

From: [Donna Bessey](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson project
Date: Tuesday, September 12, 2023 2:23:18 PM

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I am writing to show my opposition to the expansion of a pvc plant in our community. There are serious dangers and inconveniences attached to this project. Every detail should be brought to the attention of the Community! This plant should be rezoned and monitored carefully for possible community hazard. PLEASE Reconsider this!

Thank-you

Donna Bessey
[REDACTED]
Southampton, ON
N0H 2L0

From: [Lynne Brown](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson's application for a PVC manufacturing plant
Date: Friday, September 22, 2023 9:55:26 PM

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**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

I am writing to you in response to the Carson's Application for a Manufacturing Plant to be built on Bruce 3 and Carlisle, in Southampton, ON.

I am greatly concerned since Vinyl Chloride is a gas that is highly explosive and is a non-threshold carcinogen. There are regulations in place to protect people and the environment, however there is always accident and human error.

Vinyl Chloride has been identified as a contaminant at more than one-third of hazardous waste (Superfund*) sites, resulting in groundwater and air contamination of nearby communities. Vinyl Chloride can be detected in ground water from 0.2 ppb, together with our water table being so high, with it being impossible to keep surface run off separated from ground water, with many residences using sand points or wells and the use of wells in the surrounding area, and with its effects on waterways and Lake water, it is a major concern to those of us in the area.

Breathing high levels of Vinyl Chloride over several years causes immune disorders, and damage to organs and nerves; in addition, pregnant women have higher miscarriage rates as well as birth defects.

I would like to see another location further from the population, and on land specifically slated for Industrial use (rather than having been recent prime farmland) be the solution.

*[Superfund - Government of Canada, 2021: In Canadian FCSI Data, there were 2198 contaminated sites listed (~32%) without data on contaminants, and in Superfund site data there were 940 sites (~76%) without contaminant data Aug 10, 2022]. The majority of the Vinyl Chloride found in the environment is the result of releases from manufacturing facilities or waste disposal.

Thank you,
Lynne Brown
[REDACTED]
Southampton

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File C-2023-004 Carson
Date: Tuesday, November 19, 2024 2:00:17 PM

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Dear Esteemed Bruce County Planners

I write to express my objections to redesignating the subject lands to become an Agricultural Area with Exceptions which will then allow Carsons to make this an industrial site.

Such a site should be required to be serviced by municipal water and sewers to help protect the environment.

There is potential toxicity , extra noise and dust causing harm to present and future residents. There are homes adjacent to the site already and it would be natural progression to have housing on the site in due course not industry.

I am concerned that local emergency services may not be adequate in the event of a large emergency such as a fire with casualties.

Do we need more industry in Saugeen Shores? I think council and planners should consider what type of businesses are better suited to the municipality's demographic and then seek ways of attracting them. An expansion of heavy industry such as Carsons with its proximity to our residential and agricultural areas is not a suitable development for Saugeen Shores.

I hope that this rezoning application is not approved.

Yours faithfully,

Lynne Brown

Southampton, Ontario

From: [Patti Bruce](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson's application for PVC manufacturing plant
Date: Sunday, September 24, 2023 9:35:55 PM

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Thank you,

Patti Bruce
[REDACTED]
Port Elgin

[Sent from Yahoo Mail for iPhone](#)

From: [Rachel Alicia Nadira Naipaul](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Attention: Bruce County Planning - Concern regarding Carson's Application for the PVC Manufacturing Plant on Bruce 3 and Carlisle, in Southampton, ON
Date: Thursday, September 21, 2023 4:01:52 PM

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Thank you,

Rachel Bühler

[REDACTED],
Southampton, ON.,
N0H 2L0

From: [Susan Cockburn](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson's application manufacturing facility
Date: Saturday, September 23, 2023 9:39:13 AM

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My personal concern is that this facility will be frighteningly close to my place of residence. Not only do I feel concern for our health but practically speaking I expect my property value to drop significantly.

Thank you,

Susan Cockburn
[REDACTED]

From: [Casey O'Driscoll](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Letter of Opposition - Carson's Plumbing Supply Proposed Development
Date: Thursday, September 21, 2023 9:08:24 AM

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To Bruce County Planning Department and Saugeen Shores Council,

My name is Casey O'Driscoll and I am writing today to express my opposition to the proposed development of the Carson's Plumbing Supply Concrete and PVC manufacturing facility.

I reside at [REDACTED], Port Elgin, ON which is one of the neighboring properties to the proposed development.

I firmly believe that this development will have far reaching and long term negative impacts on the surrounding environment and the quality of life for people residing on neighboring properties.

Listed below are a few of the reasons I am opposed to this development:

1. Noise/Light pollution - Upon reviewing the application package/planning justification report, it has been made clear that neighboring properties of the current location have filed numerous complaints due to noise and light pollution caused by the current facility. This not only affects the quality of life for people residing on neighboring properties, but can also have negative impacts on local wildlife that frequents the area.

2. Dust/Air Pollution - Along with the complaints of noise/light pollution, another issue flagged by neighboring properties of the current location is the amount of concrete dust/air pollution created with the operation. A proposed solution to this in the engineering report is to "oil" the ground to reduce the amount of dust going into the air, with the assumption that runoff will be collected by the "stormwater management" pond that is to be part of the development. To my knowledge this is not and never has been the intended purpose of a stormwater management ponds.

3. Ground Water Contamination - As you likely already know, the water table in this immediate area is very close to surface and several neighboring properties still rely on shallow dug wells. The "Oiling" of the ground to reduce particulate in the air poses a very high risk to contaminating the ground water supply. In addition, the discharge from daily operations also has the potential to contaminate ground water supply in the area. There is also a small spring fed creek that borders the proposed development. This creek stays cold and runs year round even in extreme drought conditions and it eventually outlets into Lake Huron and the Saugeen River, making it a contributing factor to good habitat for fish and other aquatic life. The creek is constantly full of various species of amphibians, which are an indicator of good water quality/healthy aquatic ecosystems.

4. Dangers of PVC Manufacturing - PVC manufacturing is known to be very dangerous and has been linked to many health issues across North America, the biggest being the carcinogenic chemicals used during the manufacturing process. In addition to the long term health risks associated with residing so close to a PVC manufacturing facility, if the plant was

to ever catch fire the end results are fatal for anyone in proximity to the facility. The gases produced when PVC and/or the chemicals used to manufacture it catch fire are lethal.

Given the risks associated with this development, I firmly believe that this facility should be located somewhere in the area where it will not be negatively impacting surrounding residences and/or the natural environment.

I would like to thank you for taking the time to read this letter and I hope the concerns listed above will be taken into account during the review process.

Sincerely,

Casey O'Driscoll

From: [peggy corrigan](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson Application
Date: Friday, September 15, 2023 9:20:47 AM

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Say no to a Concrete and PVC plant on agricultural land.

County Planners:

There are grave concerns regarding the application for a change of use for this land.

Currently the land at Bruce County Rd 3 and Carlyle St. is zoned agricultural.

To change this land to Industrial and especially for this particular potentially polluting industry would be a grave error. Here are some of the Concerns:

- 1) Ground water pollution. In this area the water table is at or just below the surface. It is impossible to keep the surface runoff from entering the ground water.
- 2) Noise pollution from Trucks and forklifts beeping, entering and exiting the site.
- 3) Traffic Congestion and possible accidents from transport trucks and others turning in and out of the site. Bruce County Rd. 3 has heavy traffic leading to Port Elgin, Southampton Sauble Beach and points beyond. The entrance proposed is an 80km zone and there are 2 busy golf courses directly across from the property.
- 4) Light pollution from tall standards mentioned in the engineering service report.
- 5) Dust Pollution
- 6) PVC is flammable and dangerous material and should not be stored near Residences or farmland.
- 7) This is an egregious change from Agricultural land to Manufacturing with no precedent in the area. Choose a space where other businesses and industries are located, not farms and homes.
- 8) The Town of Saugeen Shores set aside lands and provided services and Infrastructure at Taxpayers Cost for an "Innovation Park" they should do the same for Industry does not fit the parameters for that park.

This corner is a main entrance to the community of Saugeen Shores, as such it should be maintained in a way that is not contrary to the Public's wishes. Concession 10 East where the Police Building and the County EMS and other industrial businesses exist would be more suitable.

Sincerely,

Peggy Corrigan-Dench

[REDACTED]
Port Elgin, Ont

Sent from [Mail](#) for Windows

From: [Iury De Shalyt](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Attention: Bruce County Planning - Concern regarding Carson's Application for the PVC Manufacturing Plant on Bruce 3 and Carlisle, in Southampton, ON
Date: Friday, September 22, 2023 6:59:14 PM

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Thank you,

Iury De Shalyt
[REDACTED]

South Bruce Peninsula
Ontario
N0H 2T0

Sent from my iPhone

From: [Coyote Coulee](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson application PVC Mfg Plant
Date: Thursday, September 28, 2023 10:08:11 AM

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** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to oppose Carson's application for a plant to be built at Bruce 3 and Carlisle Street in Southampton.

The plant should only be allowed in a designated industrial use area away from water sources and residences. I understand that vinyl chloride gas is highly explosive and is a non-threshold carcinogen. Regulations cannot protect against human error which could lead to a catastrophic event. We need to protect our groundwater and air quality.

My property is just south of the proposed site and is serviced by a dug well.

I trust Bruce County will protect the people, animals and ecosystem in this populated area.

Sincerely

Wanda Dzierzanowski

[REDACTED]
Southampton

From: [C.Elliott](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson Application for Concrete & PVC Plant
Date: Wednesday, September 20, 2023 5:27:44 PM

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**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It has come to my attention that the Bruce County Planning Department is considering amendments to allow Carson's to build a concrete and PVC manufacturing plant on a farm field at the North End of Port Elgin.

I wish to register my strong opposition to this amendment on the basis of the following concerns:

1) **Ground water pollution.** In this area the water table is at or just below the surface at many times of the year. Impossible to keep surface run off separated from ground water. Many residences use sand points or wells, and it is quite likely that water drawn from wells at this property will draw down the aquifer water level.

2) **Noise pollution** from constant beeping of trucks and forklifts backing up. This is a residential area and it is not acceptable to have this type of industrial noise.

3) **Traffic congestion** and possible accidents from transport trucks and others turning in and out. Bruce Rd 3 has heavy traffic to Port Elgin Southampton and Sauble at all times of the day/week. The entrance to site plan is in an 80km zone on Bruce rd 3 across from 2 busy golf courses. The entrance to Port Elgins new commercial business park on concession 6 (where Carsons should locate) is in a 60km zone with little traffic.

4) **Nighttime light pollution** from lights on poles mentioned in engineers servicing report. Many of us are amateur astronomers, who have moved into this area to be free from this type of light pollution.

5) PVC is a huge danger especially in a fire and should not be manufactured or stored near residences.

6) This is a poor use of Prime Agricultural land which still produces good food every year.

I would also ask to be invited to any municipal meetings where this development is discussed.

Thank you.

Chris Elliott

[REDACTED]
Port Elgin, Ontario
N0H 2C6

[REDACTED]

To: Bruce County Planning & Saugeen Shores Council
From: Paul Malbraith @ [REDACTED] Port Elgin
Re: Carson Application C-2023-004
Z-2023-056

RECEIVED

SEP 20 2023

I am against the Cement Plant & PVC pipe making Plant for
Multiple reasons.

- Health Concerns, there are many articles proving that the toxins from PVC plants are carcinogenic. I live across the road from where Carson is proposing to put this plant and I have a 14 year son with health issues, I don't think it's fair that a child's health is compromised by the poor air quality that would be caused by this plant.
- Water table, it is very high in our area and many of us have dug wells which potentially could be compromised.
- Land Value, I believe it would be decreased substantially due to the smell, the dust, the noise which would be going on all day & night.
- Prime Agricultural Land, this land has grown crops as long as I can remember such as potatoes that are for human consumption as well as hybrid Farms directly across the road harvests food for human consumption. I feel the toxins may transfer into the products being harvested.
- Traffic Concerns, It is extremely hard to pull onto Hwy 21 from Bruce Rd 3 as it is and adding to that with all the commercial trucks that this plant would require would make it almost impossible and add to the many accidents that already occur.

Thank you,
[REDACTED]

From: [Sharon Griffin Laity](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson's application for PVC manufacturing plant
Date: Monday, September 25, 2023 9:47:56 AM

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Dear Sir/Madam,

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Thank you,
Sharon Griffin
Alan Laity
John Giles

[REDACTED]
Port Elgin

From: [Tracey Harron](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File # C-2023-004, Z-2023-056
Date: Wednesday, August 30, 2023 8:41:47 AM

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Hi there...I am hoping to have a meeting with Coreena Smith to go through the entirety of this file. I would like to be kept fully informed on all changes, decisions, meetings, agendas with regards to this application. My cell is [REDACTED]

Warm Regards,
Tracey Harron

From: [Tracey Harron](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File #: C-2023-004, Z-2023-056
Date: Wednesday, August 30, 2023 10:06:03 AM

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Concern:

This property (5331 Bruce Rd 3) currently drains onto its neighbouring property (5662 Highway 21) home of everest nurseries and multiple families. The Town of Saugeen Shores (Saugeen Township) does not provide a drainage solution for either property. The water sits and pools on the 5662 Highway 21 property in multiple locations. I am requesting a detailed and comprehensive drainage plan for the entire property pre-construction, during construction and post-construction.

Warm Regards,
Tracey Harron
[REDACTED]

From: Coreena Smith
To: Tracey Harron
Subject: RE: Questions re: Functional Servicing Report
Date: Friday, September 29, 2023 11:31:00 AM

Tracey,

I have received your emails. I am off next week but will try to get back to after I return to the office.

Sincerely,

From: Tracey Harron
Sent: Tuesday, September 26, 2023 10:30 AM
To: Coreena Smith <CJSmith@brucecounty.on.ca>
Subject: Questions re: Functional Servicing Report

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Hi Coreena

I hope you are well. Thank you for sending the link to the documents regarding the Carson application. My questions to the functional servicing report are attached.

Warm Regards..Tracey

Functional Servicing Report

1. Page 2 states that the area is ideal because it has similar, compatible uses.

Comment: Where would those similar uses in the area be located?

2. Watermain Configuration

Question: Has anyone checked the existing 500 mm diameter watermain on highway 21 to ensure that it is flowing freely prior to this construction starting to prevent flooding onto neighbouring properties? What party is responsible for maintaining the proposed connection at the southwest corner of the site and onward through the watermain on highway 21.

3. On site sewage treatment and disposal system

Question: The report states that the property is large enough to support a septic system without concern for the nitrate loading at the downstream property line. Where would this be located exactly and where would the downstream property line be located?

4. Sediment control construction stage p 7

Question: How are we measuring sediment control facilities? Who is measuring? Will there be multiple silt fencing runs ie one every ¼ of an acre / adequate amount of fencing? If the stormwater pond is utilized as the sedimentation basis what is the disposal plan for built up sediment?

5. Streetlights p 8

Question: Is there a proposed design for the concrete poles with led lights? Will the neighbouring properties be apprised of this design prior to implementation?

6. Electricity p 8

Question: Is there a proposed design for the electrical distribution system? Will the hydro be coming in from highway 21 or CR3? Will the neighbouring properties be apprised of this design prior to implementation?

Planning Justification Report

1. Surrounding land uses page 2

Comment: Many neighbouring residential properties have been omitted from the planning drawing including 3 neighbouring buildings to the southwest (Fire #5664 and 5662 buildings along property line) as well as a few residences along CR3 and Carlisle, as well as a church.

