

City of Hamilton
Lowndes Holdings Corp. Proposed Mountsberg Quarry Open House and
Information Meeting
April 6, 2006, 6:30 p.m.
Our Lady of Mount Carmel School
1624 Centre Road, Hamilton

This report is a summary of the presentations and public comments and questions received during the facilitated community meeting held on the evening of April 6, 2006 at Our Lady of Mount Carmel School in Hamilton.

Names of individual citizens providing comments were recorded when provided. This report does not include comments submitted on comment sheets, by email or by telephone.

In addition to the estimated 400 community members at the meeting, the following representatives were in attendance:

City of Hamilton Speakers and Staff:

Councillor Margaret McCarthy
Stan Holiday, Senior Planner
Ray Lee, Senior Project Manager
Steven Rowe, Aggregate Planning Advisor

Other Political Representatives:

Councillor Bernie Morelli
Councillor Tom Jackson
Ted McMeekin, MPP Ancaster-Dundas-Flamborough-Aldershot

Proponent Representatives:

David Lowndes, Lowndes Holdings Corp.
Robert Long

FORCE Representative:

Graham Flint

Facilitator:

Chris Haussmann, Haussmann Consulting Inc.

Minutes:

Pam Foster, Hardy Stevenson and Associates Limited

Upon completion of the Open House portion of the meeting, Chris Haussmann called the meeting to order at 7:15 p.m.

City of Hamilton

Stan Holiday, Senior Planner for the City of Hamilton was the next to speak. He explained that he is co-ordinating the application review for the City. Mr. Holiday read a statement prepared by Hamilton Mayor Larry Di Lanni, who could not attend the meeting. In Mayor Di Lanni's statement, addressed to Graham Flint, Chairperson of FORCE, he acknowledged FORCE's concerns with the Lowndes quarry application.

Steven Rowe, aggregate planning consultant to the City of Hamilton, delivered a presentation summarizing the quarry proposal and the Peer Review Team's work to-date. A copy of the presentation is attached as an appendix. In his presentation, Mr. Rowe described the Lowndes Holdings Corp. proposal, the review process for the application, the status of studies and concerns raised to date under each discipline, and the future steps to be taken. He stated that as far as the review agencies are concerned, there are no final findings or conclusions at this stage – the entire matter is in flux. The proponent has not yet provided enough information for firm conclusions to be reached.

He described the location of the quarry site, indicating that the dolostone quarry is proposed to be 154 hectares (380 acres), with processing facilities on site. He explained that the size of the proposed excavation area within the site has been reduced from 96 hectares in 2004 to 68 hectares in 2006.

The required approvals include a licence under the Aggregate Resources Act for which no application has yet been submitted, approvals under the Planning Act including an amendment to the Flamborough Official Plan and Zoning By-law, technical approvals including a Permit to Take Water, and a process under the Environmental Assessment Act for haul route selection and road improvements. The regulatory/policy framework includes the Aggregate Resources Act: Ontario Aggregate Standards, the Planning Act: Provincial Policy Statements, Hamilton – Wentworth and Flamborough Official Plans and ZBL, the Provincial Greenbelt Plan, the Environmental Protection Act, the Ontario Water Resources Act and the Environmental Assessment Act: Municipal Class EA.

The City of Hamilton has hired an independent peer review team, with peer review funding coming from Lowndes. This team includes an aggregate planning advisor, and experts in hydrogeology, natural heritage, traffic / transportation and noise. Also, the provincial Ministry of Municipal Affairs and Housing is coordinating a "one window" review of the Planning Act applications by provincial Ministries. The Ministry of Natural Resources will review the Aggregate application. The application is also being reviewed by the Combined Aggregate review Team (CART), comprised of Ministry of the Environment, City of Hamilton, Halton Region, Town of Milton, City of Burlington, Conservation Halton, Niagara Escarpment Commission, District & Separate School Boards, Hamilton-Wentworth Federation of Agriculture) and by citizens including consultants retained by the FORCE citizens' group.

Mr. Rowe explained that the City of Hamilton will make a decision regarding the Planning Act application, the Ministry of the Environment will make decisions regarding water, air and noise, and the Minister of Natural Resources will decide whether or not to grant an Aggregate Resources Act License. He stated that there is a possibility that some decisions may go to the Ontario Municipal Board if applications are appealed.

Mr. Rowe also commented on the status and concerns of progress to date in relation to each of the technical disciplines relevant to this proposal.

A hydrogeology report was submitted in July 2005 by Lowndes Holdings Corp., and was reviewed by CART and other agencies. It was determined that more information is needed, and that the report included errors and inconsistencies. Lowndes Holdings Corp. is now generating a new work plan for review by Hamilton and CART.

