



## **Special Council Meeting Agenda**

### **Special Council Meeting**

**Monday, April 4, 2022**

**7:00 p.m.**

**Virtual Location**

This meeting is open to the public and is available through an online platform. Please subscribe to the Township of Wilmot You Tube Channel to watch the live stream or view after the meeting. Delegations must register with the Information and Legislative Services Department. The only matters being discussed at this meeting will be those on the Agenda.

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**Pages**

- 1. MOMENT OF SILENCE**
- 2. TERRITORIAL ACKNOWLEDGEMENT**  
Councillor J. Pfenning
- 3. ADOPTION OF THE AGENDA**  
**RECOMMENDATION**  
THAT the Agenda as presented for Monday April 4, 2022 be adopted.
- 4. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL  
CONFLICT OF INTEREST ACT**
- 5. REPORTS**
  - 5.1. DEVELOPMENT SERVICES**

5.1.1. Zone Change Application 11/19 Jackson Harvest Farms Ltd. /  
IBI Group 1894-1922 Witmer Road Report, DS-2022-03

The delegations are listed in the order in which they registered. The order in which the delegations will be called upon is subject to change to accommodate the technological needs of some delegations. During the delegation portion, the delegation being called upon next will be posted on the virtual meeting screen.

**Registered Delegations**

- David Sisco (For the Applicant)
- David Bricker
- Robert Gebotys
- David Prong
- Christina Harnack
- Helen Schroeder
- Marilyn Hay
- Rachel Rennie
- Yvonne Fernandes
- Paula Brown
- Rory Farnan
- Ritch Stevenson
- Barbara Schumacher
- Steph Goertz
- Rod Northey
- Stefan Szczerbak
- Ingrid Rosner
- Kevin Thomason
- Mike Balkwill
- Jen Lauzon
- Susan Bryant
- Mary Deitner

- Patricia Chevalier
- Ann Dupej
- Linda Laepple
- Samantha Lernout
- Simone Philpot
- Allan Drost
- Clarke Rieck
- Lori Elash
- Jan Hallman
- Kathy Loree
- Roy Lam
- Matt Rennie
- Dorothy Wilson
- Laverne Forwell
- Kelvin Wood
- Martha Bricker
- Susan Dupej
- Howard Madill
- Joe Gowing
- Ruth Rosner
- Catherine Young
- Ralph Schroeder
- Sue and Arne Kennel
- Joyce Gmach
- Jim Paul and Linda Kress
- John Jordan
- Christine Gray

## RECOMMENDATION

THAT Council approve Zone Change Application 11/19 made by Jackson Harvest Farms Ltd. / IBI Group, affecting Part of Lot 10, Concession South of Bleams Road being Part 1, Plan 58R-19981, to rezone the subject lands as follows:

1. in part from Zone 1 (Agricultural) to Zone 14 (Extractive Industrial) with site specific provisions requiring post restoration uses to comply with the terms of the Risk Management Plan 00051 as approved and/or amended by the Region of Waterloo.
2. in part from Zone 1 (Agricultural) to Zone 11 (Open Space) with site specific provisions limiting uses to an Arboretum, Wildlife Sanctuary, and accessory uses.

THAT, prior to the third reading of the implementing zoning by-law, the applicant shall enter into an agreement with the Township of Wilmot to require that, prior to commencement of operations and at no cost to the Township, Witmer Road be reconstructed from Queen Street to just west of the proposed pit entrance to the satisfaction of the Township.

THAT the Township advise the Ministry of Northern Development, Mines, Natural Resources and Forestry that, in addition to comments provided by the Region of Waterloo dated November 30 and December 1, 2021, the following amendments are required in relation to the ARA plans:

1. General Operation Note 2a shall be amended to clarify that, prior to commencement of shipping activities, the pit entrance shall be paved from the limit of asphalt on Witmer Road to, at minimum, the weigh scale and that the weigh scale shall include a grizzly screen at its approach.
2. General Operation Note 2b shall be amended by adding a sentence preceding the current sentence, to indicate that pit traffic will not be permitted west of the entrance on Witmer Road.
3. General Operation Note 2c shall be amended to clarify that the farm-type gated access from Bleams Road shall not be use for any component of the pit operations



and limited to farm access only.

4. General Operation Note 15 shall be amended to align with the peer reviewed noise study as follows:

Site Preparation: 7:00am to 6:00pm Monday to Friday

Excavation / Processing: 7:00am to 6:00pm Monday to Friday

8:00am to 12:00pm Saturdays

Shipping: 6:00am to 6:00pm Monday to Friday

6:00am to 12:00pm Saturdays

## 6. **CONFIRMATORY BY-LAW**

### **RECOMMENDATION**

THAT By-law No. 2022-16 be read a first, second, and third time, and finally passed in Open Council.

## 7. **ADJOURNMENT**

### **RECOMMENDATION**

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

March 30, 2022

Due to the 170 MB size of the file for Report No. DS 2022-03, Zone Change Application 11/19, Jackson Harvest Farms Ltd. / IBI Group, 1894-1922 Witmer Road, the Council Agenda Package could not properly upload to the Calendar module of the website.

Please use this link to access the report: [www.wilmot.ca/zca-11-19](http://www.wilmot.ca/zca-11-19). The report has been posted and available online for the past two (2) months for public viewing.

