



# TOWNSHIP OF WILMOT

## **Council Meeting Minutes**

**Monday, April 12, 2021**

### **Council Meeting**

### **Electronic Online Participation**

**7:00 P.M.**

Members Present: Mayor L. Armstrong, Councillors A. Hallman, C. Gordijk, B. Fisher, J. Gerber and J. Pfenning

Staff Present: Chief Administrative Officer G. Whittington, Director of Information and Legislative Services D. Mittelholtz, Director of Public Works J. Molenhuis, Director of Parks, Facilities and Recreation S. Jackson, Director of Development Services H. O'Krafka, Director of Corporate Services / Treasurer P. Kelly, Fire Chief R. Leeson, Director / Curator Castle Kilbride T. Loch, Manager of Information and Legislative Services / Deputy Clerk T. Murray, Manager of Planning / EDO A. Martin, Manager of Finance / Deputy Treasurer A. Romany

**1. MOTION TO CONVENE INTO CLOSED SESSION**

**2. MOTION TO RECONVENE IN OPEN SESSION**

**3. MOMENT OF SILENCE**

**4. LAND ACKNOWLEDGEMENT**

4.1 Councillor C. Gordijk read the Land Acknowledgement

**5. ADDITIONS TO THE AGENDA**

**6. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL  
CONFLICT OF INTEREST ACT**

6.1 Councillor C. Gordijk advised that although there are no decisions being made at this meeting relative to the Hallman Pit, she restated her conflict of interest and advised she would not be taking part in any conversations on the topic.

**7. MINUTES OF PREVIOUS MEETINGS****7.1 Council Meetings Minutes Monday March 22, 2021****Resolution No. 2021-67**

**Moved by: Councillor C. Gordijk      Seconded by: Councillor J. Pfenning**

THAT the minutes of the following meetings be adopted as presented:

Regular Council Meeting March 22, 2021.

CARRIED.

**8. PUBLIC MEETINGS****8.4 REPORT DS 2021-013**

**Zone Change Application 05/21**

**Michael Crijan and Jessica Catana**

**1708 Snyder's Road East, Petersburg**

**Resolution No. 2021-68**

**Moved by: Councillor B. Fisher      Seconded by: Councillor J. Gerber**

THAT Council approve Zone Change Application 05/21 by Michael Crijan and Jessica Catana to permit, as a temporary use, two dwellings for a period of up to 18 months, subject to the following:

1. That the implementing by-law specifically limit occupancy to only one dwelling at any time.

CARRIED.

Mayor L. Armstrong declared the public meeting open and stated that Council would hear all interested parties who wished to speak. He indicated that if the decision of Council is appealed to the Local Planning Appeal Tribunal, the Tribunal has the power to dismiss an appeal if individuals do not speak at the public meeting or make written submissions before the by-law is passed.

Mayor L. Armstrong stated that persons attending as delegations at this meeting are required to leave their names and addresses which will become part of the public record and advised that this information may be posted on the Township's official website along with email addresses, if provided.

The Manager of Planning / EDO outlined the report.

Mayor L. Armstrong asked if Council had any questions of a technical nature. There were none.

Susan and David Sisco appeared as delegations and advised they were satisfied their concerns on the application are being addressed. They asked for clarification on the access from Snyder's Road once the existing residence is removed. The Manager of Planning / EDO advised that the right of way is not owned by the Township; therefore, the Township can not require removal of access. It was noted that the applicant has future plans for a pool where the existing garage is and that would require fencing along the property.

Paul Knipfel appeared as a delegation and provided a brief history of the watermain that feeds several properties and advised that they are not prepared to take on the responsibility of further water supply. In response to questions from Council, staff noted that further detail on the review and design process would be conducted prior to any finalized solutions, including consultation with other authorities / agencies.

Phil Wendland appeared as a delegation, noting that based on what has been presented, all concerns have been addressed.

Mayor L. Armstrong asked 3 times if anyone else wished to address Council on this matter. There were none and the public meeting was declared closed.

## **9. PRESENTATIONS**

### **9.1 Mike Schout Wetlands Preserve**

#### **9.1.1 REPORT DS 2021-014**

##### **Mike Schout Wetlands Preserve**

##### **Draft Concept Plan**

### **Resolution No. 2021-69**

**Moved by: Councillor J. Pfenning      Seconded by: Councillor A. Hallman**

THAT Council endorse the conceptual design presented by Mike Schout, and his wetlands designer Phil Holst, thereby allowing him to proceed with obtaining the necessary regulatory approvals for the design of the Mike Schout Wetlands Preserve;

That Council support the immediate implementation of Stage 1 being the planting of approximately 4000 trees in the reforestation areas as per the collaboration between Mr. Schout, GRCA and Forests Ontario; and,

THAT staff be directed to continue to provide assistance, as required, to advance the design and approvals in accordance with Township Official Plan and Wilmot Trails Master Plan and report back to Council upon receipt of the necessary approvals with a report on the full staging of construction, estimated costs and implementation plan.

CARRIED.

The Director of Development Services outlined the report.

Philip Holst appeared as a delegation and provided an overview of the project. Priorities of the development include education opportunities through a trail network and the carbon sink. It was noted that due to the nature of the development site, no materials are required to be brought in. The development will include a mix of raised boardwalks in the low lying areas and ground level trails in the high elevation with a goal of accessibility and reducing interference with wildlife. Mr. Holst acknowledged the Township for their forward thinking leadership on the need and execution of essential natural areas that are beneficial and within reach for many.

## **10. DELEGATIONS**

Mayor L. Armstrong advised of a change in order of the agenda and that the delegations for an item not on the agenda would be moved to the end of the agenda, following the Announcements. Mayor L. Armstrong advised that all affected delegations had been advised of this change prior to the start of the meeting.

## **11. CONSENT AGENDA**

### **11.1 COR 2021-014**

**Municipal Fire Protection Grant**

### **11.4 ILS 2021-10**

**New Hamburg Identification Sign**

**Highway 7&8 at Peel Street, New Hamburg**

**Lease with Ministry of Transportation**

### **11.5 ILS 2021-09**



**Volunteer Member Appointment:  
Sustainability Working Group**

**11.6 ILS 2021-11**

**Notice of Proposed Procedural By-law Amendments**

**Resolution No. 2021-70**

**Moved by: Councillor B. Fisher**

**Seconded by: Councillor C. Gordijk**

THAT Report Nos. COR 2021-014, ILS 2021-10, ILS 2021-09 And ILS 2021-11 be approved.

CARRIED, AS AMENDED.

Council requested that Items 11.2 and 11.3 be pulled from the Consent Agenda.

**11.2 COR 2021-015**

**Statement of Operations as of March 31, 2021 (un-audited)**

**Resolution No. 2021-71**

**Moved by: J. Pfenning**

**Seconded by: C. Gordijk**

THAT Report COR 2021-015 be approved.

CARRIED.

The Manager of Finance / Deputy Treasurer outlined the report.

The Director of Finance / Treasurer confirmed that a review of the dog license fee is done regularly during the budget process and the Director of Information and Legislative Services advised that a broader review of peer municipalities will be conducted during the next review.

**11.3 CK 2021-002**

**Quarterly Activity Report – January, February, March 2021**

**Resolution No. 2021-72****Moved by: Councillor A. Hallman****Seconded by: Councillor J. Pfenning**

THAT Report CK 2021-002 be approved.

CARRIED.

The Director / Curator outlined the report.

The Director of Information and Legislative Services advised that work is continuing on the Prime Ministers Path consultation with First Peoples Group, noting that an update on the public engagement will be released in the coming weeks. The Chief Administrative Officer confirmed that he is involved in discussions on an as required bases and supports the staff members on the committee. He confirmed from Council that his attendance at the staff working group meetings can occur going forward.

**12. REPORTS****12.1 PARKS, FACILITIES AND RECREATION SERVICES****12.1.1 REPORT NO. PFRS 2021-004****RFP 2021-11****Consulting Services for Multi-Use Trail Design****Downtown New Hamburg Nith River Promenade****Rehabilitation****Resolution No. 2021-73****Moved by: Councillor B. Fisher****Seconded by: Councillor A. Hallman**

THAT WSP Canada Inc. be awarded the contract for design of the Downtown New Hamburg Nith River Promenade Rehabilitation, as per their proposal received March 19, 2021 for the bid price, excluding HST, of \$54,640.00 plus an allowance for provisional engineering of \$4,850.00.

CARRIED.

The Manager of Planning / EDO outlined the report.

**12.1.2 REPORT NO. PFRS 2021-005****Sandhills Road Multi-Use Trail Contract****Resolution No. 2021-74**

**Moved by: Councillor J. Pfenning      Seconded by: Councillor C. Gordijk**

THAT RFT 2021-10 be awarded to 5 Star Paving (Cambridge) Inc. of Cambridge, ON for the construction of the Sandhills Road Multi-Use Trail, as per their bid submission dated March 19, 2021, in the amount of \$447,579.86, plus HST.

CARRIED.

The Manager of Planning / EDO outlined the report.

**13. CORRESPONDENCE****13.1 Lifesaving Society Ontario****Resolution No. 2021-75**

**Moved by: Councillor J. Pfenning      Seconded by: Councillor C. Gordijk**

THAT Correspondence 13.1 be received for information.

CARRIED.

All members of Council extended their congratulations to staff.

**14. BY-LAWS****14.1 By-law No. 2021-20****ZCA 05/21 – 1708 Snyder's Rd. E.****14.2 By-law No. 2021-21****Execution of Agreement - MTO****Resolution No. 2021-76**

**Moved by: Councillor J. Gerber      Seconded by: Councillor A. Hallman**

THAT By-law Nos. 2021-20 and 2021-21 be introduced, read a first, second and third time and finally passed in Open Council.

**15. NOTICE OF MOTIONS****16. ANNOUNCEMENTS**

- 16.1** Councillor C. Gordijk acknowledge Volunteer Week starts April 19 and thanked all the volunteers in the Township for their dedication.
- 16.2** Councillor A. Hallman noted that Earth Day is April 22, 2021 and encouraged families to participate.
- 16.3** Councillor A. Hallman thanked everyone that has been eligible for vaccinations and the continued cooperation.
- 16.4** Councillor A. Hallman acknowledged the Provincial announcement that following the Spring Break, students will again transition to online learning and encouraged those that require support to reach out.
- 16.5** Councillor J. Pfenning advised that the Sustainability Committee is preparing activities on social media for Earth Day / Week.
- 16.6** Councillor B. Fisher congratulated Erb Transport on their recent award from the Truckload Carriers Association as the Best Fleets to Drive For 2021.

**17. DELEGATIONS**

The following persons appeared as delegations in relation to the proposed Hallman Pit. Prepared statements and / or presentations are attached as noted.

- 17.1** Rory Farnan, Appendix A
- 17.2** Robert Cgebotys, Appendix B
- 17.3** Linda Laepple, Appendix C
- 17.4** Anne Ehrlich, Appendix D
- 17.5** Alisa McClurg, Appendix E
- 17.6** Jennifer Lauzon appeared as a delegation and expressed her concerns for the proposed Hallman pit, and the worry on the affects to the established community, noisy trucks and potential environmental

destruction that could be had as a result, and also noted the stress and discomfort this has caused including appearing before Council in a virtual environment.

