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Dufferin Flamboro Quarry Community Advisory Panel (CAP) Meeting Minutes

Date:	Monday June 18, 2012, 7:00 - 9p.m.
Location:	Flamboro Quarry Office – 685 Brock Road
Chair:	Linda Smith
Participants:	Dale Arnold, Dufferin Aggregates Martin Bradley, Dufferin Aggregates Alex Caruana, Operations Analyst, Dufferin Aggregates Tim Cruickshanks, Property Owner/Contractor Jessica Davidson, Properties and Approvals Specialist, Holcim John Elliott, Mineralist Graham Flint, Chairman, FORCE Terry Noftall, Contractor Robert Pasuta, Councillor, Ward 14 (Flamborough), City of Hamilton Ron Van Ooteghem, Dufferin Aggregates
Regrets:	John Van Wyngaarden, Businessman
Absent:	Susan Coverdale, Business Development Consultant, City of Hamilton Penny Gardiner, Flamborough Chamber of Commerce Dave Rodgerson, Neighbour
Facilitation and minutes:	Linda Smith, Smithcom, Facilitator Lauren Joakim, Smithcom, 2 nd Facilitator, (observation capacity only) Sandra Mackie, DFA Site Administrator – minutes

Action Items from June 18th , 2012 CAP meeting:

1. Dave Rodgerson will review the Aggregates 101 presentation and present some possible questions to the committee for the aggregate fact sheet handout.

New Facilitators

Linda Smith from Smithcom began the meeting by introducing herself as the facilitator for the evening. She also introduced her associate, Lauren Joakim. Linda explained that she would be the facilitator for the June 18th CAP Meeting, however Lauren will take over moving forward and Linda will be the second. Linda explained that there were two people from Smithcom attending the meeting to create continuity within the



CAP, so that if one of them cannot attend a future meeting, the other will step in and will be a familiar face to the members.

Minutes

- Minutes were reviewed.
- Minutes were approved by the committee members.

Review of Action Items from March 5, 2012 meeting.

- Ron Van Ooteghem told the committee that he had been asked by Robert Pasuta about the agreement that Dufferin Aggregates had with the City of Hamilton to supply them with 4600 tonnes of Granular A stone for free for the resurfacing of the Brock Road between Highway 5 and the Fifth Concession. The original agreement was between the Gray family and the City and was signed in 2000. Robert had asked Ron if he could find a copy of this original agreement and forward it to him. Ron informed the committee that the information had been scanned to Robert since the last meeting. Robert advised the committee that the City had not yet been able to determine if the stone had been used (either for its intended purpose on the Brock Road or otherwise), and that the City was still investigating.
- Alex Caruana asked if this had been an agreement required by the City. Ron said yes, it was a condition to the site plan amendment.
- Tim Cruickshanks commented that he did not believe that the City had done anything with that part of the road and that it needed work.
- John Elliott asked if there was a time limit but Ron said there was no time stipulated in the agreement.

- Dave Rodgerson was scheduled to review the Aggregates 101 presentation and present some possible questions to the committee for the aggregate fact sheet handout however he was absent from the meeting. Linda asked the committee how they would like to proceed. Ron suggested the committee list it as an action item for the next meeting. In the meantime, someone from the committee will touch base with Dave to see if he has had a chance to work on the sheet. If not, Jessica Davidson will put together a basic fact sheet for the next meeting.

FORCE

- Graham Flint, Chairman, FORCE spoke to the committee about FORCE and what they were currently involved in.
- Graham explained that FORCE, which stands for Friends of Rural Communities and the Environment, was formed in 2004 by local residents to oppose an application for a limestone quarry in the north east area of the amalgamated City of Hamilton, on the 11th Concession near Milborough Line.