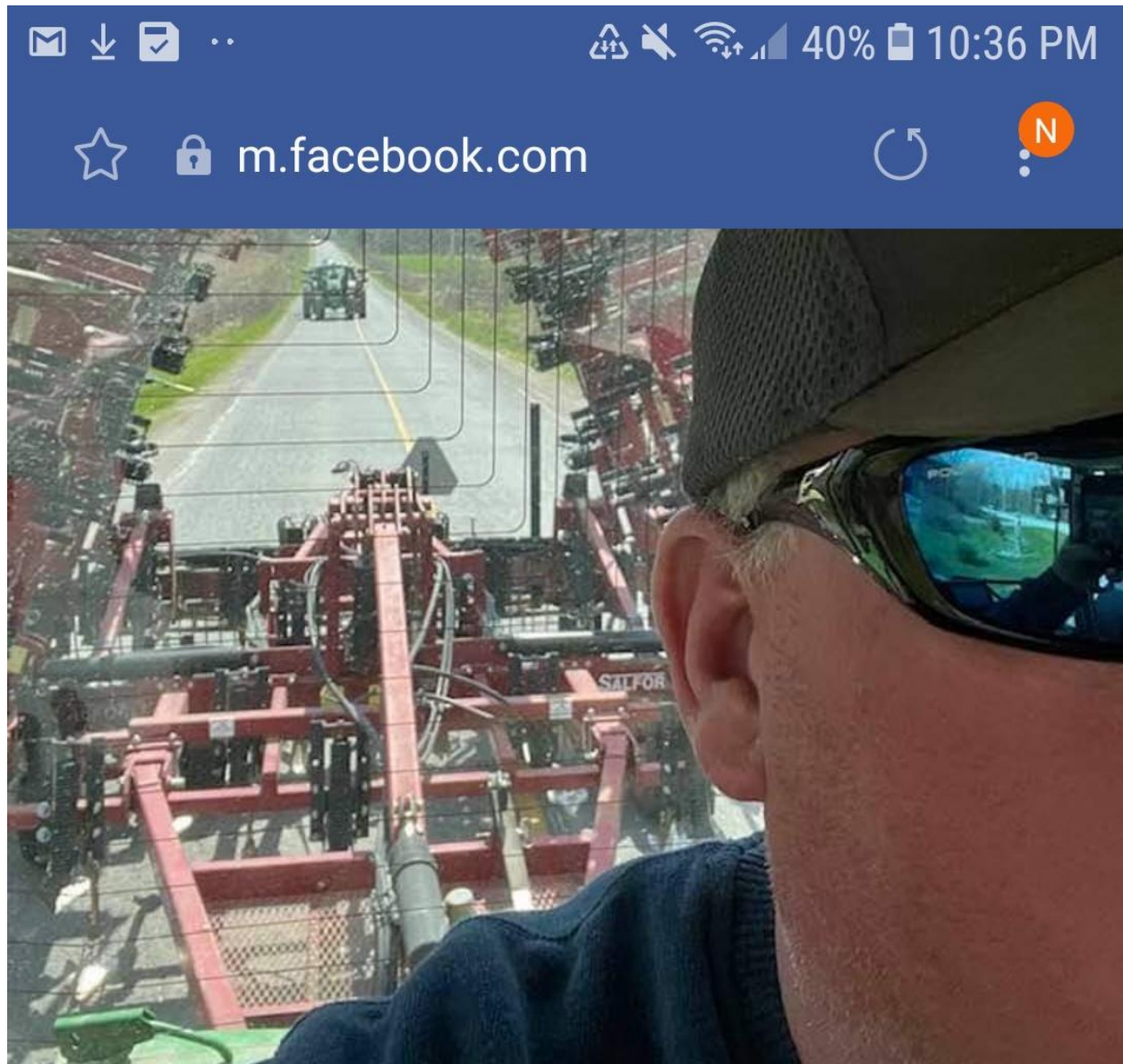
We appreciate your understanding of this technological system limitation.

Thank you.

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\*\*\*This information is available in accessible formats upon request\*\*\*



**Jeff Harrison**

Moving farm machinery on the road is one of the most dangerous things a farmer does nowadays. It's a fine balance between being defensive and offensive . PLEASE be patient with us. Hills, mailboxes, blind corners and soft shoulders don't make it easy to let you pass. Farmers will stay on the asphalt to avoid creating dust from the shoulder or prevent an unsafe pass. NOT to slow you up. Everyone deserves to make it home for supper and









Delegation Presentation – Robert Gebotys

<https://youtu.be/jb9xwjSL874>



# WHITE MASONRY CEMENT



## RISK COMMENT:

- CORROSIVE TO EYE, SKIN AND RESPIRATORY SYSTEM

## PRECAUTIONARY MEASURES:

- AVOID EYE AND SKIN CONTACT ESPECIALLY WHEN WET
- WEAR FULL CLOTHING WITH LONG SLEEVES
- WEAR SAFETY GLASSES AND GLOVES

## FIRST AID MEASURES:

- IF CONTACT OCCURS, WASH THOROUGHLY WITH WATER WITHOUT DELAY
- WHERE DISCOMFORT PERSISTS, SEEK PROMPT MEDICAL ATTENTION

REFER TO MATERIAL SAFETY DATA SHEET FOR FURTHER INFORMATION:

# CIMENT MACONNERIE BLANC

## INDICATION DES RISQUES:

- CORROSIF POUR LES YEUX, LA PEAU ET LE SYSTEME PULMONAIRE

## MESURES DE PREVENTION:

- EVITER CONTACT AVEC LES YEUX ET LA PEAU PARTICULIEREMENT QUAND HUMIDE
- PORTER DES VETEMENTS POUR PROTECTION COMPLETE
- PORTER DES EQUIPEMENTS POUR LA PROTECTION DES YEUX ET DES MAINS