With regards to natural heritage, a draft Environmental Impact Statement and Level 2 Natural Environment Report was released February 2006, and is being reviewed by CART. The key issues relate to protection of wetlands and woodlands, and fish habitat. Any quarry extraction limit would be defined to a large extent by the boundaries of protected woodland.

Terms of reference for a traffic study are being provided to Lowndes Holdings Corp. for further work. Concerns and issues include the level of detail of work conducted to date, road user safety, compatibility and acceptability, the Greenbelt Plan, Environmental Assessment requirements, inter – jurisdictional issues (since Milborough Line is shared by Hamilton and Halton / Milton), and capital and maintenance costs.

Preliminary material on noise and vibration has been peer reviewed and will be supplemented when the site plan design is developed. Concerns include noise levels to residences from site operations, and truck traffic noise, including early morning queuing.

Mr. Rowe showed an earlier draft site plan of the proposal to illustrate the kind of information that would be found on a quarry site plan that would be considered as part of the licence application.

Mr. Rowe stated that residents can contribute by making their views known, providing information, cooperating in studies, and participating in the Planning Act and Aggregate Resources Act processes. Future steps of the process include finalizing the technical studies, completing CART and agency reviews, and presenting preliminary CART findings at public information meeting(s). Ultimately, City staff would host a statutory Public Meeting and provide a formal report with recommendations to Council, Council would make a decision on Planning Act applications, and would be a commenting agency for an Aggregate Resources Act application. Mr. Rowe reminded attendees that the case may end up being resolved at an Ontario Municipal Board hearing.

Mr. Rowe thanked the residents for attending the public meeting.

The following questions and responses were provided upon completion of Mr. Rowe's presentation.

A resident asked what the approximate timeframe is for the whole quarry application process to move forward to a conclusion. Mr. Rowe explained that it is difficult to estimate because the timeframe lies in the hands of the proponent. He estimated that a minimum would be a year. He suggested that the proponent should answer this question as well, and added that it could be 2 or 3 years before a conclusion is reached.

Another resident then asked if there is a maximum timeframe for a conclusion to be reached. Mr. Rowe stated that he was not comfortable giving an answer to that. He added that he thought there was an 80-90% chance that a conclusion would be reached within 5 years, but added that this is just speculation.

A resident asked what level the project falls under in the Municipal Class Environmental Assessment, level A, B or C. Mr. Rowe indicated that he did not know yet, as it would depend on the nature of the road improvements. The resident then stated he wanted to know for the whole process, not just for the road. Mr. Rowe replied that the EA is for the road and selecting the route, and it will look at the whole route. He said that environmental aspects of water are covered by the province's Greenbelt Plan. It would be a Planning Act decision, meaning any decision could be appealed to the OMB.

Mr. Rowe was then asked if the Campbellville aquifer is tied into the aquifer at the proposed quarry site. He replied that he is not qualified to answer that. Dan Mohr from Jagger Hims Limited stated that aquifers are often tied together to some degree, but it is premature to say for sure in this case. With the information he currently has, and given the distance and characteristics of the rock, Campbellville's aquifer would likely not be affected.

Lowndes Holdings Corp.

David Lowndes of Lowndes Holdings Corp. spoke next. He reminded the community members that his company has initiated a process, and not an outcome. He thanked the City for hosting the meeting, and introduced the proponents' team, including Mr. Robert Long. Mr. Long delivered a PowerPoint presentation. A copy of his presentation is provided as an appendix.

Mr. Long explained the reason why the site was identified, how it would be developed, and how Lowndes Holdings Corp. is working with agencies and the public to address concerns. Mr. Long further explained that there is a shortage of aggregate material, and provincial demand is increasing. He stated that the proposed quarry falls outside of the Niagara Escarpment Plan Area, and that the Greenbelt Plan says to make aggregate material available. Provincial government policies and local official plans helped select this location. This site was also chosen because it is close to the highway system, a screen would be provided by natural features, and the soil quality is poor on the majority of the site. Although the application was filed before the Greenbelt Plan was introduced,

Lowndes Holdings Corp. has complied with that plan's requirements to retain woodlands, and has reduced the application size to retain 90% of the woodland. The quarry would occupy 43% of the site, with the remainder being natural and buffer areas. He said the water management plan is designed to maintain the wetland water level, and maintain natural stream flows, and water wells.

Mr. Long addressed the cost of road improvements, saying that the City's traffic engineers will calculate how much Lowndes Holdings Corp. should pay. The Lowndes study team has recommended a truck route that is as direct as possible to Highway 401, but will study the route that the City suggests in the terms of reference. Mr. Long stated that routes to the south should not be considered. The truck route study will take about 6 months, and will have 3 or 4 public meetings associated with it.