- The residents had several concerns regarding the transition. They wanted to know how the quarry would affect various aspects of their lives, for example, transportation, water supply and property values and how all of these things would be managed.
- FORCE has been in place now for 9 years and the community has really stuck with it. They are very supportive and it has actually brought the community together. It has given them something to rally around and feel neighbourly about. Graham has met a lot of people through FORCE; some newer residents and some that have been in the community for years.
- City and Government agencies are also worried about this quarry application and have many questions. It has become a legal battle. The developer's application for the Permit to Take Water has been refused by the Ministry of the Environment so the developer is now taking it to an Environmental Review Tribunal.
- The developer is also suing the Federal Government for unfair treatment under NAFTA.
- It is unlikely that the issues will be resolved for another 5-7 years but it could be as long as another decade.
- Graham believes that this is not the best way to resolve the issue. Large amounts of money and time have been spent and will be spent before resolution. He said that people are still scared and that it is the uncertainty and not knowing what the impact of the quarry could be that is the greatest fear, as people tend to assume the worst. Graham said that the developer has not done a good job of communicating to the community, so negotiations are failing.
- Jessica Davidson asked Graham what he thought was the biggest mistake the developers had made, which other aggregate companies should try to learn from. Graham said it was their arrogance. When the community would ask a question, for example, "How will the quarry affect housing prices in the area?", the developers answer was to say that housing prices would not be affected but they gave no real explanation to back up their answer. This attitude has created a lack of trust. The developer has not been willing to meet the community half way or shown any willingness to dialogue with the community. Graham said that the developer has basically been in denial of the issues, has shown no empathy for these issues and has made the community feel their concerns are irrelevant.
- Terry Noftall said that he believes that there is a need for stone in our everyday lives, and that there are only so many places to find it. He believes that eventually this quarry will be approved due to that need, and that the developer needs to be more up front about addressing the concerns as this will speed up the resolution process.
- Graham noted that the original developer wouldn't come forward and do the work that needed to be done in order to calm the neighbours concerns. When the property was sold to a new developer, that anger and lack of trust was already in place.
- Robert noted that in the last Provincial election, Conservative Tim Hudak focused on the Mid Pen Corridor and mentioned the great need for stone for this development. Will the Provincial government have any influence in the decision making about the quarry application?
- Graham told Robert that the Provincial government has the biggest voice regarding this application and that they own the license i.e. they have taken away the City's right to change the zoning and have said that the zoning is to stay agricultural. However, Graham admits that there is some concern that a change in the provincial government may cause an acceleration of the process, allowing a new quarry to be approved in order to meet this need. Graham also



commented that despite this concern there are still members of the provincial government that think this quarry is inappropriate and should not proceed.(i.e. Ted Chudleigh, Andrea Horvath).

- Tim Cruickshanks asked how many properties are affected. Graham said the original parcel is 300 acres of which they want to excavate about 150 acres. The developer has also purchased a property directly beside the original site, an equestrian farm, which is another 150 acres. As well, there are approximately 15 other residential units (including some agricultural) that will be impacted, and another 70 units in a subdivision near the 12th Concession that will have the quarry wrapped around it if it proceeds.
- Graham said that the area in question has some Greenbelt designation which means it is a highly sensitive area but the developer is still trying to open a limestone quarry. Former Mayor Di Ianni made the comment that the landscape of the area will change if you open up a quarry to mine the rock that is there.
- Terry Noftall said that it will change but the change will not necessarily be negative.
- Graham said that he recognizes that stone is necessary. Jessica commented if the process is done responsibly there can be much less of an impact; this is where SERA will help.

SERA

- Alex Caruana, Operations Analyst, Dufferin Aggregates, provided the committee with an update about Socially and Environmentally Responsible Aggregates (SERA)
- SERA is based on seven principles. It recognizes the requirement for stone in the community but also the responsibility that quarries and sand and gravel pits have to the people who live in the neighbourhoods where these operations are running.
- Alex noted that the first four principles of SERA will be up for consultation with the public shortly. They are:
 - 1. Compliance with laws
 - 2. Community consultation and involvement
 - 3. Respect for First Nations rights and culture
 - 4. Benefits to local communities and workers
- These principles will be available for review on the SERA website – www.seracanada.ca – for 60 days. Feedback from the public will come back to the Standards Development Panel for review to ensure that all feedback has been considered and incorporated where applicable.
- In late fall, SERA will also be running field tests and will be looking for volunteer sites from three or four operations of different sizes. These field tests will help determine how feasible the standards are for an auditor to check and will reflect any necessary changes to streamline the process.
- The last three principles are still in process. They are:
 - 5. Environmental impacts and site stewardship (which begins when you put a stake in the ground).
 - 6. Resource efficiency (ensuring that the stone is being used for its highest purpose).
 - 7. Traceability (how do you prove that the product on the truck is coming from where you say it is). This includes how to properly handle sites that have a recycling operation as it



changes the impact on neighbours. (Graham noted that there is a lot to learn in order to address this responsibly.).