## MESURES DE SECOURS D'URGENCE:

- EN CAS DE CONTACT, BEIN RINCER AVEC DE L'EAU IMMEDIATEMENT
- EN CAS DE MALAISE PERSISTANT, CONSULTER AUSSITOT UN MEDECIN

POUR PLUS D'INFORMATION, CONSULTER LA FICHE SIGNALETIQUE:

1-800-265-1806

FEDERAL WHITE CEMENT LTD. WOODSTOCK, ONTARIO



**CAUSES BURNS:** DO NOT SWALLOW. DO NOT GET IN EYES. DO NOT GET ON SKIN OR CLOTHING. DO NOT BREATHE FUMES. HANDLE WITH CARE. KEEP OUT OF REACH OF CHILDREN. WEAR SAFETY GLASSES, PROTECTIVE CLOTHING AND DUST MASK. USE ONLY IN A WELL-VENTILATED AREA.

**FIRST AID TREATMENT:** CONTAINS CEMENT, WHEN WET FORMS A CALCIUM HYDROXIDE SOLUTION. IF SWALLOWED CALL A POISON CONTROL CENTER OR DOCTOR IMMEDIATELY. DO NOT INDUCE VOMITING. IF IN EYES, RINSE WITH WATER FOR AT LEAST 15 MINUTES. IF ON SKIN, RINSE WELL WITH WATER. IF ON CLOTHES REMOVE CLOTHES. IF BREATHED IN, MOVE PERSON TO FRESH AIR.

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plastic sheeting. Curing should be continued for a period of five days in warm weather [73 °F (21 °C) or higher] or seven days in cold weather [50 °F to 70 °F (10 °C to 21 °C)]. Curing with plastic

béton est durcie mais  
utiliser de produits de  
inférieures à 10 °C (50  
ou à la fin de l'automne  
seront utilisés pour fai

**QUIKRETE.COM**

Do-It-Yourself doesn't mean  
IDEAS • ADVICE

## First Aid / Premiers Soins:

**Important! Read before using. WEAR IMPERVIOUS GLOVES, such as nitrile.**

**DANGER - CORROSIVE: CAUSES SEVERE SKIN BURNS AND SERIOUS EYE DAMAGE.** May cause an allergic skin reaction. Portland cement can cause dermatitis or sensitization. Do not mix with other chemical products. Do not swallow. Do not get in eyes or on skin or clothing. Dust may cause irritation. Causes damage to lungs through prolonged or repeated inhalation. Handle with care. Wear safety glasses. Wash thoroughly after handling. Use only in a well-ventilated area. Do not use in enclosed spaces. Wear a CSA approved respirator (mask), such as N95, in poorly ventilated areas, when used for extended periods or when permissible exposure levels may be exceeded.

**FIRST AID TREATMENT:** This product contains silica sand, portland cement and may contain other chemicals. If swallowed, call a Poison Control Centre or doctor immediately. Rinse mouth and do not swallow. If in eyes, rinse with water; remove contact lenses if easy to do; continue rinsing for up to 15 minutes. If on clothes, remove clothes. You cannot rely on pain to alert you.





# Why I Object to the Hallman Pit

Christina Harnack

Spring 2022

## Wilmot Region-Our community for generations to come





**I object to the Hallman pit for several reasons.**

**I am concerned about:**

- » Our Water Safety
- » Toxic Pollution affecting Noise and Air quality
- » The Well-Being of Others
- » Negative Effects on the Environment
- » Climate Change
- » Our Physical and Mental Health



## 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, Wilmot Township and Citizens for Safe Ground Water Inc., as well as the Grand River Conservation Authority, to date\*







# The Danger of Fine Particulate Matter

- Fine Particulate Matter is related to increases in:
  - cardiopulmonary disease
  - asthma, bronchitis, emphysema,
  - and premature death in those with pre-existing conditions.
- Crystalline silica dust is common from processing sand and gravel and is a known carcinogen.



# The Danger of Fine Particulate Matter

- Diesel emissions contain Fine Particulate Matter that can enter our bloodstream
  - Fine Particulate Matter is smaller than a red blood cell!
- Diesel emissions in our community will increase with the Hallman Pit with a proposed 1-2 trucks per minute.
- Diesel engine exhaust is “carcinogenic to humans” and linked to lung cancer and bladder cancer (Evidence from the International Agency for Research on Cancer (IARC))

# The Danger of Fine Particulate Matter

- As a result of increased exposure to Fine Particulate Matter, Lancet Planetary Health, using data from U.S. and Ontario and published in 2020, identifies :
  - Impaired cognitive function
  - Accelerated cognitive decline
  - Parkinson's disease, Alzheimer's disease
  - Dementia
- The Global Burden of Disease, Injuries and Risk Factors Study in 2016 outlines the increase of neurodegenerative diseases and premature death connected to Fine Particulate Matter.
- Fine Particulate Matter is related to increases in cardiopulmonary disease, asthma, bronchitis, emphysema, and premature death in those with pre-existing conditions.
- Seniors and young children are the most at risk with increased exposure to Fine Particulate Matter.





Wash Ponds at the Tri City pit on Snyders Road in Wilmot

# Accessory Use - Wilmot Official Plan

781



## ACCESSORY PROPERTY USE

Do auxiliary aggregate activities pose an unnecessary risk to sensitive recharge areas?