Mr. Long indicated that the site will be rehabilitated on a continual basis. Feasible rehabilitation techniques are now being reviewed. In the end, a large lake will be created. He also stated that a leading economic consultant had been retained and advises that the proposed quarry will bring economic benefits to the community of \$11 million per year, including annual donations by Lowndes Holdings Corp. and the \$215,000 in taxable benefits to the City of Hamilton.

The following questions and responses were provided upon completion of Mr. Long's presentation.

A community member asked what truck routes Lowndes Holdings Corp. is proposing. Mr. Long replied that the route identified in the proposal material runs north from the site on Milborough Line, east on Campbellville Road, along Twiss Road to the Guelph Line intersection to Highway 401. All trucks might go this way, or some might use Highway 6 to connect to Highway 401. Lowndes would be prepared to pay for a ramp to go north of Milborough Line, and access Highway 401 at this point. The decision on the final truck route will be made by Hamilton, Halton and Milton at the conclusion of this study.

A resident of Carlisle stated that he uses Campbellville Road to get to Toronto. He used to use a route that passed a quarry, and lost 2 windshields in 6 months due to damages from quarry activity. He wanted to know if this is going to happen to him again if Campbellville Road is selected as part of the truck route.

Another resident asked how long it will take to fill the quarry with water once it's out of operation. Mr. Long replied that it may take 50-60 years to fill, based on his experience with another quarry.

A resident of Carlisle asked how long the quarry would be in operation. Mr. Long responded that the estimated yield is 60 million tonnes, with a maximum annual limit of 3 million tonnes. Therefore, the quarry could be in operation for 25-30 years. Mr. Long indicated that does not include the expansion property to the west. The additional property would be expected to yield the same amount of aggregates, meaning another 25-30 years of operation there.

Councillor Margaret McCarthy

Councillor McCarthy stated that the application has not demonstrated that this proposal can be supported through the studies completed to-date. Their own hydro geological studies contradict their claim that Carlisle wells will not be affected. This process has already gone on for two years, and will end up in court. This applicant will continue to make reports to attempt to show this proposal can be approved. The City of Hamilton has a technical team of experts who are working on this application. The case against the applicant is also made strong by FORCE, and two critical pieces of legislation – the Greenbelt Plan and the Water Protection Act. There are many areas where aggregate material can be found and should be allowed. This is not one of them. This quarry cannot be mitigated through financial compensation to the municipality or to individuals. Councillor McCarthy promised that she would fight this application. She has worked to support FORCE and her council colleagues will work to support her. None of her colleagues have indicated that they support the quarry application. Councillor McCarthy believes this application can and will be turned down at all levels.

The following questions and responses were provided upon completion of Councillor McCarthy's speech.

A resident asked if Councillor McCarthy was stating on the record that the City of Hamilton does not support the application. Councillor McCarthy stated that she was giving her personal view. There has been no application for Council to turn down yet.

A community member referred to the proponent's statement that there would be \$215,000 in taxable benefits to Hamilton. He expressed concern that the City has lost battles before, and even if the City doesn't want this quarry, it may happen anyway. He asked about Carlisle being hooked up to a reliable water source. Councillor McCarthy stated that the Greenbelt Plan would not permit a lake-based water supply system to Carlisle. It was then asked if Lowndes Holdings Corp. would be held accountable if there is a water problem. Councillor McCarthy said the City may be out of luck if that situation were to arise.

FORCE

Graham Flint, Chairperson for FORCE (Friends of Rural Communities and the Environment) spoke next. Mr. Flint's PowerPoint presentation is included as an appendix. He thanked everyone for attending, including the City of Hamilton representatives, who have been fair to FORCE throughout the application process. Mr. Flint stated there are almost 200 homes that are in close proximity to the proposed quarry site. There are elementary schools less than one concession away from the site. The entire proposed quarry site is within the natural heritage system of the Greenbelt Plan area. This development will impact 11 environmentally sensitive areas, 5 Areas of Natural and Scientific Interest and 1 natural area. Few areas in all of Ontario have this

density of features. The proposed operation will affect the local aquifer. Our expert says that up to 2.5 km around the quarry operation will be affected. Our wells will be starved of water. There is a wellhead protection area in Carlisle that will be disturbed.

Mr. Flint also addressed road access and truck routes. Ten kilometres of road will be travelled to reach Highway 401. The roads are not capable of handling that load. There are school buses, slow agricultural equipment, runners, and cyclists already using those roads. Even on the designated truck routes, trucks cannot carry heavy loads in the spring. Despite the proponent's claim that all trucks will proceed north, some will inevitably head south. The Greenbelt Plan, local official plans, the Provincial Policy Statement, and the Clean Water Act all address these issues. Mr. Flint stated that the proposed site is not acceptable for a quarry, and showed a series of maps and photos to demonstrate his position.

