



**HALDIMAND COUNTY
COMMITTEE OF ADJUSTMENT
MINUTES
TUESDAY, DECEMBER 21, 2021**

A meeting of the Committee of Adjustment was held on Tuesday, December 21, 2021 at 9:00 a.m. in the Council Chambers of the Haldimand County Administration Building.

MEMBERS PRESENT:	Chair	Paul Brown
	Members	Don Ricker John Gould Brian Snyder Brian Wagter Carolyn Bowman Leroy Bartlett
STAFF PRESENT:	Supervisor Development Services	Alisha Cull
	Planner	Neil Stoop
	Secretary-Treasurer	David Scott
	Planning Technician	Jessica Easson

The Committee of Adjustment dealt with the following applications:

CONSENTS:

PLB-2020-102	Silverthorne Homes	APPROVED
PLB-2021-148	William Jacob Cronk	APPROVED
PLB-2021-160	Maxim Industrial Corporation	APPROVED
PLB-2021-186	Maxim Industrial Corporation	APPROVED
PLB-2021-187	King & Benton Redevelopment Corporation	DEFERRED
PLB-2021-188	King & Benton Redevelopment Corporation	DEFERRED
PLB-2021-189	Grace Bailey	DEFERRED
PLB-2021-193	Julie & Darrin Swayze and Liliana & Grant Phillipott	APPROVED
PLB-2021-196	Greg & Melanie Corning and Gordon & Renee Majic	APPROVED
PLB-2021-197	Merill Farms Ltd.	APPROVED

PLB-2021-198

Sheppard Bros.

APPROVED

MINOR VARIANCES:

PLA-2021-185

Jim Wells

APPROVED

PLA-2021-192

Hedley Farms Inc.

APPROVED

PLA-2021-199

Sara Roy and Mario Ariganello

APPROVED

PLA-2021-200

Amina Zaidi

APPROVED

DECLARATIONS OF PECUINARY INTEREST: None declared

CONSENTS:

A) PLB-2021-160 and PLB-2021-186 Maxim Industrial Corporation

Present: Michael Audoung, agent
Paul Snyder, neighbour

The proposal is to sever a lot containing a quarry pond to facilitate the sale of the retained parcels containing solar farms. The severed lands will have a frontage of approximately 524 metres (1719 feet) and will contain an area of approximately 34.5 hectares (85.3 acres). In application **PLB-2021-160**, the retained parcels will contain an area of approximately 1.7 hectares (4.2 acres). In application **PLB-2021-186**, the retained parcels will contain an area of approximately 2.6 hectares (6.4 acres).

The agent has no issues with the report. Mr. Snyder (the neighbour) had concerns about the dumping of soil on the land containing the solar panels. He had questions regarding the contamination that may have occurred on this property. Mr Snyder (the neighbour) then asked what uses would be allowed should the solar panels be removed. The planner said that no new development has been proposed, and that a Record of Site Condition would be required should a new use be proposed for the land.

Member Snyder stated that he did not see a sign during his site visit. It was confirmed that the sign had been up since November 12, 2021. Member Bowman asked whether consultation with the Mississaugas First Nation should be made a condition of severance. The planner responded by saying that staff has been in conversation with the Mississaugas, and that they would be consulted at such time as further development is proposed, so a condition would not be necessary. Member Snyder asked for clarification as to why this lot creation would be permitted. The planner said that the land in question had recently been added to the urban area of Hagersville as a result of the Official Plan review, so that this lot creation is permissible under policy.

Further discussion continued about potential future uses for the parcels containing the solar farms, should they be removed.

The Committee made the following decision:

PLB-2021-160

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Maxim Industrial Corporation**,

DECISION: APPROVED

CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$308.00 for deed stamping.
2. Subject to the approval from the Long Point Region Conservation Authority.
3. That an application for a new civic address be submitted for the severed parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6212 for details.
4. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
5. Receipt of a copy of the registered reference plan of the severed parcel, which will have a frontage of approximately 524 metres (1719 feet) and will contain an area of approximately 34.5 hectares (85.3 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:
Projected Coordinate NAD_1983_UTM_Zone_17N
System:
Projection: Transverse_Mercator
False_Easting: 500000.00000000
False_Northing: 0.00000000
Central_Meridian: -81.00000000
Scale_Factor: 0.99960000

