

**Presentation to Central Huron Council June 11, 2012**  
**by CHAT on Behalf of Residents of Central Huron**

I would like to thank the Central Huron Council for the opportunity to speak to you tonight on behalf of CHAT and other concerned citizens of Central Huron including those in attendance tonight from different areas of Huron County.

I would like to offer any council member that has a pecuniary interest in Petroleum Extraction, Aggregate Extraction, Wholesale Water Taking or Industrial Wind Turbine Development the opportunity to leave the room or the building as you wish during this presentation and answering questions.

First I would like to refer you to the motion made by this Council on January 19<sup>th</sup> after we became aware that the Huron County Official Plan was approved by the Province on January 4<sup>th</sup> 2012 with an appeal period of 20 days.

**34-2012**

**Moved by Councilor Barnim, seconded by Councilor Westerhout that an appeal to the OMB against the County of Huron Official Plan be filed no later than Monday, January 23rd, 2012.**

Also, I later learned that no County Councilor or Central Huron Councilor was aware of this event either.

Question 1: Why is it possible that Huron County or Municipal Councilors are not aware of provincial actions before the appeal period is nearly over especially when there is a limited appeal period? Please explain to everyone.

Secondly, my concern regarding the Official Plan supported by several in attendance was similar to Councilor Metzger's as recorded in the minutes when he "advised he had heard from the public regarding three matters in particular" that were in the Official Plan of Huron County,

1. That we remove approval of Commercial Water Taking.
2. That we remove approval of Gas Fracking.
3. That we remove approval of Wind Turbine Development.

and in addition I spoke to the issue,

4. That we remove approval of Aggregate Extraction from the Official Plan.

Or as an alternative we can put in the Official Plan that we do not wish to support these activities unless approved by a Municipal Bylaw with public approval arranged by the Municipal Council at a time of need in the future.

We understand and have been advised that Official Plans are to represent the “Vision of the County” several years into the future for the residents of Huron County.

Municipalities are to represent the majority and the concerns of the whole community and not the small interest groups, such as Wind Developers, according to the Ministry of Municipal Affairs and Housing’s public presentation to the Adelaide-Metcalf Council recently, which seems to be common sense in a democracy.

**Question 2: Why can’t we just say that our Vision is, “We do not want any of these four items in our County Official Plan?”**

### **Reason for Leaving Approval of Aggregate Removal Out of Official Plans**

We need to plan and protect our Natural Resources for Future Generations and not waste it on needless non productive projects, ie Industrial Wind Turbine Development.

Aggregate removal should be taken out of the Official Plan after the negative and expensive experiences of Ashfield, Colborne, Wawanosh recently over removing 27 acres of hardwood bush. It cost the taxpayer approximately \$120,000 in legal fees to go to an OMB Hearing knowing it was going to lose, because extraction is permitted in the Official Plan. Recently in an OMB hearing the aggregate removal expansion request was opposed by MNR, Maitland Valley Conservation Authority, Huron County Planning Department and the Municipality. However the four organizations were over-ruled at the OMB because the Official Plans permitted this removal.

The decision in this case removed 27 acres of hardwood bush in the community. It could have taken agriculture land or wildlife habitat out as well.

Question 3: Why can’t we learn from other municipalities and not repeat the same mistakes?

### **Reason for Leaving Approval of Industrial Wind Turbine Development Out of Official Plans**

Also from the Huron County Planning Department Staff we have these comments when asked about reference to Industrial Wind Turbines in the Official Plan.

"If the Official plan speaks to renewable energy, it should have been taken out of the official plan and it was an oversight on my part if it wasn't"

"It would not kill us to just take the statements about renewable energy out completely"

"If Huron County Official plan speaks to renewable energy it

probably says something like, renewable energy development will be done consistent with provincial policy that is about the extent that any local or county plans could speak to renewable energy"

As well, it is well documented, and dare I say Common Sense, that Industrial Wind Turbine Development is not good for the community. Neighbours are pitted against neighbours. Municipalities have restrictions on property assessment and loss of services such as airports, Medivac services, etc

1. There is also property devaluation near turbine projects
2. Industries such as Industrial Turbines built on subsidies are not sustainable
3. There are adverse health effects from living too close to turbines and regulated setbacks are not adequate for safety. Noise effects are not regulated to be safe for humans
4. Rights of neighbours are being taken away, ie building rights, quality of life etc
5. The amount of hydro produced by turbines is not dispatchable and not needed
6. Leaseholders are losing control over their property, ie delinquent payments from developers for several months, leaseholders being threatened of being sued by developers, developers taking more property out of production than leaseholders expected, etc
7. We could go on and on.

