

WESTGARTH-TAYLOR
424 DUNLOP ST, WEST
BARRIE, ON, L4N 1C2

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SEP 11 2013

CLERK'S OFFICE

Sept 11/2013

Attn. Barry Words, chair of development committee
Re - Champlain Ready Mix proposal on Rawson Ave.

Dear Sir

- since my wife owns the farm adjacent to this proposal, I would like to comment on this plant.
 - the Champlain proposal has been referred to the Oct 8 meeting of the development committee which I will attend
 - there are a number of concerns with the staff report PLN018-13 re this plant.
- 1) - pg 6, #34 of staff report states
"the existing industrial uses to the east are not considered sensitive land." this would include the building utilized by Mr Busch & staff.
however - MoE guide line D-6 states
-"sensitive land uses include any indoor space where humans may be adversely affected"
 - 2) MoE guide line D-6 states on pg 7, # 4.5.1
"no sensitive land use shall be permitted within actual or potential influence area of class I, II or III without evidence to substantiate the absence of a problem"
(class II potential influence is 300m not 70 m)
 - 3) city official plane is discussed on staff report pg 7 #42
"official plan states that special industrial uses not be permitted within 300 meters of a sensitive land use"

questions

- why were councillors not provided with MoE, D-6 guidelines?
- do the buildings on Rawson Ave, Lockhart farm & Innisbrook golf course not qualify as sensitive land?
- note that section 24 of staff report requires the ready mix plant to adhere to D-6 guidelines.
- the 300 meter separation required by the city by-law has not been met by any of these 3 plants as the separation distances are to be measured from property to property boundaries.
 - 35 m to Mr Busch property
 - 30 m to Lockhart property
- D-6, #4.4.2 - "measurements shall normally be from property line of industrial land to property line of sensitive land"
- worst case scenario is that asphalt plant might be a class III with an influence ^{area} of 1000 meters which would result in more than 3 square kilometers of city land unsuitable for sensitive land use (any indoor or outdoor space where humans might be adversely affected)
- city & MoE need to determine area of influence for all 3 plants in this area.

Yours truly

B. Westworth
705-721-5133