Latitude_Of_Origin: 0.00000000
Linear Unit: Meter
Geographic Coordinate System:GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 21, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

PLB-2021-186

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Maxim Industrial Corporation**,

DECISION: **APPROVED**

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$308.00 for deed stamping.
 2. Subject to the approval from the Long Point Region Conservation Authority.
 3. That an application for a new civic address be submitted for the severed parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6212 for details.
 4. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
 5. Receipt of a copy of the registered reference plan of the severed parcel, which will have a frontage of approximately 524 metres (1719 feet) and will contain an area of approximately 34.5 hectares (85.3 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and

astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 21, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

B) PLB-2021-187 and PLB-2021-188 King & Benton Redevelopment Corporation

Present: Matt Johnston, agent
Lauren Ellis, neighbour
Cathy Ste. Croix, neighbour

The proposal is to sever two lots to facilitate the remediation of the properties. The severed lands in application **PLB-2021-187** will have a frontage of approximately 243.78 metres (800 feet) and will contain an area of approximately 9.85 hectares (24.33 acres). The severed lands in application **PLB-2021-188** will have a frontage of approximately 96.22 metres (315.7 feet) and will contain an area of approximately 6.62 hectares (16.35 acres). The retained parcel will contain an area of approximately 57.83 hectares (142.89 acres).

The agent was satisfied with the recommendation of staff to defer the application. Ms. Ellis read a letter to the committee (**Attachment A**) with eleven points of concern including:

- Notification of the application,
- Environmental impact of the application,
- The lasting effects of the Hagersville Tire Fire,
- Her expressed doubts that the property needs to be remediated,
- The systematic denegation of agricultural land,

- The questionable agenda of the applicant,
- Questions about the return of investment of the applicant's purchase of the land,
- Questions about the potential resale of the land,
- Apparent intimidation from the owner of the company that has applied for these application,
- Preferential treatment for the applicant from 'Haldimand-Norfolk' Roads staff.

She has concerns that this application is really an application for an open pit mine, which will contaminate the water table, kill much of the wildlife that now lives on the property, and she reiterated her warning about the manners of the owner to the committee.

Ms. Ste. Croix has concerns about the effect that the application will have on the existing wildlife in the area. She stated that wild animals will not live in a contaminated area, and there is evidence the wildlife is thriving on the property. She continued that there has been a documented meeting between the applicants and surrounding residents. She characterized the meeting as solely consisting of the applicant emphasizing the contamination of the property, and the need to have it cleaned up. Ms. Ste. Croix expressed her doubts of the applicant's motives with this application. She felt that a quarry will be the end result of the application, despite the applicant's insistence that it will not be, and that the thriving wildlife will suffer because of this possibility.

Chairperson Brown wanted staff to find out what the proposed use of the land will ultimately be. The planner said that there is no obligation for the applicant to provide this information within the auspices of a consent application.

The Committee made the following decision:

PLB-2021-187

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **King & Benton Redevelopment Corporation**, to sever a lot to facilitate the remediation of the properties. The severed lands will have a frontage of approximately 243.78 metres (800 feet) and will contain an area of approximately 9.85 hectares (24.33 acres). **Concession 14, Part Lot 1, Registered Plan 18R1586 Part of Part 1 and Parts 2 to 4, Geographic Township of Walpole, known municipally as 2002 County Line**

DECISION: DEFERRED

REASONS: To give the applicant time to provide more information about the application.

PLB-2021-188

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **King & Benton Redevelopment**

Corporation, to sever a lot to facilitate the remediation of the properties. The severed lands will have a frontage of approximately 96.22 metres (315.7 feet) and will contain an area of approximately 6.62 hectares (16.35 acres). **Concession 14, Part Lot 1, Registered Plan 18R1586 Part of Part 1 and Parts 2 to 4, Geographic Township of Walpole, known municipally as 2002 County Line**

DECISION: DEFERRED

REASONS: To give the applicant time to provide more information about the application.

C) PLB-2021-189 Grace Bailey

Present: Steve Sedore, agent

The proposal is to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 404.7 square metres (0.1 acres). The property is to provide additional space and to provide access for the benefitting lands.