2. Site Features page 3

“The site is proposed to be surrounded on 3 sides with a landscaped berm to insulate from noise and visually screen the development from neighbours. “

Comment: it is requested that the southwest to southeast side running from highway 21 to the back of the proposed rezoned area be lined with mature evergreen trees. The proximity of this new development is right beside private residences and workplaces. A noise and visual barrier is absolutely necessary and required.

3. Functional servicing report page 4

Point 4.3.2. “It is proposed that an on-site sewage treatment and disposal system is constructed for the proposed buildings.

Question: Is there an application in place to utilize the existing farmland as a government approved sewage spreading field?

Reference: “The proposed septic system would require MECP approval due to the proposed peak flow. An Environmental Compliance Approval (ECA), formerly known as a Certificate of Approval is The Ministry of Environment, Conservation and Parks (“MECP”), formerly Ministry of Environment and Climate Change (“MOECC”) for air emissions from a facility.”

If so, there are large parcels of industrial land for sale beside 7 acres. Why can this type of activity not be kept away from houses?

Point 4.3.3. Swales will be used to convey stormwater around and through the site to the proposed SWM Pond that will control runoff to pre development peak flows at the downstream discharge point.

Comment: Water currently sits in ditches and does not drain. It is currently a problem so adding anything to it will only exacerbate the issue. There is a young couple who manage the walker house living in this house. Will there be any toxic chemical run off that will be in this drain?

The Carsons property currently actively directs water onto its adjoining property (location of Everest). The property is tiled to run onto its neighbouring property and the tile is damaged and floods the neighbouring property. Gerber worked toward fixing the problem by hiring excavators but did not finish. The town has indicated that the flooded landowner would need to pay \$80,000 for a study to investigate the drainage issues associated with the ditches along highway 21. Now we are talking about increasing the flow and creating more water and more drainage.

The property at 5664 and 5662 highway 21 is flooded with surface water from the Carson property and the water is unable to drain and construction hasn't even started.

Page 5 Section 6

6.1 Planning Act

Question: Is this the appropriate location for this type of growth and development? Would it make more sense for this heavy industrial manufacturing to move out to the country outside of residential areas. Are we just moving all of the existing problems of noise and pollution a few miles down the road. There is large industrial land available for this. Why place this in town in the backyard of newly built houses? The existing neighbours are always complaining so why do we think this will be any different?

6.2.1.1.1 It is planning policy to avoid development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas.

Question: Is this highway corridor not a natural progression for future residential expansion of our town(s)?

The planning justification report states that "the development of these lands as proposed in the development concept will not impede future expansion of the settlement areas, and the lands could theoretically be included in a settlement area, should they be expanded that direction.

Question: People will not want to settle beside a sewage treatment facility with toxic pollutants, concrete dust, heavy equipment noise and large trucking traffic.

6.2.1

1.1.3.1

As the proponent states "precast concrete fabrication is considered heavy industrial use and creates noise and dust; and uses process waters to mix the concrete. Currently, there are minimal setbacks between carsons supply and the adjacent residential uses and there have been several complaints against the business from adjacent residential uses in the past."

Question: Why will the future be any different in the new location? There are actually more houses and people that could be affected in the new location. It will be on a much larger scale as well with over 40,000 square feet of buildings.

1.2.6.1

The proponent states "Carsons is surrounded on 3 sides by residential uses and has a long history of noise and dust complaints from residents. Despite mitigative efforts such as straw bales, landscaping and fencing, these complaints continue.

Questions: Isn't this enough evidence for us to relocate this business to a non-residential location? This location is surrounded by residential uses on 3 sides in addition to a church and golf courses. There will just be a new host of complaints from the surrounding multiple

residences. What changes are proposed to mitigate the noise, dust and hours of operation complaints not to mention the new toxic smell of human sewage and potential pvc toxicity?

1.3.1

The large trucks for pickup and deliveries that will be turning at sparks corner will be a nightmare for traffic. Traffic is already a concern at that corner and the roads leading up to that corner.

Question: Can we not provide some planning and real estate assistance to ensure that there is a site large enough and far away enough from residences for this business? Is all of the land near Bruce power and 7 acres that is for sale and already zoned industrial. Do we have money in the budget to create remedial measures to the roads and intersections at this corner in the near future? There are already lots of accidents at the intersection of CR3 and Carlisle. What are we proposing for this intersection?

1.3.2.3

“much of this area is spatial separation between the proposed use and adjacent sensitive areas”

Comment: as per the cobide engineering diagram, the proposed use looks like it is directly beside the adjoining property of multiple residential uses.

1.3.2.3

“Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.”

Question: Are we all comfortable with prohibiting residential uses along the Port Elgin – Southampton highway? This is a big decision for the future of our town(s) to limit any residential development along this corridor. There are a lot of houses surrounding this property. Saugeen golf course is lined with houses on cr3, Southport golf course has 3 houses across from it, the landscaping property has 3 houses, the church, the house across from the church, the house across from south port golf course, dales carpentry houses, Greig industrial housing. If we were to adhere to the planning policy then going ahead with this manufacturing facility would effectively prohibit any future development on any property close to this property.

6.2.2

These are class 1, 2 and 3 lands which offer the highest grade of prime agricultural soil and land in the area with the best growing yield. “Specialty crop areas shall be given the highest priority for protection” is part of the planning policy.

Comment: According to our planning policy, these prime agricultural areas are to be protected with the highest priority.

Page 13

Comment: Cobide states that the soil is subclass and less fertile yet in their conclusions they state that the vast majority of land surrounding Port Elgin are of the highest grade, Classes 1-3.

6.4.2

Comment: Cobide states that the “class 2 F soils are difficult to correct in a feasible way” yet they state in the conclusion that there really isn’t any lower priority farmland to relocate to...this has been a successful farm operation for the lifetime of the gerber family. These soils are not difficult to correct in a feasible way as there is no need to correct them.

Point 3 and 4 – in some instances the outdoor storage areas will be closer than distances stated...

Question: Closer to what? How much closer?

6.4.4

The tile drained area is currently draining onto the neighbouring Everest property. The tile has not been repaired and is not functioning properly. It is pooling and causing:

1. Farm equipment to be stuck in the field
2. The prevention of utilizing the land in the stone yard for 80% of the time due to flooding
3. The loss of money due to the inability to utilize the land
4. The loss of time due to constantly digging new ditches to get water to drain off of property
5. Employee safety – where the tile is broken a few feet down the sand will bubble up and acts like quicksand if you step in it...
6. The lack of ability to conduct sales and business as customers will not walk through flooded sinkholes to make a purchase
7. The lack of ability to utilize equipment to move product for deliveries due to flooding
8. The loss of money in purchasing piping, sleeves, sump pumps, draining equipment
9. Thousands of dollars in unproductive time dealing with water in the greenhouses
10. Thousands of dollars in lost wages, productivity, economic viability of the land
11. Water sitting in all of the ditches constantly as it will not drain..
12. Inability to cut the grass and maintain the ditches as they are always filled with water.
13. Highway corridor looking messy and unkept due to inability to maintain because of water and flooding.
14. Mosquito and other insect born illnesses from stagnant sitting water

6.5.2

The D-6 Guidelines recommend a minimum separation distance between Class II facilities and sensitive uses.

Comment: The concept plan diagram does not reflect or show the proposed setback to existing buildings located at 5664 and 5662 highway 21. Is it possible to have an updated diagram that shows all of the affected perimeter buildings on all sides of the property?

6.6.3 – The industrial zoning requirements are for the utilization of process waters and waste waters during the manufacturing process.

Question: Is it the concrete manufacturing waste water that will be entering the ditches alongside highway 21? Because it is concrete waste water is there a chance it will block existing drains due to the sludge and sediment? Post construction what are the measurements put in

place to ensure there is no sediment in the drainage water? Will this water be drained into our lakes and beaches? If not, where will the waste waters be drained? Is this toxic pvc water run off or just the chemical runoff from the concrete water? Will it be sitting in our ditches in front of family homes? Will there be environmental testing of the waste water runoff to ensure it is not harmful to those walking through it to cut the grass and trimming the ditches.

Most importantly if the drainage outlet is into the highway ditches that currently don't drain, how and what will the proponent and the Town of Saugeen Shores do to ensure existing drainage points on highway are draining properly? It is the families living in the houses and the employees of Everest that currently maintain all of the grass in the ditches where this wastewater will be draining. Will this be added maintenance for them?

1. There needs to be a very clear definition of roles and responsibilities where drainage is concerned.
2. The water flow is manmade as it has been tiled to flow onto adjoining property. The tile is broken and pooling at multiple locations and not draining from the property or from the ditches.
3. When the town was called for assistance they said that it would cost \$80,000 for a study to be conducted as to why the water wasn't draining properly. Perhaps now is the time to investigate this before it gets worse. Gabian stone was built up on the drain on the other side of the highway which may be one reason why it is not draining properly. Let the water flow.

Stormwater Management Report

1. Currently it is PVC injection and extrusion. Future is PVC manufacturing.

Question: What is the difference between what is happening now and what will happen in the future regarding PVC?

2. "The site was previously used for agricultural purposes, however in recent years the site has become overgrown"

Comment: To the best of my knowledge, Gerber farmed this property with a full yield right up until the point where he got a call to buy his property.

3. Surface water flows by sheet flow and discharges to the Highway 21 roadside ditch.

Comment: Water is currently tiled to flow onto the adjoining land of 5662 highway 21.

4. SVCA, MECP require stormwater quality control because of the habitat sensitivity of Lake Huron which will be where the waste water runoff will be received.

Question: Exactly where is the drain along our shoreline that will be receiving the waste water runoff? South Street beach?

5. 7.2 Grassed drainage swales may be proposed to assist with removing pollutants and sediment from the runoff prior to draining into the municipal storm sewer system.

Question: "may be proposed" Will the neighbouring properties be notified of exactly what will and will not be happening with the removal of pollutants and sediment?

6. "The basic function of a wet pond is to remove pollutants from runoff through detention."

Question: What assurances do we have that the pollutants sitting in this wet pond are not in the air and sent neighbours way during a windy day? What are the effects of the neighbours breathing in the air above the wet pond of pollutants? What entity is measuring this on an ongoing basis?

7. P 12 "During the construction phase, it is important to ensure that erosion/sediment control is in place to ensure against transport of sediment into the existing downstream drainage ditches.

Question: Who is measuring and monitoring this?

8. P12 "During individual construction of homes within the subdivision, siltation barriers are to be constructed, as appropriate, to prevent the erosion of materials into the storm sewer system or the existing drainage"

Question: Is there a subdivision being built as well or is this a canned report comment?

Transportation Impact Study

1. Intersection level of service (LOS)

Question: If the intersections are operating at a “C” level now (Table 4.1) and an “F” level is a requirement for remedial measures, is it not reasonable to suspect that within 5 years this intersection will be needing remedial measures? 10 years for sure? Especially with adding slower moving trucks to the turns and an increase in the net new trips generated by the proposed development by 53 new trips.

Question: The study assumes a yearly 2% growth rate. Is this an accurate growth rate for this area?

Question: Are the 53 new trips that are forecasted for trucking alone? There will be a lot of contractors who make multiple trips per day. Does this include them as well?

From: [Bonnie Hastings](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson's Application for a (PVC) Manufacturing Plant.
Date: Thursday, October 19, 2023 9:01:47 PM

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**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

I am writing to you in response to the Carson's Application for a Manufacturing Plant to be built on Bruce 3 and Carlisle, in Southampton, ON.

I am greatly concerned since Vinyl Chloride is a gas that is highly explosive and is a non-threshold carcinogen. There are regulations in place to protect people and the environment, however there is always accident and human error.

Vinyl Chloride has been identified as a contaminant at more than one-third of hazardous waste (Superfund*) sites, resulting in groundwater and air contamination of nearby communities.

Vinyl Chloride can be detected in ground water from 0.2 ppb, together with our water table being so high, with it being impossible to keep surface run off separated from ground water, with many residences using sand points or wells and the use of wells in the surrounding area, and with its effects on waterways and Lake water, it is a major concern to those of us in the area.

Breathing high levels of Vinyl Chloride over several years causes immune disorders, and damage to organs and nerves; in addition, pregnant women have higher miscarriage rates as well as birth defects.

I would like to see another location further from the population, and on land specifically slated for Industrial use (rather than having been recent prime farmland) be the solution.

*[Superfund - Government of Canada, 2021: In Canadian FCSI Data, there were 2198 contaminated sites listed (~32%) without data on contaminants, and in Superfund site data there were 940 sites (~76%) without contaminant data Aug 10, 2022]. The majority of the Vinyl Chloride found in the environment is the result of releases from manufacturing facilities or waste disposal.

Thank you,

Bonnie Hastings



Southampton, ON. N0H 2L0

Sent from my iPad

From: [tanya kastl](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carsons Application
Date: Thursday, September 21, 2023 5:05:55 PM

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Dear sir/madam,

I am writing to you in response to the Carson's Application for a Manufacturing plant to be built on Bruce 3 and Carlisle. Many people are citing traffic as a concern, whereas I don't think that's the real issue. If the area was used to build more houses there wouldn't be as much push back, and the traffic would be much worse.

The main concerns should be that Vinyl Chloride is a gas that is highly explosive and is a NON-THRESHOLD carcinogen. Of course there are regulations in place to protect people and the environment, but we all know too well how things can go wrong.

It can be detected in ground water from 0.2 ppb and with our water table being so high and the use of wells in the surrounding area it is a major concern to those of us in the area.

Breathing high levels of it over several years causes immune disorders, damage to organs and nerves. Pregnant women have higher miscarriage rates as well as birth defects.

Vinyl chloride has been identified as a contaminant at more than one-third of hazardous waste (Superfund) sites, resulting in groundwater and air contamination of nearby communities.

(Superfund- Government of Canada, 2021) In Canadian FCSI Data, there were 2198 contaminated sites listed (~32%) without data on contaminants, and in Superfund site data there were 940 sites (~76%) without contaminant data. Aug 10, 2022)

The majority of the vinyl chloride found in the environment is the result of releases from manufacturing facilities or waste disposal.

Of course there are positives to having the plant, as it increases job opportunities, but the downsides far outweigh that. I would like to see another location further from residential population be considered.

Thank you

From: [Elise Lepine](#)
To: Bruce County Planning - Lakeshore Hub
Subject: Carsons Application Question public meeting
Date: Saturday, September 23, 2023 10:24:25 AM

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Good day, I am enquiring wether there will be a public meeting concerning the Carsons Application to build a plant on Bruce Road 3

I see signs have gone up Not In My Backyard

I would like information on what the plans are and why would that area be used and not some place already designated as Industrial

Reference Carsons Application
C-2023-004-Z-02023 Carson
Roll # 411044000203700
5331 Bruce Rd. 3

Thank you

Please advise

Elise Lepine
[REDACTED]

From: [Wendy Leslie](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson's Plumbing.
Date: Wednesday, September 20, 2023 2:58:13 PM

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I do believe this expansion would be a good thing for Our area. If we don't move forward with industry the cost of bringing more supplies in from other areas will only double. Then the cost of buildings will go up further. We need more jobs in this place where workers can make a decent living. Yes we need housing but at what cost. The average person here that doesn't work at Bruce Power does need to live as well. Without day to day workers these small community wouldn't survive. I am all for Carson expansion.....W Leslie.
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From: [Mike & Jayne](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson's Application for PVC Manufacturing Plant, File C-2023-004,Z-2023-056
Date: Monday, October 2, 2023 12:32:27 PM

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This is in regards to the proposed PVC manufacturing plant to be built on Bruce Rd 3 and Carlisle Street in Southampton and the required zoning changes from Agricultural to Agricultural Commercial required in order to allow this to go ahead. It also appears that you are looking to redesignate a portion of the property from Agricultural Areas to Agricultural Areas with Exceptions.

