

Carlos and Sandra Carreiro  
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East Garafraxa, ON L9W 7C9

July 8, 2016

Corporation of the Township of East Garafraxa  
374028 6th Line  
Amaranth, Ontario  
L9W 0M6

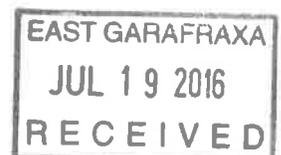
**TO:** Guy Gardhouse, Mayor  
John Stirk, Deputy Mayor  
Lenora Banfield, Councillor  
Frances Pinkney, Councillor  
Tom Nevills, Councillor  
Sue Stone, Treasurer  
Karen Canivet, Deputy Clerk  
Dave Menary, Director of Public Works  
Christine Gervais, Township Planner  
Jessica, Kennedy, Administration  
Catherine Goustos, Administration

**SUBJECT:** Disapproval of disclosed application of Part Lots 2, 3 & 4, Concession 18, its re-zoning and haul route.

**RE: Application Number OPA1/15 & Z1/15 by Long Environment Consultants Inc., Tri County Aggregates Ltd.,/Jacob and Jonathan Kamphuis.**  
Pertaining to re-designation and re-zoning of Part Lots 2, 3 & 4, Concession 18, Township of East Garafraxa, Dufferin County "Subject Property" to allow the development of an aggregate operation by Tri County Aggregates Ltd.

Dear Guy Gardhouse, John Stirk, Lenora Banfield, Frances Pinkney, Tom Nevills, Sue Stone, Karen Canivet, Dave Menary, Christine Gervais, Jessica Kennedy and Catherine Goustos.

We address this letter to all parties concerned. We request ceasing this operation due to various concerns, today and tomorrow, including comments made by the applicant, which many may not be upheld and/or followed thru as promised.



Twelve years ago we made the decision to leave Brampton and re-locate to a peaceful, country environment, to raise our family in a safer community. We love our home, location as it's prime distance to the town of Orangeville and commuting to work is less than an hour. Considering we built our home, it's also our prime investment. Where ever our future takes us, this home is for our children and great-grandkids as well. We fully understood upon purchasing our property, we were in proximity of a current active aggregate quarry however, there remains a higher ratio of agriculture/residential homes with natural greenery vs., quarry.

This natural environment that we're surrounded by oxygenates our air but, by removing and destroying it, will only cause harm in our air quality. Allowing this within such close perimeter of an existing pit is detrimental-too much aggregate within a small perimeter!

The manner of disclosing and notifying surrounding properties was displeasing as many homeowners weren't notified yet will be affected by this. The stated obligation is within 1000 meters however, just the land mass on its own and in between our neighbours, will only include a few properties, thus working in the applicants' favour! My belief is that the applicant was hoping that a community wouldn't react to this matter and the few selected properties that fall within this diameter, wouldn't have a fighting chance.

Based on a biased comment from Mr. Long, whom represents Tri County Aggregates Ltd, says; "no chance that we would win," is very disconcerting as this portrays that our opinion is not relevant.

There is a valid study that diminution in price of our homes indeed will be affected by this proposed pit. The percentage of de-valuation of our homes can be as high as 40%. Many residents will rely on their homes as part of their retirement income thus cannot afford this level of loss. 40% on a property worth \$700,000 is quite a large loss for a retiree to bear.

MPAC (Municipal Property Assessment Corporation) has recently acknowledged properties adjacent to a quarry/pit, active or dormant, do indeed have a negative impact on values of residential properties. What measures is Tri County Aggregates taking to address these impacts if this proposed pit is approved? How are we to be reimbursed for the de-valuation loss we'll have to bear?

In the same manner that Tri County is re-numerating a sum value for the purchased property from Mr. Jacob Kamphuis and Mr. Jonathan Kamphuis, the affected surrounding residential properties, upon the case "if" this proposal be approved, we too shall be re-numerated for the negative loss of value in our properties.

Considering MPAC "DOES" calculate the de-valued assessment which affects property taxes, the end result to our township is "lost tax revenues". Now if we, the Township allow for the development for growth of residential properties, in the same building code manner as today (min., 1acre lots), the end result will be increased property values generating revenue.

We know that 5 homes paying property tax of \$5000/pc, generates \$25000 of new revenue thus making more business sense to me!

Yes we cannot stop progression as cities expand, immigrants continue to migrate, consumers tendency is to move along with infrastructure growth and development of homes will continue, but let's progress in a smarter way! One proposed pit will not produce the revenue or future revenue of new developed homes. With home property values increasing annually, the potential of future growth and development will provide increased tax revenues more so than one pit!

