. They have Limits depending on what area. The limits are higher if you're in an urban area, generally lower if you're in a rural area. So generally, where your property would be located, I believe, would be sort of under the rural classification limit, I think, ranges sort of between 40 and 45 decibels. So, what happens is, with the noise audit, there's a timeline within and we'll make sure to confirm this for you, but either within the first 6 months of the pit operating, or within the first year. That, essentially, they run an audit, right? So, they put noise monitors around the site to see what the noise levels are at various points, of day, right? And then what they do is they run an assessment compared to the study that we submitted with this application, and then they review it relative to that criteria that the Ministry of Environment has to see if it's in compliance. How that gets reported, so CBM would be retaining, you know, a noise consultant to do that work. But then that report then gets submitted to the ministry. You know, I believe in a case like this, similar to other audits where the municipality has an interest in seeing that work as well, because the municipality

This also has its own noise consultant that they've retained to peer review this work. I expect there'd probably be an interest in them seeing that work as well, right, to review it. Hypothetically, you know whether there's exceedances found, what ends up happening is there's either changes with respect to berm design, right, with respect to how high the berm is. In some cases, it could be how the equipment's operating in the certain levels. Within this pit, there's specific restrictions on the type of equipment that's operating, so sometimes it can be a combination of that. You know, I don't want to hypothesize too much, but there are certain things that can be done to then adjust.

what I would say for the noise audits, the important thing is, like, with the noise study, much like many of the other studies you've been hearing about tonight, you know, we take the data that we have. From the information that's available. A lot of these things, and what we talked about, you know, a few comments have been raised about, you know, we keep talking about monitoring and mitigation. Well, why do we do that? It's because you don't really truly get to feel what that impact is until the use is in operation, right? And I'm not saying that to say, you know, ignore all the work that's been done, but in part, much like, you know, other ways of uses and understanding the impacts. That's why those plans are in place, right? And whether it's water, whether it's noise, those are to ensure that while the extraction's actually occurring, and it extends into rehabilitation, too. It's not just digging, but it's also the rehabilitation. So that's why those have been put in place. It's very commonplace for below water pits of this nature to have plans like that in place. Noise audits are a common thing that are undertaken. And



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certainly, the township's noise peer reviewer, that was one of the recommendations that they wanted to see.

Eric Gloss, 4237 Sideroad 20: Does the monitoring extend to the traffic on the road on 20 as well, or just the mining machine?

Neal DeRuyter, Applicant Planning Consultant: In terms of, like, where they would set up the monitors?

Eric Gloss, 4237 Sideroad 20: Yeah.

Neal DeRuyter, Applicant Planning Consultant: Yeah, typically what they would end up doing is put it around the perimeter of the property, right? So, you're trying to get it where there's closest to homes, to measure it from that.

Eric Gloss, 4237 Sideroad 20: Okay, thank you.

Kathy White, 4540 Wellington Road 35: This one, of course, is for planning. When I first heard of this application for this specific property, Very sad. This to me is the gift. I don't know if other people feel the same way about a specific piece of property, but driving around I've always noticed this field as being absolutely spectacular. It's, it's lush and green, and it usually has a crop, and it has those large trees that have been left in the center, and it's surrounded by trees of every color green, and then you have this emerald crop. So, I am really, really upset about this one, just from an aesthetic perspective in my heart, because it's the field for me, and that may sound strange, but it is absolutely true. I've driven around Puslinch quite a bit. John McNie spoke very eloquently and very carefully. He covered a lot of ground here, so I won't go over all of the points, separately. But I've been in this situation myself, and I brought a document that our lawyer had prepared in it. It says sometimes you have to say that. So here we had a PIT application. Not surrounded by (inaudible) as well, but it is the wetland complex. This is the Mill Creek Wetland Complex. I lived in the (inaudible) What kind of places this for a gravel pit. They have woodlands, flatlands, they're provincially significant, Mill Creek running through there, tributaries of Mill Creek. It makes no sense. Yes, the aggregate is where the aggregate is. But so are those other things that we have to take into consideration. I'll just, One thing that came up, that bothers me as well, we had the same situation with the official plan. There was no mineralizer overlay in my backyard. People build their homes in areas where they're assured by the Official Plan that there wouldn't be a gravel pit, because it's not identified.

