

Notice of Public Meeting ref By-Law Amendment

Good day Mayor, councillors, and fellow citizens. My name is Tim Cooper and I own 3522 CR 21 across from Malwood Sawmills.

I would like to firstly say that I am not an individual that buys a house next to an airport and complains about the noise from the airplanes, I have seen the expansion of the noted sawmill from a nice locally focused farm operation to its current commercial industrial operation.

It seems this meeting tonight is to give permission to expand an already operating fully industrial operation allowing it in an agriculturally zoned neighborhood. The basis for this seems to “having already expended a significant amount of funds to build something with no prior authority but on perceived permission”.

I would therefore like to ask council a few questions about allowing this and how Council plans to move forward with the community’s concerns:

1. Firstly, how do you plan to limit the amount of noise coming from this industrial operation? There has been significant amount of work measuring and attempting to mitigate the constant extremely loud noises of the industrial equipment, but to date, it still significantly interrupts day to day life in the community. The commissioned noise report stated that the sawmill was in line with a “provincial guidelines for a commercial operation” not an agricultural operation. This guideline allows noise up to and including 65 db which is akin to living next to a four-lane freeway.

Covid has changed the employment landscape with people now working from home. In changing this once idealic peaceful setting, what limits will be placed on this industry as to not directly impact individuals attempting to work from home. Will there be

compensation for lost income due to people that are unable to hear phone calls, focus on assignments can't participate in Team's meetings?

2. Secondly, how will the sawmills operating hours be defined? What restrictions on operating hours will you be placing on the use of commercial equipment being used at the sawmill. An Agricultural Operation uses farm tractors to occasionally move a log or some wood. Currently, commercial equipment is being used specifically (recording of back up alarm) which currently operates up to twelve hours a day six days a week.

3. Thirdly what traffic modifications shall you be charging to the mill to deal with the increases commercial traffic utilizing CR 21. The use of air brakes by large, heavily laden logging trucks attempting to decelerate to turn into the sawmill must be curtailed. The current 80 km zone is much too high causing these heavily laden commercial log carrying vehicles to lock up their brakes and swerve into oncoming traffic as they round the corner by Weir Road only to come upon a school bus stopped to unload children. As well, the double yellow line is often disregarded as people crest the blind hill attempting to turn into the sawmill.

4. I would also like to ask council as to how an industrial complex next to an agricultural area will affect our property taxes and future resale values? The once peaceful farms and homes values have been significantly impacted as potential buyers are instantly hit by the barrage of noise and the view of the operating industrial complex next door.

5. And finally, Council, where are the environmental assessments that addresses the huge piles of sawdust with water running off of them into Keeler's creek and possibly leaching

into the water table and the neighborhood's drinking water? What impact does this sawdust being carried on the wind effect crops, the soil, breathing air and general cleanliness? And what impact does the constant noise have on the wildlife?

I am not against progress in Spencerville but, I am concerned about invasive, unplanned, and unregulated commercial industry in our agricultural neighborhood.

I hope you consider these factors when making your decision

Thank you

Joshua Reinhart



Spencerville ON K0E 1X0

December 5, 2022

Township of Edwardsburgh/Cardinal
18 Centre St. PO Box 129
Spencerville, ON K0E 1X0

Re: Bylaw amendment process: 3485 Glen Smail Road & 3609 County Road 21

In the six years that I have lived in Spencerville, I have heard our council champion growth, industry, and affordable housing. I have seen our township welcome profitable new businesses and celebrate legacy members of the community. Recently some of the faces in our community and our council have changed; however, the environment and message have remained the same.

Interestingly, another thing that seemingly has not changed is a lack of due process at the municipal and regional levels.

In the short time I have called Spencerville home we have seen large tracts of land proposed for industrial development, a proposed landfill stopped, and land use bylaws related to livestock amended and revised. The township continues to carefully restrict development with limitations on accessory dwellings, road frontage requirements for subdivision, and hobby farm animals. It is often clear, despite these bylaws, that policy and enforcement do not go hand in hand.

Two current zoning bylaw amendments before the council include properties that I can, and have, walked to on foot. These are two examples of significant projects I have seen proposed with seemingly no notice to nearby residents. Other notable examples of projects proposed or implemented without notice to the nearby residents are a sizeable radio/cell tower that has already been constructed as well as discussions between a close neighbour and public works about installing a culvert across a public, dead-end road, to correct grading and drainage on private property. When public works was asked about whether consultation would occur with residents, the response was that typically notice is not provided because residents end up asking too many questions which seems to align with the township's approach to these projects.