The Township will regulate uses associated with aggregate extraction through the Zoning By-law as follows:

- a) permit *accessory uses* associated with aggregate extraction operations and processing activities such as crushing, screening, washing, stockpiling, blending with recycled asphalt or concrete materials, storage, weigh scales, parking and office facilities;

Source: Township of Wilmot Official Plan – April 2019 Consolidation - 7.1.1.7

## Wilmot Council has the ability to mitigate risk:



**No** 'Wash Ponds' on-site



**No** Used asphalt/concrete stockpiling, reprocessing.



**No** Fuel storage on-site

**Note:** Applicant has proposed these activities take place in a “**Sensitive Recharge Area**”





TOWNSHIP  
OF WILMOT

## MEDIA RELEASE

### **Wilmot Township Council Approves Climate Emergency Declaration**

**Baden, ON** - At the September 23rd Council meeting, the Township of Wilmot took another solid step forward in continuing its efforts to promote sustainability by joining government agencies in the declaration of a climate emergency.

Over the past few months, Kai Reimer-Watts and Andreas Fuentes from the Climate Emergency Declaration Group Waterloo Region have been working with area municipalities on formulating resolutions in support of the Climate Emergency Declaration.

Data provided by Mr. Reimer-Watts and Mr. Fuentes indicates that municipalities are significant contributors to climate change, consuming more than 2/3 of the world's energy and accounting for more than 70% of its carbon emissions.

The Township of Wilmot has an absolute Green House Gas (GHG) emissions target reduction of 25% from 2012 levels by 2027, and has already reduced its GHG emissions by approximately 19.6% or 330 tons since 2012.



**“The Township of Wilmot has an absolute Greenhouse Gas (GHG) emissions target reduction of 25% from 2012 levels by 2027”.**

How will rezoning this property for industrial extraction help the Township **meet** this target?

Or rather, how will this gravel pit **prevent** the Township from meeting this target?

It is time for Wilmot Council to take action.



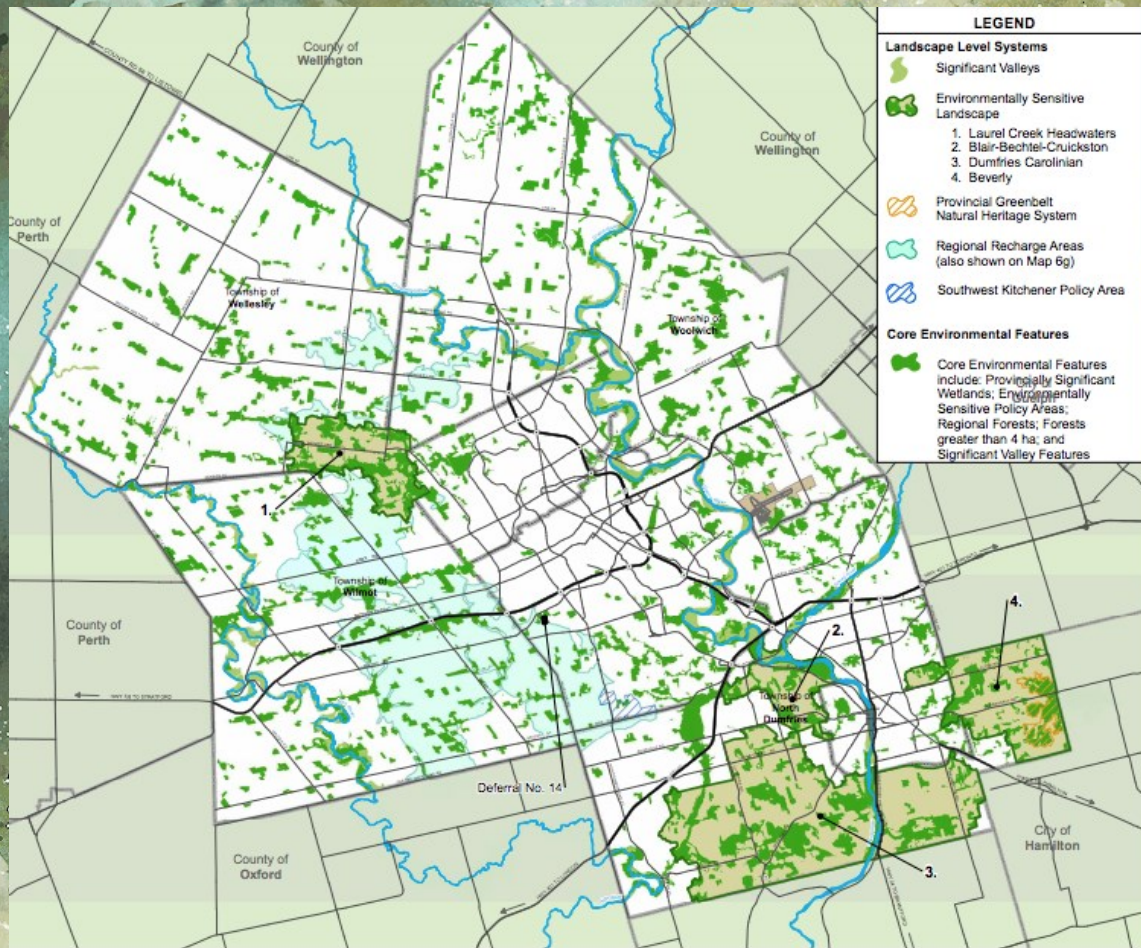
**The decision on this rezoning in a Source Water protected area will be precedent setting.**