It says however, on-site drilling has indicated that the resources on-site would be more typically categorized as a primary and secondary aggregate deposit. Is that enough? like, more typically categorized to request that the Official Plan, be changed when people have Bought and built their homes there, knowing this was tertiary and so important to that person. They've applied for an application to change these. the overlay. But at the same time, have recognized the agricultural land as being prime. In its own right, maybe not part of an area, because that hasn't been mapped yet. So, it's just, kind of unfair to choose one over the other. So, I've gone through the (inaudible), it's in the middle of dust. I believe in the report that it would be a visual, assessment by the pit operator. whether they needed to use a dust suppressant or not, so I'm not sure what would be in place for that, and that was something that came up in our case as well. You can't just go out and look and see all the wind's well. I see some dust over here. We're also very concerned about, basilica. This seems to be more of a sand pit than a gravel pit. I noticed when you first, introduced it, you said it's a sanded gravel pit. Usually, we used to hear a gravel pit. So, when I looked at the borehole, evaluations that its, sand, silt, clay, how much aggregate is really there? Is there enough aggregate to justify the permanent removal of Class 1, 2, or fine aggregate. In the middle of the wetland complex, let's not forget. That, to me, is the



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most important part. So, it's a significant recharge area. I did read in one of the reports that the water might even be pure or better, because they're not farming anymore, but you're talking about removing all of the gravel that filters the water, and then leaving an open sore, or open for contamination. Major recharging area, part of the pure Salt Moraine, is in the extraction area, I believe. Tributary 3, which you're staying 30 meters. There might be areas in the proposal where 30 meters is not sufficient. I didn't really get into a lot of detail there. So, I think that's about it. I just wanted to, I wanted to say that, you know, thank you, John, for bringing up a lot of points, but for me, it's the field, it's the complex, it's a sensitive area. This thing, it does have some aggregate. But there's always a certain balance, so let's balance something that we'll have forever over something that we're going to take, don't really know, and it's gone.

David Pady, Concession 4 Donkey Sanctuary: I'm not a neighbor. I wanted to express a few things. One, I've been before Council before, saying what tremendous pressure there are on small farms. It's good to meet the donkey sanctuary. We're already struggling. Every small farm in Puslinch is struggling. We can't get sufficient land. And secondly, I'd like to say that I'm a cyclist, and I cycled that road, and I cycled it yesterday. It's hard enough with the trucks, as it is. The road's getting broken down, a week ago, I saw Sandhill Crane on that property. Now are they nesting in the area? Has that been part of the study? Does anybody know that? The Sandhills cranes are really rare, and I know they are down near Puslinch Lake and that wetland down there. Has that been studied?

And secondly, for cyclists, what's going to be done? I mean. That many trucks an hour coming and going, I'm sure any cyclist around will tell you that's a really popular road. Really popular. Are we going to be protected? Yeah, on that road. And, oh, is it awful at 5 o'clock sometimes when the 401 is plugged up with traffic, so there need bike lanes. Has that been discussed or thought of? It is very popular. So, did the traffic studies deal with cycling?

Neal DeRuyter, Applicant Planning Consultant: We'd have to get back to you with respect to if the traffic study specifically looked at cycling. I know that they, you know, look at different modes of transportation involved within the surrounding area. You know, the one thing I would just note, you know, regardless of this application. you know, there's a section of that road that is an existing truck route, right? So, trucks are and will continue to use that road. But one of the things that, you know, was touched on briefly at the very beginning in Rob's presentation. We're still going to need to have further discussions with the township as it relates to the road. You may have heard this discussion about geotechnical assessment and essentially looking at the structure of the road. As it relates to adding trucks from this bit onto the road. You know, the other parts that what your comment raises, too, are, you know, that the road is planned to be improved by the township and their capital works program. Certainly, these are things we can look at and incorporate to see how that fits in. But, you know, we certainly want to make sure, and we'll take a look at the traffic study just to see what it looked at with, with respect to cycling.

The sandhill crane, I'm going to pass it over to Dan to speak to you.

Dan Eusebi, Applicant Ecologist: Thank you. In the studies that were done, sandhill crane was not recorded as breeding. That's not to say that it is not right now, and I'll personally go out and take a look. It is the breed season. We can check to see if sandhill crane is. It is an important species, regardless whether it's a species at risk or not. I don't think sandhill crane is a species at risk. They're even elevated in terms of their protection. species at risk. But notwithstanding, it doesn't matter. If there is a sandhill crane, we'll look there, and now that you brought it to our attention, we'll look at it, but it wasn't recorded in the prior studies, because it probably wasn't there, and it could move into that area. So, we'll take a look. Thank you.