The Deputy Clerk confirmed for Council that several efforts were made to ensure that the delegation was able to present to Council in a virtual environment.

The Director of Development Services advised that the Special Objector is in relation to the Ministry of Natural Resources process and is not subject to involvement from Council.

**17.7** Stephanie Goertz, Appendix F

**17.8** Clarke Rieck, Appendix G

**17. BUSINESS ARISING FROM CLOSED SESSION**

**18. CONFIRMATORY BY-LAW**

**18.1 By-law No. 2021-22**

**Resolution No. 2021-77**

**Moved by: Councillor C. Gordijk**

**Seconded by: Councillor A. Hallman**

THAT By-law No. 2021-22 to Confirm the Proceedings of Council at its Meeting held on April 12, 2021 be introduced, read a first, second, and third time and finally passed in Open Council.

CARRIED.

**19. ADJOURNMENT (10:10 PM)**

**Resolution No. 2021-78**

**Moved by: Councillor C. Gordijk**

**Seconded by: Councillor J. Pfenning**

THAT we do now adjourn to meet again at the call of the Mayor.

CARRIED.

CITIZENS FOR  
**SAFE**  
GROUND  
WATER

[safeh2o.ca](http://safeh2o.ca)



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& WATER  
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Agriculture and Rehabilitation April 12th, 2021 - Wilmot Township Council



# Agenda

Agriculture in our Region,  
Prime Farmland Provincially

NFU/OFA Position on  
Prime Farmland

Rehabilitation of Gravel Pits  
in Waterloo Region

Issues with Hallman Pit  
Agricultural Impact Study

Cumulative Impacts

Conclusion

## POTENTIAL IMPACTS OF THE PROPOSED HALLMAN PIT



**CUMULATIVE IMPACTS** The combined impact of all 'past, present and future' gravel pits

### HEALTH IMPACTS



Increased noise levels due to truck activity, alarms and extraction



Health effects from exposure to harmful fine particulate matter (dust)



Potential for contamination of our drinking water in sensitive recharge areas

### ECONOMIC IMPACTS



Safety of operations of proposed traffic impact not satisfied by experts



Questions remain about the feasibility of rehabilitation back to prime farmland between experts

### ECOLOGICAL IMPACTS



What impact with the life of the Hallman pit have on the life of the wetland and Woodlots?



Auxiliary activities such as wash ponds can increase risk for groundwater impacts



Operational practices, such as fuel storage and asphalt recycling, can increase risk of pollution

\*statements made are based on expert reviews commissioned by the Region of Waterloo, Wilmet Township and Citizens for Safe Ground Water Inc., as well as the Grand River Conservation Authority, to date\*

\*The statements made are based in expert reviews commissioned by the Region, Township and CSGW as well as GRCA to date\*


# Agriculture in Wilmot Township and Waterloo Region

www.regionofwaterloo.ca

Region of Waterloo

A+ A-

Home / Regional Government / Reports, Plans and Data / Agriculture




In 2016, there were 1,374 farms in Waterloo Region, covering 214,975 acres of land. Of these, 69 per cent raised livestock, while the remaining 31 per cent grew crops. In 2015, farms in Waterloo Region generated \$563.6 million in revenue, up \$90.7 million from 2010. For more information, please see the Census Bulletin on Agriculture.

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ADVERTISMENT



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"Proudly rooted in agriculture"

PUBLISHED DATE

February 9, 2021

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AD TEXT >

**FOOD & WATER FIRST**



# Agriculture in Waterloo Region

Wilmot the only  
Township to show  
positive growth in  
number of farms.

Net **decrease** of  
6,112 acres of  
farmland.

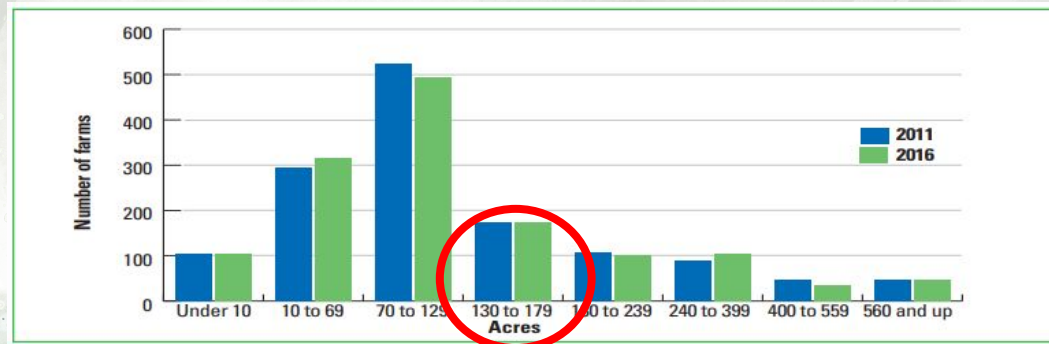
Proposed Hallman  
Pit (141.51 acres)  
significant size.

Our Farmland  
*must be protected!*

Name	Total number of farms headquartered in the region			Absolute change 2011-2016	Per cent change 2011-2016
	2006	2011	2016		
Waterloo Region	1,444	1,389	1,374	-15	-1%
Cambridge	31	21	42	21	100%
Kitchener-Waterloo*	35	16	33	17	106%
North Dumfries	117	124	108	-16	-13%
Wellesley	518	502	486	-16	-3%
Wilmot	247	234	255	21	9%
Woolwich	496	492	450	-42	-9%
Ontario	57,211	51,950	49,600	-2,350	-5%
Canada	229,373	205,730	193,492	-12,238	-6%

\*To ensure confidentiality, data for the small number of farms located in the City of Waterloo and the City of Kitchener have been combined

Source: Statistics Canada, Census of Agriculture, 2006-2016



# Prime Farmland in Ontario

Ministry of Agriculture,  
Food and Rural Affairs



## 1.2 Ontario's Prime Agricultural Areas

Ontario's *prime agricultural land* is a finite, non-renewable resource comprising less than 5% of Ontario's land base. It is the foundation for food, fibre and fur production, the local food economy, agri-food exports, economic prosperity and the growing bio-based economy.

The PPS states that Ontario's *prime agricultural areas* shall be protected for long-term use for agriculture and defines *prime agricultural areas* as areas where *prime agricultural lands* predominate. Planning authorities (e.g., municipalities) are required to designate<sup>2</sup> *prime agricultural areas* in their official plans, including *specialty*

Prime Farmland comprises *less than 5%* of Ontario's land base



# National Farmers Union Position on Prime Farmland



“Immediate freeze on urban and industrial development located on prime agricultural land”

“Preservation of farmland requires close co-operation between all levels of government. It is also imperative that local communities be involved”

“Objection to any mineral aggregate resource extraction from Class 1, 2, and 3 farmland. It is not possible to return gravel pits and quarries back to their original condition”



# NFU Waterloo-Wellington Position on Hallman Pit



*The National Farmers Union – Ontario (NFU-O) is an accredited farm organization representing thousands of sustainable family farmers in Ontario and has advocated for farm families across Ontario and Canada since 1969. Members work together to achieve agricultural policies that ensure dignity and income security for farm families while protecting and enhancing rural environments for future generations. The NFU-O collaborates locally, nationally, and internationally to research, educate and share effective solutions that lead to a better world for farm families and their local communities.*

Dear: To Whom it May Concern.

Date: 2020-02-28

**RE: ZCA-11-19 Zone Change Application at 1894-1922 Witmer Road Wilmot**

This is a letter from the NFU Local 340 in support of the position held by the Citizens for Safe Ground Water regarding this issue; that is, to deny the proposed zone change of this property.

## “We advise that the zone change be denied”

● Mike Roth, President NFU Local 340, Waterloo-Wellington



# Ontario Federation of Agriculture Position on Prime Farmland



“Once land is disturbed to extract aggregates, it is **rarely rehabilitated** to the level necessary to become productive agricultural land again”

“Alternative uses on our prime agricultural lands will **limit our ability** to continue to produce food”

“OFA recommends that aggregate extraction be **prohibited** on prime agricultural land”



# Rehabilitation of Gravel Pits in Waterloo Region

Staggering **80%** of aggregate sites have **NOT** been rehabilitated within Waterloo Region (Source: Region of Waterloo, 2019)

GIS data identified Waterloo Region as a area where Prime Farmland is **conflicting** with aggregate  
(Source: *Ontario Farmers Magazine Article, March 2021*)

***"The 20% rehabilitation rate documented by the Region is a real eye-opener"***

*Michael Frind, MSc, Hydrogeology (Groundwater Modelling); University of Waterloo*



# Experts Commissioned

CSGW is exploring retention of an expert to review the Agricultural Impacts Assessment (AIS)

Purpose	Organization
Acoustic Peer Review	J.E. Coulter and Associates
Air Quality Peer Review	Di GiSci Environmental Consulting Inc.
Traffic Impacts Review	True North Safety
Conformance to the Official Plans	Ramsay Planning Inc.
Legal Representation	Canadain Environmental Law Association

Region of Waterloo Planning commissioned a 3rd party peer review of the applicants Agricultural Impact Study (Michael Hoffman, AgPlan Limited)



# Expert Peer Review of Hallman Pit Agricultural Impact Study



“No scientific evidence has been presented”



“Such evidence, either **does not exist**, or is proprietary (and therefore not available)”



“The **missing** information/limitation is not described within the DBH Harvest Farms AIA.”

Dear Mr. Welwood,

Re: Review of the DBH Soil Services Inc. Agricultural Impact Assessment (AIA), which is dated January 11, 2021, and has the title *Jackson Harvest Farms 1894 Witmer Rd. Part of Lot 10 German Block South of Bleams Road Wilmot Township Regional Municipality of Waterloo*.

I reviewed the AIA described above and which resulted after a peer review by AgPlan Limited as well as a video conference concerning the AIA and the peer review. For the most part, the January 11, 2021 DBH AIA reflects the discussions and the conclusions of the video conference. However, there is one matter of evidence not reflected in the January 11, 2021 DBH AIA.

In the PPS (2020, section 2.5.4.1), rehabilitation of an aggregate pit, located in a *prime agricultural area*, has, as a requirement, site rehabilitation back to an *agricultural condition*. Given that the proposed Harvest Farms pit is not part of a *specialty crop area*, *agricultural condition* means a condition in which *substantially the same areas and same average soil capability for agriculture are restored*.

Soil capability class is defined within the *Canada Land Inventory Soil Capability Classification for Agriculture* as:

*mineral soils... grouped into seven classes according to their potentialities and limitations for agricultural use. The class, the broadest category in this classification, is a grouping of subclasses that have the same relative degree of limitation or hazard. The limitation or hazard becomes progressively greater from class 1 to class 7.*

The capability classification, from class1 through 7, has an ordinal scale and has been converted into an interval scale based on four index methods - including a productivity index derived using common field crop yields.