**To date, there has not been a gravel pit approved for rezoning in a Source Water Protected Area.**

**This precedent decision comes with great responsibility and could open the potential of other protected areas to also be negatively impacted and exploited.**

# Regional Official Plan

Wilmot Region is identified as Regional Recharge Area

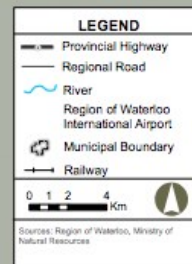


Region of Waterloo

Regional Official Plan  
SHAPING OUR FUTURE

MAP 4

GREENLANDS  
NETWORK

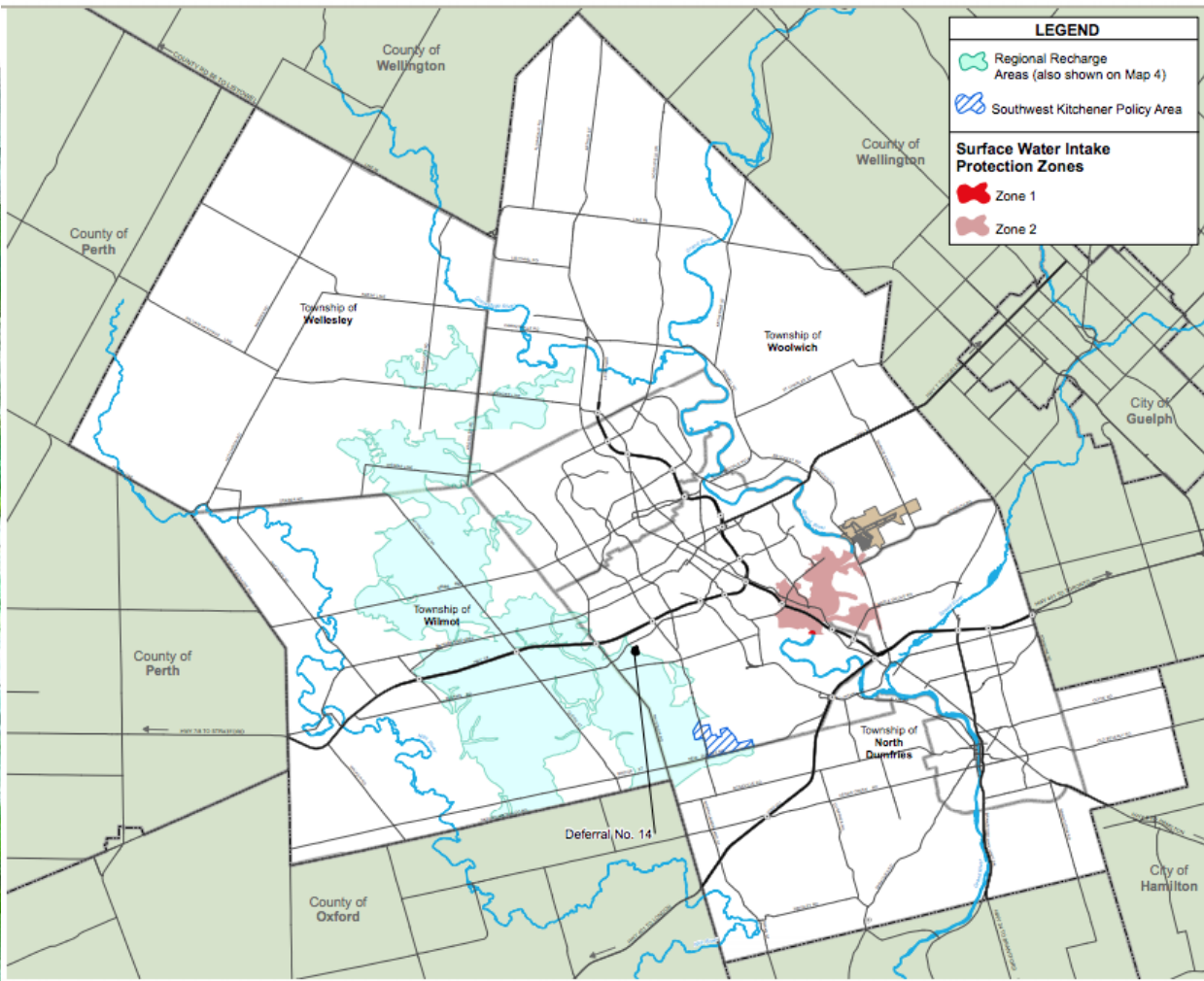


2015

Note: Permanent and intermittent watercourses are identified in the Technical Appendix for Landscape Level Systems and Core Environmental Features

Note: This map forms part of the Official Plan of the Region of Waterloo and must be read in conjunction with the policies of this Plan.



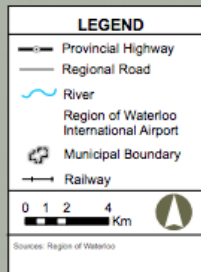


786

Region of Waterloo

Regional Official Plan  
SHAPING OUR FUTURE

## MAP 6g OTHER SOURCE WATER PROTECTION AREAS



2015

Note: This map forms part of the Official Plan of the Regional Municipality of Waterloo and must be read in conjunction with the policies of this Plan.