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Tony Chetty, 4143 Sideroad 20 S: So, I think, you know, there's significant gaps between the peer review, committee and, and the applicant, you know, how are we going to address those gaps? And what sort of time frame am I looking at? The second one, I think we haven't done an extensive review of the public health and safety issues. That, that's around us. You know, personally, I'm asthmatic. I came to Puslinch. And my asthma is completely subsided. What are the long-term effects? You guys are going to disappear after 6 years. You know, how does that translate into real health, and, a long-term harm. And I agree with the last speaker, you know, I cycled on the road almost every day. I walked with my grandson on the road. What are the impacts of that, as well? So, I'd really like those aspects to be addressed as well, before we move further forward. Thank you.

Sorry, one last question is the Aboriginal consultation. I've heard that before. How far are we would not, process. And I believe it's a lot of archaeological history. Has that been looked into and where are with that.

Neal DeRuyter, Applicant Planning Consultant: Yeah, thank you for the comments and questions. Certainly, we can take, take some of those items back, just on the Indigenous consultation. Just because the requirements that we do sort of under the licensing and the Aggregate Resource Act are a bit different than what the township would have, but as part of that process, we have to engage and consult, several Indigenous communities. You're right that the archaeology work did have archaeological resources that have been found and identified, so as part of that work, each, there are three different communities out on site with the archaeologists to look at that. Certainly, the important thing, what I'd like to say on that note, in Ontario, before any aggregate license can be approved, essentially, the Crown has to be satisfied that duty to consult has been obtained. So what that means is. Have you properly engaged, consulted a community? Have you meaningfully, received the feedback, made changes, incorporated what we have? So, we certainly, throughout this process, that's open. You know, I know I didn't touch on it as much in the presentation, I apologize for that, but that, with respect to the work that we're doing, in addition to the work we do with the public and the peer reviewers.

Is a really critical part, as they take a significant role and interest in these types of proposals.

Mayor James Seeley: I would just add some comments to that. The peer review and all the negotiations going back and forth, it's very difficult to put a timeline on that. It all depends on whether the two parties are able to come to an agreeance, and at some point, if they are not, then we will likely head off to a tribunal, so, you know, CBM probably has interest in moving this along at a quicker speed, so that really dictates, it's just that communication back and forth, and whether or not CBM can resolve the issues of our peer review team. But to give you a definitive timeline on that, it's just a little challenging.

So, any of the members in Gallery would like to speak?

Justine Brotherston, Director of Corporate Service/Municipal Clerk: If there's anyone online who'd like to make a comment or ask a question, if you can please use the raise your hand function, you'll just find it located at the bottom of your screen.

Mayor James Seeley: Members of Council have some questions.

Councillor Sara Bailey: This question is, on behalf of the youth members that I talk to in the community. Neighbors that aren't here today, the folks that kind of drive by and wonder, you know, why are there so many pits sitting quietly in Puslinch? And why so many CBM pits sitting quiet, not surrendered? Why are they not donated for recreational use, or designed for the



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public to use? And I understand that the province doesn't take this into account, but I'm just wondering if you can help explain to the community, And I think you mentioned you're the holder of many licenses. And members of the community. Why do you need a new pit with all these other ones still sitting and not exhausted?

Thank you, Councillor Bailey, through the Mayor.

Neal DeRuyter, Applicant Planning Consultant: yes, there are different pits that CBM has in different stages of progression. I was hoping, and this is why we wanted to include that information in the slides about the rehabilitation activities that have been undertaken by CBM. I do want to say, and I mean, CBM can jump in and speak from it from their perspective, but the comment that CBM just sits on things and doesn't surrender them, we gave the examples of sites that have been rehabilitated, surrendered, you've had multiple applications for redevelopment of those lands to bring them online for industrial and commercial use. There are lands that have been restored to natural environment uses, including licenses that have been surrendered. The question on why maybe one pit is more active than another, I mean, that, you know, CBM will have certain demands with respect to the products that they're trying to provide to the market. And I would say. just from the perspective of long-term planning, like, CBM, when they're looking at the reserves, they're not just looking at, okay, what are we doing for the next 2 or 3 years? Obviously, they want to ensure that there's a continuous, secure long-term supply of aggregate. So, you know, when we're looking at this or others, when we're talking about obtaining licenses. You know that plays a role, but certainly we'd be more than happy for Councillor Bailey, for those you're hearing from about why isn't CBM doing any rehabilitation to, you know, to take a look at the examples we provided. I know CBM would be more than happy to take interested members of the community to show them those examples of what's being done. I mean. The number I had, and if CBM can correct me if I'm wrong, the 140,000 trees planted in the last 10 years, that's a significant number, you know, for a single business to do in a municipality, so we felt that was an important part in a platform here to get that information out, but Councillor Bailey, if there are people who have questions about that and are wondering, you know, I know, please feel free to reach out directly to CBM about that.

