



Sally and Rick Stull want to fill in a pit on their Eighth Line property by bringing in fill for the next 3-5 years, but neighbours are balking at the plan.

Photo by Ted Brown

Zoning fight sees neighbours 'pitted' against one another

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 truck traffic and safety, property values, noise, dust, and well water quality.

Sally Stull was scheduled to speak at Monday's meeting, but did not show up.

The Stulls are concurrently applying for a site alteration bylaw exemption/variance that would allow them to bring 900,000 cubic metres of fill, via 100 to 200 truckloads a day for the next three to five years.

In a letter to the Planning Department, the Stulls wrote, "In our opinion the amendments are an attempted action against us to advance the vested interests of a handful of vocal neighbours."

The Stulls go on to outline their case, saying "the proposed amendments totally ignore economic and environmental viability. We have the support of the Ontario Federation of Agriculture, as well as the Halton Region Federation of Agriculture to rehabilitate the pit to farmland. The proposed amendments also ignore the policies of the Provincial Policy Statement (PPS), Greenbelt Plan, Town of Halton Hills OP, Region of Halton OP and our rights as landowners to utilize our property for the purposes legally permitted have been incorporated."

Planning Director John Linhardt said at the time the Town's OP was adopted in 2006, and the Comprehensive Zoning Bylaw was passed by council

in 2010, the Stull property was still licensed under the Aggregate Resources Act. He said as it is no longer licensed, the new OP amendment 16 and zoning bylaw amendment redesignate the property, since MAR zoning is intended to only apply to sites that are associated with a licensed quarry.

The OP and zoning changes on the property does not prevent the Stulls from making an application to fill in the pit nor from continuing its agricultural business. The Planning Department also noted in its report the intent of the PPS and Greenbelt Plan is not to permit the use of properties that are no longer licensed for aggregate-related uses.

The Town has requested the Region change its OP to reflect the Town's designation on the two properties. However, that will only be done at the Region's next five-year review. Once that is approved, the Region can then approve the Town's Amendment 16. It cannot be appealed to the Ontario Municipal Board until the Region makes a decision or until after 180 days of the receipt of the amendment by the Region.

The OP Amendment 15 and zoning changes regarding town-wide rule changes on aggregate transfer stations, not associated with a licensed quarry, contractors establishments, outdoor storage uses, concrete batching plants

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