Region of Waterloo

## Regional Official Plan SHAPING OUR FUTURE

### MAP 6c

## TOWNSHIP OF WILMOT SOURCE WATER PROTECTION AREAS

### LEGEND

- Provincial Highway
- Regional Road
- River
- Region of Waterloo International Airport
- Municipal Boundary
- Railway

0 0.5 1 2 Km

Sources: Region of Waterloo

2015

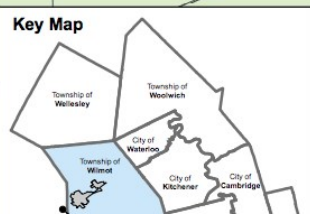
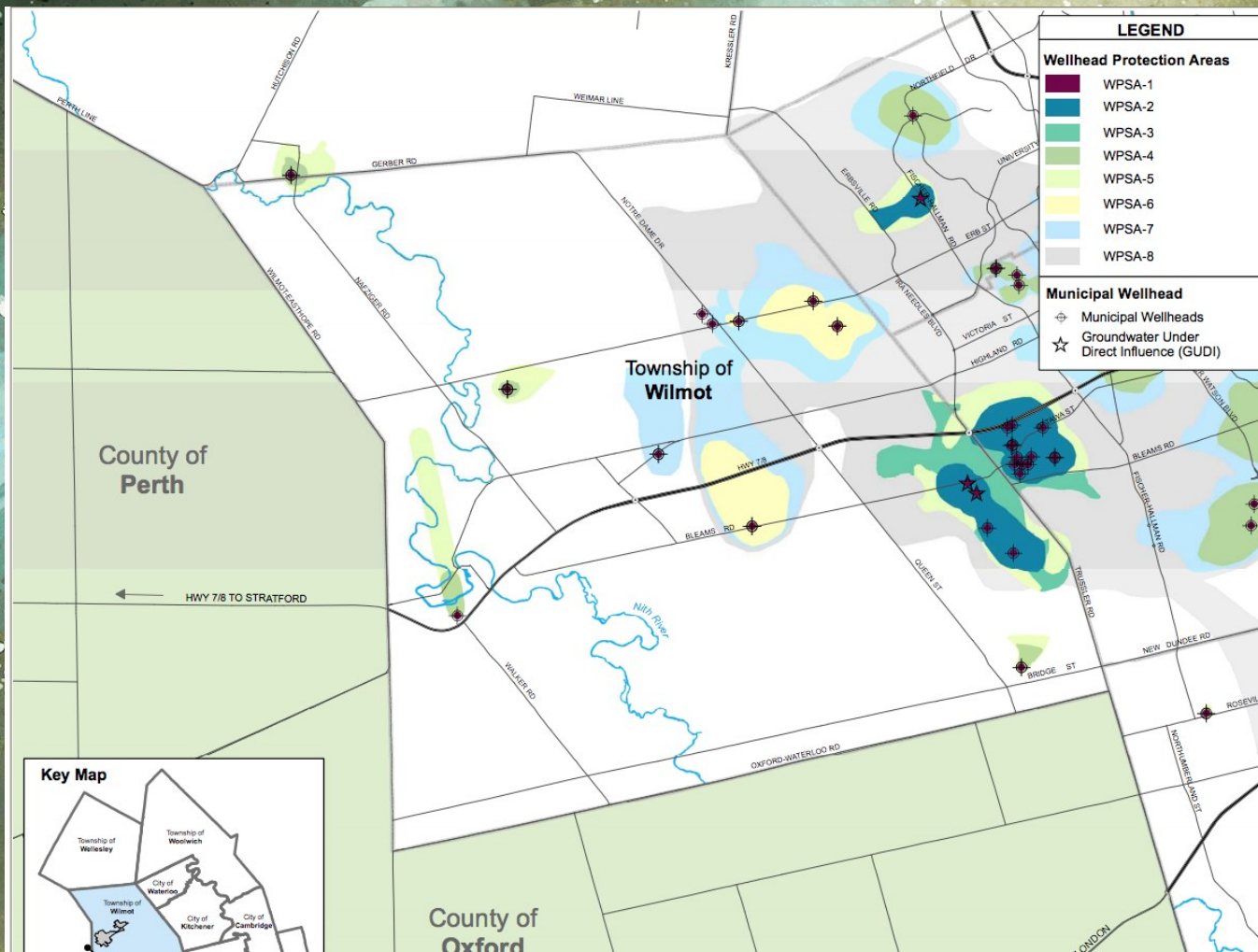
**LEGEND**

**Wellhead Protection Areas**

- WPSA-1
- WPSA-2
- WPSA-3
- WPSA-4
- WPSA-5
- WPSA-6
- WPSA-7
- WPSA-8

**Municipal Wellhead**

- Municipal Wellheads
- Groundwater Under Direct Influence (GUDI)