### **Reason for Leaving Approval of Petroleum Extraction Out of Official Plans**

Quite often Petroleum Extraction comes on the heels of Wind Turbine Development. We have already had requests in Huron County for the support of Petroleum Extraction activities with Gas Fracking a possibility.

Also we have a reference from the Huron County Planning Department in part:

"We received some information from the Ministry of Natural Resources office in London. They advised that there is currently no natural gas extraction by "fracking" in Ontario as shale gas has not been shown, at least yet, to be viable here. **They also advised that oil and gas extraction is regulated by the province and that local zoning does not apply.** The contact information is below if you'd like to follow up. I hope this is of some use. Thanks for your enquiry.

**Note: However acid stimulation processes are being used in gas storage facilities in the County. Exact Chemical Cocktail contents are not publicly known. Who is monitoring chemical discharges from Gas Storage installations?**

Question 5: Why would we include reference to Petroleum Extraction (ie fracking Gas) in our County Vision of the Official Plan when the Provincial Government regulates this type of activity and we have no say. According to this we have no control over it anyway.

### **Reason for Leaving Approval of Wholesale Water Taking Out of Official Plans**

If it is not taken out of the Official Plan the residents of the Municipality lose control of their water resource. Wholesale water taking is already in the plans of Enbridge, a large corporation, as it includes manufacturing of hydrogen from water in South Western Ontario. Safe water is becoming a limited resource as more water is being polluted. We need to be able to plan for water use as required and not be forced to give it away by poor planning and legislation.

Question 6: Why do we need references to Wholesale Water Taking in the Huron County Official Plan

### **Huron County Official Plan Appeal by Central Huron**

We have not been able to get an update on the APPEAL of the Huron County Official Plan APPEAL PROCESS that was APPROVED ON JANUARY 19<sup>TH</sup> 2012

1. What is the update on the appeal process?

WE ARE AWARE THAT MEETINGS HAVE BEEN HELD IN PRIVATE WITHOUT PUBLIC KNOWLEDGE, MEETINGS WITH THE COUNTY PLANNING DEPARTMENT AND THE MINISTRY OF RURAL AFFAIRES AND HOUSING.

2. Why are ratepayers not able to be notified and attend discussions on the appeal?

3. We understand you are negotiating. What are you negotiating about?

4. Why are Municipal Staff questioning ratepayers about leaving these four items in the Official Plan?

**The motion on January 19<sup>th</sup> did not say that you negotiate your way out of an appeal. The only way to stop an appeal is to remove approval for all 4 items listed above.**

5. Who are the following groups working for or representing?

Municipal Councilors

Municipal Staff

County Staff ie planning department

County Councilors

6. Why have other councils not been requested to participate since we have ratepayers from other municipalities in attendance tonight? Their right to the knowledge to appeal was taken away from them due to the failure of the Huron County Planning Department to notify them.

7. Having attended the January 19<sup>th</sup> meeting with other ratepayers our rights to appeal the Huron County Official Plan will have been taken away from us since it was discussed that Central Huron would appeal it on our behalf. What is your response?

8. We ask the Council not to have any more private meetings with Huron County staff and officials regarding the appeal of the Huron County Official Plan by the Municipality of Central Huron re all four items listed previously. Will you hold public meetings and notify ratepayers?

9. Why does the Planning Department staff have a say not to allow ratepayers to sit in on the meetings about the appeal?

10. The appeal is between the Municipality of Central Huron and the Ministry of Rural Affairs and Housing. In our opinion Huron County Planning Department should not be involved in any way. **Why is Huron County involved in the first place?**

SUMMARY: We request Central Huron Councilors to obtain the removal of any reference to the following 4 items from the Huron County Official Plan in a public forum. Unless the four items are removed the appeal must continue.

1. Commercial Water Taking
2. Gas Fracking (Petroleum Extraction)
3. Renewable Energy Systems such as Wind Turbine Development
4. Aggregate Extraction that did not appear in the minutes.

11. Why would you put yourself in jeopardy regarding actions that can be taken against you for doing little to nothing or not representing your citizens?

### Elephant and Mouse

“If you are neutral in situations of injustice,  
YOU have chosen the side of the oppressor.  
If an elephant has its foot on the tail of a mouse  
And YOU say you are neutral, the mouse will not  
Appreciate your neutrality”. Desmond Tutu

Thank you for your attention.

**We need answers to our Concerns in a timely manner. What are your assurances that you will you provide them publicly?**