The agent gave details about the application, and stated that there is a time element for this application, as the applicant is looking to move back to Brantford. Member Ricker asked if the issue was moving the holding tank. The planner said that, after review, there was an open permit for the tank, and there was question as to the location of location tank. Once the Building Department can review the situation. A deferral allows the applicant to address this without the need for a second application. Further discussion ensued regarding the application.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Grace Bailey**, to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 404.7 square metres (0.1 acres). The property is to provide additional space and to provide access for the benefitting lands. **Plan 21074, Lot 105 to 106 South of Fagan Street, Geographic Township of Walpole, known municipally as 4 Fagan Street**

DECISION: DEFERRED

REASONS: To give the applicant time to address the issues raised by the Building and Municipal By-Law Enforcement department.

D) PLB-2021-193 Julie & Darrin Swayze and Liliana & Grant Phillpott

Present: Darrin Swayze, applicant

The proposal is to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.091 hectares (0.22 acres). This parcel will then be merged with the adjacent property at 1115 New Lakeshore Road. The retained property will contain an area of approximately 0.0455 hectares (0.15 acres), and will be merged with the property at 1116 New Lakeshore Road. The property is to provide additional space and to provide access for the benefitting lands.

No issues from applicant or committee on the application.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Julie & Darrin Swayze and Liliana & Grant Philpott**, to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.091 hectares (0.22 acres). This parcel will then be merged with the adjacent property at 1115 New Lakeshore Road. The retained property will contain an area of approximately 0.0455 hectares (0.15 acres), and will be merged with the property at 1116 New Lakeshore Road. The property is to provide additional space and to provide access for the benefitting lands. **Concession 1, Part Lot 2, Registered Plan 18R4334 Parts 7, 11 and 13, Geographic Township of Walpole, no civic address**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, and a fee of \$308.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Lilianna Philpott and further identified as Roll No. 2810-332-001-03500, if required. Further to this, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Darren Richard Swayze and further identified as Roll No. 2810-332-001-03700, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcel become part and parcel of the abutting lands presently owned by Lilianna Philpott and further identified as Roll # 2810-332-001-03500.

4. That the severed parcel become part and parcel of the abutting lands presently owned by Darren Richard Swayze and further identified as Roll # 2810-332-001-03700.
5. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
6. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
7. Receipt of a copy of the registered reference plan of the severed parcels, approximately 0.091 hectares (0.22 acres) and approximately 0.0455 hectares (0.15 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

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Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 21, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

E) PLB-2021-196 Greg & Melanie Corning and Gordon & Renee Majic

Present: Ed McCarthy, agent

The applicant proposes to sever a residential lot into two to divide the two existing dwellings into separate ownership. The severed parcel will have a frontage of approximately 15.24 metres (50 feet) and will contain an area of approximately 0.0605 hectares (0.15 acres). The retained parcel will have a frontage of approximately 15.24 metres (50 feet) and contain an area of approximately 0.0568 hectares (0.14 acres).

The agent gave a history of the property, and how it merged on title. This application is to correct the situation. Member Ricker asked if the removal of the deck is an issue. The agent said that it was not a problem.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Greg & Melanie Corning and Gordon & Renee Majic**, to sever a residential lot into two to divide the two existing dwellings into separate ownership. The severed parcel will have a frontage of approximately 15.24 metres (50 feet) and will contain an area of approximately 0.0605 hectares (0.15 acres). The retained parcel will have a frontage of approximately 15.24 metres (50 feet) and contain an area of approximately 0.0568 hectares (0.14 acres). **Concession 1, Part Lot 17, Geographic Township of Walpole, known municipally as 964 South Coast Drive**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$308.00 for deed stamping.
 2. That the deck, that encroaches on the proposed lot line, and located on the retained lands be removed to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932, when the buildings have been removed, for an inspection of the property.

3. Receipt of final approval of the required minor variance (Minor Variances can take three months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
4. That the applicant enter into an encroachment agreement with Haldimand County, to address the driveway, as well as the septic systems of both proposed properties that partially encroach on the municipal road allowance. Contact the Planning & Development Division at 905-318-5932 for further clarification. As this process can take a number of months to complete, early action on this condition is essential.
5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
6. Receipt of a copy of the registered reference plan of the severed parcel, approximately 0.0605 hectares (0.15 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
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False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 21, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

F) PLB-2021-197 Merill Farms Ltd.

Present: Ed McCarthy, agent

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will have frontage of approximately 55.46 metres (181.9 feet) and will contain an area of approximately 0.29 hectares (0.71 acres). The retained parcel will contain an area of approximately 41.69 hectares (103 acres).

