

**THE CORPORATION OF THE TOWNSHIP OF TINY  
PUBLIC MEETING HELD ON  
MONDAY, JANUARY 26<sup>TH</sup>, 2015**

***Proposed Official Plan & Zoning By-law Amendment  
North Part Lot 80, Concession 1 Old Survey  
K. J. Beamish Construction Company Limited***

- MEMBERS PRESENT:** George Cornell, Mayor  
Steffen Walma, Deputy Mayor  
Cindy Hastings, Councillor  
Richard Hinton, Councillor  
Gibb Wishart, Councillor
- STAFF PRESENT:** Doug Luker, CAO/Clerk  
Sue Walton, Deputy Clerk  
Shawn Persaud, Manager of Planning & Development  
Doug Taylor, Manager, Administrative Services/Treasurer  
Henk Blom, Manager of Public Works  
Tony Mintoff, Fire Chief
- OTHERS:** There are 31 members of the public in attendance.

Mayor Cornell opens the meeting at 6:13 p.m. and announces that this is a public meeting under Sections 22 & 34 of the Planning Act.

Shawn Persaud, Manager of Planning & Development, outlines that Notice of this meeting was given on December 23<sup>rd</sup>, 2014 by prepaid first class mail, to the applicants, all owners of land within 750 metres of the area to which the proposed by-law would apply, and to all persons and public bodies as prescribed under Ontario Regulation 545/06 as amended and the Township of Tiny Official Plan. Notice was also posted at the assessed property to which the proposed by-law applies, as per the regulations. The Notice was also posted on the Township of Tiny Website.

The application was accompanied by the following studies/reports which have been assessed by the Municipality:

- Stage 1 and 2 Archaeological Assessment Report, dated May 2011, prepared by The Central Archaeology Group Inc. and letter dated June 24, 2011 from the Ministry of Tourism and Culture stating that the Ministry concurs with the recommendations of the report that there are no further archaeological concerns for the subject property;
- Environmental Impact Statement and Natural Environment Level 1 and 2 Technical Report, dated September 20, 2011, prepared by The Lindsay Environmental Group;
- Hydrogeological Assessment, dated April 12, 2011, prepared by Alpha Environmental Services Inc.;
- Acoustic Assessment Report, dated July 2011, prepared by F. H. Theakston Environmental Control Inc.;

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- Planning Report, dated February 2012, prepared by Les C. Selby Consulting Services;
- License Site Plans, dated January 31, 2012 and revised on November 2014, prepared by C. T. Strongman Surveying Ltd., including Existing Features Plan, Operational Plan, Rehabilitation Plan, and Cross Section Plan.

The applications were received and deemed complete by Council on March 26, 2012, further to which Notice of Complete Application was circulated on April 4, 2012 in accordance with the requirements under the Planning Act.

K.J. Beamish Construction Company Limited currently operates a gravel pit on Part Lot 79 and 80, Concession 1 Old Survey (40 Darby Road); the purpose of the applications are to expand the existing gravel pit northward onto the subject property.

The intent of the official plan amendment application is to re-designate the subject property from the 'Rural', 'Environmental Protection II', and 'Mineral Aggregate Resource II' designations to the 'Mineral Aggregate Resources I' designation.

The intent of the zoning by-law amendment application is to re-zone the subject property from the Rural (RU) Zone to the Mineral Aggregate (MAR) Zone under Zoning By-law 06-001 as amended and from the Rural (A) Zone and Holding Low Hazard (OS4) Zone to the Extractive Industrial (M5) Zone under Zoning By-law 30-77 as amended.

It is reported that six written submissions were received:

1. Planning & Development Report PD-020-12 dated March 16<sup>th</sup>, 2012 – recommending the application be deemed to be complete and that Council direct staff to circulate the Notice of Application.
2. Letter dated April 26, 2012 from Ross and Linda Marchand requesting notification of proposed land use changes in the area.
3. Letter dated November 19, 2014 from R.J. Burnside & Associates, Township Engineering Consultant, stating that the amended site plan drawings have satisfactorily addressed their previous comments.
4. Letter dated November 19, 2014 from the Severn Sound Environmental Association, Township Environmental Consultant, stating that the outstanding issues have been addressed by the amended site plan drawings.
5. Email dated December 29<sup>th</sup>, 2014 from Mr. Jeff Sherk, supporting the application.
6. Email dated January 26, 2015 from Vivien Chan, Planner with the Simcoe County District School Board – no comment on the application.

The Mayor inquires if anyone present wishes to speak to the proposed amendments.

Les Selby, agent, presented a powerpoint presentation on the background and intent of the application.

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Bonnie Pigeon, 1189 Marshall Road, states that she is concerned that removal of more aggregate is going to further impact the area ground water and is concerned that her well has already been impacted.

Ross Campbell, hydrogeologist for Beamish, did not believe in his professional opinion, that the current operations of the existing gravel pit, specifically the permit to take water and the washing of aggregate, could impact the ground water in the Marshall Road area. He mentioned that the MOE should have been contacted if Ms. Pigeon had an issue with her well.

Christopher Williams, 1119 Marshall Road, states that he believes that it is critical to establish a baseline on water levels to understand how Beamish taking water affects area wells. As well, he is concerned that the existing operation has negatively affected the ground water levels.

Don Morgan, 904 Ottawa Street, Midland states that this is an ethical issue and asks if there is going to be a negative impact on the people in general and in the future.

David Barkey, 30 Darby Road, states that Beamish Construction have been good neighbours however, due diligence must be done to ensure there will be no impact on the water table to protect local wells.

Peter Henderson, 6970 Highway 93, advises that he is concerned with sediment issues with wells, noise level issues since there are no berms to the north and hours of operation at the facility.

Mark Oldfield, 1149 Marshal Road, states that he has been a resident since 2004 and has no issue with water quality and quantity but wants to ensure that remains the same in the future.

Jim Simpson, 60 Gardiners Corner Road, has concerns regarding the proposed total tonnes excavated and potential ground water issues.

Steven Ogden, Seguin Township, states that he used to live adjacent to the Beamish pit and had water issues. He requests that a cumulative water impact study be prepared to protect the water in the area.

Steve Irvine, 7062 Highway 93, has concerns with water issues, water shed and the amount of gravel that is proposed to be extracted.


Anne-Ritchie Nahuis, 300 Tiny/Flos Townline, states she is concerned how Bonnie & Jake Pigeon were treated in the process. She questions why so much aggregate is required at one time and suggests that rehabilitation is crucial.

Jake Pigeon, 1189 Marshall Road, states that there should be protection for ground water in the area.

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Mayor Cornell noted that this was a good first public meeting to understand the public concerns related to this proposal and that a second public meeting would be an appropriate next step after Beamish has an opportunity to address some of the issues.

There being no further comments, the meeting adjourns at 8:16 p.m.



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Douglas Luker, CAO/Clerk