

## Township has trouble securing vendor for termite management program

By Joanne Shuttleworth

ELORA – The termites are still here but companies able to supply termite management programs appear to be in short supply.

Centre Wellington staff have tried twice to negotiate contracts with companies to embark on a termite eradication plan in both Elora and Fergus but so far, no takers.

At the May 13 council meeting, managing director of corporate services Adam McNabb told council there might be light at the end of this tunnel.

“Worth noting is that since negotiation discussions had initiated, Sentricon termite colony eliminations system has been made available in the Canadian market,” McNabb stated in his report.

“Corteva, the parent company to Sentricon, has identified two vendors that are directly licensed to utilize their product.”

He was seeking direction from council to reach out to the Canadian vendor to see if there is interest in taking on Centre Wellington’s termites.

And if that goes well, he also wanted direction from council to conduct a second survey of residents to determine if they would be willing to participate in the program using the Sentricon product, if they would allow access to their property, and to explain the rationale if they are not willing.

Councillor Barb Evoy said she is concerned the program might not get started this summer.

“Is it likely to happen this season?” she asked.

McNabb said it was too early to know.

Council agreed with the staff recommendation to initiate discussion with Aetna Pest Control to determine if it will take the contract.



Safe riding – More than a dozen kids got a free lesson in road safety and a chance to practise on a bicycle skills course during the Puslinch Optimists’ Bike Rodeo at the Aberfoyle firehall on May 11. The event also included free helmet fitting, bicycle safety checks, prizes and refreshments. Here, six-year-old Pearl McGuire concentrates on keeping her wheels between the white lines, while other participants await their turn. See more photos on page 44. Photo by Jessica Lovell

## Density increase in latest Trafalgar Road development proposal irks some residents

By Jordan Snobelen

HILLSBURGH – A revised development plan for a major Hillsburgh subdivision has some residents irked by an increase in density.

A mixed housing development on 129 acres on Trafalgar Road in south Hillsburgh is being proposed by Markham-based developer Ballantry Homes, a subsidiary of Beachcroft Investments.

Residents heard about previous iterations of the subdivision at meetings in May and June last year, collectively attended by roughly 75 people.

Concerns have largely revolved

around traffic, the environment, infrastructure, a reluctance to change, parking, snow removal and desires to see density reduced with a focus on senior-suitable housing.

But what was originally proposed to be 799 units has since increased by almost 17 per cent to 933 units.

The net increase of 134 units comes from the removal of some types of housing, and the addition of others aimed at seniors.

There’s a total reduction of 136 single detached homes and townhomes from what was originally proposed, and an addition of 188 mixed-use seniors and 83 low-rise

seniors units.

Other changes in the latest plan include more park space, walkways between residential blocks, storm water ponds rather than tanks, a street no longer extends to Ross R. MacKay Public School, and a new location for a future water tower.

With an average of 2.7 people per residence in Hillsburgh, according to 2021 census data, there would be an additional 2,519 residents moving into Hillsburgh – tripling the village’s population to 3,671 people, once the development is fully built out over the next decade.

A public meeting for a rezoning application was held at the

Hillsburgh arena on the evening of May 9, with around 45 residents in attendance.

The meeting followed council’s April amendment of the town’s official plan to redesignate the land.

Several residents posed specific questions about their concerns, be it dust control, roads, traffic, increased density, or water impacts – to name some.

Standing at a mic and reading from prepared comments, resident Karen DeRooy, who has been outspoken against the proposed development at other meetings, urged council not to kowtow to the

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## Residents object to South Aberfoyle Pit expansion

By Joanne Shuttleworth

PUSLINCH – It appears CBM will have a tougher job convincing residents that extracting gravel from a pristine piece of agricultural land is a good idea than it will persuading the province.

Company staff and a planning consultant from MHBC Planning held a virtual public meeting on May 8 to discuss its application for an expansion to the South Aberfoyle Pit on Concession 2, also known as the McNally Pit.

However, the 44.8-hectare (110-acre) property at 6947 Concession 2 is 2km down the road, with woodlands and a provincially significant wetland on the south and west sides, and Mill Creek and a tributary running through it.

It is designated core greenlands and greenlands on Wellington County’s Official Plan and is not located within the county’s mineral aggregate resource overlay.

It is zoned natural environment and agricultural in Puslinch Township’s environmental overlay.

As such, CBM Aggregates must apply for an official plan amendment with the county and a zoning change with the township, as well as apply for an aggregate licence with the Ministry of Natural Resources and Forestry.

The extraction area is 27.5 hectares (67 acres) and CBM plans extraction above and below the water table to a maximum depth of 25 metres.

Preliminary exploration indicates there are 5.5 million tonnes of

sand and gravel on the property and officials expect it will take six to 10 years to extract it, with a maximum annual extraction rate of 1 million tonnes per year.

When it’s done, the site will become a lake about 26 hectares in size with 0.3 hectares of new wetland and 6.7 hectares of new forest created in the setback areas.

CBM officials are calling this a feeder pit as material will be taken to the McNally pit for processing.

About 20 people attended the meeting and several were concerned about calling this an expansion when it is two kilometres from the existing South Aberfoyle Pit.

“It’s misleading to the public to say it’s an expansion,” said a participant named Kathy during the question period.

She added people assume an expansion means making an existing pit larger, not adding a new pit that is not physically connected to the McNally Pit.

“It downgrades the importance of this application,” she said.

MHBC planner Neal DeRuyter said it’s called an expansion, “because it will be operationally linked to the Aberfoyle Pit, in extraction and shipping. And it has the same requirements (in terms of environmental studies) as a new application.”

Kathy also wanted to know why the area to be licensed is bigger than the extraction area.

“There is no intention to extract in that area,” DeRuyter replied.

“And the official plan and zoning applications specifically noted

there will be no extraction there.”

Kathy wasn’t buying that answer, noting that in the past another pit (not a CBM pit) said there would be no extraction in a licensed area and then the zoning was changed, and the area was extracted.

“If it’s not being extracted, then it doesn’t need to be licensed,” she countered. “If it’s licensed, you could change the zoning later.”

“We’ve seen it a few times. I object to this because of history.”

Mayor James Seeley attended the meeting and said he doesn’t want the McNally pit to become a central processing site for all the CBM pits in the township.

With the land in question being called an expansion of the McNally

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