Despite providing written notice of these zoning amendment hearings to adjacent properties, I am confident several members of the community who have concerns are unaware of this meeting, considering I inadvertently found out about the details from a neighbour who did receive the notice. All this despite having been able to hear the sawmill operations from our road.

Furthermore, if the township is not actively supportive of public consultation, how can it be relied on to make holistic decisions that reflect mitigations for impacts to both the human and natural environment? For example, has the large amount of lumber that was removed from the road allowance that continues

past where Burnie Road dead ends and the associated industrial traffic been considered in sizing or budgeting for the apparent proposed culvert on the road?

Time and time again, it seems our township has taken a myopic view, at best often restricting its focus to short-term impacts on residents directly adjacent to the proposed projects. With respect to this, I raise two items for consideration:

1) Considerations for a retroactive zoning bylaw amendment for an industrial sawmill operation that is currently operational leave little room for a site plan control agreement to be put in place. When will the township consider impacts on local infrastructure, taxes, heritage resources, and future uses for the property if the operation is permitted to continue? The sawmill application before you includes a thorough report on the footprint of the mill, the number of buildings, and the size of the temporary storage area, but I wonder how many of the members of the council have seen the operation firsthand and can speak to the accuracy of the claims in the report?

2) How can it be expected that the township has the resources and capacity to thoroughly consider the findings of environmental impact assessments and risk management measures required for HFI Pyrotechnics to remove a proposed holding status on its property when the township has previously allowed a 618-meter square building and operating sawmill to spring up with no oversight?

To be clear, I am neither strongly for, nor, against the applications before council. I wish continued success to both enterprises and look to them for inspiration on how to grow my businesses and our community. I hope to one day find myself before a pro-development council with a proposal of my own.

Further, I mean no disrespect to the hardworking members of council or the township staff. A lack of resources does not equate to a lack of competency.

I am advocating for thorough due diligence to be undertaken by our municipality. It cannot be emphasized enough that our township has historically demonstrated incapability to thoroughly review or enforce provincial legislation or its own bylaws. It is similarly apparent that the township must do more to engage residents. I encourage the new council to notify residents beyond the minimum required setback lines of projects since these often affect our entire community. This would enable the required due diligence by allowing a fulsome identification of potential impacts and concerns by the residents for any project including possible contamination of well water, traffic safety issues, effects of transient employees, the loss of natural heritage resources such as forests, wetlands and wildlife habitats, and freedom from unnecessary risk, noise, or reduced air quality, etc.

Our citizens are our community's most valuable asset, and our democracy is strongest at the municipal level. With careful and collaborative consultation and planning responsible development will occur to ensure our community continues to be a safe, peaceful, and productive place for local businesses and residents.

Respectfully,

Josh Reinhart

From: [Laura Crites](#)
To: [Wendy Van Keulen](#)
Subject: RE: TWPEC, Application for Zoning Amendment at 3609 County Rd 21
Date: December 1, 2022 2:12:38 PM

Hi Wendy,

SNC does not object to this application. Just a note that the property does contain floodplain and borders the South Nation River and a mapped watercourse.

Any development within or 15m inland of the floodplain will require a permit from SNC under O. Reg 170/06. In addition, any interference with a shoreline or watercourse will require a permit from SNC.

Thanks!
Laura

From: Wendy Van Keulen <wvankeulen@twpec.ca>
Sent: November 7, 2022 2:49 PM
Subject: TWPEC, Application for Zoning Amendment at 3609 County Rd 21

External email - if you don't know or can't confirm the identity of the sender, please exercise caution and do not open links or attachments.

Good Afternoon Municipal Partners;

The Township of Edwardsburgh Cardinal has received a zoning bylaw amendment application for **3609 County Road 21**. Please see the attached Notice for a Public Meeting to be held on December 5th, 2022 in the Council Chambers of our Township Office at 18 Centre St., Spencerville.

If you have any questions or require additional information, please contact me at wvankeulen@twpec.ca or at the phone number below. Comments are welcome at any time before Council's decision, but appreciated by December 1st to be shared at the Public Meeting.

The following reports/plans are included as part of this application and available upon request:

- Site Plan, prepared by Zanderplan Inc. (August 29, 2022)
- Planning Report, prepared by Zanderplan Inc. (October 28, 2022)
- Application Form (August 29, 2022)

With Kind Regards,

Wendy Van Keulen
Community Development Coordinator



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