- Ron asked if field testing would be taking place shortly. Alex replied that it will be taking place in the fall.
- Graham commented that as a member of the Standards Development Panel it is fascinating to have all of the different members in the same room talking and trying to reach an agreement. Committee members are listening to each other and as a result are looking at the same thing from a different view point.
- Robert asked Alex who the members of the Standards Development Panel were. The Standards Development Panel is Chaired by Brenda McCabe, Chair, Civil Engineering at the University of Toronto and includes representatives from:
 - The Miller Group
 - CONDRAIN Group
 - Harold Sutherland Construction Inc.
 - Holcim Canada Inc.
 - Friends Of Rural Communities and the Environment (FORCE)
 - Gravel Watch Ontario
 - Environmental Defence
 - Coalition of Concerned Citizens of Caledon
 - Region of Waterloo
 - Mark Dorfman (land use and environmental policy planner)
 - Six Nations of the Grand River (as observer)
 - Ministry of Natural Resources (as observer)
- Both Alex and Graham commented that Alistair Mackinnon of the Ministry of Natural Resources is paying close attention to the discussions and results coming from the SERA Standards Development Panel. They believe it is allowing him to see that the MNR could raise the bar for the rules surrounding these issues
- Robert commented to Graham that he is working with SERA yet he is opposed to a quarry for different reasons.
- Graham said that if the SERA standards were to be applied to this quarry application (i.e. the one that he is opposing) he does not believe that it would meet the bar, particularly in the pre-planning stages
- Jessica commented that if SERA had been in place at the time of this quarry application, than maybe the communications between the applicants and the community would have been different. Jessica said that she is happy to see that FORCE is making the effort to learn about the industry and be well informed, and that making decisions based on facts and correct information is something that environmental groups need to always be mindful of.
- Graham thanked Jessica for the comment but noted that the community has also supported the efforts of FORCE and has continually followed through. Graham also commented that he believes SERA will provide developers and the community a positive way to move forward, and will also provide a process that will help to bridge the gap between the Ministry of Natural Resources and the aggregate industry.



- Robert asked if SERA is open to LaFarge as they are currently participating in the Aggregate Forum. Alex responded that there are currently two certification processes being developed, one through SERA and one through the Aggregate Forum, however Ontario is not large enough to support both. Alex said that there is now a proposal to join the two which would allow LaFarge and other industry players to participate and will lend further credit to the process. It is anticipated that the merger will be signed on June 25th, 2012.
- Robert said that having LaFarge as a member of SERA would be helpful to him, especially if LaFarge developed a CAP. Graham commented that a CAP is mandatory with SERA.

Neighbourhood Wells Project

- Jessica Davidson presented the update regarding the Neighbourhood Wells Project associated with preparation for the mining of the lower bench.

The presentation explained that:

- Dufferin Aggregates purchased the Flamboro Quarry in 2003 from the Gray Family
- The current extraction depth is approximately 240mASL. The current license allows an extraction depth of 230mASL.
- The purpose of extracting the lower bench is not to increase annual tonnage but to access the next phase of extraction as per the operational plan.
- The Flamboro Quarry Neighbourhood Wells Project was initiated because Dufferin recognized that groundwater levels around the quarry could be affected when the extraction proceeds to a lower level, and Dufferin wants to minimize the impact on neighbouring properties.
- The goal is to ensure that every neighbour has an adequate water supply before beginning extraction in the lower bench.
- The action plan has involved a proactive strategy to evaluate neighbours' water supplies and provide solutions where necessary to anyone potentially affected. Current stage involves implementation of alternative or modified supplies where necessary.
- Solutions are being prioritized based on the state of current water supply and potential impact from future quarry operations. All solutions will be implemented at no cost to the landowners and will be completed before quarry operations move to the lower bench.
- To date Dufferin has finished sixteen installations (including water treatment systems, electrical upgrades, well drilling and landscaping) with six installations ongoing. The response so far on new water supplies has been positive and follow-up visits are being undertaken with landowners to ensure their satisfaction with their new systems. Future replacement water supplies may be modified to accommodate landowner preference or Conestoga-Rovers recommendations.
- Dufferin's proactive consultation program for the wells project has included letters, meetings, on site visits and follow up calls
- Many stakeholders and community members have been involved in the consultation program including:
 - Landowners in the area near the Flamboro Quarry
 - Community Advisory Panel for the Flamboro Quarry
 - Ministry of the Environment



- Ministry of Natural Resources
 - City of Hamilton Councilor, Ward 14
 - MP & MPP for Ancaster/Dundas/Flamborough/Westdale
 - City of Hamilton Public Works Department, Planning and Economic Development Department and Source Water Protection Planning
- The Ministry of Environment will receive the final Hydrogeological assessment report for their records once the project is complete
 - Four well replacements are still required and several more residences require treatment system upgrades or additional storage capacity