1

DBH Soil Services discusses a soil rehabilitation process which correctly is characterized as “state-of-the-art”. However, the objectives outlined in policy (summarized previously) do not reference the state-of-the-art for soil rehabilitation, but instead, require a measure of the restoration of soils to *substantially the same areas and same average soil capability for agriculture*. No scientific evidence has been presented that the state-of-the-art rehabilitation process will probably result in meeting the test for soil capability outlined in the PPS (2020). Our discussions concerning this missing information resulted in the agreement that such evidence, either does not exist, or is proprietary (and therefore not available).

The missing information/limitation is not described within the DBH Harvest Farms AIA.

AgPlan Limited

Michael K. Hoffman

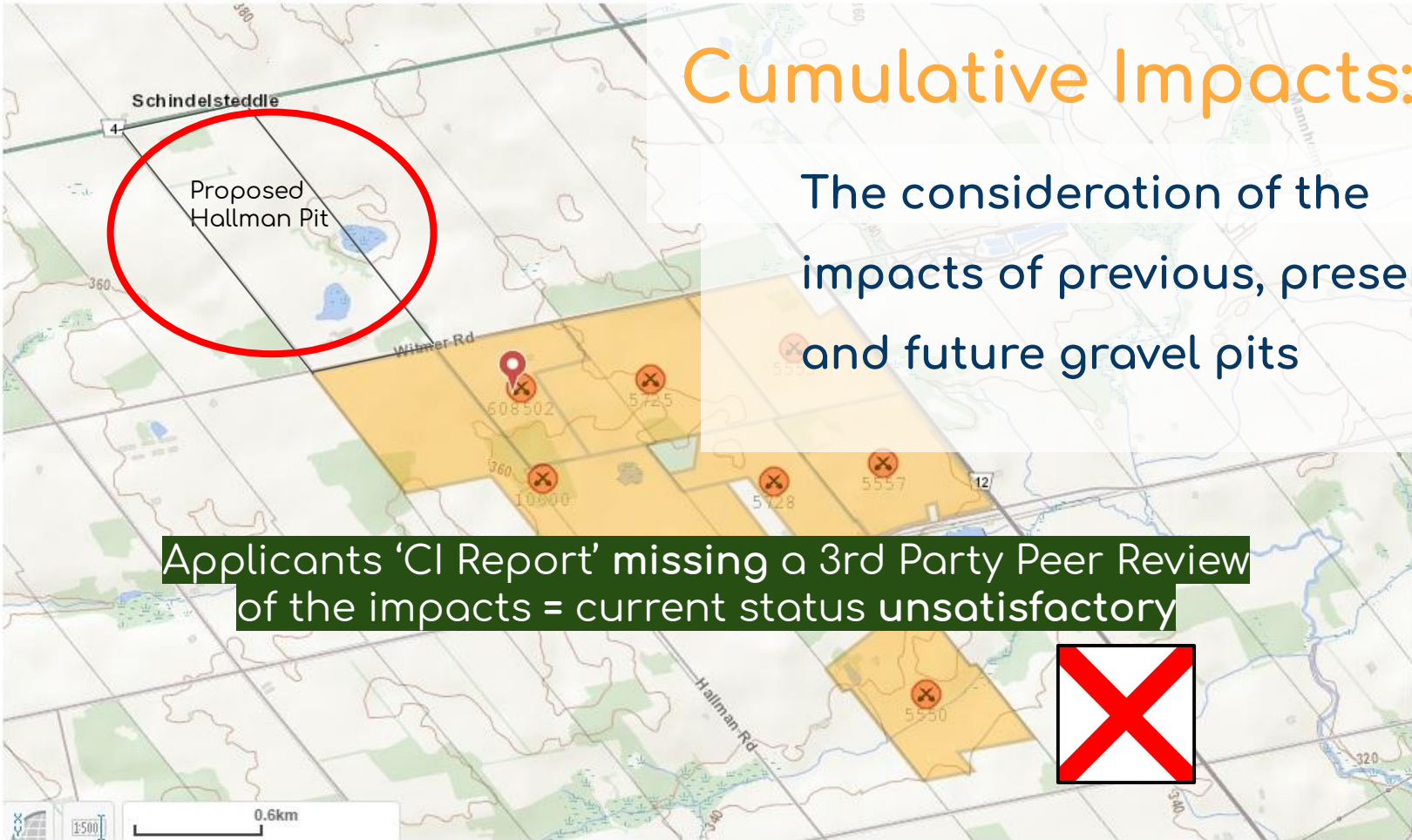
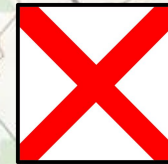


# Cumulative Impacts:

The consideration of the impacts of previous, present, and future gravel pits

Proposed Hallman Pit

Applicants 'CI Report' missing a 3rd Party Peer Review of the impacts = current status unsatisfactory



## Cumulative Impacts: A Startling Visual

To provide a perspective to the cumulative impact of all licensed gravel pits in the area, let's look at a comparable visual using our largest community in Wilmot...

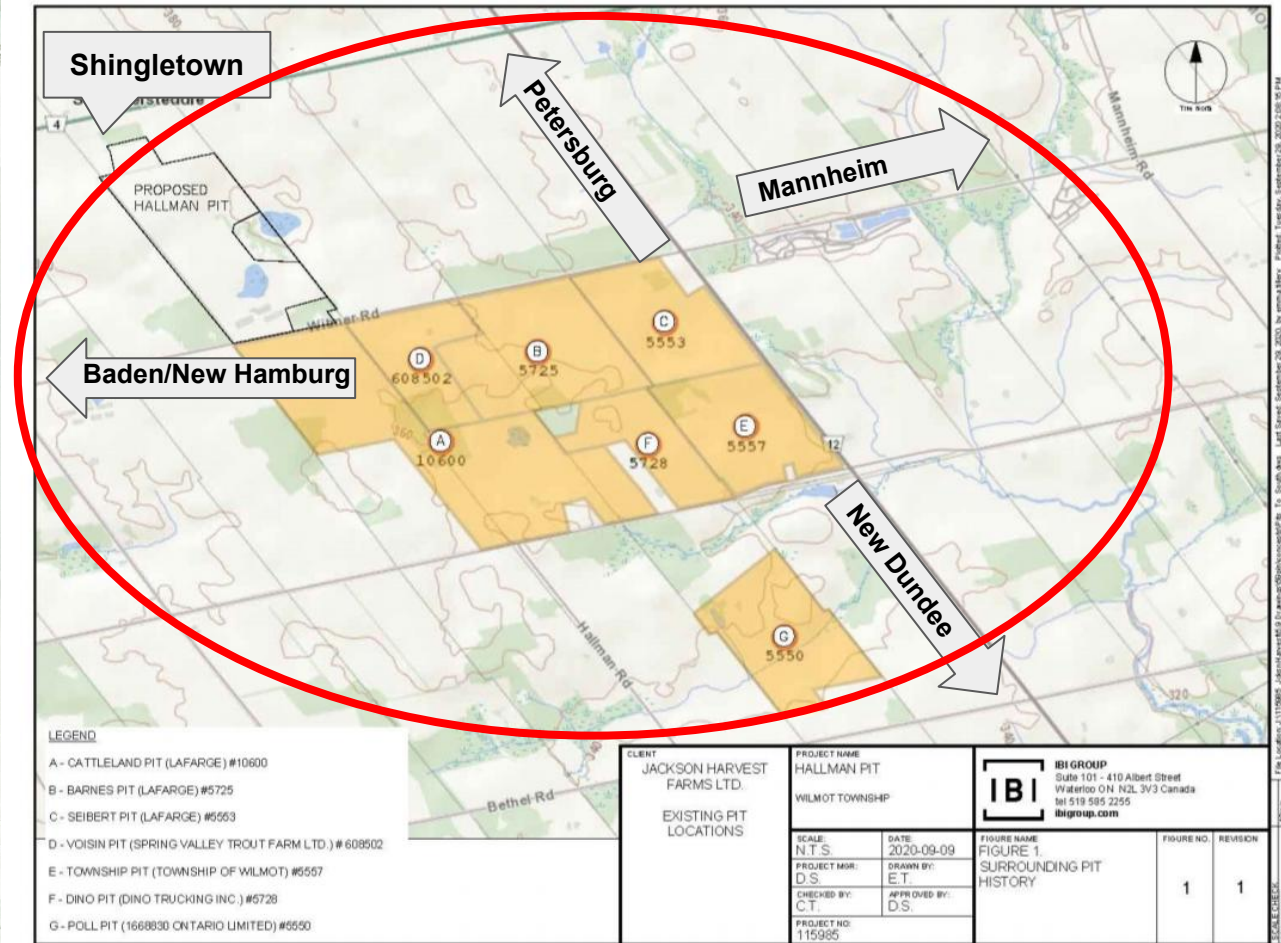
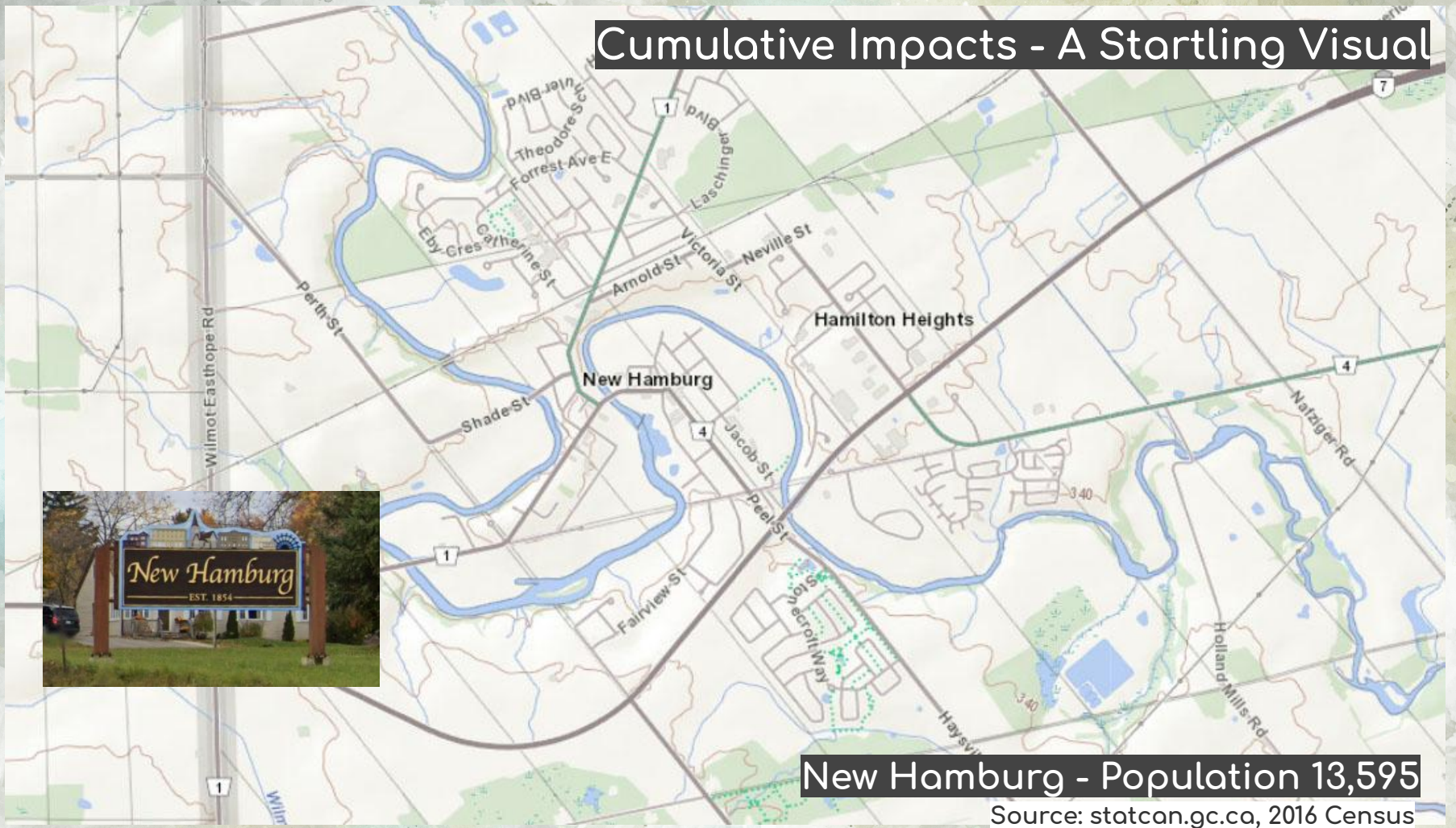