No questions from agent or committee.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Merill Farms Ltd.**, to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will have frontage of approximately 55.46 metres (181.9 feet) and will contain an area of approximately 0.29 hectares (0.71 acres). The retained parcel will contain an area of approximately 41.69 hectares (103 acres). **Concession 9, Part Lots 3 and 4, Registered Plan 37R5104 Part 1, Geographic Township of Walpole, known municipally as 246 Concession 9**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$308.00 for deed stamping.
 2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
 3. Receipt of a copy of the registered reference plan of the severed parcel, approximately 0.29 hectares (0.71 acres). Also, **prior to the**

signing of the certificate, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

4. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 21, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

G) PLB-2021-198 Sheppard Bros.

Present: Tom Sheppard, applicant

The applicant proposes to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will have frontage of approximately 21.34 metres (70 feet) and will contain an area of approximately 0.46 hectares (1.14 acres). The retained parcel will contain an area of approximately 39.25 hectares (97 acres).

Question of whether a sign was posted. It was determined that it was as per the Planning Act. The applicant wanted to make sure that the existing easement be made a condition. Staff agreed.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Sheppard Bros.**, to sever a lot containing an existing surplus farm dwelling and accessory structures. The severed lands will have frontage of approximately 21.34 metres (70 feet) and will contain an area of approximately 0.46 hectares (1.14 acres). The retained parcel will contain an area of approximately 39.25 hectares (97 acres). **Concession 6, Part Lot 18, Geographic Township of Walpole, known municipally as 1065 Cheapside Road**

DECISION: **APPROVED as amended**

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$308.00 for deed stamping.
 2. Receipt of confirmation that an easement for the servicing of the gas line over the retained lands (between the applicant and owner of the severed parcel) has been completed. Please note that this may require an application to the Committee to complete the process. For further information, please contact Planning Staff at 905-318-5932.
 3. That an application for a new civic address be submitted for the retained (or severed) parcel. Contact the Planning & Development Division at 905-318-5932, ext. 6212 for details.
 4. That all buildings located on the proposed lot lines be removed to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932, when the buildings have been removed, for an inspection of the property.
 5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
 6. Receipt of a copy of the registered reference plan of the severed parcel, approximately 0.46 hectares (1.14 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 21, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

MINOR VARIANCES:

A) PLA-2021-185 Jim Wells

Present: Jim Wells, applicant

The proposal is to request relief from the front yard setback provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a dwelling addition and of a detached garage on the property.

No comment from the applicant. Member Gould asked if a condition for matching the sketch should be added. The planner said that the topography makes the adjustment of the proposal difficult, so a condition would not be necessary.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Jim Wells**, to request relief from the front yard setback provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a dwelling addition and of a detached garage on the property. **Concession 15, Part Lot 10, Geographic of Walpole, known municipally as 8726 Indian Line**

DECISION: APPROVED

REASONS: The proposal is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019), conforms to the Haldimand County Official Plan and meets the criteria and intent of the Haldimand County Zoning By-law HC-1 2020.

B) PLA-2021-192 Hedley Farms Inc.

Present: Allen Hedley, applicant

This application is a condition of consent application PLB-2021-166, which was approved by the Committee of Adjustment on October 19, 2021. Relief is requested from the lot frontage provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020 to recognize deficiencies as a result of the consent application.

No comments from applicant or committee.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Hedley Farms Inc.**, to request relief from the lot frontage provisions of the Agricultural (A) Zone of Haldimand County Zoning By-law HC-1 2020 to recognize deficiencies as a result of the consent application. **Concession 1 South of Talbot Road, Part Lots 20 and 21, Geographic of North Cayuga, known municipally as 415 Concession 1 South**

DECISION: APPROVED

REASONS: The proposal is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019), conforms to the Haldimand County Official Plan and meets the criteria and intent of the Haldimand County Zoning By-law HC-1 2020.

C) PLA-2021-199 Sara Roy and Mario Ariganello

Present: No one present

The proposal is to request relief from the front yard setback, interior side yard (left) and height of building provisions of the Lakeshore Residential (RL) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a boat house and storage on the property.

No comments from the committee.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Sara Roy and Mario Ariganello**, to request relief from the front yard setback, interior side yard (left) and height of building provisions of the Lakeshore Residential (RL) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to permit the construction of a boat house and storage on the property. **Plan 2695, Part Lot 25, Geographic of Dunn, known municipally as 57 Dover Street**

DECISION: APPROVED

CONDITIONS:

1. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.