1. I would like to know what exactly is "Agricultural Areas with Exceptions"? What would this be allowing in the future should this be allowed??
2. First concern is that this is currently prime agricultural land and the land has been planted and is utilized every year. This area is no place for an industrial site to be put in especially when it is next to residential residences, a church and two highly popular golf courses. I am sure there are other industrial sites in area that are more remote that would be more suitable.
3. Traffic, especially during summer months, is very congested and dangerous at the corners of Bruce County Rd. 3/Carlisle Street and Bruce County Rd. 3/ Hwy 21. A reconfiguration of this corner should be planned and constructed before any further development is considered or allowed.
4. I understand that there will be regulations put in place to protect people and the environment, however, chemicals used and produced from a plant such as this, in the event of an accident, has the potential to have groundwater and air contamination to near by communities. The residents and other businesses in this area all rely on wells for their water supply.

We are not in agreement for the zoning by-law to be changed in order for this manufacturing plant to be built.

Mike and Jayne Mather
[REDACTED]
Southampton, On

From: [Bill Menbeniott](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Re: Carson Application
Date: Saturday, September 23, 2023 6:27:54 PM

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Carson's want to build a facility for their plumbing supply business just off CR3 north of Port Elgin. I **support this application** and am writing this email as I believe that there is a lot of misinformation being put out with regard to this application.

I have spoken to Carson's and they tell me that they need more space for their PVC moulding activities than their present facilities provide. They do not intend to make PVC, but rather mould it into special plumbing fittings. Therefore the concerns being raised by many regarding "Vinyl Chloride" are not applicable as Carson's will be using PVC feedstock which is quite inert. We do, after all use PVC in water and sewer systems and in many medical devices. It is not hazardous.

By the way, manufacture of PVC itself is a major industrial process that is done by large companies. Those companies make the feedstock (often in the form of pellets) that small companies like Carson's can use in their injection moulding machines.

Regarding the concrete activities, I assume that they will be casting concrete pipe and fittings. Again, this is not a significant hazard to the community.

Regarding "run off". Any run off can be safely handled and be covered by the building permit process. Fire hazard? The building permit will ensure that fire protection and mitigation are covered and be in compliance with our fire codes.


Location. I'd rather not see agricultural land being taken away, but I don't see any alternative. They are not allowed in Port Elgin's business park, and most non-agricultural land is unsuitable for building on e.g. wetlands. I want to see this business supported so that they can keep their activities within Saugeen Shores, close to their existing facilities. This will mean lower transportation costs and a lower carbon footprint. I am disappointed that Saugeen Shores does not allow them into the business park - I don't see why not - we already have other non-tech businesses in the vicinity, e.g a fuel oil business.

Please review this application based on the facts, and pay little heed to some of the scare mongering NIMBY input that you have probably been receiving.

I have no affiliation to Carson's, their families, or employees.

Thank you

Bill Menheniott - Port Elgin resident since 1981.


Port Elgin.
N0H2C2

From: [Dan O.](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: RE: Carson Application C-2023-004, Z-2023-056
Date: Thursday, August 31, 2023 10:37:05 AM

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Good Morning, Please accept this e mail as my formal objection to this application. My reasons are too numerous to list here, so I request that you " Keep me in the loop" and advise me of any upcoming Planning Committee meetings where this application is on the agenda. Also this is my request to be notified of the decision also please.

Some questions....

- 1) is there a more legible site plan? The one in the mail out package is very difficult to read. I got the same result when printing from the on line PDF
- 2) Is it possible to get paper copies of application and all supporting documents from you? If yes...then I would pick them up.
- 3) Are the meetings in person? as opposed to zoom type meetings.

Thankyou for answering our questions.

Dan & Marj O'Driscoll

[REDACTED] Port Elgin



From: Dan O
To: Klarika Hamer
Subject: Carson Application
Date: Wednesday, September 13, 2023 2:41:20 PM

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Good afternoon Klarika,
Can u please tell me when Carsons application will be discussed at a public meeting and are delegations allowed to speak, and if yes...then how do I sign up. Thankyou,
Dan O 'Driscoll

Port Elgin
N0H-2C6

From: [Shuh, Dawn](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Cc: [Dan O' Melia, Steven](#)
Subject: Applications for Official Plan & Zoning By-law Amendments - 5331 Bruce Road 3, Town of Saugeen Shores (C-2023-004, Z-2023-056) [MTDMS-Legal.FID12322707]
Date: Friday, September 22, 2023 11:37:10 AM
Attachments: [image41ea72.PNG](#)
[72367142_1 Letter to Coreena Smith - September 22, 2023.PDF](#)

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Ms. Smith,

Please find attached our correspondence with respect to the above-noted matter. Should you require further information, please feel free to contact Steve O'Melia directly.

DAWN SHUH
Legal Assistant

MILLER THOMSON LLP
Services provided through Miltom Management LP

115 King Street South
Suite 300
Waterloo, Ontario | N2J 5A3
T +1 519.593.3252
dshuh@millerthomson.com



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September 22, 2023

Steven J. O'Melia
LSO Certified Specialist (Municipal Law)
Direct Line: 519.593.3289
Toronto Line: 416.595.8500
somelia@millerthomson.com

Delivered Via Email: bcplpe@brucecounty.on.ca

Coreena Smith
County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin ON N0H 2C6

Dear Ms. Smith:

**Re: Applications for Official Plan & Zoning By-law Amendments
5331 Bruce Road 3, Town of Saugeen Shores (the "Subject Property")
County File Nos.: C-2023-004, Z-2023-056**

We are the solicitors for Dan and Marjorie O'Driscoll, who live at 5389 Bruce County Road 3, Port Elgin. The O'Driscolls' home immediately abuts the Subject Property, which is the subject of the above applications to permit a concrete manufacturing plant to be established on agricultural lands.

We understand that the proposal is being advanced by Carson's Supply to attempt to relocate an existing heavy industrial manufacturing facility from another area of the Town. We further understand that part of the reason for that proposed relocation is that the industrial use has been extremely disruptive to nearby residents at its existing location, which has led to a number of complaints. These complaints include noise, dust and traffic resulting from the nature of this industrial operation and the extended hours in which it takes place.

Our clients are concerned that the proposed relocation of this heavy industrial facility would simply shift the burden of the demonstrated land use incompatibility to another area of the Town. Simply put, this industrial use has proven itself to be incompatible with residential uses, and should be relocated to a property which is well separated from people's homes.

We have reviewed the planning justification report prepared by Cobide Engineering Inc. and other documents submitted with the applications. They do not provide an adequate basis upon which these applications can or should be recommended or approved. Our concerns include, without limitation, the following:

1. The proposal to permit a pre-cast concrete and PVC fabrication facility on lands immediately adjacent to our clients' home and other nearby homes would create obvious incompatibilities that cannot be adequately mitigated. This is recognized at page 6 of the applicant's own planning consultant report (emphasis added):

"The proponent has looked extensively for a site in the settlement area, offering to purchase a lot in the Innovation Park which, at the time, was declined. **Pre-cast concrete fabrication is considered a "heavy industrial" use and creates dust and noise;** and uses process waters to mix the concrete. **Currently, there are minimal setbacks between Carson's Supply and the adjacent residential uses and there have been several complaints against the business from adjacent residential uses in the past.**"

2. The applications propose to convert land that is currently designated, zoned and used for agricultural purposes to industrial purposes. This is inconsistent with provisions of the *Provincial Policy Statement, 2020* that protect and preserve agricultural lands.
3. The Subject Property is presently farmed, and has been used for agriculture for many years. The applicant has not adequately demonstrated why these particular lands should be removed from their prime agricultural designation and agricultural use. The County should not permit the removal of 13.5 hectares (33.4 acres) of agricultural lands in active production.
4. In addition to the noise and dust concerns, the proposal would create a significant traffic increase in a rural/residential area that would not be compatible with the existing residences.
5. It has not been demonstrated (and no attempt has been made to show) that the noise and dust created by the Applicant's proposed operations on the subject property would comply with Ministry of the Environment guidelines and not create unacceptable negative impacts on the nearby residents.
6. There are other lands within the County that are already designated and/or zoned for this type of industrial use, including an industrial subdivision near the Bruce Power facility. Those long-planned industrial lands should be utilized for this purpose. The fact that those lands may be more expensive to acquire is not a valid reason to approve the type of conversion that is being proposed.

In summary, the Subject Property is clearly not an appropriate location for this type of heavy industrial use. The heavy industrial use that is currently creating significant land use incompatibility problems at its existing location should not be permitted to relocate to another area in which similar incompatibilities are readily foreseeable.

There are other areas within the Town and within the County in which this use could be accommodated, and the applicant should be directed to explore those opportunities. Important planning goals and good land use planning should not be sacrificed simply because the Subject Property has been proposed without adequate rationale. On behalf of our client, we urge County staff to recommend that this heavy industrial use **not be permitted** on the Subject Property.

We hereby request to be provided with advance notice of all Committee or Council meetings that are held to consider this matter. We further request to be provided with copies of any decisions that are made at such meetings.

Thank you for your attention to this matter and consideration of our comments.

Yours truly,

MILLER THOMSON P

Steven J. O Melia
SJO/dms

c: Dan and Marjorie O'Driscoll

From: Marjorie O'Driscoll
To: Bruce County Planning - Lakeshore Hub
Subject: Carson Application
Date: Wednesday, September 27, 2023 9:09:50 AM

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Re: File # C-2023-004 & Z-2023-056

Good Morning, I live at [REDACTED]
I am totally opposed to the above named application.

The supporting "Planning Justification Report" contains many Errors & Omissions.
Here is one of them.

Page 2) Item 2.2. Lists surrounding land uses as agricultural, gravel pits, landscape/nursery, and 1 residence to the east.

In fact there are 8 residences and a church that share property lines with the subject property and 10 residences on other side of Bruce Rd 3 and Carlisle St. that would also be impacted if this was approved. Applicant needs to find a better location for heavy industrial use.
Thank you, Marjorie O'Driscoll

From: [Dan O.](#)
To: [Bruce County Planning - Lakeshore Hub](#),
Cc: [Transportation Info](#)
Subject: Carson planning application to Saugeen Shores
Date: Friday, October 6, 2023 7:59:41 AM

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Good morning,

The supporting document called "Transportation Impact Study" appears to have 2 major flaws.

1) The transportation study says 30 a.m. trips and 23 p.m. trips will be added to the current traffic. For a total of 53 trips.

The "Planning Justification Report" says 50 new jobs will be created.

If 50 new employees plus current employees plus management/owners ... plus a myriad of trucks...all make a trip in and out....then it would make sense that there will be a total of approximately 150 trips. This is 3 times their prediction.

2) The traffic study states that the studied intersections can support the extra traffic out to 2034.

This can not be an accurate statement as these intersections are in every current conversation about local traffic problems for the following reasons.

The 4 way stop at Carlisle St. and Bruce rd 3 is a problem intersection at this point in time due to many accidents and near misses on a daily basis. This intersection is not wide enough for transports with 50ft trailers to turn and the trailers go off the asphalt and get stuck in the ditch blocking the road indefinitely.

Also it can be extremely difficult and dangerous to pull out onto Hwy 21 from Carlisle and/or Bruce rd 3. The current long waits at these intersections make drivers impatient and they pull out when they should not, in front of high speed traffic

The traffic in this area is already too heavy as Bruce rd 3 is a major entrance to Saugeen Shores and other traffic heading north to Sauble Beach and the Bruce Peninsula beyond. It is further congested by 2 very busy golf courses and lots of local traffic.

The entrance to the proposed site from Bruce rd 3 is an 80km zone where people are often going faster and does not need the added hazard of slow transports pulling in or out.

Thankyou,
Dan O'Driscoll



TO: BRUCE COUNTY PLANNING
FROM: [REDACTED]
FROM: GEORGE

& NANCY PIGOZZO

RE: CARSON APPLICATION

C-2023 004

Z-2023 056

RECEIVED

SEP 15 2023

- WE ARE TOTALLY OPPOSED TO THIS APPLICATION
- THE IDEA OF PUTTING A CONCRETE & PYC PLANT ON PRIME AG LAND BESIDE EXISTING RESIDENCES & A CHURCH GOES AGAINST SEVERAL SAUGEEN SHORES ZONING BY LAWS, PROVINCIAL POLICIES & ANY COMMON SENSE.
- PLEASE FIND ANOTHER LOCATION AWAY FROM HOUSING, SUCH AS THE TOWNS GRAVEL PIT, THE TOWNS COMMERCIAL PARK OR A NEW PARK FOR INDUSTRIAL.

GEORGE X [REDACTED]

NANCY X [REDACTED]

From: [Siggi Bühler](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Attention: Bruce County Planning - Concern regarding Carson's Application for the PVC Manufacturing Plant on Bruce 3 and Carlisle, in Southampton, ON
Date: Thursday, September 21, 2023 4:06:40 PM

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Dear Sir/Madam,

I am writing to you in response to the Carson's Application for a Manufacturing Plant to be built on Bruce 3 and Carlisle, in Southampton, ON.

I am greatly concerned since Vinyl Chloride is a gas that is highly explosive and is a non-threshold carcinogen. There are regulations in place to protect people and the environment, however there is always accident and human error.

Vinyl Chloride has been identified as a contaminant at more than one-third of hazardous waste (Superfund*) sites, resulting in groundwater and air contamination of nearby communities. Vinyl Chloride can be detected in ground water from 0.2 ppb, together with our water table being so high, with it being impossible to keep surface run off separated from ground water, with many residences using sand points or wells and the use of wells in the surrounding area, and with its effects on waterways and Lake water, it is a **major concern** to those of us in the area.

Breathing high levels of Vinyl Chloride over several years causes immune disorders, and damage to organs and nerves; in addition, pregnant women have higher miscarriage rates as well as birth defects.

I would like to see another location further from the population, and on land specifically slated for Industrial use (rather than having been recent prime farmland) be the solution.

*[Superfund - Government of Canada, 2021: In Canadian FCSI Data, there were 2198 contaminated sites listed (~32%) without data on contaminants, and in Superfund site data there were 940 sites (~76%) without contaminant data Aug 10, 2022]. The majority of the Vinyl Chloride found in the environment is the result of releases from manufacturing facilities or waste disposal.

Kind regards,

Siggi

Siggi (Siegfried) Bühler
[REDACTED]

N0H2L0

From: [LStyles](#)
To: Bruce County Planning - Lakeshore Hub
Subject: Carson's application for PVC and concrete plant
Date: Saturday, September 23, 2023 8:12:17 AM

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**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing as a concerned citizen on the plans for a PVC manufacturing and concrete plant off Bruce Rd 3.

This area is currently primarily residential and farmland with a church and beautiful golf courses in the area. It is not an industrial park and is not the right location for industrial facilities. It does not fit the area and would be an eyesore for those of us passing by everyday and those who are visiting the area as it's right off the highway between Port Elgin and Southampton. I would recommend looking into an alternate location and designating an appropriate industrial park for the town that is not as close to residential properties and using prime farmland. I believe there is a designated industrial park on the other end of Port Elgin on Concession 6.