Mayor James Seeley: Alright, I have some questions, but I won't follow me. For a moment, see if there's any other members in the public here.

Councillor John Sepulis: The other question is, the MNR objection, do you know the specific objections we have with respect to this application?

Neal DeRuyter, Applicant Planning Consultant: Through you, Councillor Sepulis, through the Mayor. Yeah, so MNR has comments with respect to when I was talking about the trigger levels that have been established for the groundwater and the surface water. They want to ensure that there's more details provided that are going to be incorporated on the site plan as to how those triggers are identified, and then what happens if they're exceeded, ensuring those mitigation requirements are included. And then I believe there's a couple clarifying questions that they have on noise. I believe, Councillors Sepulis, some of the questions that they had on noise were very similar to what your noise peer reviewer also picked up on. But the remaining comments that MNR have on the site plan and with respect to specifically those water trigger levels.

Councillor John Sepulis: If a county is not available to answer questions, certainly I'd appreciate if they were available, Report.



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Mayor James Seeley: For my first question, Is that, from the satellite imagery, there's a home located on the property. And a CBM being the owner what's the obligation for CBM to mitigate any noise to that home from the operations?

Neal DeRuyter, Applicant Planning Consultant: Mr. Mayor. So, yeah, fair question. There is a house on the property, that's not currently occupied, because it's part of the same property. The noise, my understanding is that there's not the requirement for noise mitigation measures. To be incorporated specifically for that home.

Mayor James Seeley: That's contrary to what, an individual from CBM indicated at a previous meeting, so I'd like clarification from CBM. I think there's 3 members at your table there with, our meeting at the Township office.

Andreanne Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: I apologize for that. I believe that is what we said, maybe there was a misunderstanding. But I will circle back. I will review the noise report and get back to you.

Mayor James Seeley: Yeah, the focus is on the mitigation to the residents, regardless of ownership. Your reports make mention to the extraction completed. What's CBMs definition. extraction completed, an example I would give is, at the end of the workday, the workers go home. I know you have some operations that come in 24-7, let's work on consumption of restricted hours. What's your definition of extraction completed? Is it when they finished for the day, or did you make reference to everything in the presentation a couple times?

Neal DeRuyter, Applicant Planning Consultant: I believe, Mr. Mayor, when I was referencing extraction completed, it was the total extraction completed, right? When it's finished operating at the end of its lifespan, not finishing up on a day.

Mayor James Seeley: I don't know if this is a technicality, I mean, you're a representative, CBM, but I would prefer the responses to come from CBM, unless it makes no difference at all. Because some of the delegations have mentioned, Councillor Bailey, and lack of serving licenses. We have reports at the township that extraction is not occurring at, say, the McMillan pit for 20 years. A pretty poignant letter from CBM. The Township requested that that license be surrendered. However, in you indicate in your presentation, 6 to 10 years, extraction will be completed. However, we have examples in the township where You also indicate that no extraction is completed, yet you're sitting on the license for 20 years, so it's a two-fold question. Why in your presentation do you give an indication to the public that extraction will take 6 to 10 years, or when extraction is completed, yet you have a license, Macmillan, that you indicate extraction is completed, but the license is still providing the shelter for some uses. So how can we say to the public? That this will be a 6–10-year project, and you'll surrender the license, or in simple terms, be gone when extraction is completed, when you clearly have sites that, A, you indicate is extracted and completed, but yet continue to hold places.

