

Neighbours fear aggregate operation will impact on property values

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Brian Zeman, of MHBC Planning, told the meeting only 92 hectares on the property are slated for extraction, and the entire operation is to take place above the water table. He added aggregate extraction has been a long-standing land use in the area.

He said this is a high-potential mineral resource area, pointing out the Official Plan encourages new operations in such an area, provided the technical requirements are satisfied.

Zeman also said the property includes an environmental policy area, but he added no mining is planned around there.

As well, he said this material is close to a market, citing the Provincial Policy Statement as stating aggregate should be mined close to where it's going to be used.

The area to be mined, he said, will be set back some distance from homes on

Willoughby; more than the typical 30-metre set back. For the most part, that area will remain in a natural state, with the exception of an acoustic berm and some tree planting to provide a visual screen. He added there will be more tree screening and a three-metre berm at the north side of the property. In addition, a "no crushing" zone will be established for the benefit of residents to the west.

Since the mining is slated to be above the water table, Zeman said there should be no impact on local residential wells. He also said there will be no waver taking, adding the water naturally flows away from where the mining is slated to be. As well, he said there will be wells on the site that will be monitored.

Access to the site will be from an existing point on Charleston. Zeman said no new access will be needed off Willoughby.

Zeman also said the plan

is to rehabilitate the site back to agricultural use when the mining operation is finished. He pointed out there are strong legislative requirements, adding Lafarge has a good track record in Caledon in that regard.

One man identified himself as a long-time resident of Willoughby, who charged the Town was not acting in the best interests of the residents, saying this proposal will diminish the lives of three families. He added it's estimated the value of their properties will drop be between \$75,000 and \$100,00.

There were also charges the location of the proposed mining operation gets closer to the homes with every meeting.

There were also statements that this stressful process has produced health problems for residents, and he wondered if Lafarge was ready to take responsibility for health issues, even years from now.

He also wasn't impressed with the promises of trees and berms, pointing out Lafarge has done the same

in other places. "There are a lot of dead trees on gravel berms as we talk right now," he remarked.

One of his neighbours pointed out most people have pension plans, and she wondered how they would like it if their investments were taken out from under them. Lafarge, with the assistance of the Town, is proposing just that, she charged.

"Our quality of life will be compromised," she charged, adding the damage of the visual appeal of her home is going to impact on the property value.

Zeman addressed the possible health issues, commenting the operation is being carefully designed to prevent these kinds of problems.

Regarding property values, Zeman said he's seen no distinct evidence that a proposal like this impacts on them. He argued mineral extraction is appropriate in rural areas. He added scientific studies have been conducted to conclude wells won't be impacted, and he

pointed out the Water Resources Protection Act would require them to correct any water disruptions.

Councillor Doug Beffort wondered if Lafarge would be interested in stepping up and becoming what he called a world leader in setting up some sort of compensation plans for these three homeowners. "We'd even put your name on a plaque," he remarked.

Chris McGuckin, Eastern Canada representative for Lafarge, said the company was being put on the spot, adding this was the first they had heard that property values might be impacted. He also said they had no way of knowing how accurate that was. He stressed the company is working hard to mitigate impacts, and added again that the Official Plan states extraction is expected at that site at some point.

McGuckin also said if they tried to buy all the homes around their pits, the company would soon be out of business.

Beffort also brought up the issue of truck traffic, asking if the company would make sure the drivers obey the rules of the road. Zeman said Lafarge won't be owning the trucks, so there won't be much the company can do. He did say they would be willing to talk to Caledon OPP about the matter.

He also told Beffort the plan is to have the pit operate from 6 a.m. to 6 p.m. Mondays to Fridays, 6 a.m. to 1 p.m. Saturdays. It would be closed Sundays and holidays. He added that's consistent with Town bylaws, and he wasn't aware of any plans to try and get that changed. Marsha Paley of the Town's planning department said operating hours are among the issues that are still being discussed.

Zeman also told Councillor Allan Thompson he didn't think there would be any plans to mine below the water table in the future. He added something like that would require another rezoning and Official Plan amendment.

