

Re: Objection – Zoning By-law Amendment ZBA3-26-RC

40 Curtis Avenue North – Proposed Hydro Vac Slurry Processing Facility

To Whom It May Concern,

I am writing on behalf of ABC Recreation LTD, located directly across from 40 Curtis Avenue North, to express our strong objection to the proposed rezoning to a site-specific Heavy Industrial (M3-XX) zone permitting a hydro vac slurry processing facility, including its associated machinery, equipment, and industrial operations.

1. Environmental & Public Health Risks

Hydro vac slurry processing involves handling contaminated wet waste that can produce runoff, odours, airborne particulates, and potential chemical exposure. These impacts pose unacceptable environmental and health risks and are incompatible with a professional office workplace directly across the street.

2. Heavy Truck Traffic & Safety Concerns

The proposed operation would introduce frequent hydro vac and industrial transport trucks along Curtis Avenue North, creating ongoing safety risks for our approximately 20 employees accessing our office daily.

3. Noise & Vibration Impacts

Industrial processing equipment and heavy truck movement would generate continuous noise and vibration, disrupting our office environment, reducing employee productivity, and hindering normal business operations.

4. Land Use Incompatibility

A high-intensity industrial waste processing facility is fundamentally incompatible with neighbouring office, recreational, and community-oriented properties. This proposal represents a major land-use conflict.

5. Absence of Required Impact Studies

The notice provides no environmental, traffic, noise, or compatibility studies, all of which are essential for evaluating an industrial use of this scale.

Request

ABC Recreation LTD respectfully requests denial of this rezoning application, or at minimum a deferral until comprehensive environmental, traffic, noise, and compatibility studies are completed and made publicly available.

Please ensure we are notified of all future meetings or decisions regarding ZBA3-26-RC, including the Public Information Meeting on April 14, 2026, at 6:00 PM.

Sincerely,

Bill Cox

Owner, ABC Recreation LTD