Neal DeRuyter, Applicant Planning Consultant: Mr. Mayor, in regard to the McMillan pit, the vast majority of the pit was rehabilitated and surrendered in 2010. Extraction was completed in 2006. In terms of the 5-hectare area remaining, there is a very small amount of aggregate remaining along the boundary with the Lafarge Pit that we were looking to extract, efficiently in cooperation with the Lafarge operation. That was completed about a year and a half ago, and we're still reviewing the viability of that remaining reserve, due to how efficient it is to come out. It was awaiting a coordinated approach to do combined rehabilitation with that site, and it's still under evaluation for that very small portion of McMillan, which is sort of the eastern setback area adjacent to the Lafarge McMillan.



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Mayor James Seeley: So, my concern would be this presentation stating 6 to 10 years. I believe presentations to the public should not include a timeframe, because it gives a false sense of Completion of the pit. Lately it is not apples-to-apples comparison to, McMillan, because There's another pit immediately adjacent to it, but I feel the same approach could be applied to the community to say, you could just determine, well, we haven't taken it all out on the boundary there, we're not going to surrender the license, and clearly we've heard from the public today, and from the Councillor, that the lack of surrendering pits that have been extracted to a completion is not occurring, so that's a concern for us. I'd like to see some firmer commitment to the timeframes, or at least not Put it into the public realm, but there will be a window of extraction. We also pivoted from calling it an expansion versus a new pit license. And the question to CBM is, is there anything that the township or the public should be aware of. By making that change. Does it change anything in the process, approvals, licensing? Because, if it does not why do we see applications called expansions? Because in the area, it clearly defines an expansion of the pit, yet we continue to CBM defer them as expansions. So, is there anything the public or the township need to be aware of with that pivot from the terminology expansion versus new? And it might be in our favour; I don't know that.

Steven May, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: Mr. Mayor, if it's okay if I answer this one. No, there's nothing that changes from policy township perspective area. As you mentioned, it's still considered a new license. Why the expansion started, there was thought at the time of tying it back to the fact that it would be processed in the McNally pit. Looking back, we realized that that caused a lot of confusion, right, with respect to, well, what's this adjacent to? Is it, you know, an example. But nothing from a policy changes, it's still the same license application requirements, it's still the same process that we have reviewed.

Mayor James Seeley: With all the pits that CBM operates, we see a trend of inclement weather and then mud tracked onto the road. I believe there's some difference of opinions on how to mitigate that, whether it be truck washing plants, whether it be paid apron. But it's very problematic, as we are situated, between major urban centers, we have a lot of people traversing through our community. And gravel operations make an absolute mess of the traveling public's vehicles. If there's any proposals for the tracking of the mud, Complaint process, some commitment for All of the CBM customers. The tracking one on the road is concerned, so is there any proposal to put a truck washing bay or something in there for those 2014 trucks and that?

Neal DeRuyter, Applicant Planning Consultant: Well, thanks for the question. I think, obviously, we don't want to be a nuisance to the township on our roads, on the roads that we use, so we're certainly open to having discussions with the township on preferences that you would like to see? So, we can certainly circle back to that one.

Mayor James Seeley: Okay. Have you done any calculation of the total amount of silt that would be deposited now from Lake Pit?

Andreanne Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: So, let's see if Steve's done a calculation. In regard to silt deposition, there's capacity for at least another half million cubic meters at the McNally site, and it's for silt to remain in its current footprint, or very close to it, up to the silt barrier. And if there's excess silt, there's a multitude of Different management techniques that we're more than happy to keep the silt within the existing footprint. The biggest one that we could use would be managing it by cleaning the salt pond and using that material for rehabilitation and other sites.



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Mayor James Seeley: That's great to hear what we acknowledge. My question would be, have you done a calculation on the amount of silt that lake pit that will be deposited? How much silt does that lake have?

Steven May, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: I believe Mr. Mayor, historic pits, we've had calculations on the amount,

Mayor James Seeley: So, I'm curious as to how much silt, or product you need to be deposited at McNally from the actual resource at lake, and if you've done that calculation?

Andreanne Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: I think that's something that we're going to have to get back to you on.

Mayor James Seeley: So, building on that, I've heard delegations here. Looking pretty accurate. We've heard some delegations here about the, identifying, primary resource, secondary resource, and the amount of land being disturbed for, lake. That compared to, say, the previous CBM, it's literally down the road. Does CBM have a standard? Because what we see is every application is a statement that is highest quality aggregate with high-quality aggregate. So really not the silt amount in the aggregate. CBM have a standard that you weigh the actual resource on-site to make that determination.