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Government fails families with disabled adult children, Jones charges

Dufferin — Caledon MPP (and Progressive Conservative Community and Social Services Critic) Sylvia Jones last week challenged the McGuinty Liberals to support families who are caring for their adult children with developmental disabilities.

"It's incredible the Minister of Community and Social Services is allowing Families for a Secure Future (FSF), an organization that is supporting 80 adults with disabilities and their

families, to shutdown," said Jones. "Families for a Secure Future is making a difference for many families across the province."


Jones charged the government is refusing to provide two years interim funding to support Families for a Secure Future's innovative program. A 25-year annuity that provided the core funding for the organization stopped paying with the collapse of the U.S. sub-prime market.

Jones raised the issue in

Question Period last week to Minister Madeleine Meilleur.

"I believe this organization, that supports the most vulnerable in our society, deserves this government's support," said Jones. "It's time the McGuinty Liberals put an end to the lip service and actually step up and support a group that is doing so much good for so many people."

"We are appalled that the Minister is unwilling to show leadership and is refusing to provide interim funding for FSF when for seven years we have been leading the way with a family centered approach," said Maureen Emmons, FSF president.




PUBLIC INFORMATION MEETING
 Proposed Official Plan Amendment & Zoning By-Law Amendment

NOTICE OF MEETING
 You are invited to attend a Public Information Meeting to be held by the Council for the Corporation of the Town of Caledon to consider a proposed Official Plan Amendment and a Zoning By-Law Amendment. Your attendance and comments at this meeting are welcome as it is your opportunity to learn more about the applications and express any opinions that you may have.

DATE: Wednesday, May 14, 2008
TIME: 7:00 p.m.
PLACE: Council Chambers, Town Hall
 6311 Old Church Road, Caledon East

SUBJECT PROPERTY
LOCATION: Pt W 1/2 Lots 23, 24 & 25, Conc. 1 WHS (CAL)
 East side of Willoughby Road, south of Highpoint Sideroad
AREA: 74 hectares (183 acres)
APPLICANT: Caledon Grove Developments and 1367937 Ontario Inc.
OUR FILE NUMBERS: POPA 08-02 & RZ 07-17
 (Pinnacle Heights Golf & Country Club – Phase 2)



PROPOSAL
 The applicant proposes to amend the Official Plan to re-designate the subject lands from Rural Area, Agricultural Area, and Environmental Policy Area to Open Space Policy Area and Environmental Policy Area and to amend Comprehensive Zoning By-law 2006-50 and 87-250, as amended, to rezone the subject lands from Agricultural (A1) and Rural (A2) to appropriate Open Space and Environmental Policy Area zones.

PURPOSE AND EFFECT OF THE PROPOSED AMENDMENTS
 The purpose and effect of the applications is to permit the construction of a golf course (Phase 2) and associated uses including maintenance buildings, clubhouse, parking and accessory tourism-based accommodations on the subject property.

The applicant received approval from the Ontario Municipal Board in April of 2005 (Town of Caledon File No. RZ 02-02) to develop approximately 78.7 hectares (194 acres) of land located on the west side of Highway 10, adjacent to the subject lands for an 18-hole golf course. This first phase of the golf course has not yet been constructed.

ADDITIONAL INFORMATION
 Additional information and material about the proposed Official Plan Amendment will be available to the public at the Planning and Development Department 20 days prior to the meeting as well as information regarding the Zoning By-law Amendment. Office hours are Monday to Friday from 9:00 a.m. to 4:30 p.m. Written submissions may be mailed or personally delivered to the Planning and Development Department at the above noted address.

For further information please contact Casey Blakely, Senior Development Planner, in the Planning & Development Department at (905) 584-2272, ext. 4202.

NOTIFICATION
 If you wish to be notified of the adoption of the proposed Official Plan Amendment and Zoning By-law, or of the refusal of the request to amend the Official Plan Amendment and Zoning By-law you must make a written request to the Town of Caledon, Planning and Development Department, 6311 Old Church Road, Caledon, Ontario L7C 1J6.


APPEAL PROCEDURES (Bill 51 Applications)
 If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Caledon before the Official Plan Amendment is adopted and the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Caledon before the proposed Official Plan Amendment is adopted and the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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