Other concerns I have are safety related as to what types of contaminants may enter the environment or water due to the additional plants and limitations of the requests being made. I live nearby and am on well water and should be made aware of any potential contaminants that could impact the air or water quality as chemicals entering waterways cannot be tested via public health water sampling (which access to is a different problem).

Traffic in the area is already a concern, particularly in summer months as many tourists use Bruce Rd 3 when visiting Southampton or travelling North to Sauble Beach. Trucks on this road will be another eyesore for golfers and residents in the area.

My request is that this industrial development be denied and an alternate industrial location identified.

Regards

Leanne Shular
[REDACTED] Southampton, ON

Klarika Hamer

Sent:
To:
Cc:
Subject:

Good morning and thank you for your message.

I apologize for my late response. I will forward your email to the planning office as they are best suited to reply.

If I can be of any further assistance, do not hesitate to contact me.

Best regards,

Janice

-----Original Message-----

From: Andrea Simmill
Sent: Thursday, September 21, 2023 7:30 AM
To: info <info@brucecounty.on.ca>
Subject: Redesignation of agricultural areas

[Some people who received this message don't often get email from important at <https://aka.ms/LearnAboutSenderIdentification>]

Learn why this is

** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

I am reaching out as I have become aware of the proposed changes to the agricultural land at Bruce road 3 and con 10. I have some initial concerns about about this project and would like to become more informed. One being the loss of farmland and secondly a rezoning to something industrial, and am curious about any health risks the PVC manufacturing plant might pose to the surrounding community. Hoping that will be discussed at the public meeting. If you could kindly add me to the list to stay in the loop it would be greatly appreciated! I will do my best to keep an open mind and hear both sides as I also value small business, I do have to admit the thought of loosing more farmland is devastating though. Thank you for the information in advance.

Have a wonderful day

Many thanks
Sent from my iPhone
Janice Schierz
Administrative Assistant
Corporate Services
Corporation of the County of Bruce

From: [jeff wilhelm](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson application in Saugeen Shores
Date: Wednesday, September 20, 2023 7:35:50 PM

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The proposed location will be in the center of the town in the near future.
Factories that will create offensive effluents, increased large truck traffic and noise from both vehicles and the factories are not a good fit in this location.
Please consider this aspect for the present and future neighbours.

Thank you.

Jeff Wilhelm

[REDACTED] Saugeen Shores, ON, Canada

From: [Joseph Wilson](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: PVC Plant
Date: Friday, September 22, 2023 2:20:56 PM

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Please do not build in Southampton. I have been coming to Southampton for 60 years and it breaks my heart to think a plant like this may be built in this pristine community. Please reconsider any plans .

J. P. WILSON

Stop Carson's Supply Concrete and Plastics P Shores!



Started

August 24, 2023

Why this petition matters



Started by [Peter Davies](#)

Building a PVC plant and concrete plant next to existing homes and a church on Prime Agricultural land is not good community planning and does not follow existing Saugeen Shores bylaws or provincial policies.



[Download this QR code](#) to help others easily find and sign the petition.

89

Signatu



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[Copy](#)

X Joe Smith	Port Elgin	N0H	Canada	9/11/2023
Alison Brolese	Kincardine	N2Z	Canada	9/11/2023
X Becky Call	Saugeen Shores	N0H 2C3	Canada	9/13/2023
X John Bell	Port Elgin	N0H	Canada	9/13/2023
X Connor Bell	Southampton	N0H2L0	Canada	9/13/2023
Patti Bruce	Brampton	L7A	Canada	9/15/2023
X Kevin Hoytema	Port Elgin	N0H	Canada	9/21/2023
X Victoria Johnston	Southampton	N0H2L0	Canada	9/24/2023
X Terry Terry	Port Elgin	N0H	Canada	9/24/2023
X Tracey Harron	Southampton	N0H	Canada	9/25/2023
Jeanne Cross	Kincardine	N2Z	Canada	9/25/2023
anita alfoldi	Kitchener	n2e2e3	Canada	9/25/2023
Sandy Harron	Innisfil	L9S	Canada	9/25/2023
Sam Raskob	Barrie	L9S0E7	Canada	9/25/2023
X Debra Harron	Port Elgin	N0H 2C4	Canada	9/25/2023
X Gloria Delima	Port Elgin	N0H	Canada	9/25/2023
Quickrobobro .	Milton	L9T	Canada	9/25/2023
Cathe McIntosh	Toronto	M6H	Canada	9/25/2023
Oksana Bakkhshyzade	Winnipeg	R3J	Canada	9/25/2023
Lee-Ann Brouwer	Kincardine	N0H	Canada	9/25/2023
X Micah & Dan McArthur	Port Elgin	N0H	Canada	9/27/2023
Lillian Harron	Kincardine	N2Z	Canada	9/30/2023
X Jessica Tucker	Saugeen Shores	N0H 2L0	Canada	10/3/2023
X Lori Bayes	Port Elgin	N0H2C1	Canada	10/4/2023
Rachel Buhler	Kincardine	N2Z	Canada	10/4/2023
X Sara McKenzie	Southampton	N0H	Canada	10/4/2023
X Heather Hart	Port Elgin	N0H	Canada	10/4/2023
X Shaun McLaren	Port Elgin	N0H2C3	Canada	10/4/2023
X Cassandra Kirkley	Port Elgin	N0H	Canada	10/4/2023
X kailynn reid	Port Elgin	N0H	Canada	10/4/2023
X Sarah T	Port Elgin	N2Z	Canada	10/4/2023
X Keri-Lyn Dudgeon	Port Elgin	N0h 2c1	Canada	10/4/2023
Fil Szymanski	Toronto	M6C	Canada	10/4/2023
X JOYCE CHARMAN	Port Elgin	N0H	Canada	10/4/2023
Lisa Friesen	Chesley	N0G	Canada	10/4/2023
X Elise Lepine	Port Elgin	N0H 2L0	Canada	10/6/2023
X Dane Robinson	Southampton	N0H 2L0	Canada	10/8/2023
donna b	barrie	l4h2k9	Canada	10/13/2023
X Kurt Hick	Port Elgin	N0H2C0	Canada	10/30/2023
X Linda Clayton	Saugeen Shores	N0H2C0	Canada	11/3/2023
X Robin Clayton	SOUTHAMPTON	Noh	Canada	11/3/2023
Peter Hick	Ayton, Ontario	N0H 2L0	Canada	11/7/2023
X Kyle Martin	Southampton	N0h2l0	Canada	11/11/2023
X Cari Johnston	Port Elgin	N0H	Canada	1/11/2024
X Jack Konings	Port Elgin	N0H	Canada	2/7/2024

Stop Carson's Supply Concrete and Plastics Plant in Saugeen Shores Petition

Name	City	Province	Postal Code	Country	Signed On
X Peter Davies				Canada	8/24/2023
X Dan O'Driscoll	Port Elgin		N0H 2C6	Canada	9/2/2023
X Jeff Wilhelm	Port elgin		N0H2C0	Canada	9/9/2023
X Casey O'Driscoll	Southampton		N0H 2C6	Canada	9/9/2023
X Paul Galbraith	Toronto		M5R	Canada	9/9/2023
X Leslie Mcgill	Southampton		N0H2L0	Canada	9/9/2023
X Caroline Messier	Southampton		N0H 2L0	Canada	9/9/2023
Rohan Patil	Surrey		V3Z	Canada	9/9/2023
Hasmat Shubab	New Westminster		V3M	Canada	9/9/2023
Judy Bruce	Wasaga Beach		L9Z 2B1	Canada	9/9/2023
David Kennedy	Toronto		M4N	Canada	9/9/2023
Atomic Higgins	Montreal		H4W	Canada	9/9/2023
Sienna Thompson	Regina		S4S	Canada	9/9/2023
alex palmer	Calgary		T2R	Canada	9/9/2023
Maryam S	Calgary		T2R	Canada	9/9/2023
Davis Zhang	Scarborough		M1W	Canada	9/9/2023
Jin Zhang	Toronto		M1t	Canada	9/9/2023
Avery Hawryluk	Calgary		T3M	Canada	9/9/2023
Reynozo Gattoc	Surrey		V3W	Canada	9/9/2023
Brittany Neadow	Calgary		T3G	Canada	9/9/2023
Van Haeften Van Haeften	Toronto		6850	Canada	9/9/2023
Lenore Black	Markham		L3S	Canada	9/9/2023
Canucks Fin	Abbotsford		V2T	Canada	9/9/2023
John March	Oakville		L6l 6e9	Canada	9/9/2023
Sandra Cuffy				Canada	9/9/2023
Donna Mitchell-quinn	Calgary		T2V	Canada	9/9/2023
Sharron & Gordon Pollard	Port Alberni		V9Y 2R3	Canada	9/9/2023
Gehad Mohamed	New Westminster		V3M	Canada	9/9/2023
Hui Mei	Vancouver		V6M	Canada	9/10/2023
Aerynn Kelly	Toronto		M5N	Canada	9/10/2023
Calvin Lhironnelle	Edmonton		T5k0y6	Canada	9/10/2023
Jasra Irfan	Milton		L9T	Canada	9/10/2023
Ajay Dhillon	Surrey		V3Z	Canada	9/10/2023
Russ Lauzier	Mississauga		L5M	Canada	9/10/2023
Shawn Kynock	Calgary		T3M	Canada	9/10/2023
Stephanie Hay	Ottawa		K2S 0N9	Canada	9/10/2023
Arlene Labrador	Welland		L3C	Canada	9/10/2023
Njoki Mwangi	Brampton		L7A 1N1	Canada	9/10/2023
Onox Rodrigues	Vancouver		V6R	Canada	9/10/2023
Joanna Hambly	South Bruce Peninsula		N0H 2T0	Canada	9/10/2023
X Marjorie O'Driscoll	Port Elgin		N0H 2C6	Canada	9/11/2023
Ben Mackereth	Pialba		4655	Australia	9/11/2023
Alyssa Kanmacher	Sauble Beach		N0H2G0	Canada	9/11/2023
X Jessica Drake	Southampton		N0H2L0	Canada	9/11/2023

To: Saugeen Shores Council
and Bruce County Planning
Committee.

Attention: Coreena Smith

Re: Carson Applications

I'm not happy, I pay a lot of taxes
for nothing and do not want
factories behind me.

I left Kitchener Waterloo to come
up here for peace and quiet.

My wife Nancy has breathing
troubles and we don't need the
dust and smells.

We are concerned about all kinds of
pollution, noise, dust, smells
from PVC and pollution of ground
water in my well.

We have trouble sleeping at night
and don't need noise and light
pollution from night shift work

When I bought my house it was because
I had a farm behind me and no ~~other~~
neighbours behind me.

This land should stay agricultural
the way it is zoned



Leslie Ecsedi



Nancy Taylor



Port Elgin, On



From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: File #c-2023-004, z-2023-056
Date: Thursday, February 8, 2024 8:41:44 PM
Attachments: [Letter to Bruce County Planner.pdf](#)

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**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Please find attached a letter regarding my concerns related to the Carson's Supply proposal.

Thank you,
Danica

Danica Bender

Port Elgin, ON
N0H 2C6

February 8, 2024

[By Email: bcplpe@brucecounty.on.ca](mailto:bcplpe@brucecounty.on.ca)

County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6

Attn: Coreena Smith, Planner

Re: File No.: C-2023-004, Z-2023-056

Dear Ms. Smith,

I am writing to express my concerns regarding the proposed relocation of Carson's Supply to 5331 Bruce Road 3. I operate a home-based daycare and am worried about how the proposed development and expansion of Carson's Supply will impact both my personal enjoyment and the business use of my property. My concerns focus around:

- Well-water contamination
- Noise and light pollution
- Dust
- Increased traffic

My only source of water is a dug well located on my property. As you will know, dug wells are shallow and therefore more vulnerable to contamination and drying up. Carson's proposal includes a drilled well with plans to extract 7,000 litres of water per day, which could cause my well to dry up. In addition, the plans include a future PVC manufacturing facility, which would not be consider eco-friendly but instead is associated with the release of harmful chemicals. If Carson's is allowed to proceed with their proposal, this could have a significant impact on my ability to access clean drinking water for myself and the children in my care.

Instead of the sound of birds and children playing during the day, and dark-skies at night, I will be subjected to constant noise from machinery and equipment and a backyard that is lit-up like a stadium. In addition, depending on the amount of dust that is generated, the children in my care may no longer be able to play outside, especially for those with asthma and other breathing difficulties. In the Planning and Justification Report, the authors state that Carson's have a "long history of noise and dust complaints from residents" and that the complaints continue despite their mitigative efforts. I can only assume that if the relocation is permitted, I will be victim to the same adverse effects.

The proposed development and expansion will result in increased traffic on Bruce Road 3. Not only will the current and future staff be travelling to and from work, but supplies will be brought in, and product shipped out. The county road was not designed for that kind of traffic. There are already issues and accidents associated with both the Carlisle St and Highway 21 intersections. In addition, with small, pre-

school aged children in my care, I can't help but be concerned about an increased volume and speed of traffic on the roadway in front of my house, and the safety of parents trying to drop-off and pick-up their children.

Carson's Supply is proposing to put a heavy industrial operation on prime agricultural land, when that land should be protected. In addition, they are proposing that it be re-zoned to "Agricultural Commercial Special", which I understand means the surrounding homes will not be able to file complaints about noise and other disturbances.

If the proposal is permitted to proceed, all of the above issues (quantity and quality of drinking water, noise and light pollution, dust and increased traffic) will lower my property value and potentially impact my business if parents elect to find alternate, more safely located child-care. I am hopefully that the Town of Saugeen Shores and Bruce County will recognize the harmful impact this development will have on me and my neighbours, and require Carson's to find a more suitable location, such as the industrial park near Bruce Power.

Thank you,



Dancia Bender

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Zoning By-Law Amendment File Z-2023-056 re Carson's Supply County Official Plan File C-2023-004
Date: Thursday, February 8, 2024 8:03:44 PM

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Dear Coreena Smith,

I am writing to you in response to the Carson's Application for a Manufacturing Plant to be built on Bruce 3 and Carlisle, in Southampton, ON.

I am greatly concerned since Vinyl Chloride is a gas that is highly explosive and is a non-threshold carcinogen. There are regulations in place to protect people and the environment, however there is always accident and human error.

Vinyl Chloride has been identified as a contaminant at more than one-third of hazardous waste (Superfund*) sites, resulting in groundwater and air contamination of nearby communities.

Vinyl Chloride can be detected in ground water from 0.2 ppb, together with our water table being so high, with it being impossible to keep surface run off separated from ground water, with many residences using sand points or wells, and the use of wells in the surrounding area, and with its effects on waterways and Lake water, it is a major concern to those of us in the area.

Breathing high levels of Vinyl Chloride over several years causes immune disorders, and damage to organs and nerves; in addition, pregnant women have higher miscarriage rates as well as birth defects.

I would like to see another location further from the population, and on land specifically slated for Industrial use (rather than having been recent prime farmland) be the solution.

*[Superfund - Government of Canada, 2021: In Canadian FCSI Data, there were 2198 contaminated sites listed (~32%) without data on contaminants, and in Superfund site data there were 940 sites (~76%) without contaminant data Aug 10, 2022]. The majority of the Vinyl Chloride found in the environment is the result of releases from manufacturing facilities or waste disposal.