Figure 1 Existing Pit Locations



# Cumulative Impacts - A Startling Visual



**New Hamburg - Population 13,595**

Source: [statcan.gc.ca](http://statcan.gc.ca), 2016 Census

# Cumulative Impacts - A Startling Visual



\* as close to scale as possible  
\* population total, not highlighted area

**New Hamburg - Population 13,595**

Source: [statcan.gc.ca](http://statcan.gc.ca), 2016 Census





# Conclusion

Regional Peer Review of the Hallman Pit AIS *conflicting* with Applicant, acceptance not provided

Prime Farmland is a vital asset to Wilmot's continued economic prosperity.

Strong support exists for protection of prime farmland against aggregate extraction



## APPENDIX B

ROBERT CGEBOTYS

[StopTheGravelPit - YouTube](#)

April 12 Council presentation

### **Title picture**

Mayor Armstrong, Council, thank you for listening to us here, again, as you will be asked soon **to weigh food and water for all of us against sand and gravel** (for a few).

### **Picture2 St. Clements pit in Mennonite Country.**

My name is Linda Laepple, known by thousands in the Region as the host of Shingletown's annual potatofest over a 12 year period till 2015. My family farms within the 1 km study area on exactly the same soil type and conditions.

### **Next Picture 3 Areal picture**

Why do I care today?

- I care because it must be realized this is not an ordinary piece of farm real estate that can be assessed using common templates. For the safety of the community, it's history needs to be fully investigated and then the entire property assessed and treated accordingly. Not just the residential portion as stated in the side condition report filed with the Ministry.
- I care because, Jackson Harvest Farm and my farm, we operate both in the same source water protected area. Should anything go wrong in the gravel pit when it comes to groundwater contamination, it is very likely that things will first be blamed on me since my family farms next to the Regional wells.
- **I care because the soil in this area allows us to grow almost any crop, it's like gardening on a raised bed. I know after extraction and rehabilitation of the gravel pit it will be like trying to grow something in a leaking bathtub.**

While missing or ignoring relevant information The Hallman pit AIA concluded:

..... minimal impact on the surrounding agricultural activities within the Study Area.

.

### **Next Picture 4 Land use picture**

This where the problem starts:

**The Radius of study area is limited to 1 km from the proposed site which leads to false representation of the area and technical errors in the following:**

**4.2 Land use**

**4.3.3 Irrigation**

**4.4 Land fragmentation**

**5.2 Traffic**

## **Specialty crops**

### **Investments**

#### **I like to start with the impact on traffic**

- Traffic impact doesn't stop after 1km. We farmers need to use Regional Roads too and so do the added trucks from the pit. About 15 years ago we felt trucking traffic impact first hand. My husband was driving on Queen street between Wittmer and Bleams coming home with 2 loaded hay wagons when a over tired Transport truck driver rear ended him. The impact ripped the tongue off the rear wagon and send the full it flying across the road and ditch into a field. The other wagon on the tractor had its tongue bend to a u shape. It was sheer luck the impact was not fatal. Needless to say ever since we avoid driving evenings and plan trips with equipment carefully. The impact of additional truck traffic will be felt far beyond the 1 km radius and should be considered in the study. On Wittmer Road I can not imagine a tractor with duals and or equipment 12 feed wide getting passed oncoming trucks without causing damage to property.

**Under 4.2 Land use it reads: .. but for the Study Area only winter wheat was observed. Showing the entire front of our farm as one field of winter wheat when in fact there were 5 different fields, is a blatant error or false statement.**

#### **Next Picture 5 areal crop map**

**In 2018 multiple crops grown along Bleams Road including green peas.**

**If there was an actual windshield survey done they would have also noted the sign for potatoes on Bleams road, which we grow since over 20 years for farm gate sale and wholesale distribution. Was this specialty crop overlooked on purpose?**

#### **4.2.2**

##### **Land use**

##### **The study reads:**

Neither the Subject Lands nor the Study Area is zoned an agricultural special area.

Giving the impression that there are no special crops grown in the area, just common field crops or even the assumption the land is not suited of producing special crops.

If the consultants had treated each property within the 1 km radius as a unit and not just looked at the land fraction within the radius, they would have found very special, specialty crops.

#### **Next 3 Picture 6 to 9 Hmong people's garden**

Plus they would have seen a firsthand demonstration of living culture in the word agriculture. They would have seen 2 fields of Asian vegetables grown by Hmong people for their community in town. Vegetables, foreign to me, but grown on the same type of soils as found in the proposed gravel pit, just across the road, on our farm.



#### **4.4 Land Fragmentation –**

Agricultural properties in the range of 10.0 – 69.9 acres and 70.0 – 128.9 acres were noted in the surrounding areas.

#### **Next Picture 10 land size:**

- Again the strict 1 km radius used, only considers the full size of a parcel when completely inside the study area. It doesn't record the actual size of a parcel that are partially in the study area. Our farm for example is 187 acres in size and my neighbors to the east also in that range. But both our properties are recorded as less than 65 acres.

The study also gives the impression that small parcels are not worth investigation and therefore failed to notice that the 16 acre parcel mentioned as facility numbers 4 to 9, is in fact a research site custom feeding 300 plus head of cattle. The owner having won twice an Premier's Award for Agri-Food Innovation Excellence, for developing a high-temperature composting system that turns manure into garden fertilizer.

#### **Investments**

##### **4.3.3 Irrigation, no investment in irrigation on the subject land or the study area.**

**First of all, these observations were made late August and October when irrigation equipment generally is already packed away and in storage.**

**In 4.3.4 it is stated that historically a bermed area existed to hold water for mixing and distributing manure but no irrigation equipment was observed. When in fact the hydrological study had an irrigation well recorded that has not been decommissioned to date.**

#### **Rehabilitation:**

#### **Next Picture 11 soil cross section**

The idea of shaving off soil layer by layer and storing it separately and replying it quickly elsewhere sounds good on paper but in reality soil horizons cannot be peeled in layers like an onion. Specially in this area where you have in some areas very little topsoil and often a topsoil subsoil mix as deep as the farmer's equipment worked the land, followed by almost pure sand. The promise to put 50 cm topsoil back when there is only 15 to 30 at its best to begin with, would require massive soil imports and is just not realistic.

- Soil is what sustains us and is the only thing on Earth that actually produces.
- **Everything else on the planet is processing, value adding, shipping, business.** But truly producing are the microbes in the soil. In one handful healthy soil there are more microbes then there are people on this planet. But in the aggregate industry this very base of life on our planet, mother earth, is just part of something called "overburden."

When you compare Canadas Landmass with a table set for 28 people. Only two plates would represent farmable areas. And only one of them would represent crop growing areas, the other marginal pasture lands.

But only a small rim of the crop growing plate would represent the area of soil classes as good as we find in Wilmot. With every rezoning from agricultural to another use we are concisely chipping away on the best part of the dinner plate.

Don't sacrifice another chip and assume there will still always be someone out there to feed you.

Mankind has in it's history done without a lot of things and times are changing fast, but we have never done without food and water. Please look at facts not just paper.

**Last picture;** Praying Manta

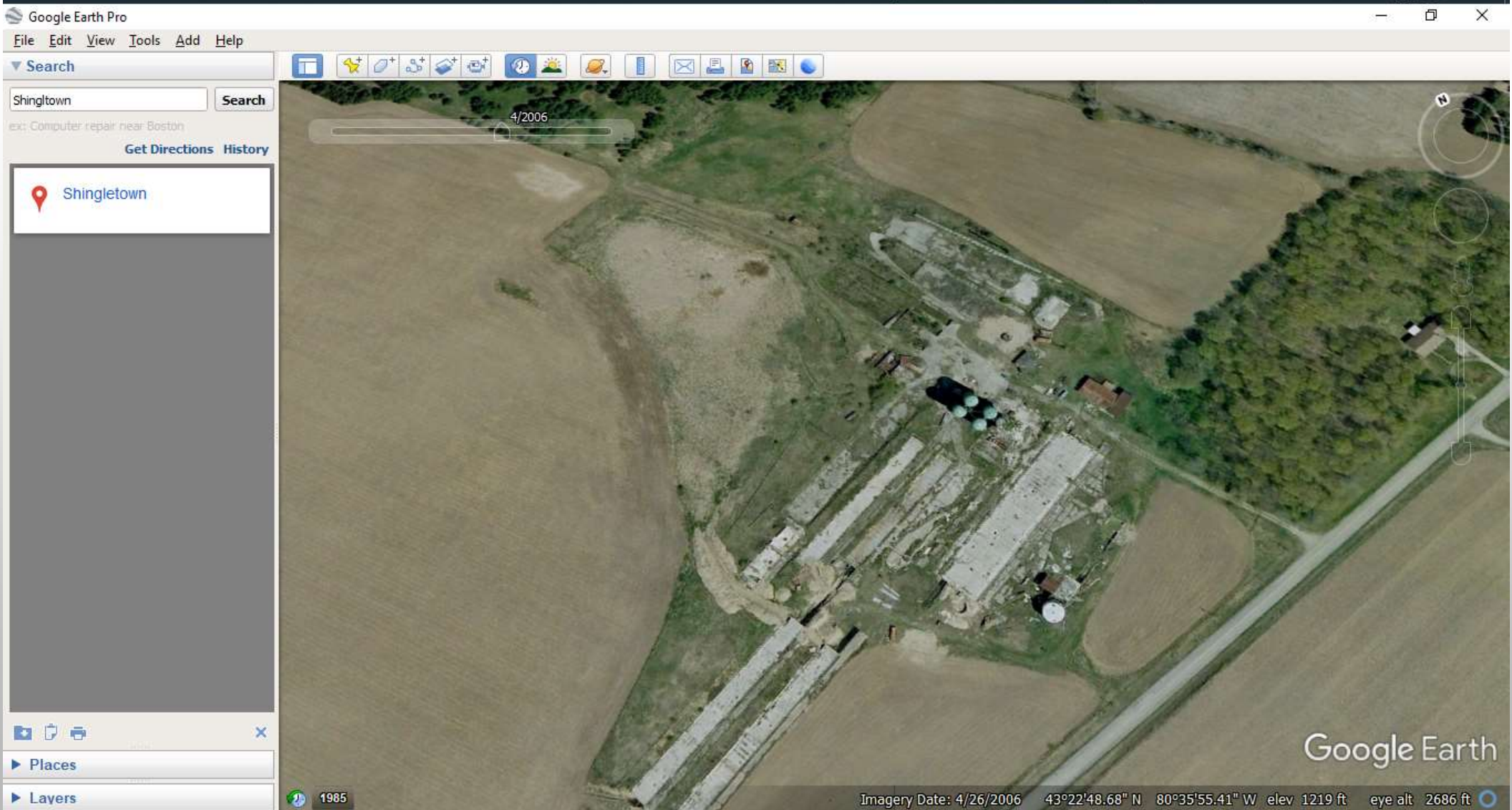
The background of the slide is a light gray gradient. It is decorated with numerous realistic water droplets of various sizes. Some droplets are at the top left, some are scattered in the middle, and a larger cluster of droplets is on the right side, extending towards the bottom. The droplets have highlights and shadows, giving them a three-dimensional appearance.