Andreanne Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: We certainly conduct an aggregate resource evaluation, and I can let, Paul speak to that, but as an aggregate business, you know, we... this is certainly something we'd look into. We wouldn't invest, this significant amount of resources into a project where we felt the aggregate resource was not valuable for us.

Paul Menkveld, Application Hydrogeologist: Sure. Happy to build on that. An aggregate resource evaluation was completed in 2013, which includes more than 60 grain size analyses, including sand and gravel. The resource is suitable for the preparation of a number of aggregate products that are marketable and valuable to the province of Ontario. So, perhaps the concise answer to your question is as the market finds the resource valuable.

Mayor James Seeley: So, will CBM be able to provide that analysis of, whether it be a percentage based of aggregate, there's high-quality aggregate the square meter, is it 20% of its high value, and the rest is clay, so I'll leave that as a takeaway, but I'd be curious to know the breakdown. I know there's foresight, or (inaudible).

The processing, these can be very hard. The processing at the site. Versus hauling it to McNally. Have any impact in the sense of less traffic. I'll be upfront. I believe not. Because whether it leaves as finished product. Or whether it be uses raw product to Nally, then it's processed, and then we use. But I just don't know that for certain, because there's how many trips of raw product does it take To make a final product, because With the evolving operations of the industry, maybe it's advantageous For the public, due to the cyclists, the people who walk their horses, whatever it may be. That we explore processing on-site. To reduce the truck traffic.

Steven May, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: In terms of the lake site, I don't think there would be a significant change. The truck traffic will come from Lake into the McNally pit, where it will be processed, and then it will be shipped out of the gate on the other side of the operation to market, so I don't see any increase in truck traffic beyond that particular operation.



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Mayor James Seeley: Would that then imply that you have a one-to-one ratio of high-quality aggregate compared to the number of silt in the material? Because the material coming out of the ground would have a component that is going to be left in the silt pond.

Steven May, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: There will be a percentage of wash loss to the product coming out of any of our operations, and the range of that is... is reasonable that it wouldn't be a significant increase in the amount of trucks. It could be close to one-to-one, but there may be a 10% plus or minus range of wash loss.

Mayor James Seeley: We've heard from the agricultural industry of the farming of soil that, is going to be questioned in terms of the but what we see regularly from the stream and you and all is that all of a sudden we see applications for importation of fill for rehab purposes. I haven't seen the proposed rehab plan. I would encourage that it be very detailed, and explain the final grades, because we see that, oh, we rehabbed this portion of the land in the past, moving on specifically your operation, we've rehabbed it, and now we have another application with MNR that we need more soil for rehab, which we've already rehabbed the land, so it's very confusing for me. So, will this pit require fill importation for, generally, for the rehab. Or, because I assume the soil would be pushed in the berms, I don't know if it would be accessible for (inaudible) land.

Steven May, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: Importation of fill is managed by the Ministry of the Environment, and CBM has a process that predates the current regulations that our internal policy was held with a comparable standard to what is now required now to ensure we don't receive contaminated material on-site. We, almost with every application, we like to have the ability to import material for final rehabilitation. Because at times, you do not know how much you may need to complete the operation to the final contours. Some of our sites will require a significant amount, others will require minimal amounts. With this particular site. Anticipating the depth of the topsoil across the extent of the, of the operation, if it varies between 30 and 60 centimeters, or 80 centimeters. You don't know that through putting in even an extensive number of tests to determine the amount of rehabilitation material on-site. It is not an exact science that, we like to maintain the flexibility, so if we have a running light to complete final berming and scoping to a proper level, that we have that ability to address it within more imagining. We're not, in this particular site, we're certainly not looking to run a fill operation.

Mayor James Seeley: No, that's a fair comment. I feel that my concerns could be addressed with a detailed rehabilitation plan, because in my mind, if we have rates with elevations, and all of a sudden, yeah, you know, the topsoil was 6 inches deep at one end of the site, and we expect it to be 30, we're short. Could be some calculation that would be easily reviewed by our team to say, yes, they're short, they need X amount of fill. I think that's all and a comfort zone for you. However, you know, just an open importation of fill for rehab is very problematic.

Steven May, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: That is the approach of having many of our licenses, and I don't have a disagreement with that. Normally, what they say is. You're allowed to bring in imported material to meet the contouring requirements of the site plan, which the site plan is quite detailed at this time.