Thank you,

Rachel Buhler and Siegfried Buhler,
[REDACTED] Southampton, ON., N0H 2L0

via mobile



Saugeen Golf Club
5278 Bruce County Road 3
Port Elgin, ON N0H 2C6
Monday, January 29th, 2024

County of Bruce
Planning & Development Department
1243 Mackenzie Road
Port Elgin, ON N0H 2C6

To Whom it May Concern,

We are writing you on behalf of our management team, the Board of Directors, Certificate Holders, and roughly 600 members of the Saugeen Golf Club to express our interest in participating in the planning process and public meetings relating to zoning by-law amendment file Z-2023-056.

Saugeen Golf Club is located adjacent to the proposed entrance of this new facility being considered in this by-law amendment. Our club has been in operation for nearly 100 years as a valued and involved community member and continues to be supportive of the growth opportunities. While we do see the potential upsides of commercial expansion from the zoning amendment, we do want to ensure that our operation and our customers' experience at Saugeen Golf Club will not be adversely impacted by any new commercial operation. We pride ourselves in delivering an exceptional golf experience to the area. As such, it is important to our club to ensure that any new commercial operation in the neighbourhood will not negatively impact our ability to deliver this golf experience in Saugeen Shores.

Priority areas for consideration in re-zoning proposals to allow us to keep with our mission are as follows:

- 1) sustainable and adequate infrastructure to enable adequate water usage at our facility,
- 2) adequate environmental factors for excellent playing conditions,
- 3) limited pollution to enable a reasonable playing & outdoor dining environment,
- 4) sustainable and adequate infrastructure to enable safe traffic flow to and from our facility,
- 5) sustainable and adequate infrastructure to manage stormwater,
- 6) sustainable and adequate infrastructure to manage waste,

7) suitable and aesthetic greenery and scenery which is conducive to a golf course setting.

We are open to working with the community towards sustainable growth solutions. We look forward to learning more about the proposed zoning by-law amendment at the upcoming public meeting on February 20, 2024.

Thank you for accepting our public input.

Sincerely,



Brad Young
General Manager & COO, Saugeen Golf Club



Derek Altstein
President, Saugeen Golf Club

On behalf of Saugeen Golf Club Board of Directors

From: [Coreena Smith](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: FW: C-2023-004 Z-2023-056 Carson
Date: Monday, February 12, 2024 10:53:33 AM
Attachments: [black_rainbowregistered_logo_3c739da1-3819-4834-ac24-db7246dc7725.png](#)
[twitter-x-logo-42554_d2be9fa8-6b08-475f-8b28-c49a780645ca.png](#)
[facebook_32x32_c9bd5923-425f-492e-abc0-bef9f71e36a2.png](#)
[instagram_32x32_16a4d30f-aff9-4d89-9fad-d315bb9bcb05.png](#)

From: Morgan McCulloch <morgan.mcculloch@saugeenshores.ca>
Sent: Monday, February 12, 2024 10:52 AM
To: Coyote Coulee [REDACTED]
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>; Candace Hamm <candace.hamm@saugeenshores.ca>
Subject: RE: C-2023-004 Z-2023-056 Carson

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Good morning,

I have cc'd the County for your comments. I will add your name to the list to participate and I will send you the Zoom link when it is available.

Thank you,

Morgan

Morgan McCulloch
Licensing and Records Clerk
Town of Saugeen Shores
600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0
T 519-832-2008 ext 100
E morgan.mcculloch@saugeenshores.ca



Rainbow
Registered
Arc-en-ciel
Officiel



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-----Original Message-----

From: Coyote Coulee [REDACTED]
Sent: Friday, February 9, 2024 3:08 PM
To: Saugeen Shores Clerk <clerk@saugeenshores.ca>
Subject: C-2023-004 Z-2023-056 Carson

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<https://aka.ms/LearnAboutSenderIdentification>]

I am opposing the changes requested to allow the construction by Carson's.
I live a little more than a kilometre south of the proposed property and am concerned with the adverse health benefits and drinking water contamination from such a plant.
Businesses such as this should only be in a secure industrial area and not in the middle of farm and residential properties.
I am uncertain if I am able to attend the meeting in person so would appreciate receiving a zoom link to be able to participate.
Thanks in anticipation

Wanda Dzierzanowski
5178 Bruce Rd 3 Southampton

Coreena Smith
Senior Planner
Planning and Development
Corporation of the County of Bruce

Office: 226-909-1601
Direct: 1-226-909-6305
www.brucecounty.on.ca



Individuals who submit letters and other information to Council and its Committees should be aware that any personal information contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the County's website.

If you have received this communication in error, please notify the sender immediately and delete all copies (electronic or otherwise). Thank you for your cooperation.

If you feel that this email was commercial in nature and you do not wish to receive further electronic messages from the County of Bruce, please click on the following link to unsubscribe: [Unsubscribe](#). Please be advised that this may restrict our ability to send messages to you in the future.

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Zoning by-law amendment Z-2023-056
Date: Tuesday, February 27, 2024 10:12:11 AM
Attachments: [Zoning by-law amendment Z-2023-056.docx](#)

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Attn: Coreena Smith

Please see attached correspondence.

Sincerely
Paul

County of Bruce
Planning & Development Department and Council Members of Saugeen Shores.
1243 Mackenzie Road
Port Elgin Ontario N0H 2C6

Re: Zoning by-law amendment file Z-2023-056

Thank-you for allowing us the opportunity for input concerning the above Zoning by-law amendment.

My Wife, and myself have previously expressed our concern over the proposed Zoning by Law amendment. We attended your public meeting held on February 21st, 2024, and found it very informative. Most the concerns addressed by the public are not unlike ours.

We are concerned about the impact that this industrial application will have on the surrounding area in particular its location directly across from 2 popular golf courses and also its location in relation to the subdivisions located east and west of Highway 21. Noise will no doubt be a factor for the parties that are located immediately adjacent to this location. We are also concerned about the ground water run off that will be created and its impact on the neighboring community. The water levels are very high in our area and I would suggest to you that would ever steps might be taken will undoubtedly not be enough to curb the future problems this will create.

We currently have a major problem in Southampton with traffic congestion, the flow of traffic and the ability to access highway 21. We have had meetings with the Town to identify solutions to this problem. Adding an industrial location with increased truck traffic so close will only enhance the congestion and create more problems.


One would think that an official plan for both the town and the county would have established areas that designate where they wish for the industrial and commercial use to be...adding an industrial location on prime agricultural land so close to golf courses and subdivisions is not in the best interest of the town. It's almost like a piece meal planning approach for the future of the town and county.

When we chose this area to retire it was because of the small-town community, proximity to the lake, and the surrounding agriculture uses. We certainly did not believe that a cement manufacturing plant would be in the cards.

We would like to be kept informed of any future developments on the proposed zoning application.

Sincerely

Paul Leader and Elise Lepine


N0H 2L0

From: [Coreena Smith](#)
To: [Jay Pausner](#); [Candace Hamm](#)
Cc: [Mark Paoli](#); [Kara Van Myall](#); [Bruce County Planning - Lakeshore Hub](#)
Subject: RE: Carson's Planning Application
Date: Wednesday, February 28, 2024 9:08:44 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Jay – thank you for forwarding these comments to our attention. County staff will acknowledge receipt and include these as part of future reports and in considering a staff recommendation on the file.

Sincerely,

From: Jay Pausner <jay.pausner@saugeenshores.ca>
Sent: Wednesday, February 21, 2024 12:32 PM
To: Candace Hamm <candace.hamm@saugeenshores.ca>; Coreena Smith <CJSmith@brucecounty.on.ca>
Cc: Mark Paoli <mark.paoli@saugeenshores.ca>; Kara Van Myall <kara.vanmyall@saugeenshores.ca>
Subject: FW: Carson's Planning Application

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For your records and consideration

Jay Pausner

Manager, Planning and Development

Town of Saugeen Shores

600 Tomlinson Drive, Box 820, Port Elgin ON N0H 2C0

T 519-832-2008 ext 120

E jay.pausner@saugeenshores.ca



Rainbow
Registered
Arc-en-ciel
Officiel



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From: Patricia Frank [REDACTED]
Sent: Wednesday, February 21, 2024 12:29 PM

To: Saugeen Shores Clerk <clerk@saugeenshores.ca>; Jay Pausner <jay.pausner@saugeenshores.ca>
Cc: Dave Myette <dave.myette@saugeenshores.ca>; Justin Duhaime <justin.duhaime@saugeenshores.ca>; Mike Myatt <mike.myatt@saugeenshores.ca>; Diane Huber <diane.huber@saugeenshores.ca>; Cheryl Grace <cheryl.grace@saugeenshores.ca>; Luke Charbonneau <mayor@saugeenshores.ca>; John Divinski <john.divinski@saugeenshores.ca>; Bud Halpin <bud.halpin@saugeenshores.ca>; Colin Saunders <colin.saunders@saugeenshores.ca>; Rachel Stack <rachel.stack@saugeenshores.ca>
Subject: Carson's Planning Application

Tuesday night's meeting was very interesting with good presentations and many thoughtful comments from Councillors.

I understand the predicament that Carson's Plumbing is in. They need to expand. They have purchased this 53 hectares of land and are hoping to put their concrete and pvc plant on this site. They only need 13.5 hectares of the 53 hectares of land for their plant and storage.

My concerns/questions are:

Saugeen Shores is growing by leaps and bounds. Soon the two towns will be joined together geographically with no countryside in between. Do we want a large plant to be built at what is exactly halfway between the two towns? Looking to the future, what is an appropriate use for this land? I would like to see something that will bind the two towns together, something that people from both towns could enjoy. Sadly the new Aquatic Centre would have been an excellent focal point for this area and could have become the heart of Saugeen Shores. That ship has sailed so what do we want or need here now? An industrial plant is not the answer. Council is going to have to think long and hard on what is best for the future of our municipality and this prime



location.

The site map was very difficult to read. I couldn't tell the exact location of the buildings. If this zoning change is to be approved, I would like to see the plants moved as far East as possible, surrounded by 15-20 hectares of Environmentally Protected Park land, perhaps allowing for a new park or arboretum, more residential development or a Centre for the Arts or new cinemas fronting onto Hwy 21, as I said something to join us together not further separate us...something special to draw the communities together.

Carson's has purchased the entire 53 hectares. What are their plans for the rest of the land? Right now they are saying that it will remain agricultural. How long will it be before they ask for another zoning change for the other 37 hectares? Once you've put an industrial plant along this section of Hwy 21, other options will be limited. What's to prevent them from

asking for the expansion of industrial use, causing even more separation? If Council is to approve the zoning change, some guarantees are needed about future uses of the additional acreage.

I would feel more comfortable with the approval of this zoning change if a third-party outside specialist in the field of concrete and pvc manufacturing gave a report on any possible health hazards. One member of the public voiced asthma concerns. We need to hear from someone in the field other than the proponent's own engineers and planners.

Thank you for listening.
Patricia Corrigan-Frank

Coreena Smith
Senior Planner
Planning and Development
Corporation of the County of Bruce

Office: 226-909-1601
Direct: 1-226-909-6305
www.brucecounty.on.ca



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From: [Coreena Smith](#)
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: FW: Opposition to the building of an industrial facility.
Date: Friday, March 8, 2024 3:59:47 PM
Attachments: [Concrete Manufacturing Plant.doc](#)
[Concrete Manufacturing Plant.pdf](#)

From: Linda White <LWhite@brucecounty.on.ca>
Sent: Friday, March 8, 2024 1:57 PM
To: Peter Storck [REDACTED]
Cc: Coreena Smith <CJSmith@brucecounty.on.ca>; Donald Murray <DMurray@brucecounty.on.ca>; Mark Goetz <MGoetz@brucecounty.on.ca>; Kenneth Craig <KCraig@brucecounty.on.ca>; Steve Hammell <SHammell@brucecounty.on.ca>; Jay Kirkland <JKirkland@brucecounty.on.ca>; Milt McIver <MMcIver@brucecounty.on.ca>; Luke Charbonneau <LCharbonneau@brucecounty.on.ca>; Jack Van Dorp <JVanDorp@brucecounty.on.ca>; Warden <warden@brucecounty.on.ca>; Christine MacDonald <cmacdonald@brucecounty.on.ca>
Subject: RE: Opposition to the building of an industrial facility.

Good afternoon, Peter:

I acknowledge receipt of your email and note that you have sent it directly to the Planning and Development staff for their consideration.

Regards,

From: Peter Storck [REDACTED]
Sent: Friday, March 8, 2024 10:00 AM
To: Christine MacDonald <cmacdonald@brucecounty.on.ca>; Jack Van Dorp <JVanDorp@brucecounty.on.ca>; Warden <warden@brucecounty.on.ca>; Luke Charbonneau <LCharbonneau@brucecounty.on.ca>; Milt McIver <MMcIver@brucecounty.on.ca>; Jay Kirkland <JKirkland@brucecounty.on.ca>; Steve Hammell <SHammell@brucecounty.on.ca>; Kenneth Craig <KCraig@brucecounty.on.ca>; Mark Goetz <MGoetz@brucecounty.on.ca>; Donald Murray <DMurray@brucecounty.on.ca>; Linda White <LWhite@brucecounty.on.ca>; Coreena Smith <CJSmith@brucecounty.on.ca>
Cc: clerk@saugeenshores.ca; John Divinski <john.divinski@saugeenshores.ca>; justin.duhaime@saugeenshores.ca; Cheryl Grace <cheryl.grace@saugeenshores.ca>; bud.halpin@saugeenshores.ca; diane.huber@saugeenshores.ca; Mike Myatt <mmyatt@saugeenshores.ca>; dave.myette@saugeenshores.ca; Jay Pausner <jay.pausner@saugeenshores.ca>
Subject: Opposition to the building of an industrial facility.

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Hello senior administrators,

mayors and councils of Bruce County
and Saugeen Shores:

I'm writing in opposition to the application by Carson's Supply in Port Elgin to build a concrete/PVS manufacturing facility and concrete batching plant on the edge of the Southampton and Port Elgin settlement areas.

I've attached my letter as a Word document as well as a PDF.

Peter Storck
Southampton

Linda White
County Clerk
Office of the CAO
Corporation of the County of Bruce

Office: 519-881-1291
Direct: 226.909.6168
www.brucecounty.on.ca



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Opposition letter to

**the application from Carson's Supply to build
a concrete/PVC manufacturing facility
and, ultimately, a concrete batching plant
just outside the Southampton settlement area.**

I'm writing to oppose the application for three reasons:

(1) because potential air pollution issues have not been addressed,

(2) because the industrial facility poses noise and health issues for those living on adjacent properties and health issues for those using the two nearby golf courses and possibly for those in the Southampton settlement area,

and

(3) because the location of the industrial plant will create safety issues on the road network.

This opposition letter is organized around statements in the February 20, 2024, Bruce County Planning Report sent to Saugeen Shores council. My observations/objections to statements in that report are *identified in italics*, except for my conclusions at the end of the letter.

Purpose of the Facility

Currently, the intent is to build, at a new location, a concrete manufacturing plant for precast structures (such as septic holding tanks and electrical utility vaults), an activity Carson's Supply currently carries out at its location east of Highway 21 on the northern edge of Port Elgin.