Action Plan to Prepare for Extraction of Second Bench

- Dufferin will communicate with neighbours when they prepare to extract the lower bench so neighbours can ensure their water supply remains unaffected and notify Dufferin of any changes.
 - Monitoring of the drawdown effect will be ongoing when extraction of the lower bench proceeds, and immediate attention will be given to any unanticipated issues that may arise.
 - Immediate temporary water supplies shall be on hand should any unforeseen shortages occur.
 - Dufferin will stay in regular communication with neighbours and stakeholders to evaluate their satisfaction with the management of the project.
- Jessica noted that the depth of the well can influence the system requirements. Deeper wells usually require a more intensive system. Most of the time it is a better approach and more preferable to install a well and treatment system rather than a cistern. As well, reverse osmosis systems have been installed in many locations and although not always necessary, Dufferin believes they are valuable additions in order to be certain of the drinking water quality.
 - Jessica also mentioned that she and Ron have been visiting the neighbours after the installations have begun to assess their satisfaction, and this has allowed Ron to get to know the neighbours better. Many neighbours note that problems that existed prior to the start of the project have been eliminated e.g. they now have better pressure and softer water etc.
 - Graham asked who is responsible for the maintenance of the systems after they're installed. Jessica told him that the owners will maintain the systems.
 - Graham also wanted to know how far the radius was from the site for the project and if there was anyone Dufferin was not able to reach an agreement with.
 - Jessica said that the project took in a radius of approximately 800 metres on the Fourth and Fifth Concession and some residences on the Brock Road, and that although there was some reluctance from some of the homeowners initially, they have been able to work through any issues once people realized that Dufferin was offering to replace and/or improve their systems without any cost to them.
 - Graham asked if homeowners were required to sign a waiver but Jessica told him that Dufferin only has them sign off that Dufferin has completed a water installation or upgrade that has met or exceeded their expectation and that they take responsibility for the upkeep of it
 - Ron added that it does not completely relieve Dufferin of responsibility. If the well stops working Dufferin would have to address it.



Open Forum

- Ron spoke to the committee about the Together for Communities initiative. He explained that 2012 is Holcim's Centennial and as part of that celebration each employee has been asked to volunteer for eight hours. Holcim employs 80000 people worldwide. If each employee volunteers for 8 hours, it would be the equivalent of 100 years of volunteerism.
- The Dufferin Aggregates Flamboro Quarry's Together for Communities initiative is to have a community garden on a piece of vacant land on the Brock Road (where the Gray family house used to be). Several local vendors have been assisting with the garden and will be recognized on a sign to be posted in the garden.
- The Flamboro Quarry partnership is through the Flamborough Food Bank and the goal is to provide garden food to the neighbours in exchange for non-perishable items, and then to give both perishable and acceptable nonperishable items to the Food Bank.
- Next year Dufferin Flamboro would like to offer space in the garden to the community to plant their own gardens. There is a possibility that the area behind the current garden could also be developed.
- Together for Communities was designed as a one year celebration but Flamboro hopes that the community garden will be sustainable.
- Robert said that the community garden is a great idea and suggested that the local papers be notified. Jessica said that Flamboro staff could speak to the DFA communications department and they would help make this happen.
- Ron said that the site will plan a Saturday morning event to distribute and collect the food items. Terry Noftall has volunteered to bring his tractor and wagon.
- Sandra briefly summarized the Flamboro Open House which took place on June 16th, and noted that this year the "Earth Rangers" made an appearance, bringing several of their shelter animals. They are an organization that has partnered with Dufferin to develop and monitor a biodiversity strategy.
- Robert asked if there were any indications that there may be projects this year resulting in increased trucking moving north on the Brock Road, but Ron said that he had not heard of anything at this time. He told Robert that he would try to give him some lead time if he does hear of anything, and that letters will be sent to the neighbours beforehand to notify them.
- Dale mentioned that Flamboro is to supply aggregate for the Highway Five and Eight project so there may be more traffic moving that way, however the trucks would be on route straight to the Highway Five. Dale also noted that there is a lot of top soil moving from this job.
- Robert mentioned that several truck routes have been changed due to the work being done in the neighbourhood.
- Linda Smith asked the committee if they would prefer to have a paper copy of the minutes and agenda available at each meeting or if they would like to continue with only the electronic versions.



Terry Noftall said that he would prefer a paper copy, so moving forward, paper copies of the minutes and agenda will be available at each meeting.

- Both Linda and Lauren will be at the next meeting, however Lauren will be the primary facilitator moving forward
- The meeting ended at 8:40pm.

Next Meeting

- The next meeting will be held on Monday September 10th, 2012 at 7 p.m. in the boardroom at the Dufferin Aggregates Flamboro Quarry.
- Dave Rodgerson will present the committee with some ideas for the aggregate fact sheet based on his review of the Aggregates 101 presentation.
- Jessica Davidson from the Holcim Planning and Regulatory Affairs Department will be attending to provide the committee with an update on the status of the Neighbourhood Wells Project as it pertains to the site moving down to the lower bench.
- Alex Caruana, Operations Analyst, Dufferin Aggregates, will provide the committee with an update on the progress of SERA.
- Possible site tour as there will be several changes that will be completed (i.e. sump expansion, new conveyor, check progress of community garden etc.) and there hasn't been a site tour for a while.