**Homes** = increased values, future growth, property tax revenues, future tax revenues

**Quarry** = destruction to land-prime farm land that produces food for Ontarians and prime farm land that is scarce, air pollution, noise pollution, removal of all natural vegetation, top soil, sub-soil, loss of animal wildlife, loss of biodiversity when plants are destroyed and aquatic habitats, adjacent eco-systems are affected, disruption of existing surface water and groundwater, interruption of natural water recharge which can lead to reduced quantity and quality of drinking water for residents and wildlife, most pits are not being rehabilitated properly or not at all, and/or what is promised may not be followed thru, less than half of the land disturbed for aggregate production between 1992 and 2001 has actually been rehabilitated, source water aquifers are irreplaceable, every pit/quarry will degrade the natural environment, infrastructure costs to repair/maintain roads primarily used for haulage route, increased levels of dust, the operation of one pit may be open for 25yrs+. (Many residential homes can be built in this 25yr span providing increased revenues and increased values.) Yes quarries play a role within Ontario's economy and is required for infrastructure growth etc., but we already have quite a few in our township. We do not need another!

**UNDERNEATH US IS A PUZZLE OF WONDER, WHERE NATURE/EARTH IS ALL INTERCONNECTED- FOR ONE TO SAY IT WON'T AFFECT AND DISRUPT THE NATURAL HABITATION IS IGNORANT!!**

There are more pros than cons with residential growth vs., industrial growth. We already have Greenwoods supplying aggregate to our surrounding communities, they have the potential as they currently own parcels of land to expand and continue supplying aggregate. Greenwoods is a Canadian company supporting our Canadian Economy. Greenwoods already respects the existing residents by not operating on the weekends/holidays and end their business day at a decent time.

Please ask yourself, Why do we require another?

Who is Tri County Aggregates Inc.,?? Where is "our" aggregate transported to??

Can Tri County Aggregates Inc., ensure that by operating another quarry, it will not interfere with our health, safety, comfort levels and the enjoyment of normal use of our properties along with the quality of our "natural" environment?

They also wish to operate on Saturdays and run extended hours?? Shall we re-name our road (haul route) from 17th Line to Hwy 401? Will our road be widened as well to accommodate this traffic? If so, there is no mention of road expansion on our notice. Not only is our road servicing Greenwoods' operation but for Tri-County Aggregates as well?? Way too many aggressive trucks on our road! Increased air pollution, dust etc.

The visual impact alone is objectionable. Replacing beautiful greenery/prime scarce farmland with another hole!

Who's to say that "amendments" in the future may not occur? What if Tri County Aggregates requests to dig deeper and applies for an amendment to dig below water table? Corporations can present themselves in a manner today and its attitude changes tomorrow. Makes promises today and doesn't follow thru as promised in future. Today's application can be easily amended tomorrow and if this pit is approved, we have so much uncertainty ahead of us!

In a Site Planning Report Summary Statement proposed by Tri-County Aggregates Ltd., describes, in numerical steps; 1) Planning & Land Use, 2) Agriculture, 3) Quality & Quantity of Aggregate, 4) Haulage & Traffic, 5) Rehabilitation and 6) Water Resources, here 's their statements:

**1) "properties are within the Greenbelt Plan Protected Countryside designation with the northerly area being in the vicinity of the watercourse and subject to a Natural Heritage System" - since when does a protected greenbelt become easily "amended" to be rezoned? Obvious disruption will occur to our Natural Heritage System and what negative impact will this bear on our Natural Heritage System? What will the short term/long term effects be?**

**2) "80.5% of the subject lands are Class 1 to 3 agricultural capability which is prime agricultural lands" - this is acknowledged by Tri-County yet they're willing to destroy it to run an aggregate operation - as per Ontario Farmland Trust, only 5% of our country's landmass is suitable for farming with only 0.5% of Canada's landmass considered Class 1. Class 1 land is strategically protected through Provincial and Municipal planning policies for long-term agricultural use so why is this being easily disregarded?? Goes back to my earlier comment, "scarce prime land".**

**3) "21 test pits completed that determines the depth of aggregate in which it's an excellent source of granular material, volume available above the high water table is about approximately 7.1 million tonnes" - Where is it or whom is our product sold to?**

Their proposal of removal is 3 million tonnes/year, so this will run them 2.5 to 3yrs?? What next? Apply for extraction below water table?? All that is required would be an amendment-this concerns us! (us = inclusive of our neighbours as they all carry the same concern). Another wavering question, where will Tri-County be once all material is extracted? What is their longterm goal??

4) **“proposed haul route is on 17<sup>th</sup> Line, E/B on County Rd 3, this route to be improved to accommodate the forcast 3 million tonnes annually”** - based on this “forcast”, the pit should be consumed by the third year and then what? Is Tri-County Aggregates done with the land? Or will they process another amendment and apply for a Class A-Pit Below Water? How about Greenwood's? What will they apply for at that time? What will we be exposed to?