REASONS: The proposal is consistent with the Provincial Policy Statement (2020), conforms to the Province's Growth Plan (2019), conforms to the Haldimand County Official Plan and meets the criteria and intent of the Haldimand County Zoning By-law HC-1 2020.

D) PLA-2020-200 Amina Zaidi

Present: Jim Rizvi, Agent
Trent Graham, neighbour

This application is a condition of consent applications PLB-2020-177 and PLB-2020-178, which was approved by the Committee of Adjustment on February 23, 2021. The proposal is to request relief from the lot area and lot frontage provisions of the Lakeshore Residential (RL) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to recognize deficiencies as a result of the consent applications.

Two letters from neighbours were read into the minutes. The agent stated that the concerns expressed by the neighbours will be addressed. Mr. Graham said that he is happy that this will be made a condition. Chairperson Brown asked if the letters could be forwarded to Building. The Secretary-Treasurer said that it would. Chairperson Brown asked that a condition addressing drainage be added.

The Committee made the following decision:

PURSUANT to Subsection 45(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Amina Zaidi**, to request relief from the lot area and lot frontage provisions of the Lakeshore Residential (RL) Zone of Haldimand County Zoning By-law HC-1 2020. The relief is requested to recognize deficiencies as a result of the consent applications. **Concession 1, Part Lot 12, Geographic Township of Sherbrook, known municipally as 8 Vilella Road**

DECISION: **APPROVED as amended**

- CONDITIONS:**
1. All building permits be completed to the satisfaction of the Building & Municipal Enforcement Services.
 2. Class 4 septic systems required for any proposed dwelling on subject properties.
 3. Receipt of a letter from the Planning and Development Division, indicating that their requirements, regarding surface drainage of the property, have been satisfied. Typically the county would require a full lot grading to be designed, in lieu of that, the proponent shall provide the Planning and Development Division with a letter assuring that all storm water from this parcel will be discharged toward the roadway, or a large body of water (lake, river, stream or other conveyance system), not adjacent properties. This is required as the new development as proposed, has the potential to increase the volume or rate of the storm runoff and may impact abutting landowners. A sample form letter can be provided. Contact the Development & Design Technologist at 905-318-5932, ext. 6409, for further clarification.

REASONS: The proposal is consistent with the Provincial Policy Statement (2020), conforms to the Province’s Growth Plan (2019), conforms to the Haldimand County Official Plan and meets the criteria and intent of the Haldimand County Zoning By-law HC-1 2020.

PREVIOUSLY DEFERRED:

A) PLB-2020-102 Silverthorne Homes

Present: David Roe, agent

This application was previously deferred at the September 22, 2020 Committee of Adjustment meeting. The applicants proposes to sever a building lot for industrial purposes. The severed

lands will measure approximately 50.26 metres (164.9 feet) by 54.8 metres (179.8 feet) and will contain an area of 0.275 hectare (0.68 acres).

No comments from agent. Member Ricker asked if anything can be done to address dust and noise. The planner said that a site plan will be required to address future development on the property, as it is an industrial property. Member Bartlett asked if site plan would go to Council, or is it dealt with in the staff. The planner said that site plans are dealt with in-house and all is dealt with through that process.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **Silverthorne Homes**, to sever a building lot for industrial purposes. The severed lands will measure approximately 50.26 metres (164.9 feet) by 54.8 metres (179.8 feet) and will contain an area of 0.275 hectare (0.68 acres). **Plan 3597, Part Lots 29-31, 46, 47, 48-52, Part of Closed Street, Urban Area of Dunnville, known municipally as 205 Forest Street East**

DECISION: APPROVED

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$350.00 and a fee of \$308.00 for deed stamping.
 2. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409 or 6413, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
 3. That the applicant enter into an agreement regarding municipal services extension and servicing allocation. Municipal services (watermain, sanitary sewer main) within the road allowance must be extended to service the newly created lot, and Servicing Allocation (water and waste water) has been allocated for the severed property. Contact the Planning & Development Division at 905-318-5932 for further clarification. As this process can take a number of months to complete, early action on this condition is essential.