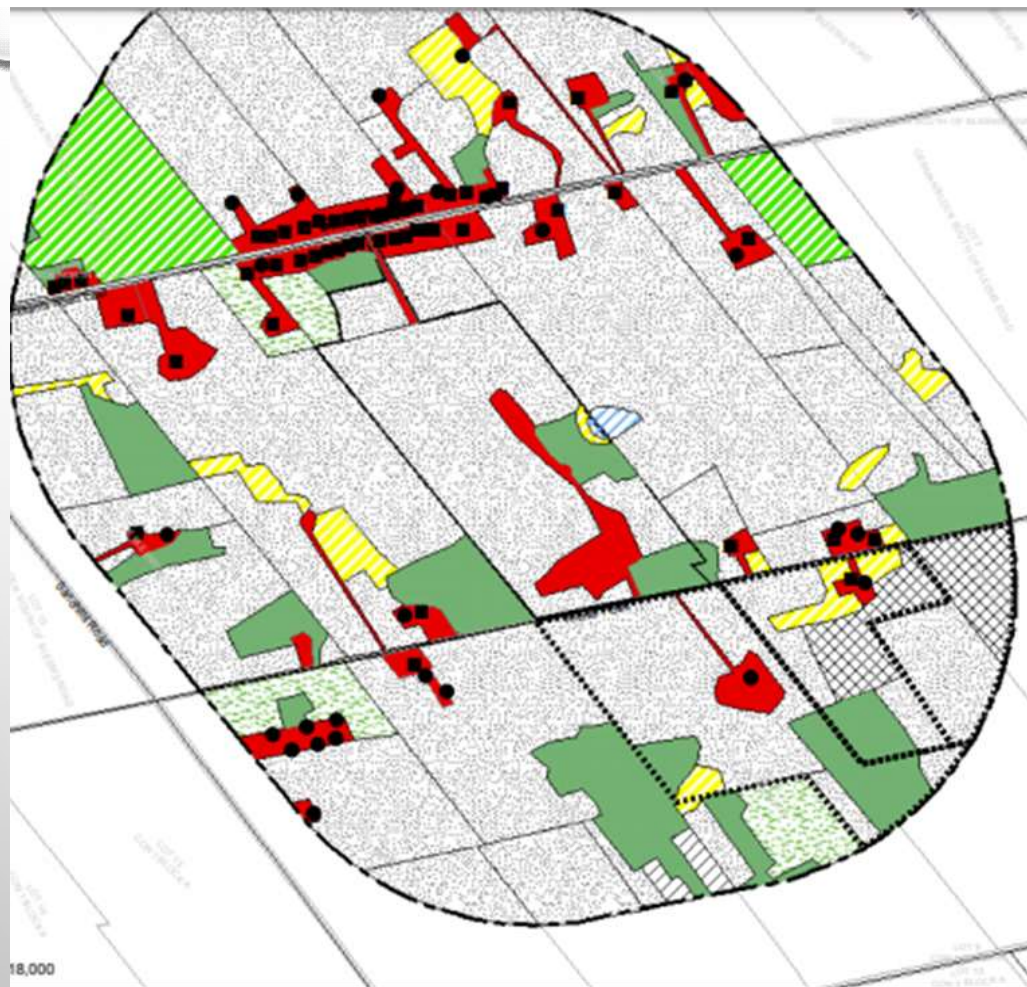
# AGRICULTURAL IMPACT ASSESSMENT REVIEW

BY LINDA LAEPPLÉ









#### Legend

- Barns
- Residence
- Roads (MNR)
- Aggregate Site Authorized (MNR)
- Lot Lines (MNR)
- Study Area (1000 m buffer)
- Culture Roads

#### Land Use

- Built Up/Disturbed Areas
- Common Field Crop
- Forage/Pasture
- Gravel Pit

- Market Garden
- Pond
- Scrubland
- Winter Wheat
- Woods

Figure 2

#### Land Use

DBH Soil Services Inc.



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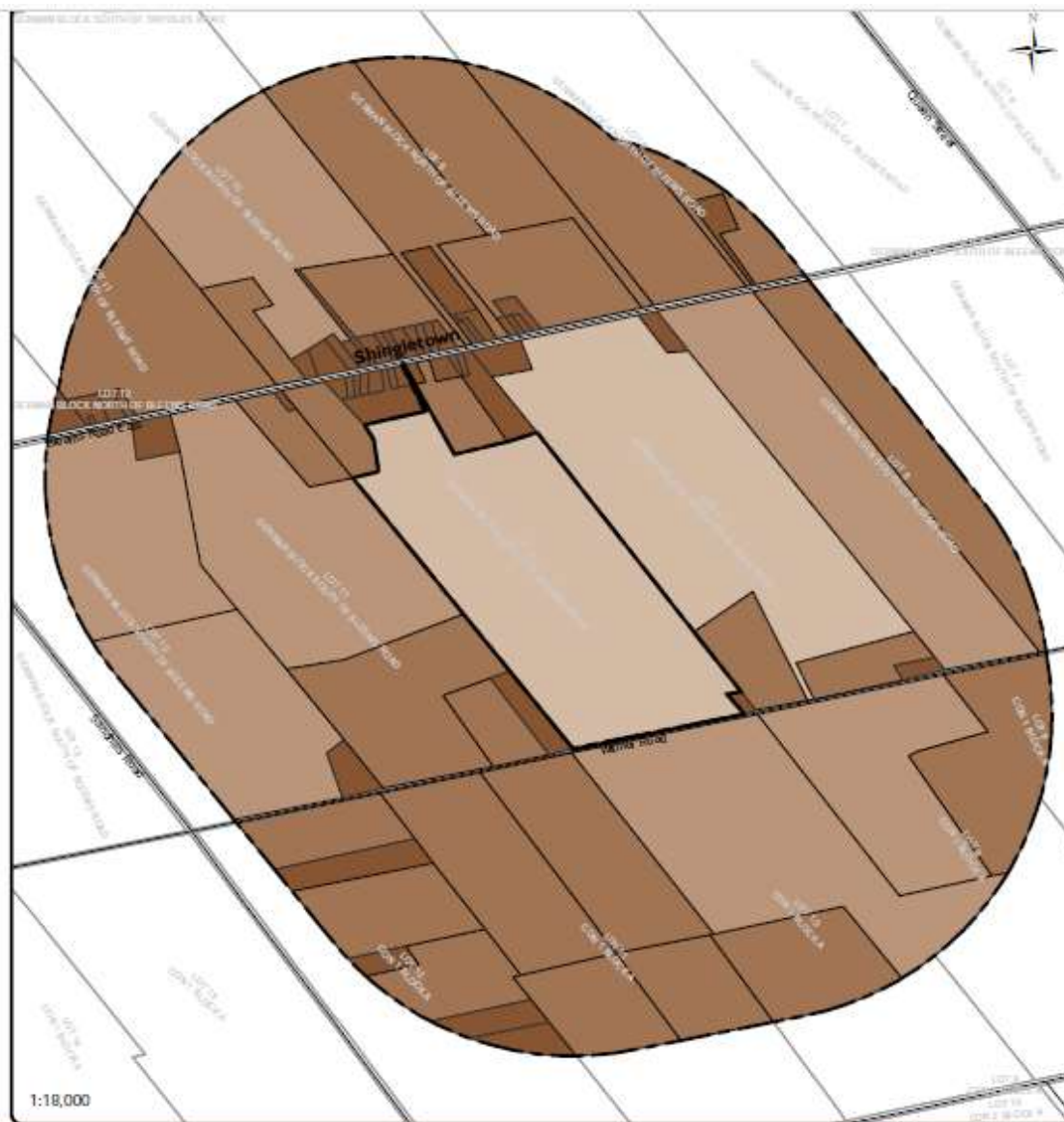




















# **SUSTAINABLE FOOD SYSTEMS: RISKS WITH AGGREGATE EXTRACTION IN WILMOT TOWNSHIP and BEYOND?**

**Wilmot Township Council**

**April 12, 2021**

A. Ehrlich, McMaster University, NFU and Gravel Watch



# The Changing Landscapes and Sustainability?

- “I felt as if we were flying over a garden of Eden with all the fruitful land and carefully tended farms below us when suddenly a deep wound in the landscape appeared, a gravel pit” L. Laepple on a flight approx. 2017 reminded her of Carl Hiebert’s description of his flight over similar landscape nearby approx. 14 years earlier.
- “The upward sweep from the complexity and heaviness of the stones, the serendipity of the ethereal clouds, feels surrealistic, more than I can take in. It is so intensely charged with contrast and metaphor that I almost forget to lift my camera and capture this serendipitous moment to film.” pg. 91. C. Hiebert The Grand River: An Aerieal Journey, 2003.



# **Is this Sustainable?**

## **For whom and how long?**

- South Western Ontario and the GGH has some of the most productive agricultural land in Canada
- Wilmot Township Municipal Area = 65,167 acres
- Prime Agricultural Land (Class 1-3) in Wilmot Township = 60,660 acres
- 93% of Wilmot Township is Prime Agricultural Land
- How do we balance our local agricultural resources and needs with aggregate and other resources needed 'close to market'?

# Calls for Sustainable Aggregate Management

“Aggregate is an important resource in the development of infrastructure and construction.

It is also a non-renewable resource and it’s excavation and utilization need to be sustainable.” (Gravel Pit Study, Municipal District of Peace, Alberta. No. 135 2011).