Regarding Carlisle's water system, Mr. Flint indicated that the proponent acknowledges the production zone will shift to the west. He stated that he has spoken to many officials about this application, and all have agreed that this application will not get approved because there are too many issues. Mr. Flint reminded residents of Jagger Hims Limited's position that the quarry will have a detrimental affect on the local water supply without mitigation. There are notable errors and inconsistencies in the proponents' documents. He also reminded residents that this is a massive proposal. The quarry would create a crater the height of a 13 storey building, and produce 1140 truck trips per day.

The negative implications are significant and real. This is a commercial venture for the proponent, and they will not give up easily. Mr. Flint said that FORCE will ensure this process gets a thorough review.

He challenged the City to show how the interests of the community are being protected. He said that Environmental Defence Canada is supporting FORCE and that FORCE is organizing a bike ride this summer.

Registered Delegations

Twelve residents had arranged for time to speak in advance of the meeting. The summaries of their speeches are provided below.

Michele Ryan

Michele Ryan is a resident of Stonebury Place. She thanked the City of Hamilton and Councillor McCarthy for hosting the public meeting. She believes the proposed quarry pit is the most significant issue to affect this community. She expressed disappointment that Lowndes Holdings Corp. has not had more open communication. She attended the initial meeting held in June 2004 when plans concerning the open pit mine were first discussed. Mr. Lowndes said at the initial meeting that Lowndes Holdings Corp. would commit to being a good corporate citizen. Ms. Ryan stated that a handout from that

night read “Lowndes Holdings is continuing to complete the various studies and reports required to develop the quarry concept. Principals will meet with neighbours to discuss their concept plans. Once the technical information is more complete, an informal public meeting will be held to present the application and answer questions”. Nearly two years have passed since then, and no public liaison committee has been established. She suggested two actions that Lowndes Holdings Corp. could take in an effort to improve community relations. The two actions are:

- 1) Alert community residents when and why heavy machinery is coming onto the site, in order to alleviate concerns.
- 2) Engage in greater transparency within the community.

Ms. Ryan suggested that Lowndes Holdings Corp. follow John Deere’s corporate slogan of “No smoke, no mirrors, no tricks – just right down the middle of the field”. Requests to visit the site by FORCE and its experts have gone unanswered.

In response to Michele Ryan’s comments, Mr. Long stated that community notice will happen when heavy equipment enters the site. In the case of any machinery entering the site, the City is notified through Stan Holiday. Lowndes Holdings Corp. is prepared to consider allowing access to the site. The Peer Review Team visits the site in cooperation with Lowndes Holdings Corp., and they represent the public through the City. The Lowndes Holdings Corp. team is currently involved in a year’s worth of studies. Until those are complete and the development limit has been staked, it would be premature to allow people retained by FORCE to enter the site. They will eventually be granted access, but it will not be immediate.

Mr. Long was asked if he would consider notifying FORCE as opposed to the City. He replied that FORCE is not the public. Councillor McCarthy and Stan Holiday confirmed that they will notify the community whenever they are told.

Karen Gourlay

Karen Gourlay, Secretary for Balaclava School Council, spoke on behalf of students and the parent community. Ms. Gourlay noted traffic concerns around the area. She expressed concern about the quarry being proposed just one concession north of two elementary schools. Her primary concerns are drinking water quantity and quality, bus safety, health and student performance. Balaclava’s drinking water is drilled from the same aquifer that the quarry would impact. Ms. Gourlay stated that the Balaclava School Council does not want students bussed to schools within the City of Hamilton. The Council also does not want to pay for trucking water into the schools.

There are further concerns regarding the proposed truck routes. The roads are narrow with no shoulders, frequent grade changes and poor sight lines. Trucks hauling aggregates are out to maximize their loads and minimize their time. Ms. Gourlay asked how this will affect school children waiting for their school buses. Another health concern is that diesel emissions and dust from the proposed development and its trucks will pollute the air. The Board is involved with a McMaster University study looking at

rural clean air. If the proposal goes ahead, the site would no longer be eligible for the study, as it would no longer be a pristine site. Ontario's Ministry of Education has mandated 20 minutes per day of physical activity. This would be impacted by the presence of the quarry.

Ms. Gourlay stated she is pleased that the school board has formally objected to this application and is on the CART review group. She asked that the City reject the application.