4. That a Functional Servicing Report be submitted to the satisfaction of the County prior to the signing of the certificate. Contact the Development and Design Technologist at 905-318-5932, ext. 6409 for further clarification.
5. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
6. That building permits are obtained for the existing structures on the severed lands, or that all structures located on the severed lands be removed to the satisfaction of Building Controls and By-law Enforcement Division. Please contact the Building Inspector at 905-318-5932, when the buildings have been removed, for an inspection of the property.
7. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
8. Receipt of a copy of the registered reference plan of the severed parcel, measuring approximately 50.26 metres by 54.8 metres and will contain an area of 0.275 hectare. Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

```

Projected      Coordinate  NAD_1983_UTM_Zone_17N
System:
Projection:    Transverse_Mercator
False_Easting: 500000.00000000
False_Northing: 0.00000000
Central_Meridian: -81.00000000
Scale_Factor: 0.99960000
Latitude_Of_Origin: 0.00000000
Linear Unit:   Meter
Geographic Coordinate System:GCS_North_American_1983

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Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

9. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 21, 2022, after which time this consent will lapse.

REASONS: The proposal conforms to the intent of the Official Plan and Zoning By-law.

B) PLB-2021-148 William Jacob Cronk

Present: Jacob Cronk, applicant
Michael Sullivan, agent

This application was previously deferred at the November 15, 2021 Committee of Adjustment meeting. The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 2.79 hectares (6.89 acres). The property is to provide additional space and to provide access for the benefitting lands.

The applicant wished to have the matter of this application dealt with. Member Bartlett spoke in favour of approving the application, feeling that the revised proposal is acceptable. He felt that the land is not farmable.

The Committee made the following decision:

PURSUANT to Subsection 53(1) of *The Planning Act*, R.S.O. 1990 (as amended), this Committee hereby makes the following decision on the application of **William Jacob Cronk**, to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 2.79 hectares (6.89 acres). The property is to provide additional space and to provide access for the benefitting lands. **Concession 1, Part Lot 16, Geographic Township of Walpole, known municipally as 333 Brooklin Road**

MOTION TO REFUSE

DECISION: Member Bartlett: No
Member Bowman: No
Member Gould: No
Member Ricker: No
Member Snyder: No
Member Wagter: No
DEFEATED (0 votes to 6)

MOTION TO APPROVE

DECISION: **Member Bartlett: Yes**
Member Bowman: Yes
Member Gould: Yes
Member Ricker: Yes
Member Snyder: Yes
Member Ricker: Yes
APPROVED (6 votes to 0)

- CONDITIONS:**
1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, and a fee of \$308.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by William Jacob Cronk. and further identified as Roll # 2810-332-002-71850, if required.
 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
 3. That the severed parcels become part and parcel of the abutting lands presently owned by William Jacob Cronk and further identified as Roll # 2810-332-002-71850.
 4. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6413, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
 5. That an application for a new civic address be submitted for the benefiting lands. Contact the Planning & Development Division at 905-318-5932, ext. 6212 for details.
 6. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and

/ or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.

7. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
8. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
9. Receipt of a copy of the registered reference plan of the severed parcel, approximately 2.79 hectares (6.89 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree


10. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 21, 2022, after which time this consent will lapse.

REASONS: The committee feels that the application is an appropriate use of land.

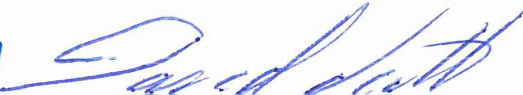
OTHER BUSINESS:

The minutes of the November 15, 2021 meeting were adopted as presented.

The meeting adjourned at 10:53 am.



Chairman



Secretary-Treasurer

ATTACHMENT A

December 20, 2021

Planning and Development Division of Haldimand County
Haldimand County Administration Building
53 Thorburn Street
Cayuga, ON N0A1E0

Public Meeting - Tuesday December 21, 2021 at 9:10 am

- **Severing of two properties for the purposes of remediation.**

Dear Attendees,

Due to Covid protocols, I have elected to present my concerns in this letter to be read in its entirety into the minutes of the meeting, on December 21, 2021 at 9:10am.

Although I share over 1200 ft of frontage with the property in question I have received NO notice from Haldimand nor Norfolk County Administrative Offices. This is inadequate and unacceptable.

I have 11 points that I would like to now discuss.

The following is a listed summary of concerns regarding the proposed severance of two properties for purposes of Remediation, followed by a brief discussion for each point.

1. Zoned Agricultural
2. Productive Land - Hardiness zones are 6A-6B