“Sand and gravel are the unrecognised foundational material of our economies. They are mined the world over...At the same time these materials cannot be produced from our terrestrial, riverine and marine environments in quantities needed to meet demand from a world of 10 billion people without effective policy, planning, regulation and management. Such actions remain largely unaddressed by decision-makers in public or private sectors. It is time to challenge this paradigm of infinite resources...” (Gallagher, L. (May 2019) Sand and Sustainability: Finding new solutions for environmental governance of global sand resources. University of Geneva in affiliation with UNEP)

# SUSTAINABILITY

## UN Definition

“meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

UN Brundtland Commission, 1987



# Sustainability: Global to Local?

## THE GLOBAL GOALS For Sustainable Development



# Global to Wilmot Township Commitment to the SDGs?

- Canada a signatory to the UN Sustainable Development Goals (SDGs) in 2015 along with 192 other countries
- 17 Goals to Sustainable Development based on five pillars:
  - People: end poverty and hunger to ensure a just and healthy environment for all;
  - Planet: sustainable management of all resources and protection for future generations;
  - Prosperity
  - Peace
  - Partnership: mobilize and protect resources at all levels: locally, provincially, nationally and globally
- Are local Woolwich targets for food security and sustainability aligned with provincial, national and global commitments to SDGs?
- Do you have accountability structures and processes with processes/data to ensure local inter-sectoral planning and evidence-based decision-making?

# Gravel and Agricultural Resources

Preliminary provincial government sources researching 'evidence' of agricultural and aggregate resources found:

- Total Acres of Sand and Gravel Resources in Ontario = 5,110,505.64 acres
- Total Acres of Prime Farmland = 2,257,761.04 acres

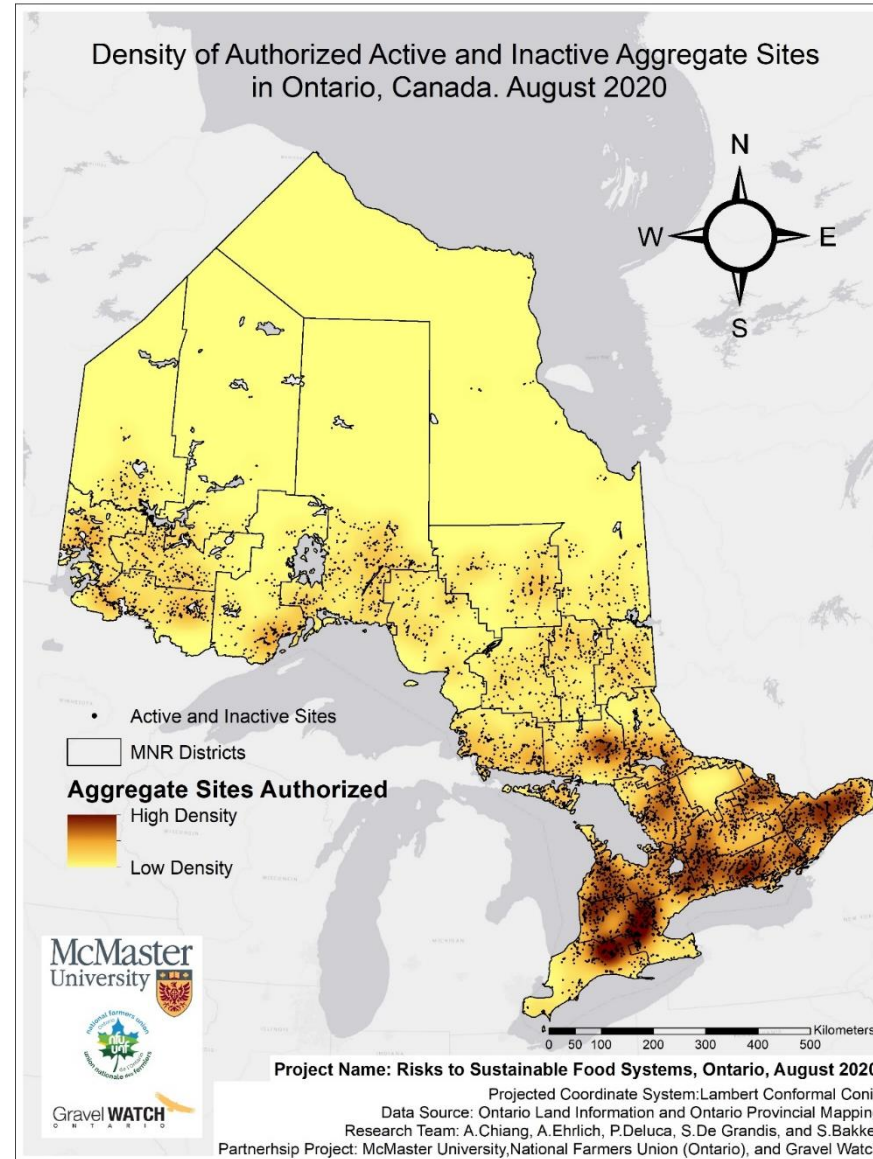
[Agriculture in the satellite age - Canada.ca \(asc-csa.gc.ca\)](http://asc-csa.gc.ca) →





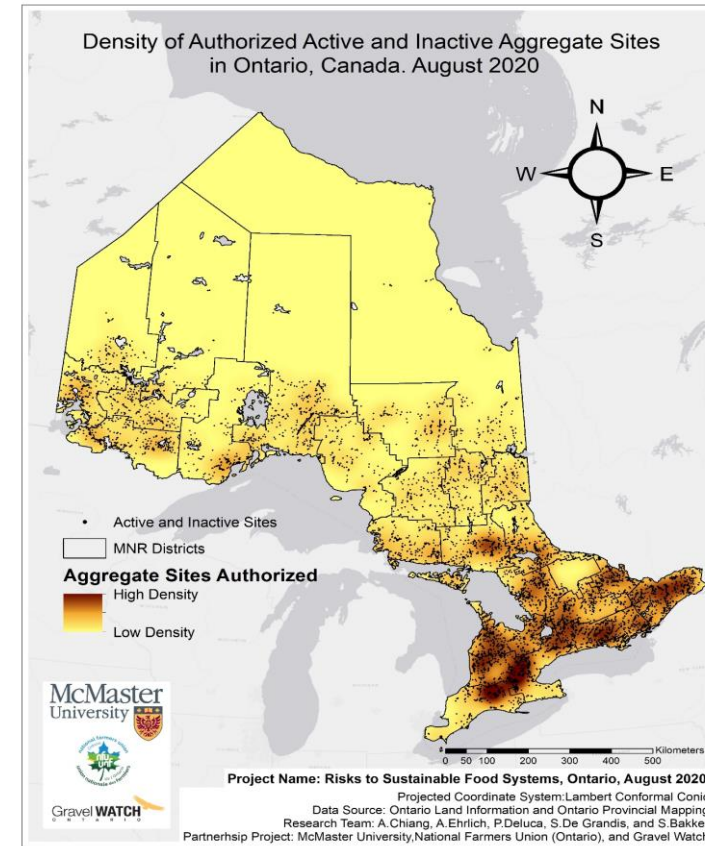
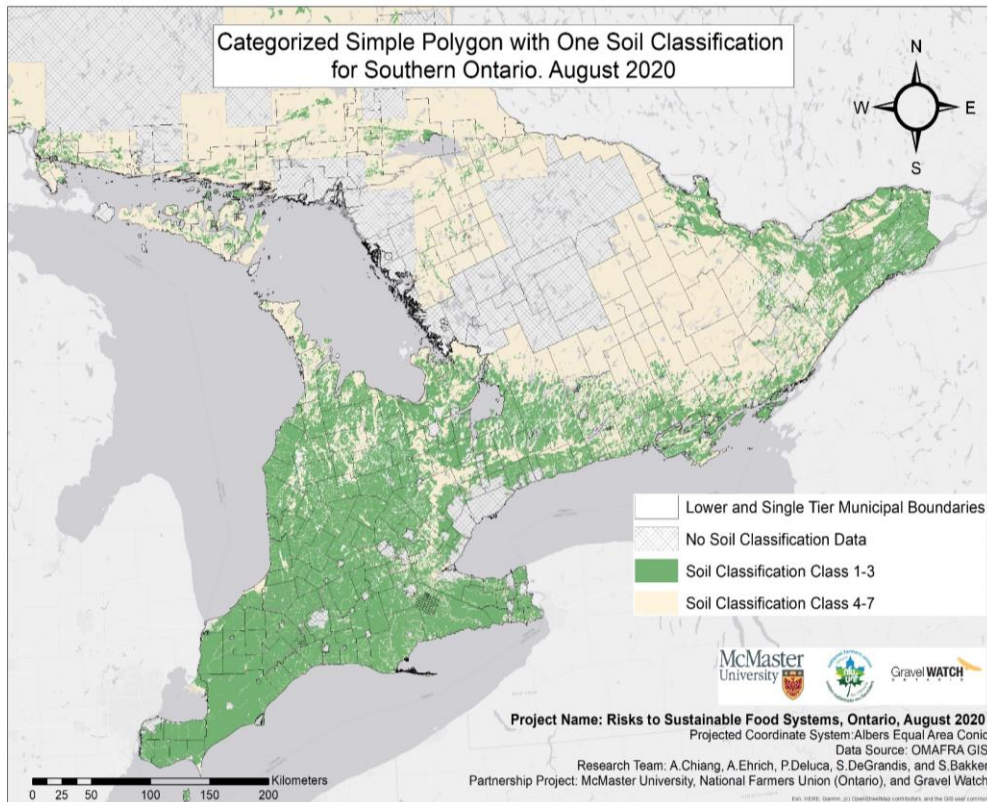