Robert Pasuta

Mr. Pasuta is a local farmer, president of the Hamilton-Wentworth Federation of Agriculture, and a member of CART. He expressed concern about the potential impacts of establishing a quarry in the area. The proposed site is currently zoned agriculture and conservation management. Protection of the environmentally sensitive features is reaffirmed by the Greenbelt Plan. Approval of the proposed development will result in the permanent loss of viable farmland and conservation land necessary for the ecosystem. There are 30 acres of Class 2 land that will be lost. Mr. Pasuta stated that his farm produces good crops on Class 3 and 4 soils. The quarry may only be a temporary use, but the land would never be used for farming again. There needs to be a critical mass of farms to supply the entire local farm system. Each time a farm is lost, the rest of the system is eroded. Existing farms need to be protected and preserved for long-term agricultural use.

Water quality and quantity will also be negatively affected by the quarry. Dust and airborne particles will also have a negative impact on local farms. Mr. Pasuta is concerned that plants will not produce grains and fruits, and dust particles will create respiratory problems for livestock.

Another major concern is with the trucks used to haul aggregates. Many farm vehicles are already operating at night to avoid traffic. Agriculture is the largest private land use in the area.

Gintas Kamaitis

Mr. Kamaitis is a fisheries biologist, and designs wetlands for wastewater treatment. He lives at 2 Glenron Road. His father and uncles have worked in quarries. He stated that there is nothing wrong with quarries, but this one proposed is in the wrong place. He has seen the impact that quarries have up close. Quarries have a large and dramatic environmental impact. The information presented so far does not meet requirements of an aggregate approval. Part of Mr. Kamaitis's property has provincially significant wetlands, and he has restrictions to follow on his own properties. It is hard to believe that just south of our properties, there's a 40 metre pit proposal. He wondered if there are proven mitigation strategies that achieve objectives. If approved, the quarry would destroy environmental quality in the area. Increased noise levels will frighten wildlife. Fish in local cold water streams will be affected. The water table will drop.

A full and comprehensive inventory of natural and hydrologic features is required. Studies of mitigation strategies and what the measure of success will be must be identified. As of 2002, less than 3% of land disturbed by quarries in Ontario had been rehabilitated. Mr. Kamaitis asked if Lowndes Holdings Corp. will commit to shutting down the quarry if these mitigation measures do not work.

Rick Rigby

A Carlisle resident, Mr. Rigby stated that the primary issue is with the local water supply, as it is essential to residents and businesses in northeast Flamborough. This application will put groundwater at risk. The City should provide assurance to the citizens of Flamborough that they will continue to have a safe and uninterrupted supply of water. Mr. Rigby never worried about his water supply until he moved to Carlisle in 2002. Now every summer he worries about whether water will flow from his taps. Given this reality in Carlisle, the City officials should not support this application. The citizens of Flamborough request that the City states that water for residents of northeast Flamborough is a priority. It seems as though Lowndes Holdings has ignored the water issue in Carlisle. Our need for water is more important than Toronto's need for aggregate.

Mr. Rigby stated that residential development has already been halted in Carlisle because of the water issue. The proposed quarry would use enough water to service seven new communities the size of Carlisle. Ken Raven of Intera Engineering in Ottawa was hired by FORCE to review the quarry application. He has documented that the proposed quarry will affect Carlisle's municipal wells and other private and communal residential wells. Jagger Hims Limited has come to the same conclusion as well. Lowndes Holdings Corp.'s own experts, Gartner Lee, have noted that the proposed quarry will significantly impact water resources without mitigation, resulting in undefined quality and quantity impacts.

Mr. Rigby stated that in spite of this expert documentation, Lowndes Holdings Corp. placed newspaper ads in both the Hamilton Spectator and the Flamborough Review in July 2005 stating that Lowndes Holdings Corp. acknowledges that water is one of the primary considerations, and that documents submitted to the Peer Review Team show that the quarry, even without mitigation, will not affect the Carlisle municipal wells. It is important that the City and Provincial government decision makers and the proponents of this application understand clearly that this issue is about the sustainability of drinking water for the community of Carlisle and other residents, farming operations and businesses in northeast Flamborough.

Darcie Pytel

Darcie Pytel is a resident of Waterdown. As part of Hamilton's Vision 20/20 for a sustainable community, effort should be made to attract a highly skilled and educated

workforce. This is segment of the labour force that places a premium on clean water, clean air and natural green space protection.

Ms. Pytel explained that she is an avid cyclist, and chose to live in the Flamborough portion of the city because of access to country roads. She feels safe riding in Flamborough, where she can enjoy decent air quality and improve her health and well being in a natural environment. As a cyclist, she is concerned about the proposed quarry. The proposed quarry would bring over 1000 two-way truck movements per day, compared to the three trucks per hour now on a busy day on Milborough Line. There are no appropriate haul routes here, and there is no easy access to Highway 401. This volume of truck traffic represents a significant safety conflict where one accident is too many. Ms. Pytel expressed concern for her personal safety, as aggregate hauling trucks and cyclists are not compatible on roads that have narrow shoulders, numerous grade changes and limited sight lines. There are many local residents who are also avid cyclists. Employment is brought to the area by cyclists who chose to enjoy local restaurants and businesses.