In the future, Carson's Supply intends to expand the new plant to include a polyvinyl chloride (PVC) manufacturing facility (again, something they apparently also do at their current location). At some future date, Carson's Supply also intends, "through site-specific amendments", to apply for permission to construct a batching plant to make concrete by combining various ingredients onsite. (*Concrete is made using Portland cement, sand, gravel, fly ash, silica fume, slag, chemicals and possibly other ingredients*).

Observation: adding a batching plant would change the nature of the facility and intensify its impact on the surrounding areas. Since the location is intended to be used for three different activities, all three should be considered together in assessing Carson's application.

The Planning Report notes that "...batching plants are prohibited throughout the zoned area of the Town, either alone or in conjunction with other uses unless specifically listed as a

permitted use in a specific zone.” Batching plants are not listed in the Agricultural Commercial (AC2) zone.

Location

The proponent’s property is just outside the settlement area of Southampton. Indeed, the facility would be diagonally across from the southeast corner of Southampton (the east end of South Street where it intersects with Highway 21).

The proponent identified the following properties near the proposed site of the industrial facility:

- three single detached residential dwellings to the north (along and on the north side of Bruce Road 3);

- two golf clubs directly across Bruce Road 3 from the proponents property;
 - *South Port Golf Club and Saugeen Golf Club;*

- agricultural lands and “a mix of businesses and single, detached dwellings” across Highway 21 to the west;

Observations:

- *The agricultural lands west of Highway 21 belong to Hi-Berry Farm, a market garden business;*

- *The businesses (including Dales’s Carpentry) and single, detached dwellings, also west of Highway 21, are south of the agricultural fields;*

- *Not mentioned in the Planning Report, is a riding facility with horse stables and, across from that, single detached houses on the north side of South Street in a Southampton residential area called Eastgate. As noted earlier, these are diagonally across Highway 21 from the proponent’s property;*

- a church west and adjacent to the proponent’s property;
 - *South Port Pentecostal Church;*

- southwest of the proponent’s property, two dwellings, a nursery business and an auto repair business;

- *Everest nursery;*

- *Gingrich Service Centre;*

- and a single detached dwelling and three licensed aggregate extraction sites along Bruce Road 3, east of the proponent’s property;

Observations:

- *Some of the properties listed above imply support for a new commercial use;*

- *The Planning Report is inconsistent as to the number of aggregate extraction sites, mentioning one extraction site on one page of the Report and three sites on another page. None are visible from Bruce Road 3.*

Justification

The applicant states that the “partial relocation and expansion” of the business needs to occur in the Port Elgin area (near the current business).

It’s noted in the Planning Report that “ ... alternative locations have been evaluated and there are no reasonable alternative locations which avoid prime agricultural land or ... lower priority agricultural lands.” And that there are “... limited opportunities for space-extensive industries to locate in the settlement area ...”;

Observation: this statement offers justification for the selection of the property by Carson’s Supply within or near a settlement area.

The Planning Report notes that the proponent’s property occurs in an area that could, in the future, be re-designated from prime agricultural to rural in the Bruce County Official Plan. The implication is that re-designation as rural could potentially be less restrictive to non agricultural uses, depending on the extent of prime agricultural soil. But the Report noted that “... Carson’s Supply’s expansion timelines do not fit with waiting to see how these policies are eventually implemented.”

The Planning Report also notes that there is a projected shortfall in the urban area of Saugeen Shores of “vacant employment parcels” (i.e. empty property that would be suitable for businesses).

Observation: Since the concrete and PVC manufacturing facility and future concrete batching plant is expected to employ 50 people, the statement about the shortfall of “vacant employment parcels” clearly implies support for the proposal.

Impact**Emissions**

The Planning Report notes that the proposed concrete batching plant and PVC manufacturing facility would be considered a Class II Industrial facility which may produce “... occasional outputs ... of fugitive emissions ...” as well as noise, odour, dust and/or vibration.

Observation: this statement is vague. The only other comment about possible emissions is a remark in the Planning Report in response to a concern communicated by a member of the public about dust/air pollution. In answering this concern, the Planning Report refers

to an engineering report which mentioned “oiling” the surface of the ground (probably using calcium chloride) to reduce the amount of dust going into the air. There was no discussion by the proponent in presentations to council about air-born dust and other possible atmospheric pollutants. And no government agency was asked for comments about air-born dust and emissions from concrete batching plants and PVC manufacturing. This is a serious omission.

Noise

The Planning Report notes that “... shift operations are permitted and there will be “... frequent movement of products and/or heavy trucks during daytime hours”

The Planning Report also states that traffic on Highway 21 is already a source of “... a significant amount of traffic-related noise ...”, as is noise from agricultural equipment.

These statements seem to dismiss, as a concern, noise produced by a concrete and PVC manufacturing facility and cement batching plant by mentioning that both highway noise and that generated by agricultural equipment in the area is already present. The Planning Report fails to note that agricultural equipment noise is intermittent, highway noise fluctuates, and the proposed industrial facility may produce different and higher noise levels from equipment moving materials in the plant area and into silos of the batching plant, diesel engines in vehicles, reverse warning sounds and possibly air brakes, noise that may begin early and end late, beyond a forty hour week because of shift operations.

Traffic and Safety

The Planning Report notes that a Transportation Impact Study concluded “... the area intersections are currently operating within acceptable levels ... and will continue ... at acceptable levels to the ten year study horizon”.

Observations:

- the statement of the traffic study misrepresents the situation;*
- it is currently very difficult to make a left turn from Bruce Road 3 onto Highway 21 a T-junction. This difficulty would be exacerbated by a significant increase in truck traffic using the road;*
- an additional safety concern is that the Bruce Road 3 intersection with Highway 21 occurs near an S-shaped curve on the highway, shortly before a speed reduction northbound from 80 to 60 km/hr and a left turn lane onto South Street from the highway and, on the southbound lane, a speed increase at the South Street intersection from 60 to 80 km/hr; a lot going on in a short space and, altogether, creating a potentially dangerous driving “environment.”*

- a single gravel lane into the proponent's property off Bruce Road 3, to be paved and used as an entry/exit road for the industrial facility, is directly opposite the property line between the South Port Golf Club and the Saugeen Golf Club. Thus, trucks transporting material to, and finished products out of, the facility would pass by the entrances to the two golf courses and also encounter vehicles with canoeists and kayakers driving to Saugeen River access #14, four kilometers east of the industrial facility's access road.

- truck traffic to and from the industrial facility is forecast to be "... 30 and 23 trips during the AM and PM peak hours" If this actually means 30 trucks in the AM and 23 trucks in the PM, as the wording suggests, this would imply six or seven trucks per hour during the day, assuming the facility transports raw materials into and ships products out of the site between 8:00 am and 5:00 pm;

- there would be increased car traffic on Bruce County Road 3 from the 50 employees working at the facility, exacerbating a safety issue.

Separation from Other Uses

The Planning Report notes that the "potential influence area ... (of a Class II Industrial facility) ... is 300 m ... where adverse effects may be experienced" and that the Provincial D-6 Guidelines recommends a minimum of 70 m between a Class II facility and a sensitive land use."

The applicant proposes to "... locate the buildings and outdoor storage areas a minimum of 87 m from the northern property line, 81 m from the western property line, 29 m to the southern property line ..." maintaining "... the minimum 70 m separation distance to the sensitive land uses to the north and west and the existing single detached dwelling on the subject lands."

Observation: From the conflicting statements above (if the "potential influence area" of 300 m is not a typo), it appears that the potential influence area of a Class II facility is much greater than that specified by the D-6 Guidelines and the proponent's intentions.

Mitigation

- landscaped berm 3.6 m high and 21.6 m wide;
- ~40 acres of farmland retained;
- woodlots;
- prior archaeological evaluation for "... lands having high ... potential."

Observation: the mitigation efforts (berm, farmland retained and woodlands) appear unlikely to make much difference, except visually, once all three functions of the industrial facility (concrete and PVC manufacturing and cement batching) are operational. It might be noted that while wooded areas on the proponent's property would screen the industrial facility to a certain extent from the north, the industrial facility would be highly visible from the west along Highway 21.

Conclusions

One of the arguments used to support the proposed concrete and PVC manufacturing facility and future concrete batching plant is the absence of available land that could be purchased near Carson's existing operation in Port Elgin. This is essentially an argument of convenience, considering the size of Bruce County as a whole. In fact, the site location for the proposed three-part industrial facility presents safety concerns because of the T-junction at the Highway 21/Bruce Road 3 intersection, the S-shaped curve on the highway, speed changes both northbound and southbound and the dedicated left turn lane onto South Street; as well as because of truck traffic on Bruce Road 3 which is used by golfers and canoeists and kayakers driving to access point #14 on the Saugeen River.

Another argument used to support the industrial facility is that it would create 50 new jobs. This is obviously an important benefit. But considering the safety issue (above) and possible air emissions (discussed below), it's important to ask whether the benefits outweigh the negative impacts of the facility, **AT THAT LOCATION**, for current residents and businesses in the area, as well as for the settlement area of Southampton which is just across the highway from the proposed facility.

A major shortcoming of the proposal for the industrial facility is not even addressed by the proponent or the Bruce Planning Report: air pollution. As noted, this was dismissed in the Planning Report and redirected as to how dust may, or may not, be treated on the surface of the ground. Batch plants emit particulate matter such as cement and sand dust and other pollutants. The emissions occur from "point sources" (for example, during the transport and mechanical transfer of materials to silos) and fugitive sources (for example, from wind blowing across storage piles and vehicle traffic moving around the plant). These and other air pollutants from the ingredients used in making concrete can have serious health effects. Indeed, the US studies I read in a quick look at the literature indicate that batch plants are among the highest polluting industries, more so than power plants and refineries (article in *Environmental Science Technology*, 57(31): 11410-11419, July 23, 2023 (<https://doi.org/10.1021/acs.est.3c04412>)).

There is no indication in the Planning Report how the proponent will manage emissions of particulate matter, how the production process of making concrete is regulated by the provincial government and how the proponent will meet those regulations. And until that is communicated to the public, the proponent's application must be regarded as incomplete and should not move forward.

The environmental impact of a concrete batch plant for public health (beginning with the people living near the facility and extending to those using nearby properties for recreation and living in the settlement area of Southampton), as well as commitments to monitor air quality and noise in an effective, ongoing way, deserve much more attention. Certainly as much as that concerning the agricultural land that the industrial facility will take out of production. Indeed, the most important priorities for assessing the application to build a concrete and PVC manufacturing facility and a batch plant, **at the location proposed**, should be safety and the

health of the community, followed by concerns for new employment and the removal of land from agriculture (despite being an urgent concern in a province undergoing rapid urban development).

This project **should be relocated** if the health and safety issues cannot be managed to **widespread public satisfaction**.

Peter L. Storck
Southampton
March 8, 2024

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson's C-2023-004; Z-2023-056
Date: Tuesday, March 19, 2024 12:04:19 PM

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ATTENTION Coreena Smith

Dear members of Bruce County and Saugeen Shores council:

>

> I am writing a further request for consideration in not allowing the Carson project to be built and operated on Bruce Rd 3.

>

> The Town of Saugeen Shores, wishing to have industrial businesses operating within their jurisdiction, has a duty to create industrial use properties rather than parties having to apply for redesignation of random agricultural lands to accommodate their business. The onus is on the town to do what serves our area as a whole.

>

> My concerns:

> 1. Agricultural land should remain as such. Lands for agriculture use is limited and cannot be created.

> 2. Ground water contamination from run off and manufacturing. Trucks supplying raw products will inevitably carry raw material particles which will be released en route and on site.

> 3. Traffic on Bruce Road 3 will be excessive. It is a main corridor of travel to the area and the intersection at Carlisle Street and Hwy 21 are high traffic points and accidents. There also are two golf courses along the county road and many residences. With 30 morning and 23 evening additional trips as indicated by Carson's representatives, as well as employees and other services, the problem of traffic will continue to increase. Trucks themselves emit black carbon and nitrogen dioxide. The quality of life for surrounding homeowners will be affected. Bruce Road 3 is a major corridor for wildlife crossing from forest and open spaces. Many deer cross the county road.

> 4. Light pollution to our enjoyment of dark sky in this sensitive area will be jeopardized.

> 5. Loading point dust and the plant process of concrete which includes any of the following - admixtures, aggregate of sand and gravel, fly ash, silica (which creates higher rates of asthma and bronchitis in children, heart disease and cancer) fume, slag and cement, released onto the ground or air settling and creating particulate matter which penetrates deep into the lungs, can irritate skin and eyes, nose and throat and upper respiratory from contact and release into water or air, carried with the wind. Will the county or town provide air and water quality monitors to local residents?

> 6. The 'future' PVC plant is not restricted to Carson's current practice of extrusion of PVC pellets. Highly toxic gases can cause permanent respiratory damage. Vinyl chloride an essential component of PVC is potentially explosive which can enter drinking water released from contact with PVC pipes. Disposal is difficult.

> 7. Should a fire, explosion or release of toxins into the air or water, how will local agencies handle to protect people, flora and fauna? PVC can smoulder unnoticed and release dangerous gases creating acute and chronic health hazards to building occupants, fire fighters and the community. Can local hospital and ambulance services handle a catastrophic event without detracting from local community care.

> 8. The business as proposed with capacity under the amount requiring government monitoring and reporting requirements, is not subject to environmental reporting and monitoring. Out of sight out of mind. This is not acceptable.

> 9. Will there be silos and what height of the buildings etc? Our beautiful area will be an eyesore to the landscape. No amount of perimeter landscaping will change that.

> 10. With 50 additional jobs who is the target market for Carson's products? Are local businesses benefiting or out of area businesses? Transportation and climate change need to be considered.

>

> Thank you for noting my comments.

>

> Sincerely,

> Wanda Dzierzanowski

>

> [REDACTED]
> Southampton

From: [REDACTED]
To: [Public Meeting Comments](#)
Subject: File C-2023-004
Date: Wednesday, November 13, 2024 7:44:53 AM

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To: Bruce County Planning
From: The O'Driscoll Family
[REDACTED]
Re: Carsons proposal
1 Attachment=Site Plan

Good day,

The dangers of concrete batching plants are well documented. Silica sand dust and portland cement dust are very dangerous.

Please spend a few minutes online and acquaint yourself with a respiratory disease called silicosis which causes lung scarring and loss of lung function. Airborne silica dust can also cause Chronic Obstructive Pulmonary Disease, kidney disease and an increased risk of lung cancer.

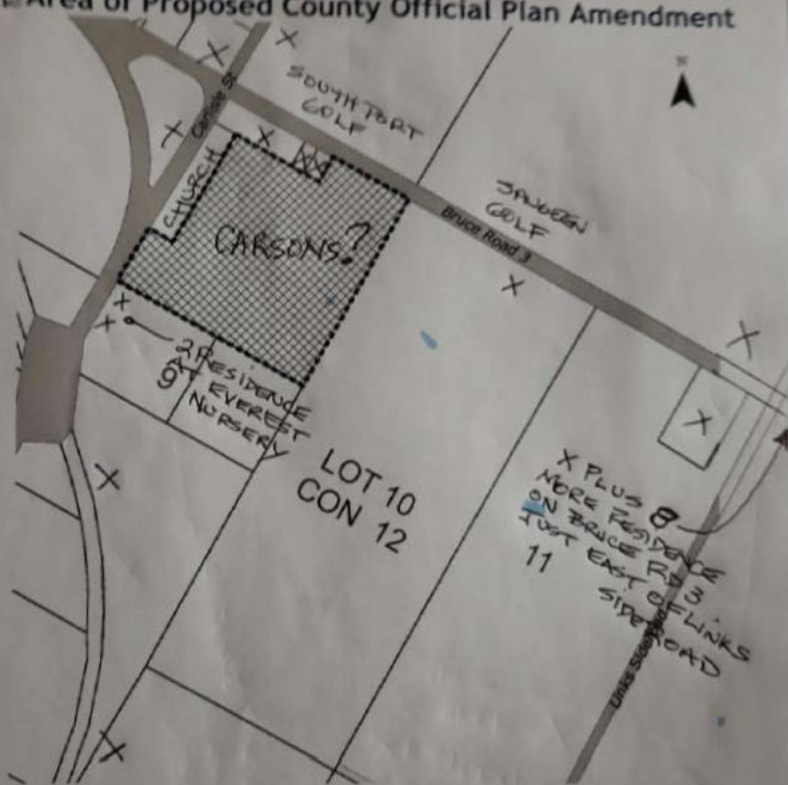
There are many documented cases where concrete plants have blanketed residences with this dust near and far, wherever the wind blows it.