# Results: Ontario Aggregate and Agricultural Resources

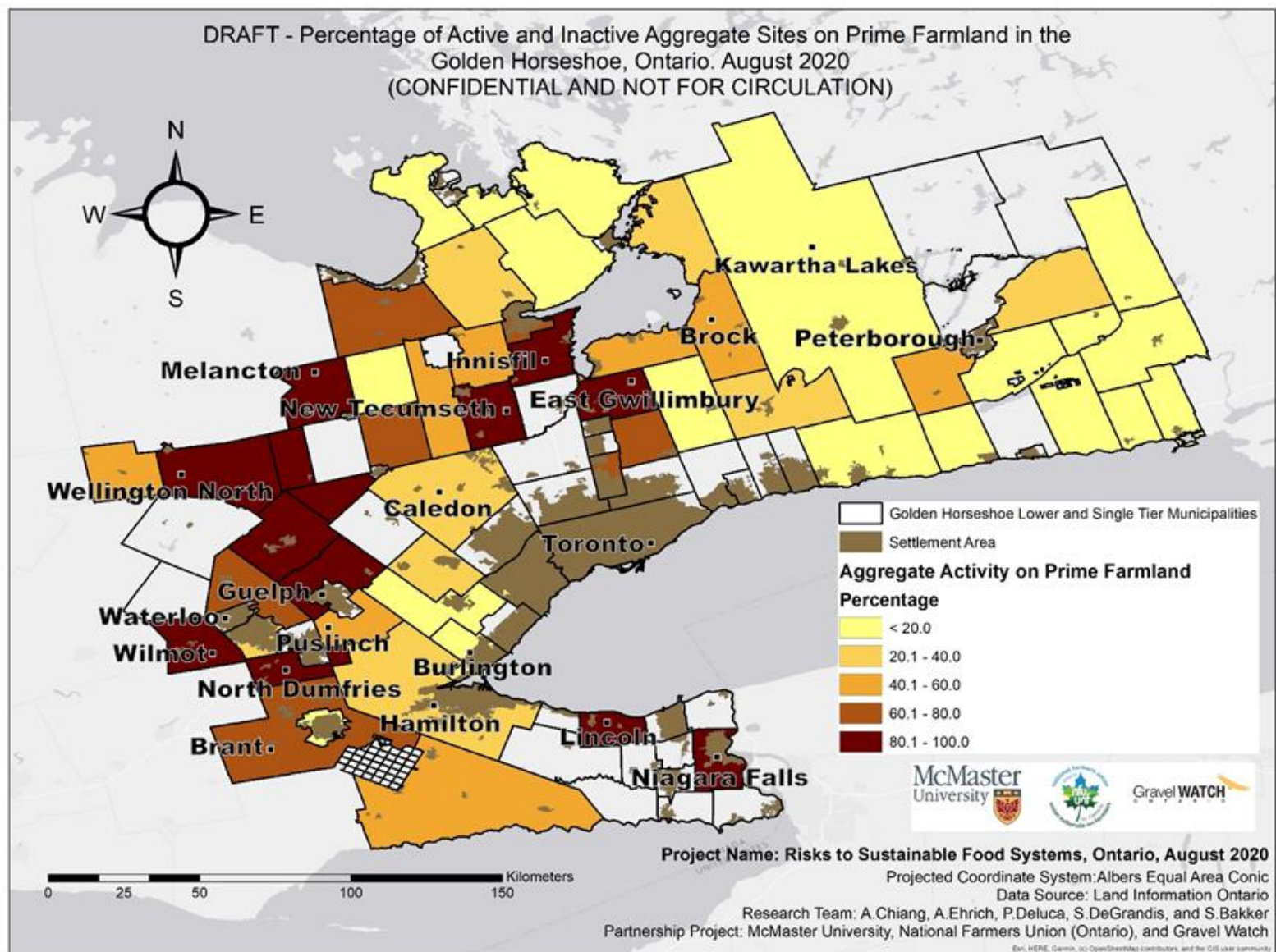


# Distribution of Prime Farmland and Aggregate Activity Sites in Ontario

CONFIDENTIAL not for Sharing







# Summary

- 77.3% of aggregate activities are located on prime farmland comparable to some recent work by government agencies
- Provides strong evidence of the urgent need to protect farmland to sustain food security
- Impact on Soil Classes 4-7 needs to be considered as part of sustainable food systems
- Growing evidence of the fragility of local and global food system



[Food Systems Thinking](#)

# Added Risks to Health

- What precautionary measures/policies are in place given health risks associated with soil and water contaminants ie. Sludge and agri-chemicals used on lands on Well-head Protection Areas (WHPAs)?
- By whom and how are 'contaminants of concern' tested and monitored for local decision-making ?
- What monitoring data is required of the industry?
- Will it be openly available for local municipal decision-making with inter-sectoral collaboration ie. Health, agriculture, water, environmental committees sharing data?
- Ensure that detection limits for contaminants meet standards based on current research evidence ie. risks to women and children's health basis for bans 20+ years ago for agri-chemical contaminants such as atrazine found in drinking water.



# **Growing Risks and Opportunities: Food Systems Sustainability with Climate Crisis and COVID Pandemic?**

COVID pandemic amplified call for sustainability:

“The systemic weaknesses exposed by the virus will be compounded by climate change in the years to come. In other words, COVID-19 is a wake-up call for food systems that need to be heeded.”

IPES –International Panel of Experts on Sustainable Food Systems, April 2020)



THANK YOU and Q&A



# Hallman Pit Application - Agricultural Impacts

Alisa McClurg

April 12, 2021

EcoVoca.com



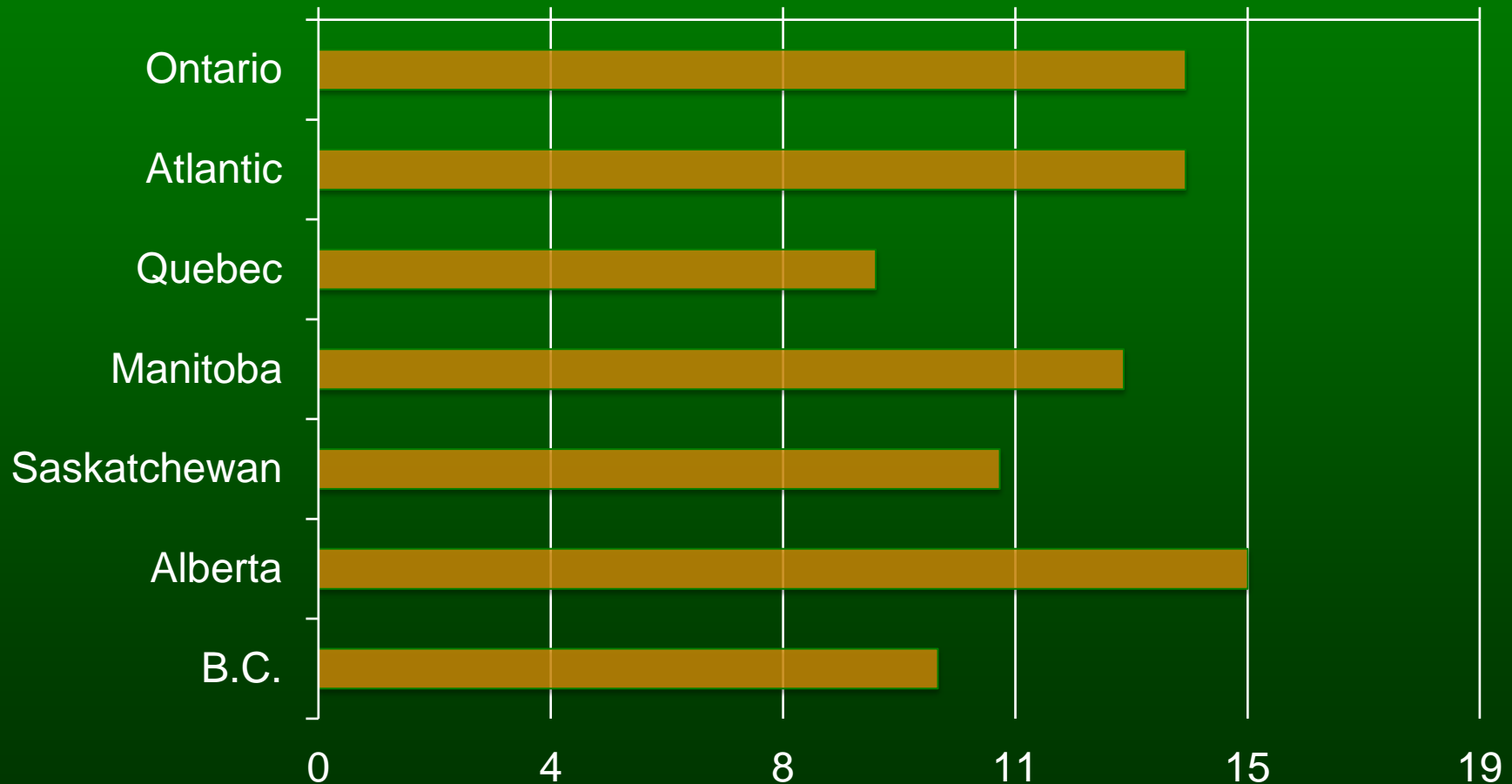


KW URBAN HARVESTER

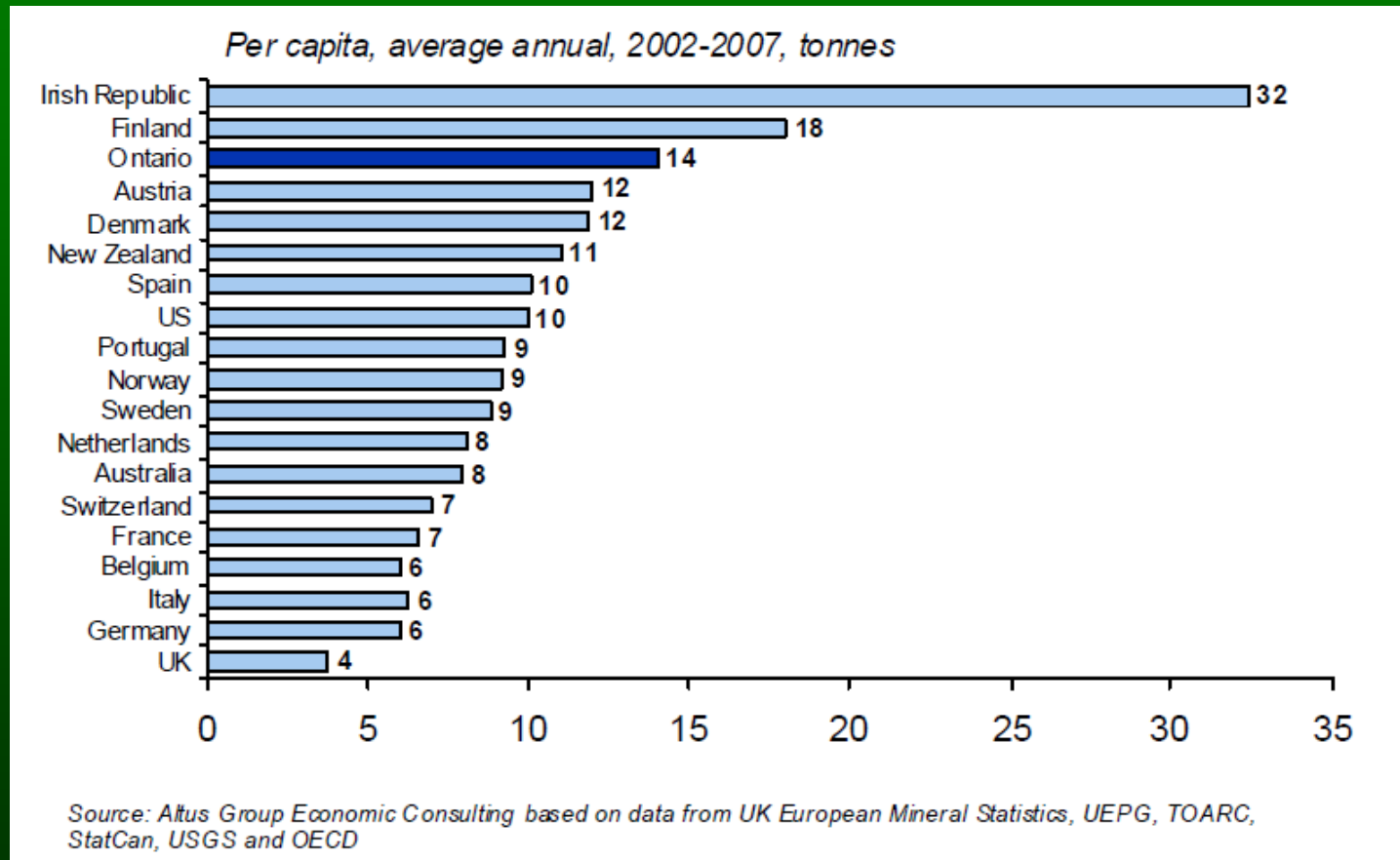


# Provincial consumption high!

■ Per capita primary aggregate consumption (tonnes 2002-2007)