Ms. Pytel directed two questions to Lowndes Holdings Corp.:

- 1) How specifically is Lowndes Holdings Corp. addressing the growing cycling movement and the negative impacts that could result from an increase in aggregate truck volume?
- 2) How are the City of Hamilton and its adjacent municipal partners going to protect existing residents and specifically existing approved users of the road, such as cyclists?

Ms. Pytel was told that her questions will be addressed as part of the City's review.

Susan Lawson

Susan Lawson lives approximately half a kilometre from the proposed quarry site. Her family owns Lawson Park. The proponent has stated an 'aggregate crisis' as the reason for the need to extract high quality stone from the site. She wondered if there really is an aggregate crisis.

Ms. Lawson stated that, according to the Environment Commissioner of Ontario, there is no shortage of rock in the province. It's a matter of where it is extracted from. Statistics Canada shows Ontario as a net exporter of aggregate. She wondered how there can be a shortage if Ontario is exporting aggregate. She learned that the Pembina Institute, an independent research organization, has found that the province does not even have basic information on the current demand for and use of aggregates. Ontario's Ministry of Natural Resources completed its last 'State of the Resource Report' on aggregate demand and supply in Southern Ontario in 1992. The Ontario Aggregate Resources Corporation (TOARC), which had responsibility for research transferred to it by the province in 1997 only updates production data. It has never documented how, where and how much aggregate is currently used and it has never forecast future demand. Ms. Lawson believes

that this lack of current, comprehensive and publicly available data makes it impossible to claim an aggregate supply crisis.

Ms. Lawson said that until 1997, MNR inspectors were required to inspect each aggregate site annually. With the budget cutbacks of the late 1990s, however, inspection has fallen off dramatically, well below the 20% per year target level.

The proponent's own Planning Report doesn't provide data with respect to the Lafarge Dundas and Dufferin West Flamborough quarries annual production or estimated reserves and while it notes expansion proposals at Nelson Aggregates in Burlington and Dufferin Milton, the proponent does not speak to the projected lifespan extensions these proposals offer.

Ms. Lawson concluded by quoting Ontario's Environment Commissioner, Gordon Miller, "the Greater Golden Horseshoe is expected to have 4 million more people by 2031. This growth will necessarily require new infrastructure – and that will require the use of large amounts of aggregates. But do those materials need to be made up of virgin aggregates? It all boils down to the choices we still have time to make".

Gwen Todd

Gwen Todd is a resident of Carlisle. The proposed quarry will create a serious drinking water impact. The proponent has given a standard response that impacts will be mitigated, and is proposing to diminish the widespread consequences of the quarry with a Groundwater Recirculation System. It has not yet been proven that this mitigation measure can be practically implemented at this site. It has only been shown through a computer program. Ms. Todd stated that she is not satisfied that her community will have enough water, or that the water we are expected to drink will be safe. It is critical to ensure that we have a sustainable drinking water supply, especially when the Greenbelt Plan prohibits the establishment of new or expansion of existing lake-based water systems. The quarry would have to go forward and have its untested mitigation system fail in order to prove there is a public health issue. Then there would be issues of environmental assessment for a pipeline and debate over who pays.

Ms. Todd directed two questions to Lowndes Holdings Corp.:

- 1) Can you tell us where this Groundwater Recirculation System is working under the same geologic conditions? How long has it been actively working? What have been the specific successes, weaknesses and failures as documented by monitoring systems?
- 2) Would you provide the City of Hamilton, it's Peer Review Team and the community through FORCE, copies of reports, analyses and data for these systems?

Mr. Long said he will answer those questions in writing before the end of April.

David Januczowski

David Januczowski is a Freelon resident, and the Green Party representative for the Ancaster-Dundas-Flamborough-Westdale electoral district.

Mr. Januczowski stated that the concerns expressed at the meeting regarding the proposed quarry highlight the importance of developing economic and social activities that are sustainable over the long term. He feels that the system of aggregate supply management encourages environmental degradation and resource exhaustion to subsidize short-term economic growth to the detriment of future generations.

Mr. Januczowski believes that Ontario should consider an alternative tax structure to discourage the use of virgin aggregates. He cited an example from Sweden, where a tax of about \$1 per tonne is assessed to subsidize and promote the use of alternatives, virgin aggregate usage dropped from 80% of total consumption in 1984 to 40% in 1998.

