

## 5606 Westdel Bourne

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**From** Lori F <[REDACTED]>  
**Date** Fri 2025-03-21 8:18 AM  
**To** Clerk <Clerk@middlesexcentre.ca>

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Good morning,

I am very concerned and disappointed to see a notice posted at 5606 Westdel Bourne.

The whole area of residents have been complaining endlessly about this horrible landfill in our backyard and the continuous truck traffic it brings. Once again the roads are falling apart due to it. It's absurd that this application would even be considered.

I would like to be added to any communication and made aware of meetings happening. I, and many others are vehemently opposed to this application.

Lori Fowler

Sent from my iPhone

March 27, 2025.

Clerk of the Municipality of Middlesex Centre,  
10227 Alderton Road,  
Alderton, Ontario,  
NOM 2A0

Re: application for official plan amendment,  
5606 Westdel Bourne, owner - Barbara and  
Gabriele Ferrari

I am writing to express my objections to the  
application referenced above:

- there is a threat of contamination to our water wells.
- the trucks increase the traffic on the road, damage the road, and too frequently exceed the speed limit. It is no longer a safe place to walk or ride a bicycle.
- the noise of the bulldozer and trucks is heard from sun-up to sundown, often seven days a week.
- industrial use of this property will permanently destroy the farm land.
- the industry will devalue the homes in the area.

Please inform me when the council will consider  
the application.

Thank you,

Lynda Baughman

Ryan & Joanna Aarts  
[REDACTED]

Date: Sunday, March 30, 2025

To: Middlesex Centre Council  
c/o Clerk's Office  
10227 Ilderton Road  
Ilderton, ON N0M 2A0

**Re: Opposition to Zoning and Official Plan Amendment for 5606 Westdel Bourne**

Dear Mayor and Members of Council,

I am writing to express my strong opposition to the proposed zoning and official plan amendments for 5606 Westdel Bourne. As a local resident, I am extremely concerned about the environmental, planning, and regulatory implications of this application, and the precedent it would set for agricultural lands in our municipality.

**1. Non-compliant and potentially illegal activity already occurring**

The site appears to currently accept and process hydrovac waste without the appropriate zoning or site plan approval. Despite the applicant obtaining an Environmental Compliance Approval (ECA) from the Ministry of Environment, this approval is explicitly conditional on municipal land use approval — which has not been granted. Until it is, the ECA provides no legal authorization for the activities occurring on site.

Furthermore, photographic evidence suggests the site is discharging industrial effluent (sewage) into the environment, contradicting the applicant's claim that slurry is merely "drying out naturally." See *Figure 5 Sewage runoff to municipal drains from applicants'*.

## 2. Contradictions between the Planning Justification Report and the ECA

The Planning Justification Report states that only "non-contaminated" materials will be processed. However, the Provincial ECA (No. 9979-D9APZ6) explicitly authorizes the handling of hazardous liquid and solid waste, including MECP waste classes 135, 150, 221, 222, 251–254, and 262. It also clearly prohibits the storage or transfer of waste at 5606 Westdel Bourne—activities that appear to be taking place.

The applicant has an Environmental Activity and Sector Registry (EASR), but has not claimed to be operating under its authority in the application. However, the EASR registration specifically did not include the acceptance of liquid industrial waste. Under Ontario Regulation 347 of the Environmental Protection Act (EPA), the materials typically generated by hydro-vac excavation—particularly slurry—meet the definition of liquid industrial waste.

As such, the operator has no approval to accept or manage the materials currently being brought into this property or transferred to the Decker Drive project. Furthermore, both the ECA and EASR registrations are contingent upon appropriate zoning, which has not been granted. Without zoning approval, the operator has no regulatory basis to accept or handle these materials. This discrepancy raises serious questions about transparency, regulatory compliance, and oversight.

## 3. Heavy industrial use masquerading as 'on-farm diversified.'

Classifying this operation as an "on-farm diversified use" is a misuse of that policy. This is not just a typical contracting business. It is, in practice, a waste processing and transfer station for hazardous material, including material from third-party contractors.