# High compared to other countries!





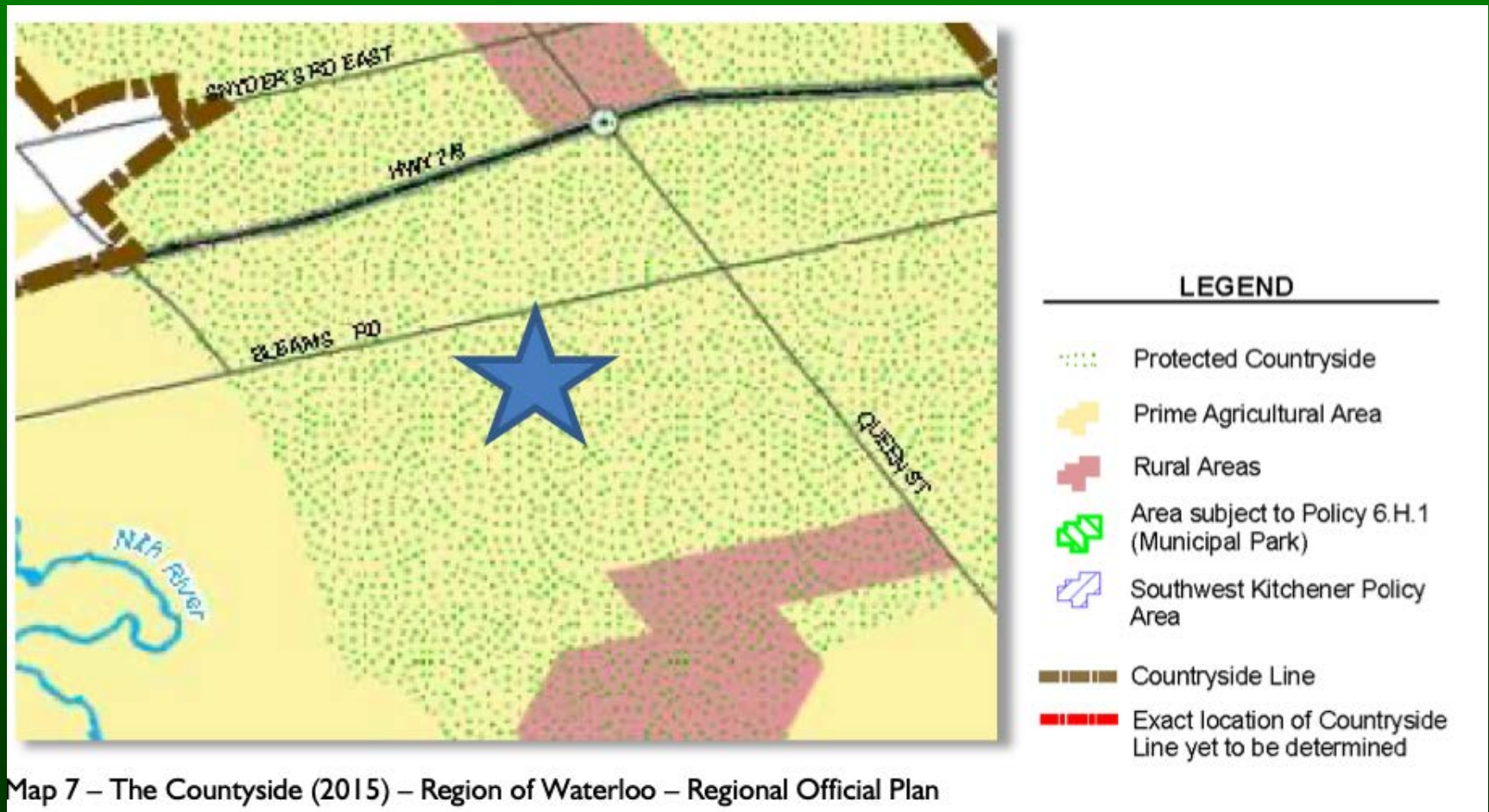


# Have Regard to Agricultural Resources:

“In considering whether a licence should be issued or refused, the Minister or the Local Planning Appeal Tribunal, as the case may be, shall have regard to...(f) any possible effects of the operation of the pit or quarry on agricultural resources”

*Aggregate Resources Act, s. 12(1)*

# Lands Prime Agricultural





# Waterloo Region needs rural food production

- In 2019, 10% of households in Waterloo Region were food insecure
- With pandemic, 40% increase in food distribution (*Waterloo Region Food Bank*)
- Even harder for marginalized groups

# Strong Demand for Grow-a-Row

Last year we provided/created\*:

- 125 gardeners with soil,
- seedlings to 216 gardeners,
- two yard shares & 4 garden plots

■ \*[kwurbanharvester.org/grow](http://kwurbanharvester.org/grow)



# Recommendations

- Protect agricultural land!
- Disallow this zoning change!
- Push for assessment of aggregate needs
- Discourage prime aggregate use





# Food System Roundtable of Waterloo Region

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A healthy, just, and sustainable food system is one in which all residents have access to, and can afford to buy, safe, nutritious, and culturally acceptable food that has been produced in an environmentally sustainable way, and that supports our rural communities.

We need need to carry out food system planning, and to establish principles that govern food-related decisions.

# Our Food Charter

2

... we support **community economic development**

- by building the processing and distribution infrastructure required to make local foods available for local residents and global trade.

This includes:

- prioritizing local processing, distribution, and retailing opportunities for small- and medium-sized businesses
- encouraging public institutions to buy local and environmentally sustainable food
- by encouraging policies and other initiatives which enable profitable livelihoods for local farmers for generations to come.

... we support **access to healthy food**

- by protecting farmland from urban development
- by supporting policies and other initiatives that ensure that everyone has access to enough nutritious food. This includes:
  - championing adequate incomes for everyone, so that all residents can afford to buy healthy food
  - encouraging the local production and processing of foods that contribute to the nutritional health of citizens
  - ensuring walkable access to venues that sell healthy foods
  - ensuring the widespread availability of, and access to, locally produced and culturally appropriate food
  - ensuring the availability of healthy, affordable food choices in workplaces and public institutions



... we support **ecological health**

- by promoting and supporting food production and processing methods that reduce greenhouse gas emissions; use less fossil-fuel energy; sustain or enhance wildlife habitats, watersheds, biological and seed diversity, and soil health; and that optimize or reduce the use of local natural resources to ensure long-term ecological sustainability
- by ensuring access to a safe and sustainable water supply for all residents of Waterloo Region
- by encouraging the reduction of food waste and excessive food packaging, and supporting initiatives that strive to reduce or reuse food waste, such as composting

5 ... we support **integrated food policies at all levels of government**

- by encouraging joined-up policies across local, provincial, and federal levels of government that aim to ensure that healthy, environmentally sustainable food is available to everyone
- by recognizing the importance of comprehensive food strategies and policies that promote a profitable, viable and ecologically sustainable food system

# Growing Community Awareness of Food Sustainability Challenges

— This is important to the whole Region not just Wilmot Township

Looking to you to ensure that you protect and increase accessibility to local food for our children, grandchild, and all the children to come.

We can not afford to lose an acre of farmland



# Which argument sounds right?

—

## Aggregate needs to be close to market

(while also potentially negatively impacting local food and water resources)

## Local food needs to be close to market

(Focus is being put on building local distribution and processing facilities and more farm to table options)

9 March 2021 “The world's food systems are responsible for more than one-third of global greenhouse gas emissions”- Nature Food.

“The data is clear that agriculture supply chains are major contributors to climate change,” said Julie Nash, director of food and capital markets at Ceres

# Farms Forever Discussion Paper

Feb 12, 2021

The Ontario government recognizes that our agri-food sector is the foundation of our province and that it will play a critical role in our future.

**The four policy objectives of Farms Forever are the following:**

- Help preserve the productive capacity of agricultural land close to major urban centres
- Support the local sourcing of food
- Strengthen Ontario's agri-food sector
- Support young farmers and new entrants

“Ensuring that Ontario's farmland is protected for future generations is an important aspect of the province's growth and development.”

<http://www.omafra.gov.on.ca/english/policy/farmsforever.htm>

# Ontario Strengthens the Protection of — Water Resources

Changes to water taking program ensuring sustainability of surface and groundwater

Priority 1 – Environment, drinking water, and farm animal production (equally)

Priority 2 - Agricultural

Priority 3 – Industrial and commercial and other

For example: aggregates

<https://www.ontario.ca/page/guidance-support-priorities-water-use>



# Additional Municipal By - laws to Consider

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- Conduct robust soil mapping studies.
- Formation of Agricultural Advisory Committees working with local farmers
- Revise policies on the development of mining for aggregates addressing where it is most appropriately located and the need for more recycling of minerals
- Create permanent agricultural districts
- Places limits on the quantity of farmland that can be owned by individuals or entities located outside of Ontario



Our Food Future Waterloo is a joint project from the University of Waterloo and the Food Systems Roundtable of Waterloo Region to bring the best from research and the community to inform our path towards Food Justice in the region.

We welcome a conversation from Wilmot Township about helping to create

- a food, agriculture, land use committee/council
- a Wilmot Food Charter

**From:**  
**To:** [Tracey Murray](#)  
**Cc:**  
**Subject:** Statement Regarding the Hallman Pit  
**Date:** Monday, April 12, 2021 12:43:59 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I was made aware that there is a meeting this evening regarding the proposed Hallman Gravel Pit. I do not have a significant amount that I would like to present...I am available to be involved in the call but would prefer to make a statement vs have a presentation.

As owner of Lyndon Fish Hatcheries located at \_\_\_\_\_ in New Dundee. We are concerned about the potential impact of the Hallman pit on our livelihood as well as the impacts on the greater industry that we support. Every year we hatch 4 million rainbow trout per year at these two facilities which our customers grow out to turn into 24 Million meals. We are investing heavily in ways to best use the water resource available to us and steward it in a sustainable way out of respect for future generations.

This pit has the potential to not only impact the water table, but more importantly due to the absence of an aquitard, the aquifer is highly exposed to contamination spread.

For clarity -An aquitard is a zone within the Earth that restricts the flow of groundwater from one aquifer to another. Aquitards comprise layers of either clay or non-porous rock with low hydraulic conductivity.

This contamination would have little chance of being managed or maintained in the event of a spill. We view this as a significant area of concern and have had our insurance policies amended to reflect this added coverage. Other water users (including the region) may not have this option and once the damage has been done, reversing impact is unlikely at best.

Please call me at \_\_\_\_\_ at your earliest convenience to discuss if you would like this statement read or if you would like it simply in written form.

Regards,

Clarke Rieck



1738 Queen Street, New Dundee, Ontario N0B 2E0

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