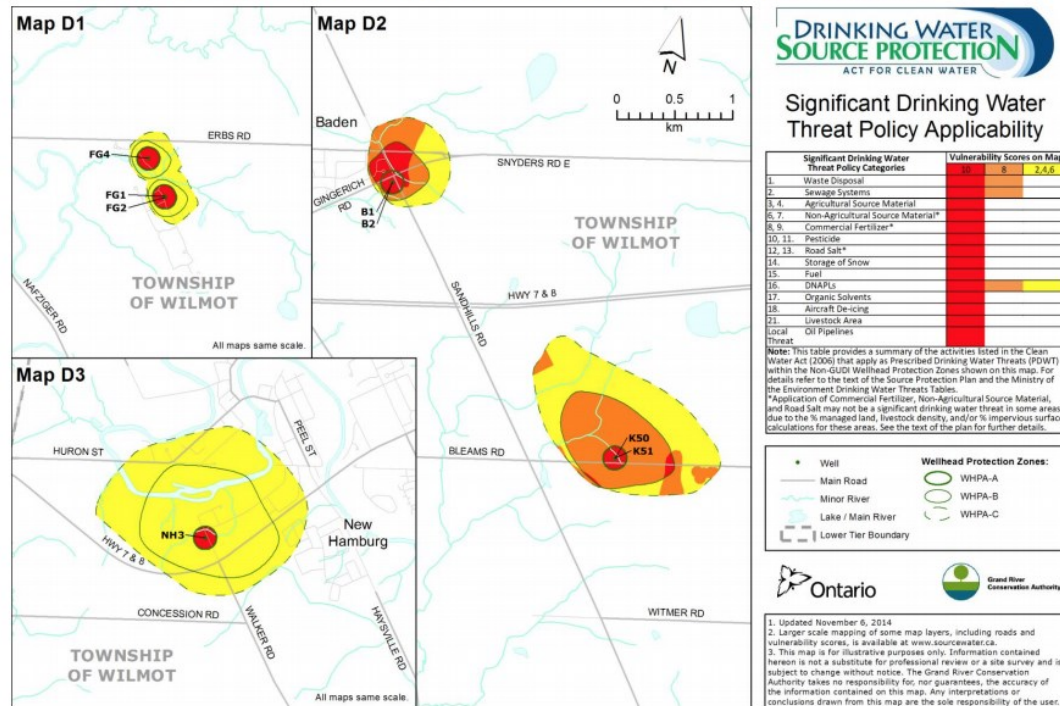
# Drinking Water Source Protection Plan

788

## Grand River Source Protection Plan

## Volume II – Approved

### 10.10 Schedule E: Regional Municipality of Waterloo: Township of Wilmot Well Fields Maps D1, D2 and D3



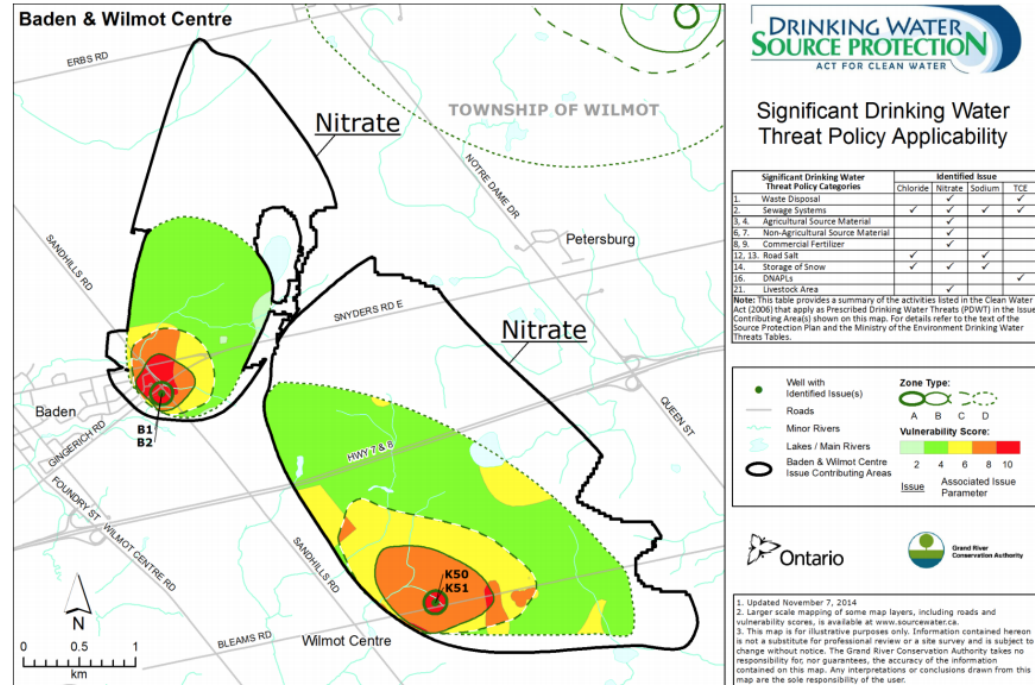
# Significant Drinking Water Threat Policy Applicability