3. Species at Risk - Regulated Lands
4. Federal Government monitoring for decades
5. "Remediation" label of severance
6. Systematic defacing of agricultural land.
7. King & Benton "Redevelopment" Corp Label
8. King & Benton ROI - need for Return on Investment
9. Immediate Resale of property while in Escrow
10. Personal intimidation tactics by Mr. Charest on community - (see video)
11. Preferential treatment by County Road Works department members

Discussion

1. Agricultural

The lands in question are designated Agricultural and should remain so. Severing the lots would impede any future food production and wildlife habitat.

2. Hardiness

The land has been agriculturally productive for decades. It is located in a 6A to 6B Planting Hardiness zone, which is very rare in all of Canada. These zones are vital to feeding our growing population and becoming more self reliant (ie covid pandemic).

3. Species at Risk - Regulated Lands

This property encompasses a very delicate ecosystem that is the natural habitat for at least two At Risk Species both of which are listed on the Species At Risk Public Registry. Both these species are recognized by the Federal and Provincial governments specifically through the Ministry of Environment and Natural Resources. A portion of this property is zoned Regulated Lands and overseen by the Conservation Authority.

The fact that these species exist on this land is proof that past agricultural practices enabled them to cohabitate with food production. Any type of remediation of these lands would be detrimental to these animals.

4. Federal government monitoring

This committee must be fully informed about the 30 year campaign by the Federal and Provincial governments and its many Environmental agencies to diligently collect data at all environmental levels and impacts upon this property. Millions of pounds of soil have been removed, and millions of dollars have been spent to eliminate any contamination as well as compensations for the damage caused by the tire fire which occurred over 30 years ago.

These governments continue to monitor the purity of this land today. It is not contaminated and there is 30 years of documented hard data to proof it.

5. "Remediation".

By King & Benton claiming to need to sever the lots under a "label" of "For purposes of Remediation" is a complete deception.

First and foremost there is nothing to remediate as indicated in the previous point.

King and Benton have provided Zero data as proof.

There is 30 years of government data that will refute their insinuated claim.

This committee cannot enable any severance for "purposes of Remediation" when there is nothing to remediate.

6. Systematic defacing of agricultural land.

Since Mr. Charest - King and Benton purchased this parcel of land. They have systematically defaced and denigrated it.

Approximately 100 truckloads of contaminated soil was trucked from their Brantford subdivisions and mounded along County Line Road. Where they remain to this day.

Acres of fertile top soil containing vital nematodes which facilitate plant production was scraped off by bulldozers. This practice is commonly done by developers in order to use the clean topsoil to cover the contaminated low grade dirt in their subdivisions.

There have been dozens of drilled wells, some of which have had core samples assayed tested, some if not all have been capped and locked.

There has also been extensive excavation activity on this parcel with giant craters left dangerously open and 10-20 foot tall hills of boulders and rock left as further eyesores on the landscape.

All these activities are creating trauma to the animal species that existed here in harmony while the land produced food prior to the King & Benton purchase.

7. King & Benton “Redevelopment” Corp Label

Why would a newly created, strategically named, corporation systematically devalue its own land and its surrounding neighbors by issuing a proposal for remediation which implies a toxicity problem?

Since its nearly impossible today to change an agriculturally zoned land it seems K&B are just trying to underhand the bylaws in place for their own agenda that has not been truthful.

One answer may lie in the Kyoto Agreement, whereupon our Canadian government have allotted billions of dollars for the “green house gas” global warming, CO2 emissions etc problem. There are millions of dollars available to private enterprise to improve the environmental state of land air and water.

One such element that may be the true underlying motivation behind this backhanded application presented today, is the following..

With the removal of “remediated” effluents, the contaminates can be injected and imbedded permanently with various epoxies, bitumen and other materials that have a long half life. These materials basically trap remediated toxins in a product like for example - asphalt and cement to be used in subdivisions.

The theory is this reduces the CO2 emissions and green house gases into the air, land and water. Yet this theory has yet to be proven since the actual manufacturing procedures of these products can create even more CO2 emissions. It is not a clean offset zero sum variable.

But the real Holy Grail is that

The “K&B Redevelopment Corporation can be completely funded and all their costs paid for by our tax dollars.

Please note most government grants start in excess of \$3.2 million dollars.