Mayor James Seeley: Caledon has went through, I would call it rigorous, careful. Whether they've attempted to implement air quality standards, whether they're successful or not. I do believe there was some settlements for being operated by you guys, I don't know. We've heard concerns about dust. beyond the, it's the finger test that you saw. We'll see them be looking at any of these issues I believe it's a MNR standard that Caledon was discussing. Anyways, we'll see me, I'm going to be looking at Anything that Caledon has implemented or proposed for air quality monitoring and protections for the community as part of this application?



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Andreanne Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: We're going to circle back to this file, but air quality, obviously, is important to us as well. We're going to abide by the regulations. It's something that will be monitored, and I can, Send, or we can get back to you on all those details, but it is certainly something that That is important into this application, and that's been looked at.

Mayor James Seeley: So, the last thing I believe I have is Fish farms. Regarding submissions through MNR was minor to the minor and that is in the active fish farm in an active operation. stated that, and I agree with your statement, that the province has indicated that groundwater is a priority, and we have to protect the resource, and all those good things.

You know, our community, all what we want to have the gravel pits, and no more gravel pits. We don't want. Ancillary uses, accessory, and legal uses.

So, I recognize that the township can't overstep its legislative permissions to regulate you within the area, that's for sure. CBM can give assurances to this community, whether it be through development agreements. To ensure we don't have more fish farms that are brought in with kills in the summer, whatever they may be obligations. But it would go a long way with this community. We're going to ensure that we have a fair pit, clean pit. Also, the timeline, so more comment, but encourage those discussions with staff to somehow, when this proposal comes back, with reassurance.

Andreanne Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: Yeah, we certainly understand the concerns on that. They're very well heard, and transparency is important to us, so we will certainly work with staff, on any future endeavors.

Mayor James Seeley: What I did find here is, Site plans. What is CBM's position on operations matching site plans?

Andreanne Simard, Applicant, 6947 Concession 2 – Aberfoyle South Lake Pit: I mean, we abide by our site plans. The regulation and what do you mean by abide by them.

Mayor James Seeley: I believe that's all I have.

Allan Nagel, 7053 Concession 2: Okay, the question that comes to mind is the township now has a very stringent site alteration plan and bylaw in place. Are they subject to the same site alteration bylaws that the township residents are, for how, for their rehabilitation and importing material to their sites, and it's not theirs, but, like, the Lafarge site, they brought in, like a thousand, truckloads of silt from, wherever, and dumped it into their, their pit. So, I want to understand what are the rules of regulations between the residents and the people here, the pits. Or what?

Mayor James Seeley: I inquired about the LaFarge pit they received MNR approval for a site plan amendment to import material, and if you email me, I can provide you the response from MNR, because I was curious about that as well. So that was a site plan amendment through MNR approved to bring in that material, so I'm working with MNR to ensure it was placed properly. It also highlights that I raised it through the compliance assessment reports that the industry is required to provide to Township annually. The Council here reads all of them, based in the comments, and I highlighted the that the site plan didn't match the satellite imagery. Well, we didn't have the most up-to-date site plan, so that's a frustration, and that's probably part of, a request, so I don't believe the industry has to provide the site plan, usually they do.



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So, it's very important that we have the most up-to-date cycling system. And I'll turn it over for the site alterations.

Courtenay Hoytfox, Township of Puslinch CAO: Thank you for the question. So, through the chair, pits are required to follow the provincial regulations around the beneficial reuse of excess soil, so that's a provincial regulation. They are required to do that. However, where an area license exists, they are sheltered from regulations that the municipality could impose. So, they are not subject to our site alteration by-law for that reason, so it's very specific in the area that they, our bylaw is inoperative, as it relates to any lands within their license area. So, what that means is, from a technical perspective and a regulatory perspective through the province's regulation, they need to follow that. But any fees and charges or additional monitoring, anything like that that you would see in our regulatory bylaw, they're not required to follow that.

Allan Nagel, 7053 Concession 2: Different rules.

Courtenay Hoytfox, Township of Puslinch CAO: Different pieces of legislation that do and don't have authority, yes.

Allan Nagel, 7053 Concession 2: Alright, thank you very much.

