

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: [Dave Grant](#)
To: [Rebecca Williams](#)
Subject: FW: Zoning Amendment - HFI Pyrotechnics
Date: Friday, December 2, 2022 9:00:01 AM

For inclusion in the package. Thanks

From: Davy, Daniel P [REDACTED] >
Sent: Friday, December 2, 2022 8:44 AM
To: Dave Grant <dsgrant@twpec.ca>
Cc: Dan Davy <[REDACTED]>
Subject: FW: Zoning Amendment - HFI Pyrotechnics

Hi Dave,

I hope all is well with you. I sent this to Wendy but received out-of-office reply so just wanted to make sure it was in the hands of Council before the public meeting on Dec 5th.

Thanks
Dan

From: Davy, Daniel P
Sent: Friday, December 2, 2022 8:22 AM
To: wvankeulen@twpec.ca
Cc: Dan Davy [REDACTED]
Subject: Zoning Amendment - HFI Pyrotechnics

Members of Edwardsburgh/Cardinal Council,

I wish to comment on the proposed rezoning of Rural land owned by HFI Pyrotechnics Ltd. I understand the purpose of the rezoning is to permit the construction of a new office building and allow for future expansion.

I have no objection to the construction of a new office building, away from the manufacturing site, as it will provide a safer working environment for employees that are not directly associated with the manufacturing and testing of pyrotechnics.

Following the same rationale, the rural land currently provides a buffer of approximately 500m between the manufacturing site and residential homes. My request is that provisions be included in the rezoning that maintain an appropriate buffer between residential properties and the "manufacturing, storage and testing of pyrotechnics"

Thank you for your consideration,

Dan Davy



From: [Tully, Kim](#)
To: [Brian Moore](#)
Cc: [Wendy Van Keulen](#)
Subject: RE: TWPEC, Application for Zoning Amendment at 3485 Glen Smail Rd
Date: November 15, 2022 3:33:17 PM
Attachments: [image001.png](#)

Hi Brian

The comments from Wendy Van Keulen below are correct. As a reference though, the Explosive Regulatory Division makes use of the **National Standard, CAN/BNQ 2910-510/2015 Explosives – Quantity Distances**.

It can be downloaded at site below:

<https://www.bnq.qc.ca/en/standardization/protection-and-safety/explosives-quantity-distances.html>

Feel free to contact us with any other questions.

Stay Safe

Kimberley Tully

Inspector of Explosives | Inspectrice des explosifs
Explosives Regulatory Division, ERBSB | Division de la réglementation des explosifs, DERSO
Natural Resources Canada | Ressources Naturelles Canada

Cel: (613) 294-5014

E-mail: kim.tully@NRCan-RNCan.gc.ca

From: Brian Moore <bmoore@twpec.ca>

Sent: November 9, 2022 12:42

To: Tully, Kim <kim.tully@NRCan-RNCan.gc.ca>

Cc: Wendy Van Keulen <wvankeulen@twpec.ca>

Subject: FW: TWPEC, Application for Zoning Amendment at 3485 Glen Smail Rd

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Hi Kim,

I hope this email finds you well.

We have received an application for a zoning amendment for HFI Pyrotechnics and would appreciate your comments. Please see the message below.

Thank-you,

Brian

Brian Moore
Fire Chief
Township of Edwardsburgh Cardinal
613 658-3001 x1



From: Wendy Van Keulen <wvankeulen@twpec.ca>

Sent: Wednesday, November 9, 2022 12:09 PM

To: Brian Moore <bmoore@twpec.ca>

Subject: FW: TWPEC, Application for Zoning Amendment at 3485 Glen Smail Rd

Hello Chief Moore,

Could you forward to the Explosive Regulatory Division?

We would appreciate ERD's comments on this application for a zoning amendment at 3485 Glen Smail Rd. The proposal requests that the MR-1 zoning at 3307 Hands Road also be applied to the 123ha of land surrounding it. However, the holding zone requested means that the permitted uses are limited to the existing until the appropriate plans/studies are provided, to the satisfaction of the Township.

The MR-1 Zoning is as follows:

Notwithstanding the provisions of Section 9.3.1 to the contrary, on lands zoned MR-1, a business engaged in the manufacture of pyrotechnic products and the on-site testing of these products shall be additional permitted uses.

All materials stored on the subject lands shall be approved and stored in accordance with the requirements of the appropriate public body having jurisdiction. All buildings and structures located on the subject lands shall be located in accordance with the Revised British Quantity-Distance Tables or other such tables of separation distances as may from time to time be approved by the appropriate public body having jurisdiction.

We would appreciate any comments or a conversation with ERD on this application, specifically in regards to the "Revised British Quantity-Distance Tables" that are referenced in the current MR-1 zoning.

Thank you,

Wendy Van Keulen
Community Development Coordinator
613.658.3055 x101

From: Wendy Van Keulen
Sent: November 7, 2022 2:37 PM
Subject: TWPEC, Application for Zoning Amendment at 3485 Glen Smail Rd

Good Afternoon Municipal Partners;

The Township of Edwardsburgh Cardinal has received a zoning bylaw amendment application for **3485 Glen Smail Road, home to HFI Pyrotechnics Ltd.** 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:

- Property Sketch, prepared by IN Engineering & Surveying (August 10, 2022)
- Planning Report, prepared by IN Engineering & Surveying (October 17, 2022)
- Application Form (October 17, 2022)

With Kind Regards,

Wendy Van Keulen
Community Development Coordinator



PO Box 129, 18 Centre Street
Spencerville, ON K0E 1X0
T: 613.658.3055 x101
www.twpec.ca

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