Approving this zoning change would open the door for any landowner with good agricultural land to pursue similar conversion to industrial operations under the guise of on-farm diversification. That precedent is not in the public interest and is incompatible with the intent of the Middlesex Centre and County Official Plans.

## 4. Gaps in Water Reuse and Wastewater Treatment Claims

The applicant asserts that the ECA ensures proper handling of reclaimed water from slurry dewatering. However, a review of the ECA shows no mention of water reuse or sewage treatment. The approval is explicitly limited to the collection, handling, and transportation of designated hazardous and non-hazardous waste classes—not the treatment or discharge of water on-site.

The report also describes using a flocculant to settle suspended solids, generating a dense slurry and clear water. But clear water is not necessarily clean water. No detail is provided on how dissolved contaminants, such as hydrocarbons, metals, or salts—commonly found in hydrovac waste—are removed prior to reuse.



Additionally, there is no explanation of how the dense slurry byproduct will be stored, tested, or ultimately disposed of. If this material contains hazardous components, its management must meet strict regulatory standards—none of which are addressed in the application.

## **5. Incomplete Assessment of Operational Impacts**

The planning report speaks only to the noise output of the slurry processing plant itself, ignoring potential impacts from the entire operation, including:

- Continuous vehicle traffic from heavy hydro-vac trucks and subcontractors,
- Outdoor material and equipment storage,
- Truck parking areas,
- Potential for dust, odours, and noise from all sources—not just the processing unit.

The statement that “dust from the process will be minimal” fails to account for other dust-generating aspects of this industrial yard. Without a comprehensive assessment, including actual site activity levels and mitigation measures, this part of the report provides false assurance.

## **6. Traffic and road damage**

The applicant suggests hydrovac truck traffic is comparable to dump trucks or agricultural equipment. That is incorrect:

- A triaxle dump truck weighs ~13,000–14,000 kg empty.
- A triaxle hydrovac truck weighs ~18,000–19,000 kg empty, plus ~8,000 L of water onboard (the trucks are never empty, they are either full of water or full of slurry. As noted by the applicant, they would be re-using the water). Actual weights routinely exceed 26,000 kg, with axle loads of 6,500–8,000+ kg.
- These trucks are never empty during operation, and the resulting wear and damage on Westdel Bourne is already significant and visible due to non-compliant haulage activity.
- The applicant appears to have 10+ of these trucks + 3rd party trucks coming into the site multiple times per day.

This level of road degradation cannot be compared to agricultural activity and imposes ongoing public infrastructure costs. See Figure 7 Suspected damage to road from applicants' vehicles using road during half load season with axle weights >5,000kg.

## 7. Environmental and regulatory enforcement concerns

The applicant has already moved approximately 10,000m<sup>3</sup> of material from this site to another location at Cook Road and Decker Drive, without registering either as a receiving site under provincial requirements. If contamination exists on the original site, it may have already been exported into the surrounding community — potentially affecting private drinking water wells, which are the sole source of water for many rural residents in the area, and downstream agricultural lands. See *Figure 1 Overview Map of Municipal Drains and Local Water Wells*.

Runoff from contaminated or unregulated fill also poses a serious threat to soil health and can cause long-term degradation of the prime agricultural lands our community relies on. These risks go directly against the stated intent of protecting farmland and water resources in both provincial and municipal planning policy.

This application assumes municipal site plan control will provide adequate oversight. But the provincial ECA allows for unlimited volumes of hazardous waste transport, and once zoning is granted, it is unclear whether the municipality will have the enforcement capacity to prevent expanded impacts offsite.

### Conclusion

This application is incompatible with current planning policy, contradicts its own supporting documents, raises serious environmental and legal concerns, and risks setting a dangerous precedent. I urge Council to reject the application and recommend the municipality request an immediate MECP inspection of the site for potential non-compliance with the current ECA and Ontario regulations.