It should also be noted into the minutes of this meeting that King and Benton have several business divisions including extensive detached home subdivisions developments and mining quarry operations in many locations in Canada.

8. A Return on Investment is paramount for any corporation. So another vital question is how will this remediation practice enable a feasible ROI. King and Benton have spent great sums to drill, excavate and bulldoze this property. Clearly these expenses have a long term purpose.

The corporation has not been forthright with any projections nor purposes for this property.

9. Immediate Resale of property while in Escrow

Upon the sale of this property in 2015, the listing real estate agent who was also a previous co-owner offered the property immediately to myself and other members of the community while the property was still in escrow.

The property was purchased in the 800,000 dollar range and was immediately offered for resale for \$1.2 million dollars to several individuals the same day it was purchased.

Several questions arise, one in particular is that King and Benton was willing to pay 100% capital gains taxes on \$1.2 million just to get out of the property. This is a sizable penalty for one day.

This clearly stipulates the new owner made a mistake and wanted to extrapolate as much as possible from the land. On day one it was simply cash, today its the delicate environmental balance of the soil, and water which is irreplaceable and priceless.

10. Personal Intimidation Tactics

Mr Charest invited many neighbors to a presentation on his land. He systematically did not invite me to this meeting. Please note I have never met Mr. Charest. He has never communicated with myself in any manner whatsoever.

Also note that Mr/Mrs Perry and Cathy StCroix have a video of the proceedings. Mr. Charest promised several tests on the adjoining neighbors' well water, which did not manifest nor was the promise adhered to.

He also used intimidation tactics to stress and terrorize the neighboring homeowners that their backyards are a toxic waste site. He presented one of his wells as highly contaminated and yet a government well about 50 feet away was deemed clean for decades. Mr. Perry StCroix stated to me that the well water sample Mr. Charest showed the group smelled like diesel fuel. A very easy thing to pour down a well shaft. Mr. Charest locked this well immediately.

11. Preferential treatment by County Road Works department members

I would like to state that I have been personally informed by a supervisor in the Haldimand-Norfolk Road works department that he does many jobs for Mr. Charest and even has him on speed dial.

The supervisor clearly had previous knowledge of the Charest property and simply called up Mr. Charest who allowed the Department to utilize his land for their contaminated backfill (which was tested by the department) and their equipment for the duration of their project nearby, which took months.

Normally there is a waiting list of constituents that have voiced an interest in soil from the county road works department. Those constituents were ignored and denied.

How many other county jobs has Mr. Charest interfered with?

These favours are no doubt reciprocated in some capacity.

Mr. Charest does not reside in Haldimand-Norfolk county.

In Conclusion

First and foremost I want to make it emphatically clear that this application for severance of the two properties for purposes of remediation is in fact a deviant deceptive application for an open pit mine.

Let me repeat that so it is very very clear

This is an application for an open pit mine.
This is an application for an open pit mine.

A new company called the King & Benton Redevelopment Corporation will not hide the truth

This application bypasses and saves the corporation over \$5 million dollars for many environmental assessments that take a minimum of five years and are regulated by the Department of Mining at the Federal level.

This application opens the doors for a open pit mine that can be 100% funded by we the tax payers through the green house gas initiatives.

King & Benton will not generate one penny to our economy. They will only create immeasurable hardship for the entire community.

This application will desecrate the water table of the county for in fact the water table runs all the way to Oakland and beyond.

Within a week of this company remediating the land, millions of livestock will be killed and entire farms that provide food and millions of dollars of revenue to this township will be devastated.

A simple fact that there are hundreds of thousands of chickens grown across the street - that our grocery stores and Swiss Chalet depend upon.

Mr. Charest's past actions here and in all his other quarry locations exemplify repetitive nefarious circumstances with negative damaging outcomes. I believe the county, its constituents and Mother Nature will have to pay too high a price for entering into any agreement with King & Benton corporations inclusive of Mr. Charest or any corporation he may benefit from or represent.

This land needs to just continue to heal and flourish like it did prior to Mr Charest's purchase.

Thank you.

Please do not hesitate to contact me at the address below.

I would like to request a written paper copy of the transcript of the meeting in its entirety.
Please mail the paper copy and all future Notices to the mailing address below.

Thank You for your time - kind attention and assistance.

Lauren Ellis