789

## Grand River Source Protection Plan

Volume II – Approved

### 10.21 Schedule P: Regional Municipality of Waterloo: Baden and Wilmot Centre Issue Contributing Areas





## Chapter 8

## Source Water Protection

## 8. Source Water Protection

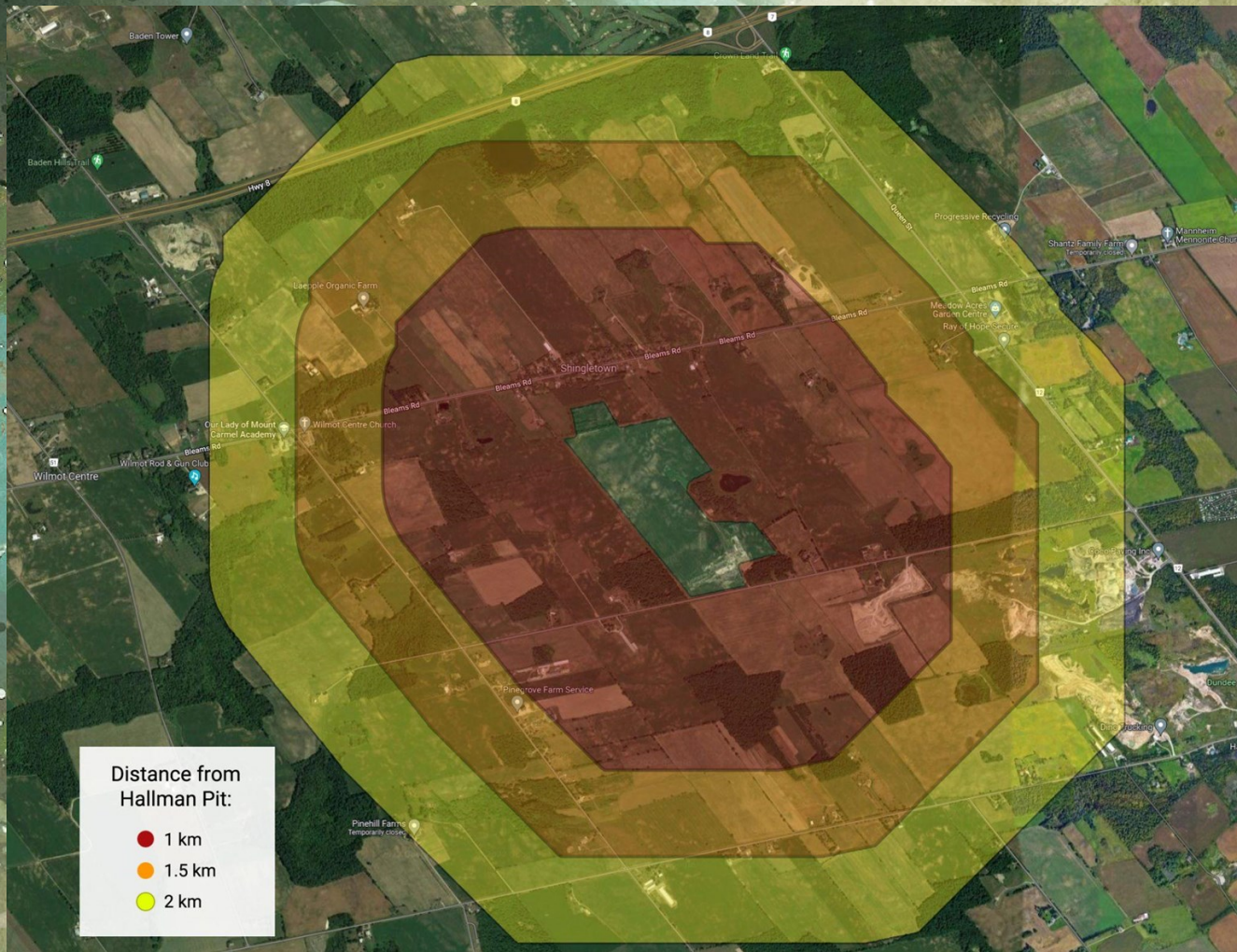
Waterloo Region is unique in Ontario in that it is the largest urban municipality to rely almost exclusively on groundwater supplies for its drinking-water. Approximately three quarters of all the region's drinking-water comes from the over one hundred municipal wells, many of which tap into rich aquifers sustained by the Waterloo Moraine. The remaining quarter of the region's drinking-water is drawn from the Grand River. Protecting these valuable water resources from contamination and from land uses that could hinder groundwater recharge is essential to maintaining human health, economic prosperity and a high quality of life in the region.

The *Province* has recently emphasized the importance of protecting the *municipal drinking-water supply system* by way of land use planning decisions, through changes to the Provincial Policy Statement. The importance of protecting the *municipal drinking-water supply system* is also underscored by the enactment of the Safe Drinking Water Act and the Clean Water Act. The Region's role in implementing Provincial policy, places an obligation on the Region to make land use planning decisions consistent with the Provincial Policy Statement's direction to protect the quality and quantity of drinking-water resources in the region, and to limit *development* and *site alteration* that could adversely affect drinking-water supplies drawn from both the Grand River and groundwater resources. Waterloo Region's continued long-term reliance on groundwater resources necessitates a high priority be placed on protecting this valuable resource through land use management.

Def.  
No. 1











How does the statement:  
**“we should take only what  
we need, leave enough for  
others and keep the dish  
clean.”** from Wilmot’s Land  
Acknowledgment inform their  
decisions in matters of use of  
land, rezoning, and  
community in Wilmot region?



Mr. Esbaugh cannot prove beyond a reasonable doubt that he will have no negative impact on our water, environment, roads, mental health, community or on Greenhouse Gas Emissions. The approval of this rezoning has great stakes and is not worth the risks.



Please be courageous when you make a decision for this rezoning proposal.

Please remember the many **people** who have voiced their concerns and please make this decision with the values of our community at heart and not for the goals and projects of an individual developer.





Thank you











**NITH VALLEY ECOBOOSTERS**  
**Presentation to Wilmot Council**  
**By Dorothy Wilson**  
**April 4, 2022**



# Topics

- Wildlife
- Wetlands
- Water





# Wildlife Habitat

- Assessment of Significant Wildlife Habitat (SWH)



- Migration corridors



# Species At Risk

- Relationship to Significant Wildlife Habitat
- Bats
- Turtles





# Wetlands

- Linkages to other wetlands
- GRCA request
- Need for studies in the spring
- Water balance analysis
- Cumulative analysis



# Water

- Ground water level
- Contamination risk
- Asphalt recycling
- Contingency fund for local groundwater users







Thank You





Highland Rd. Int.  
exit



Highland Rd. Pit  
exit