Kathy White, 4540 Wellington Rd 35: Just a couple of things for clarification. I realized this one thing I think is important that everyone here knows is that site plans can be changed through the Minister. So, what you see at the beginning isn't often what you get at the end. Sometimes the municipality just doesn't (inaudible) So, the site plan, even though it is law and rules, and we often hear it at hearings that, oh, we'll just put on the site plan, just put that on the site plan. 10 years from now, 20 years from now, site plans can't be amended, and they are amended regularly, so I tend not to. Put too much faith in the site plan, but maybe as an operation, but not in rehabilitation. One thing that came to mind for me, this whole thing about an extension of the operation, and there was a section in the Greater Golden Horseshoe Plan that there was an exemption for habitat of threatened and endangered species. If it was, an extension of an operation. I found that really annoying and really confusing when you started calling the link pit an expansion. And I personally thought it may have had something to do with, you know, getting around that section of the Greater Golden Horseshoe Plan. So, I was quite perturbed by that rule. I agree with the mayor. I think it's inappropriate to discuss with the public how long a license may or abstraction may go on, because licenses are for perpetuity. There's no end to a license in the real world of Aggregates. And there was one other thing. For the, oh, trashing of sand, in this case, maybe more sand than gravel, I don't know, onto the road. The tires of the trucks and cars pound that fine sand into even finer silica dust, so that when you're driving along, you know, for air, you are going to be bringing more of that finer, finer particle into your vehicle, into your lungs, and we know that PM2.5 silica is very dangerous. From a health perspective. Now, you said that the majority of the agencies have signed off, and you said that the Ministry of Agriculture and Food had no comments on the application. Have they signed off, or did they just not comment?

Neal DeRuyter, Applicant Planning Consultant: They indicated they had no comments on the application.

Kathy White, 4540 Wellington Rd 35: They indicated, or you took no comment?

Neal DeRuyter, Applicant Planning Consultant: Yes. They indicated that they had no comments on the application.



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Kathy White, 4540 Wellington Rd 35: So, you got a letter from them saying we have no comments.

Neal DeRuyter, Applicant Planning Consultant: So, as part of the Aggregate Resource Act, because there is farmland on here, we had to circulate Ministry of Agriculture, right? So, they've circulated all the materials. So, they indicated in response to the circulation that they had no comment.

Kathy White, 4540 Wellington Rd 35: I'm sure of that, but they actually send you correspondence saying they have no comments. I want to make absolutely sure, because I've had this happen to me twice. Just the fact that they don't comment doesn't mean that they have no comment.

Neal DeRuyter, Applicant Planning Consultant: Right, I understand what you're saying. We did receive an email saying they had no comments on the application.

Kathy White, 4540 Wellington Rd 35: Thank you. The other one was the fisheries essentially signed off. What did you mean by that?

Neal DeRuyter, Applicant Planning Consultant: So, what happens is, because there's potential for impacts to fish habitat, we're required to circulate them as part of the Aggregate Resource Act application. And so, what happens is that it; apologies if I said, essentially, or if that's the wording that I had. But what they do is they issue a letter of advice, which states. Based upon the plans that we've reviewed and the documents that you've provided, we've determined that there's no authorizations required under the Fisheries Act as a result of the project.

Mayor James Seeley: Alright. One last chance online.

Margaret Hauwert, 50 Brock Rd S: After listening to everyone, I don't really think the gravel pits understand how... what they think about what they're doing, even though we're giving a lot of that sand and helping with building houses, I just don't know if their job didn't depend on it, and they were living on concession 2, or even on Brock Road, where we get gravel thrown on our roads all the time, I don't think they'd be happy with 110 trucks 6 days a week, 12 hours a day, going past their houses. So, as much as you say you live in the township, the one female did, I don't think you understand how exhausting it is as a township taxpayer, to constantly hear about expansion when the rehabilitation I hear about all the trees, but you're leaving us just a big water pit. Which did have, before that, gravel, lots of grassland. and expansion for, not necessarily housing, but for habitats. So, even though you say you understand what the average taxpayer, thinks, I just don't think that you do. And it can be exhausting. And that's all I wanted to say.

Mayor James Seeley: I declare this public meeting closed. Council will take no action on the proposal tonight. Staff will be reporting on a later date with a recommendation for Council's consideration. If you wish to receive further notification of this proposal, please email or call planning at bustlitch.ca, or by phone, 519-763-1226 Extension 4, or contact Township staff during regular business hours.

When those persons who leave their names will be provided further notification. If you wish to speak to the proposal when it's brought forward brought before Council in the future, you must register as a delegation to the Municipal Clerk prior to the meeting. Thank you, everyone, for attending tonight.