5) **“rehabilitation of the site will be progressive, with as much of the site as possible restored to similar soil quality for agriculture OR flatter perimeter slopes will be constructed with compacted fill”** - they can't even promise/guarantee they'll return our “Class 1” soil which is scarce to begin with. Progressive?? How long to re-hab? 1yr, 5yr 10yrs????  
Oh that's right, in the same comment, they've eased themselves out of their responsibility - they won't be able to rehabilitate with class 1 soil but “will fill with compacted fill”. What will this fill consist of??? If they were to rehabilitate with the same valuable resource as in the same product they're removing, which is non-renewable, it will defeat the reasoning behind acquirement of this property thus making it unprofitable. Cost to replace exact material would be too costly, so naturally they will replace with “fill”, which is the cost effective way. WOW talk about covering their tracks. This statement basically gives them an easy “out” in not having to re-hab with Class 1 soil. This is worrisome. Total disregard of our scarce prime land.

6) **“Groundwater Science Corp's appended Water Resources Assessment describes the existing surface water regimes. Boreholes were equipped as observation wells with recording levelloggers with annual water monitoring”** - what is the remedy should the water level dip below their norm? What will occur when our wells are affected? Quality/quantity of water?

We would like to know if a permit to take water has been applied for? What effect will this have on our water? How about our wells? Who will foot the bill should we run out of water? Will it be Tri-County Aggregates or Township of East Garafraxa? Should our water become contaminated, what then? Do you really think we'll be able to sell?

**Water:** when we installed our softner system, our water was tested and advised by the technician the quality of our water was clear than the cities tap water and he would drink ours over the cities any day. Surrounding wells will be affected when quarries extracts near or into water tables, aquifers/aquitards etc., this will create a domino effect.

**Air:** dust and air quality will be diminished. Dust created from extraction, moving of aggregate, screening, crushing, trucks entering/existing said area creates a fine particulate matter and is a respiratory hazard. Airborne Silica, a by-product of aggregates processing is known as a carcinogen. Well we all know the effects of carcinogen. Suppression equipment "may" reduce but will not eliminate the hazardous matter. Was an air quality test performed? Are the models based on local conditions or hypothetical scenarios drawn from another location?

**Traffic and Safety:** is yet another concern. Dozens of trucks will be driving on these roads. How about the safety of our children? Bussing matters and safety there? I worry when my children ride their bikes on the road as they can easily be plummeted by a truck. How many times do we hear of trucking accidents? How many distracted drivers do we deal with on a daily basis? If they're distracted in a car, they will be distracted in a truck! Operators are still human! It's bad enough that our speed limit is set at 80k/m. The velocity of a truck driving 80k/m is quite powerful. I myself have experienced a few scares on that road with these trucks. Also these trucks manage to knock over my garbage onto my neighbours lawn and if unknown and my neighbour doesn't place our garbage back onto the curb, it will not be picked up.

Now I ask you, our fellow members of the Township, what quality of life and air will we be susceptible too due to this operation? Please take into consideration the air we have to breathe, the fact that mother nature will blow wind in any direction she wishes, our immediate environment, the health of our current elderly and future elders, health issues will appear in future after years of exposure to air pollution closest to us by airborne Silica matter, diesel fumes from increased trucking/equipment operations both in the pit and haulage route and end result, who will benefit the most??

We are already dealing with dust particles from existing quarry operations surrounding us and you wish to suscept us to more hazardous air within a close proximity of yet another pit? How is this fair to us?? How would you feel if this pit was to be dug in your backyard? My case, it's my front yard however my neighbours, it will be in their backyards.

I can ensure that our fellow immediate neighbours to the site, feel the same about this application and haul route AND surrounding neighbours in the Township of East Garafraxa. Upon meeting many wonderful people and watching their surprise and hearing them say "No I didn't know and I don't want another quarry" is outstanding!

Here are comments from neighbours in our town & whom signed the petition:

"not aware and wants in on the meetings",

"milky residue in his water, couldn't understand why his dogs wouldn't drink the water. He needs to drain 5 buckets of water to finally receive good clear drinking water that his dogs will drink. Funny, don't they say dogs have sharp and intense sense of smell? "

"I had no idea and in agreement that we do not need another quarry as we already have Greenwoods"

"family who recently moved here, wasn't aware of this proposal. Lack of disclosure upon purchasing the home, would they still buy here, if they knew?? They also object. "

To conclude, please take into consideration we and our neighbours are against this quarry. We ask you to PLEASE respect our wishes to NOT proceed with this proposition as there will be more of a loss than a gain!

Regards,



Carlos and Sandra Carreiro

CC: Long Environmental Consultants Inc.,

Tri County Aggregates Ltd.

Jacob Kamphuis and Jonathan Kamphuis