Thank you for your attention and dedication to protecting our community and farmland.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Ryan Aarts' and the signature on the right is 'Joanna Aarts'. Both are written in a cursive, flowing style.

Ryan & Joanna Aarts

Figure 1 Overview Map of Municipal Drains and Local Water Wells 6

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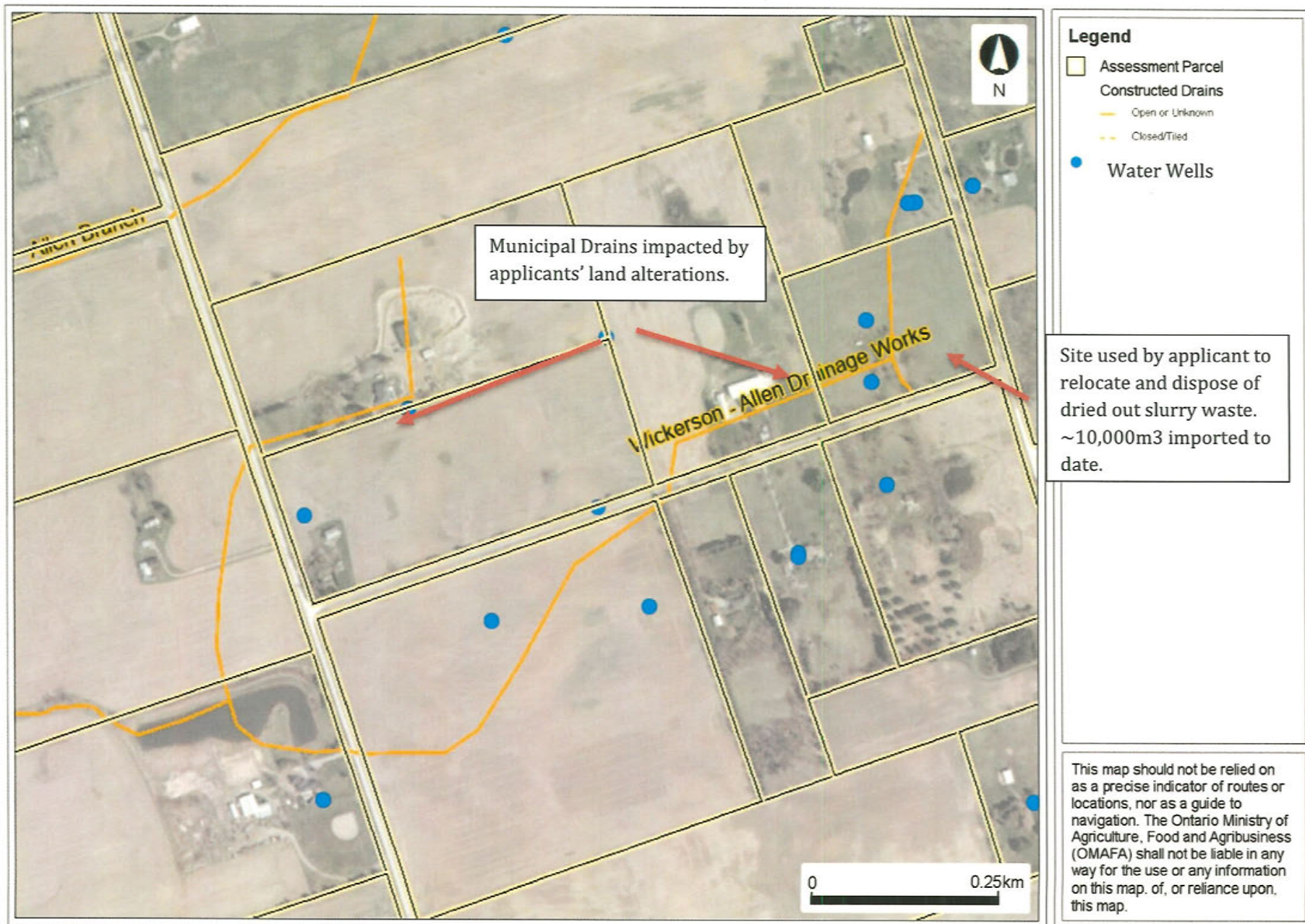


Figure 1 Overview Map of Municipal Drains and Local Water Wells





Figure 2 Sewage runoff to municipal ditch.