This is about more than just the 20 residences in the area of the proposal as Southampton and Port Elgin are rapidly growing together on the highway 21 corridor.

Please vote responsibly with the protection of Bruce County residents foremost in your mind.
Thankyou,
Dan O'Driscoll and family

* ALL DOCUMENTS SUBMITTED BY COWIDE ENGINEERING ONLY SHOW 2 RESIDENCES --- WHEN IN FACT THERE ARE AT LEAST 20 RESIDENCES IN ---

THE Area of Proposed County Official Plan Amendment



* RE: BRUCE COUNTY PLANNING
FILE C-2023-004
CARSONS PVC & CONCRETE PLANT

From: [REDACTED]
To: [Public Meeting Comments](#)
Subject: Application by Carson's on Bruce Rd 3 Saugeen Shores
Date: Wednesday, November 13, 2024 8:55:30 AM

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Good morning.

I attended the meeting some months ago at our Town Council and signed the list for updates and have not received any.

I recently see in social media the meeting scheduled for Nov 21. I would like to attend my zoom and provide my comments.

I am opposed to this business in the proposed location due to health concerns and increased traffic along Bruce Rd 3 which will negatively impact myself and residents in the area.

Please advise how to be added.

Thank you for your assistance.

Yours truly

Wanda Dzierzanowski

[REDACTED]
Southampton
[REDACTED]

From: [REDACTED]
To: [Bruce County Planning - Lakeshore Hub](#)
Subject: Carson's Application, File C-2023-004, Z-2023-056
Date: Wednesday, November 13, 2024 2:20:35 PM

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In response to the letter from Cobide Engineering dated October 16, 2024, we would like to express the following concerns:

One of the points raised in the letter regarding other locations, such as the Bruce Energy Centre, was that there are limited residential opportunities near this site. It was noted that **"at the current and proposed locations of Carson's Supply, there are significant residential opportunities that would allow for employees to reach the site by walking or active transportation, with the Saugeen Rail Trail being in close proximity to the subject lands."** While the idea of walking or using active transportation sounds appealing during the spring, summer, and fall months, it is not a practical option during the winter. Additionally, if employees were to walk or use alternative transportation from Southampton, this could exacerbate existing safety concerns in the community, particularly with increased foot and bicycle traffic at the Rail Trail Hwy 21 crossing or the Hwy 21 and County Road 3 intersection.

As Saugeen Shores continues to grow, it is only a matter of time before Port Elgin and Southampton are effectively joined. The presence of a concrete plant in the center of this area could limit future development opportunities, particularly in terms of residential or mixed-use projects. We fear that approval of this proposal could pave the way for further industrial expansion in this region, which is not in alignment with the community's long-term growth plans. While we acknowledge the need for employment opportunities in the area, we believe this location is not suitable for such an industrial facility.

Another significant concern is the traffic congestion at the intersections of County Road 3, Carlisle Street, and Hwy 21. This area was already problematic before the Carson Application was submitted, and the addition of trucks, heavy equipment, and staff vehicles will only exacerbate existing traffic issues without addressing the underlying problems.

We are also deeply concerned about potential health risks associated with airborne particles that may be produced by a concrete plant, as well as the noise pollution it could generate. Have any studies been conducted to assess these potential health impacts? The construction of a plant that may pose health risks does not seem compatible with the surrounding recreational environment, particularly given the proximity of local golf courses.

In light of these concerns, we do not believe this is an appropriate location for an industrial facility of this nature, and we respectfully oppose the application.

Sincerely,

Jayne and Mike Mather

[REDACTED]
Southampton, ON

From: [REDACTED]
To: [Public Meeting Comments](#)
Subject: File C-2023-004
Date: Thursday, November 14, 2024 8:56:11 AM

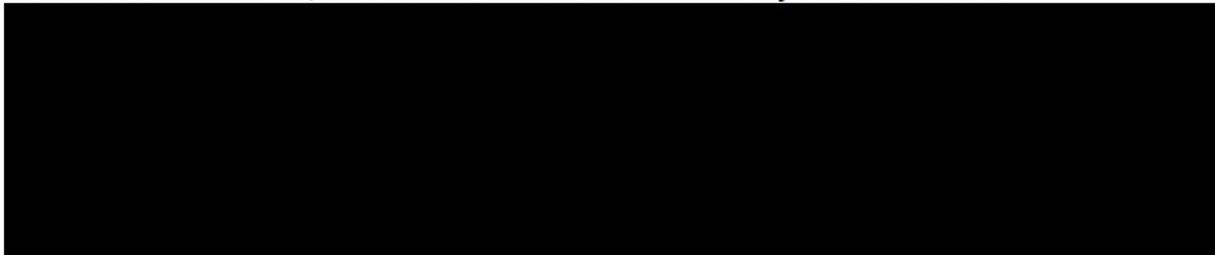
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To Bruce County and Saugeen Shores

Good Morning, I am writing to you to express my extreme opposition to allowing ANY heavy industrial to be built in Saugeen Shores. Carson's proposed site is within the borders of Saugeen Shores. Some say..ohhh but it's not in the settlement area. The 20 or so houses in the area are quite settled for many years and we feel we should be afforded the same protection as the residents that live deeper within the town boundaries. We are not second rate citizens to be sacrificed to the dangers of silica dust simply because we came to you from Saugeen Township.

In 2006 Saugeen Shores enacted a bylaw prohibiting concrete plants in Saugeen Shores (attached). It was a valid bylaw when created and is even more valid today due to the expansion of our town and increased population densities. As an example...of the 20 homes in the area of Carson's site, 6 have been constructed since the bylaw was created.



information... Saugeen Shores By Law
Section 3.32 "Uses Prohibited in All
Zones"

r) ix asphalt/concrete/tar plant

THE CORPORATION OF

THE TOWN OF SAUGEEN SHORES

THE TOWN OF SAUGEEN SHORES

BY-LAW NUMBER 75-2006

as amended

A BY-LAW TO REGULATE
USE OF LANDS AND THE CHARACTER, LOCATIC
AND USE OF BUILDINGS AND STRUCTURES
IN THE TOWN OF SAUGEEN SHORES



Please vote against this proposal.
Thankyou,

Marjorie O'Driscoll



From: [Julie Ireland](#)
To: [REDACTED]
Cc: [Coreena Smith](#); [Klarika Hamer](#); [Linda White](#)
Subject: FW: concrete plant proposal Public Meeting November 21 C4 Carson
Date: Thursday, November 14, 2024 10:02:41 AM
Attachments: [Concrete Manufacturing Plant.pdf](#)

Peter: I am acknowledging receipt of your written comments, and they will form part of the public record for the application.

Please advise if you are also wishing to present your comments verbally at the meeting – there is not a requirement to do so, as your written comments will be received. If you are planning to attend to speak, let me know if it would be virtually or in-person.

Thank you,
-Julie

From: Peter Storck [REDACTED]
Sent: Thursday, November 14, 2024 9:55 AM
To: Julie Ireland <JIreland@brucecounty.on.ca>
Subject: Re: concrete plant proposal Public Meeting November 21 C4 Carson

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Julie:

Thank you for your e-mail.

I've attached a PDF of my written comments for publication with the council agenda.

My comments are in opposition to the proposal to build a concrete and PVC manufacturing plant between Southampton and Port Elgin, opposite two golf courses and potentially upwind of a fruit/vegetable market garden (Hi-Berry Farm) and the Eastgate suburb of Southampton.

You cited a file number C-2023-004.

I'm sorry I don't have other details of the proposal (I believe it's Carson's) at my fingertips as I write this so if you have further questions please let me know.

Peter Storck
Southampton

Opposition letter to

**the application from Carson's Supply to build
a concrete/PVC manufacturing facility
and, ultimately, a concrete batching plant
just outside the Southampton settlement area.**

I'm writing to oppose the application for three reasons:

(1) because potential air pollution issues have not been addressed,

(2) because the industrial facility poses noise and health issues for those living on adjacent properties and health issues for those using the two nearby golf courses and possibly for those in the Southampton settlement area,

and

(3) because the location of the industrial plant will create safety issues on the road network.

This opposition letter is organized around statements in the February 20, 2024, Bruce County Planning Report sent to Saugeen Shores council. My observations/objections to statements in that report are *identified in italics*, except for my conclusions at the end of the letter.

Purpose of the Facility

Currently, the intent is to build, at a new location, a concrete manufacturing plant for precast structures (such as septic holding tanks and electrical utility vaults), an activity Carson's Supply currently carries out at its location east of Highway 21 on the northern edge of Port Elgin.

In the future, Carson's Supply intends to expand the new plant to include a polyvinyl chloride (PVC) manufacturing facility (again, something they apparently also do at their current location). At some future date, Carson's Supply also intends, "through site-specific amendments", to apply for permission to construct a batching plant to make concrete by combining various ingredients onsite. (*Concrete is made using Portland cement, sand, gravel, fly ash, silica fume, slag, chemicals and possibly other ingredients*).

Observation: adding a batching plant would change the nature of the facility and intensify its impact on the surrounding areas. Since the location is intended to be used for three different activities, all three should be considered together in assessing Carson's application.

The Planning Report notes that "...batching plants are prohibited throughout the zoned area of the Town, either alone or in conjunction with other uses unless specifically listed as a

permitted use in a specific zone.” Batching plants are not listed in the Agricultural Commercial (AC2) zone.

Location

The proponent’s property is just outside the settlement area of Southampton. Indeed, the facility would be diagonally across from the southeast corner of Southampton (the east end of South Street where it intersects with Highway 21).

The proponent identified the following properties near the proposed site of the industrial facility:

- three single detached residential dwellings to the north (along and on the north side of Bruce Road 3);

- two golf clubs directly across Bruce Road 3 from the proponents property;
 - *South Port Golf Club and Saugeen Golf Club;*

- agricultural lands and “a mix of businesses and single, detached dwellings” across Highway 21 to the west;

Observations:

- *The agricultural lands west of Highway 21 belong to Hi-Berry Farm, a market garden business;*

- *The businesses (including Dales’s Carpentry) and single, detached dwellings, also west of Highway 21, are south of the agricultural fields;*

- *Not mentioned in the Planning Report, is a riding facility with horse stables and, across from that, single detached houses on the north side of South Street in a Southampton residential area called Eastgate. As noted earlier, these are diagonally across Highway 21 from the proponent’s property;*

- a church west and adjacent to the proponent’s property;
 - *South Port Pentecostal Church;*

- southwest of the proponent’s property, two dwellings, a nursery business and an auto repair business;

- *Everest nursery;*

- *Gingrich Service Centre;*

- and a single detached dwelling and three licensed aggregate extraction sites along Bruce Road 3, east of the proponent’s property;

Observations:

- *Some of the properties listed above imply support for a new commercial use;*

- *The Planning Report is inconsistent as to the number of aggregate extraction sites, mentioning one extraction site on one page of the Report and three sites on another page. None are visible from Bruce Road 3.*

Justification

The applicant states that the “partial relocation and expansion” of the business needs to occur in the Port Elgin area (near the current business).

It’s noted in the Planning Report that “ ... alternative locations have been evaluated and there are no reasonable alternative locations which avoid prime agricultural land or ... lower priority agricultural lands.” And that there are “... limited opportunities for space-extensive industries to locate in the settlement area ...”;

Observation: this statement offers justification for the selection of the property by Carson’s Supply within or near a settlement area.

The Planning Report notes that the proponent’s property occurs in an area that could, in the future, be re-designated from prime agricultural to rural in the Bruce County Official Plan. The implication is that re-designation as rural could potentially be less restrictive to non agricultural uses, depending on the extent of prime agricultural soil. But the Report noted that “... Carson’s Supply’s expansion timelines do not fit with waiting to see how these policies are eventually implemented.”

The Planning Report also notes that there is a projected shortfall in the urban area of Saugeen Shores of “vacant employment parcels” (i.e. empty property that would be suitable for businesses).

Observation: Since the concrete and PVC manufacturing facility and future concrete batching plant is expected to employ 50 people, the statement about the shortfall of “vacant employment parcels” clearly implies support for the proposal.

Impact**Emissions**

The Planning Report notes that the proposed concrete batching plant and PVC manufacturing facility would be considered a Class II Industrial facility which may produce “... occasional outputs ... of fugitive emissions ...” as well as noise, odour, dust and/or vibration.

Observation: this statement is vague. The only other comment about possible emissions is a remark in the Planning Report in response to a concern communicated by a member of the public about dust/air pollution. In answering this concern, the Planning Report refers

to an engineering report which mentioned “oiling” the surface of the ground (probably using calcium chloride) to reduce the amount of dust going into the air. There was no discussion by the proponent in presentations to council about air-born dust and other possible atmospheric pollutants. And no government agency was asked for comments about air-born dust and emissions from concrete batching plants and PVC manufacturing. This is a serious omission.

Noise

The Planning Report notes that “... shift operations are permitted and there will be “... frequent movement of products and/or heavy trucks during daytime hours”

The Planning Report also states that traffic on Highway 21 is already a source of “... a significant amount of traffic-related noise ...”, as is noise from agricultural equipment.

These statements seem to dismiss, as a concern, noise produced by a concrete and PVC manufacturing facility and cement batching plant by mentioning that both highway noise and that generated by agricultural equipment in the area is already present. The Planning Report fails to note that agricultural equipment noise is intermittent, highway noise fluctuates, and the proposed industrial facility may produce different and higher noise levels from equipment moving materials in the plant area and into silos of the batching plant, diesel engines in vehicles, reverse warning sounds and possibly air brakes, noise that may begin early and end late, beyond a forty hour week because of shift operations.

Traffic and Safety

The Planning Report notes that a Transportation Impact Study concluded “... the area intersections are currently operating within acceptable levels ... and will continue ... at acceptable levels to the ten year study horizon”.

Observations:

- the statement of the traffic study misrepresents the situation;

- it is currently very difficult to make a left turn from Bruce Road 3 onto Highway 21 – a T-junction. This difficulty would be exacerbated by a significant increase in truck traffic using the road;

- an additional safety concern is that the Bruce Road 3 intersection with Highway 21 occurs near an S-shaped curve on the highway, shortly before a speed reduction northbound from 80 to 60 km/hr and a left turn lane onto South Street from the highway and, on the southbound lane, a speed increase at the South Street intersection from 60 to 80 km/hr; a lot going on in a short space and, altogether, creating a potentially dangerous driving “environment.”