The scale of Lowndes Holding Corps' proposal is massive when compared to local requirements. Green philosophy encourages the local production of materials that are used nearby. As one of the largest mines of its kind in Canada, the scale of this proposal creates many environmental problems such as placing our underground aquifers and wetlands at risk, threatening wildlife habitats, creating noise and traffic problems while creating only a few local jobs in return. It also opens that door in the future to yet another foreign takeover of our lucrative resource sector. Given the environmental and social problems connected with a project of this size, this project should not be approved.

Tom Reid

Tom Reid is a Hamilton Waterdown homeowner. Mr. Reid addressed David Lowndes, and said that his application to rezone the proposed quarry land has been denied. Many groups, including UNESCO, the Bruce Trail Association, FORCE, Environmental Defence Canada, the Ontario Greenbelt Alliance, and local residents would not support the application. Mr. Reid reminded Mr. Lowndes that Jagger Hims Limited concluded that both the quality and quantity of Carlisle's municipal well-water are threatened by the proposed stone quarry. Mr. Reid fears possible groundwater contamination. The proposed quarry involves heavy machinery, pumps and massive trucking, and irreversible groundwater contamination. This risk should be eliminated by denying the application. There are reports all over the internet that describe the range of impacts that quarry operations would likely have on our groundwater. The principal impact is contamination. With the proposed quarry, there is a clear risk of diesel oil spill and gasoline tanker tip-over. If there are spills, the quarry will have no groundcover to filter or even slow the rapid infiltration of contaminants into the ground, and into the well-water aquifers. There is too much at stake here, and the application should be denied.

Dr. Nora Curran-Blaney

Dr. Nora Curran-Blaney is a physician who resides on a property adjacent to the proposed quarry.

Dr. Curran-Blaney posed two questions to the proponent:

- 1) Page 2 of the original Planning Report states 380 acres for a proposed aggregate development. Figure 14 in the Planning Report identifies two additional parcels comprising 154 acres. Page 100 indicates that the 154 acres, while not part of this application for a licensed area, are reserved for future expansion. Page 100 quotes “our key concern in this report is to clearly signal the intent to expand the quarry in the future”. Given the intention to develop whole property, why hasn’t Lowndes Holding Corp. submitted the whole parcel in the application?
- 2) It has been two years since the application was originally submitted. The Peer Review Team has said the reports included in the application lack conclusions. Why does Lowndes Holdings Corp get to resubmit reports? How many times can Lowndes Holdings Corp. come back with incomplete applications?

Mr. Long replied to Dr. Curran-Blaney’s first question by stating that when Lowndes Holdings Corp. bought the second property, they leased it back to the farmer for 10 years. There are no plans for that land for the next 10-15 years. If the first quarry is approved, then it would be reasonable to expand at that time.

In response to Dr. Curran-Blaney’s second question, Mr. Long said that the application filed in September 2004 was complete. Until that file was submitted and fees were paid, Lowndes Holdings Corp. couldn’t engage the City and agencies in a review dialogue. The application was complete, but more work remains to be done. Mr. Long is hopeful that all major studies will be done this year and that issues will be resolved next year. Dr. Curran-Blaney asked if Lowndes Holdings Corp. will be permitted to submit another round of reports if those studies are not satisfactory. Mr. Long said he could not answer that, but hoped the next studies would be complete and acceptable to the Peer Review Team.

Greg Kochuk

Greg Kochuk was a Carlisle resident for 12 years, and moved to Palomino. He said this application comes down to trust. He wondered if Lowndes Holdings Corp. knows what they are doing, and if the public can trust them.

Prompted by questions from Mr. Kochuk, David Lowndes said that he, his father and his son are behind Lowndes Holdings Corporation, and that his father has the resources to finance the project. Mr. Lowndes indicated that one of his team members has opened two large quarries, and he will have the qualified personnel to operate the quarry. His father has experience with projects that dig below the water table.

Mr. Kochuk asked David Lowndes if he had thought of licensing the quarry out for release. Mr. Lowndes said that he has been approached with that scenario, but has not acted on it. Mr. Kochuk reminded Mr. Lowndes that the community would be putting their faith on the line by even contemplating this project. The community is concerned

about mitigating the impacts, and don't have the confidence needed to support the project.

Comments/Questions from the Floor

After the registered delegations spoke, the floor was opened to all meeting participants. Names of speakers have been recorded when given.

Roman Rackman of Concession 11 asked Stan Holiday how the City of Hamilton is going to evaluate this process, and what experts and agencies will be involved. Mr. Holiday replied that the proponent still needs to do lot of additional work. That work still has to be reviewed. The agencies that will be looking at the proponents' reports include the Conservation Authority and the Peer Review Team. The City of Hamilton will ultimately make the decisions. The City will say if a quarry would be permitted. The decision will then be considered under the Aggregate Resources Act at the Ministry of Natural Resources. Councillor McCarthy added that the City of Hamilton is consulting with Halton, the CART program, the other adjacent municipalities, including Milton, Burlington, and the local school boards.

Noella Whitt, a teacher, is concerned for the next generation. She moved to the area because she was attracted by the pristine forest and river. Her house is very close to the proposed quarry. She fears she won't be able to sell her house now, and asked David Lowndes if he would buy it. She is worried about water and air quality.

Gord Baker, lives at the 10th concession, and asked if there is truth to the rumour that Lowndes Holdings Corp. has plans for a long term landfill project. David Lowndes replied that there is no truth to that rumour.

Paul McIntosh, a Palomino resident, asked Mr. Long about the statement he made that we are running out of aggregate material. Mr. McIntosh requested that Mr. Long substantiate that claim in writing to the City of Hamilton by the end of April. Mr. Long stated that he will provide that evidence as requested.

Todd Parsons stated that he is very proud to be part of this community tonight and thanked Graham for his hard work and conviction. He encouraged the community not to give up this fight.

Colleen McConnell's family had considered purchasing a home in the area. Once they learned of the quarry issues, they changed their minds. It has been said that Lowndes Holdings Corp. will share road maintenance upgrade costs. She asked why they would only pay a share and not all of the costs. She also asked if there will be financial security for a safe water supply.

Councillor McCarthy said the legislation only allows for 4.5 cents per tonne to be paid to the host municipality. That is not enough to pay for road improvements.

Mr. Long stated that Councillor McCarthy is misinformed. The tonnage and licence fee is not earmarked for any use. Any pit or quarry comes with an agreement. He could not say what the agreement will provide, but said that Lowndes Holdings Corp. will provide its fair share. In terms of water issues and mitigation, Lowndes Holdings Corp. will go farther than people seem to think, and will ensure guarantees that residents' water supply will be cared for.

A resident asked what Lowndes Holdings Corp.'s fair share would be for the damages caused to the roads by hauling trucks. Mr. Long stated that will be determined during the road study. He confirmed the Provincial requirement that 4.5 cents per tonne of aggregate will go to upper and lower tier municipalities.

Councillor McCarthy stated that she believes the City will turn down the rezoning application. The City is first rung on the ladder.

MPP Ted McMeekin stated that he is proud of the community group. He said everyone has worked well together. He has a strategy in his head that he cannot share yet.

Robert Heaton, a retired councillor from Halton, has had to deal with aggregate pits in Halton. One of those pits still has a dirt road. Another still does not have traffic lights. A quarry in Caledon operates off of a single lane road, and traffic is held up for miles on Highway 10.

Councillor McCarthy stated that while the proponent has submitted an application, there has not been a report on the application from the staff at the city because the reports are still coming in and being evaluated. We have a requirement that we have to respond to the information submitted.

Stan Holiday added that there are two applications to Hamilton. One is for the official plan amendment and the other for the zoning by-law amendment. Both are required before the quarry can be permitted. There have been information reports and progress reports to the City, but no recommendations have been made on whether the application can be supported or not.

Tim Oliver has lived in Carlisle for 15 years. He said this whole situation has been frustrating for taxpayers. He asked how the local taxpayers can have any confidence that the City is going beyond the call of duty to protect them. Councillor McCarthy assured Mr. Oliver that on this issue, the City has not mis-stepped.

Jan Mowbray, Ward 3 Councillor in Milton spoke next. She stated that residents in her ward are concerned about impacts to roads. There are already frequent accidents at the area of the 401 where the aggregate haul trucks will access the highway. Milborough Line is not built for truck traffic. Trucks will line up to get into the quarry pit, which is a problem at Dufferin Quarry, where truck motors are idling. Drivers of gravel trucks don't always abide by speed limits, and are not dedicated to safety on the road. This situation requires police enforcement. There is an EMS Fire Department at Reid

Sideroad and Guelph Line, which poses safety concerns if emergency vehicles are sharing this road with gravel trucks. Councillor Mowbray opposes this quarry proposal.

Closing Remarks

Mr. Long said there will be a traffic study forthcoming. He hopes the study will resolve residents' concerns.

Mr. Holiday thanked everyone for attending the meeting. He said the City is responsible for asking the proponent all the hard questions. We are doing this now by asking the proponent to produce appropriate reports on noise, the natural environment, water, etc. The City has a team of peer reviewers and there will be agency peer review. The City asks Lowndes Holdings Corp. to produce the best information they can, and the City will review it in a timely manner, and provide recommendations to Council. Council members will then make a decision.

Adjournment

The meeting was adjourned shortly before 11 p.m.