- a single gravel lane into the proponent's property off Bruce Road 3, to be paved and used as an entry/exit road for the industrial facility, is directly opposite the property line between the South Port Golf Club and the Saugeen Golf Club. Thus, trucks transporting material to, and finished products out of, the facility would pass by the entrances to the two golf courses and also encounter vehicles with canoeists and kayakers driving to Saugeen River access #14, four kilometers east of the industrial facility's access road.

- truck traffic to and from the industrial facility is forecast to be "... 30 and 23 trips during the AM and PM peak hours" If this actually means 30 trucks in the AM and 23 trucks in the PM, as the wording suggests, this would imply six or seven trucks per hour during the day, assuming the facility transports raw materials into and ships products out of the site between 8:00 am and 5:00 pm;

- there would be increased car traffic on Bruce County Road 3 from the 50 employees working at the facility, exacerbating a safety issue.

Separation from Other Uses

The Planning Report notes that the "potential influence area ... (of a Class II Industrial facility) ... is 300 m ... where adverse effects may be experienced" and that the Provincial D-6 Guidelines recommends a minimum of 70 m between a Class II facility and a sensitive land use."

The applicant proposes to "... locate the buildings and outdoor storage areas a minimum of 87 m from the northern property line, 81 m from the western property line, 29 m to the southern property line ..." maintaining "... the minimum 70 m separation distance to the sensitive land uses to the north and west and the existing single detached dwelling on the subject lands."

Observation: From the conflicting statements above (if the "potential influence area" of 300 m is not a typo), it appears that the potential influence area of a Class II facility is much greater than that specified by the D-6 Guidelines and the proponent's intentions.

Mitigation

- landscaped berm 3.6 m high and 21.6 m wide;
- ~40 acres of farmland retained;
- woodlots;
- prior archaeological evaluation for "... lands having high ... potential."

Observation: the mitigation efforts (berm, farmland retained and woodlands) appear unlikely to make much difference, except visually, once all three functions of the industrial facility (concrete and PVC manufacturing and cement batching) are operational. It might be noted that while wooded areas on the proponent's property would screen the industrial facility to a certain extent from the north, the industrial facility would be highly visible from the west along Highway 21.

Conclusions

One of the arguments used to support the proposed concrete and PVC manufacturing facility and future concrete batching plant is the absence of available land that could be purchased near Carson's existing operation in Port Elgin. This is essentially an argument of convenience, considering the size of Bruce County as a whole. In fact, the site location for the proposed three-part industrial facility presents safety concerns because of the T-junction at the Highway 21/Bruce Road 3 intersection, the S-shaped curve on the highway, speed changes both northbound and southbound and the dedicated left turn lane onto South Street; as well as because of truck traffic on Bruce Road 3 which is used by golfers and canoeists and kayakers driving to access point #14 on the Saugeen River.

Another argument used to support the industrial facility is that it would create 50 new jobs. This is obviously an important benefit. But considering the safety issue (above) and possible air emissions (discussed below), it's important to ask whether the benefits outweigh the negative impacts of the facility, **AT THAT LOCATION**, for current residents and businesses in the area, as well as for the settlement area of Southampton which is just across the highway from the proposed facility.

A major shortcoming of the proposal for the industrial facility is not even addressed by the proponent or the Bruce Planning Report: air pollution. As noted, this was dismissed in the Planning Report and redirected as to how dust may, or may not, be treated on the surface of the ground. Batch plants emit particulate matter such as cement and sand dust and other pollutants. The emissions occur from "point sources" (for example, during the transport and mechanical transfer of materials to silos) and fugitive sources (for example, from wind blowing across storage piles and vehicle traffic moving around the plant). These and other air pollutants from the ingredients used in making concrete can have serious health effects. Indeed, the US studies I read in a quick look at the literature indicate that batch plants are among the highest polluting industries, more so than power plants and refineries (article in *Environmental Science Technology*, 57(31): 11410-11419, July 23, 2023 (<https://doi.org/10.1021/acs.est.3c04412>)).

There is no indication in the Planning Report how the proponent will manage emissions of particulate matter, how the production process of making concrete is regulated by the provincial government and how the proponent will meet those regulations. And until that is communicated to the public, the proponent's application must be regarded as incomplete and should not move forward.

The environmental impact of a concrete batch plant for public health (beginning with the people living near the facility and extending to those using nearby properties for recreation and living in the settlement area of Southampton), as well as commitments to monitor air quality and noise in an effective, ongoing way, deserve much more attention. Certainly as much as that concerning the agricultural land that the industrial facility will take out of production. Indeed, the most important priorities for assessing the application to build a concrete and PVC manufacturing facility and a batch plant, **at the location proposed**, should be safety and the

health of the community, followed by concerns for new employment and the removal of land from agriculture (despite being an urgent concern in a province undergoing rapid urban development).

This project **should be relocated** if the health and safety issues cannot be managed to **widespread public satisfaction**.

Peter L. Storck
Southampton
March 8, 2024

Klarika Hamer

From: [REDACTED]
Sent: Wednesday, November 13, 2024 4:04 PM
To: Coreena Smith
Subject: FW: Bruce County Council application C-2023-004 Z-2023-056 Carson Rollnumber: 411044000203700

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Coreena, I am making application to speak in regard to the Carson's Supply application at the Public Meeting for County Official Plan file C-2023-004, scheduled for November 21, 2024

Focus of my topic, taken from planning report

[4398 Planning Report Public Meeting Z56 Carson file.pdf](#)

A concrete batching plant would also be added as a permitted use through the site-specific amendment. Concrete batching plants are prohibited throughout the zoned area of the Town, either alone or in conjunction with other uses, unless specifically listed as a permitted use in a specific zone.

Adverse health effects of concrete batching plant exposure have been found in occupational contexts but are less defined for the general population living near plants. Almost all the studies found positive associations between cement plant exposure and respiratory diseases and symptoms. An excess risk of cancer incidence and mortality in both children and adults mainly concerning respiratory tract cancers was also reported in some studies. Higher values of heavy metals and of a biomarker of renal toxicity were found in the exposed compared to unexposed populations. (Cited by [Cardiorespiratory diseases in an industrialized area: a retrospective population-based cohort study](#). Bustaffa E, Mangia C, Cori L, Bianchi F, Cervino M, Minichilli F. BMC Public Health. 2023 Oct 18;23(1):2031. doi: 10.1186/s12889-023-16925-9

I will be brief but I want to bring up the dangers of emissions from a concrete batching plant, these have been well documented but there is science suggesting that the danger zone for these emission reaches further than the just the vicinity of the proposed plant. These emissions can cause health threats to an area of 30 km with the most sensitive being children and seniors as well as people with lung conditions.

If we just look at what is under a five km radius of this proposed site, we will be including two public schools, two long term care facilities, a nursery school and our local hospital. Also approximately a 1000 residents fall into the five km radius of this site.

This decision will be impacting our most vulnerable population, I just want to make everyone aware the long term effect this amendment can have on our community.

Respectfully submitted

Martha Bennett

[REDACTED]
Southampton

From: [REDACTED]
To: [Public Meeting Comments](#)
Subject: Re: File C-2023-004 and Z-2023-056
Date: Thursday, November 14, 2024 10:59:32 AM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Casey O'Driscoll and I live at [REDACTED] Port Elgin, ON.

This letter is my opposition to Carson's proposal. It is just wrong on so many levels and I am sure you are aware of it so I will not repeat what others have said. I thought it might be helpful if I presented you with some facts from the Saugeen Shores public meeting of Feb 20, 2024.

- 1) Both in person and online we had 4 residents speak against the proposal. No residents spoke in favour of it.
- 2) It was reported by Coreena Smith that she received 31 letters commenting on the proposal. It is interesting to note that 29 letters were against the proposal and only two were in favour of it.
- 3) Coreena also reported that a petition against the proposal was received. It was signed by 88 people against the proposal. Of the 88 people, 37 were local residents.

I sincerely hope this information helps to clarify that the residents of Saugeen Shores do not want heavy industrial in our town

Thank you,

Casey O'Driscoll



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November 15, 2024

Delivered Via Email:

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publicmeetingcomments@brucecounty.on.ca

Steven J. O'Melia

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somelia@millerthomson.com

File: 0280162.0001

Warden Peabody & Members
of Bruce County Council
c/o Linda White, Clerk
County of Bruce
Administration Centre
30 Park Street, PO Box 70
Walkerton ON N0G 2V0

Dear Warden Peabody & Members of Council:

**Re: Application for Official Plan Amendment by Carson's Supply
5331 Bruce Road 3, Town of Saugeen Shores (the "Subject Property")
County File No.: C-2023-004**

We are the solicitors for Dan and Marjorie O'Driscoll, who live in their retirement home at 5389 Bruce County Road 3, Port Elgin. The O'Driscolls' home immediately abuts the Subject Property, which is the subject of the above application to permit a concrete manufacturing plant with outdoor storage and parking, and a polyvinyl chloride (PVC) extrusion manufacturing facility to be established on agricultural lands.

The proposal is being advanced by Carson's Supply to attempt to spread part of an existing heavy industrial manufacturing facility into another area of Saugeen Shores. The reports indicate that part of the reason for that proposed relocation is that the industrial use has been extremely disruptive to nearby residents at its existing location, which has led to numerous complaints. These complaints include noise, dust and traffic resulting from the nature of this industrial operation and the extended hours in which it takes place. The industrial use has shown itself to be incompatible with nearby residents.

Nature of Planning Concerns

Our clients are concerned that the proposed expansion of this heavy industrial facility into an agricultural area would increase the burden of the demonstrated land use incompatibility by importing it into another area of the Town. Simply put, this industrial use has proven itself to be incompatible with residential uses, and should be relocated or expanded to a property which is well separated from people's homes. The Subject Property is within close proximity of more than twenty (20) residential dwellings in the surrounding agricultural area..

We have reviewed the planning justification report prepared by Cobide Engineering Inc. and other documents submitted with the applications, including the planning response dated July 12, 2024. They do not provide an adequate basis upon which these applications can or should be recommended or approved. Our concerns include the following:

1. The proposal to permit a pre-cast concrete and PVC fabrication facility on lands immediately adjacent to our clients' home and more than twenty (20) other nearby

homes would create obvious incompatibilities that cannot be adequately mitigated. The unavoidable difficulties presented by proximity to people's homes is recognized at page 6 of the applicant's own planning consultant report (emphasis added):

“Pre-cast concrete fabrication is considered a “heavy industrial” use and creates dust and noise; and uses process waters to mix the concrete. Currently, there are minimal setbacks between Carson’s Supply and the adjacent residential uses and there have been several complaints against the business from adjacent residential uses in the past.”

The setbacks proposed in the application will not come close to addressing these obvious concerns.

2. The application proposes to convert land that is currently designated, zoned and used for agricultural purposes to industrial purposes. This is inconsistent with provisions of the *Provincial Planning Statement, 2024* that protect and preserve agricultural lands. There is no good planning or policy reason to choose these lands for this use.
3. The Subject Property is presently farmed, and has been very productively used for agriculture for many decades. The applicant has not demonstrated why these particular lands should be removed from their prime agricultural designation and agricultural use, and has instead tried to minimize the clearly demonstrated and long-standing fertility of these lands. The County should not permit the removal of 13.5 hectares (33.4 acres) of agricultural lands in active production when there are other locations on which the proposed use can be located.
4. In addition to noise and dust concerns, the proposal would create a significant traffic increase in a rural/residential area that would not be compatible with the existing residences. We understand that the proposed facility would operate at all hours of the day and night, which would create incredibly disruptive impacts on the existing nearby residents who currently live in a quiet part of the agricultural countryside.
5. It has not been demonstrated (and no attempt has been made to show) that the noise and dust created by the Applicant's proposed operations on the subject property would comply with Ministry of the Environment guidelines and not create unacceptable negative impacts on the nearby residents. Even if those requirements could be met, the guidelines are more directed to ensuring that new residential development will not unduly impact existing industrial facilities, and are not intended as a means to shoehorn industrial uses into an existing residential area.
6. There are other lands within the County that are already designated and/or zoned for this type of industrial use, including an industrial subdivision near the Bruce Power facility and the Brockton Industrial Park. Those long-planned industrial lands should be utilized for this purpose rather than greenfield agricultural areas. The applicant's claims for why it cannot go to one of those other locations do not withstand even simple scrutiny. For example, the applicant has said that they cannot go to certain properties such as the Bruce Energy Industrial Subdivision because only Bruce Power-affiliated businesses are allowed at that location. We are aware that Seven Acres Cannabis operates its 440,000 square foot facility in that Industrial Park, which is inconsistent with the applicant's assertion. Other stated reasons for rejecting properly zoned alternative are similarly unsupported, and are not reasons to approve the application.



7. The fact that properly designated and zoned lands may be more expensive to acquire is not a valid reason to approve the type of agricultural land conversion that is being proposed.
8. The fact that the applicant has acquired the Subject Property should also have no bearing on Council's consideration of the lack of planning merits of this application. Planning should be a forward-looking process, whereas in this case it is clear that the applicant is attempting to reverse-engineer a significant redesignation of lands that it was able to acquire at agricultural prices. The County would be setting a troubling precedent if it gave any weight to the applicant's ownership of the Subject Property as suggested in the application materials.

In summary, the Subject Property is clearly not an appropriate location for this type of heavy industrial use. The County would never have chosen it for this type of use, and has not within its current County-wide Official Plan process. This heavy industrial use, which is already creating significant land use incompatibility problems at its existing location, should not be permitted to spread to another area in which similar or more severe incompatibilities are unavoidable.

There are other areas within the County in which this use could be accommodated, and the applicant should be directed to those locations. Important planning goals and good land use planning should not be sacrificed simply because the Subject Property has been proposed without adequate rationale. On behalf of our client, we urge County Council to find that this heavy industrial use **should not be permitted** on the Subject Property and to refuse this application.

Additional Legal Consideration

One important issue that has arisen since this application was filed is that third parties, including directly interested residents such as our clients and their residential neighbours, no longer have a right of appeal to the Ontario Land Tribunal if Council approves this application. This is a recent denial of natural justice which is troubling and may some day be revisited, but stands as the current state of the law.

Conversely, if Council **refuses** the application, the applicant would have a right of appeal and our clients and their neighbours would have a legal right to participate in that appeal hearing. This would present a more fair option that would allow the merits of the application to be tested before an expert Tribunal based on all of the evidence over a period of days, rather than determined in a quick fashion over a few hours at a single Council meeting.

Accordingly, we ask that if any Member of Council has any doubt at all in their mind about whether designating the Subject Lands for heavy industrial use is a good idea, it is a more fair outcome to refuse the application. If the applicant chooses to pursue the appeal route despite the overwhelming planning reasons against it, our clients and their neighbours would have a fair opportunity to present their planning position and have it determined on its merits. A Council approval will deny all rights to obviously affected residents of the County.



Thank you for your attention to this matter and consideration of our comments, which are extremely important to our clients. We hereby request to be provided with advance notice of all future Committee or Council meetings that are held to consider this matter. We further request to be provided with copies of any decisions that are made at such meetings.

Yours truly,

MILLER THOMSON LLP



Steven J. O'Melia
SJO/dms

- c: Dan and Marjorie O'Driscoll (via email: triggerdano@gmail.com)
- Coreena Smith, County of Bruce (via email: CJSmith@brucecounty.on.ca)
- Tyler Shantz, Senior Planner, Community Planning and Development,
Ministry of Municipal Affairs and Housing (via email: Tyler.Shantz@ontario.ca)