Figure 3 Sewage runoff to municipal ditch.





Figure 4 Sewage runoff to municipal ditch and neighbouring agricultural lands.



Figure 5 Sewage runoff to municipal drains from applicants' land.





Figure 6 Damage to municipal road from applications excavator tracking on road to property on cook and decker drive.



Figure 7 Suspected damage to road from applicants' vehicles using road during half load season with axle weights >5,000kg.





Figure 8 Suspected damage to municipal road near applicants' site, from applicants' vehicles using road during half load season with axle weights >5,000kg.

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**Formal Objection to Official Plan & Zoning By-law Amendment for 5606 Westdel Bourne**

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**From** Scott Poole <[REDACTED]@middlesexcentre.ca>

**Date** Fri 2025-03-28 1:53 PM

**To** Clerk <Clerk@middlesexcentre.ca>

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Scott Poole



March 28, 2025

**To: Municipality of Middlesex Centre, Planning Department**

**Subject:** Formal Objection to Official Plan & Zoning By law Amendment for 5606 Westdel Bourne

**Dear Members of the Planning Department,**

I am writing to formally object to the proposed Official Plan and Zoning By law Amendment for 5606 Westdel Bourne, which seeks to permit a contractor's business and a hydrovac slurry processing facility on prime agricultural land. This proposal raises significant concerns regarding land use, environmental risks, and community impact, and I urge the Municipality to reject this application for the following reasons:

**1. Protection of Prime Agricultural Land**

The subject property is designated as prime agricultural land, which should be preserved for farming, as outlined in the Provincial Policy Statement (PPS). Rezoning this land to permit industrial activities sets a dangerous precedent that could encourage further non agricultural development in protected rural areas. Once farmland is lost to industrial use, it is nearly impossible to reclaim.

**2. Environmental & Groundwater Risks**

The proposed hydrovac slurry processing facility introduces potential environmental hazards, including soil contamination, water pollution, and improper waste management. While the applicant claims a closed loop system, there is no clear evidence that this process will prevent the risk of contamination or comply fully with environmental safety standards. The potential for long term harm to nearby water sources and agricultural operations is too great to ignore.

### **3. Traffic, Noise & Quality of Life Impact**

The increase in heavy truck traffic along Westdel Bourne will lead to safety concerns for residents, cyclists, and local farmers who rely on these roads. Additionally, the noise from an industrial processing operation, even with mitigation measures, will disrupt the quiet rural character of the area. This shift towards an industrial presence contradicts the goals of maintaining a peaceful and sustainable agricultural community.

### **4. Precedent for Future Industrialization**

Approving this amendment could open the door for further industrial development in agricultural zones, undermining the integrity of the Official Plan. The Municipality must consider the long-term consequences of allowing non-agricultural uses in prime farming areas.

### **5. Lack of Agricultural Impact Assessment (AIA)**

It is concerning that the Municipality has not required an Agricultural Impact Assessment (AIA) to evaluate how this proposal will affect the surrounding agricultural lands and businesses. Given the significance of this rezoning, an independent AIA should be conducted before any decision is made.

### **Conclusion**

For the reasons outlined above, I strongly urge the Municipality of Middlesex Centre to reject this rezoning application. This development is incompatible with the long-term interests of preserving agricultural land, protecting the environment, and maintaining the character of our rural community.

I kindly request confirmation of the receipt of this objection and information on upcoming meetings or hearings regarding this application. I also ask that my concerns be included in the official public record.

Thank you for your time and consideration.

Sincerely,  
Scott Poole





## Sophie Baysarowich

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**From:** Marion-Frances Ramos Cabral <mcabral@middlesex.ca>  
**Sent:** Thursday, March 27, 2025 4:49 PM  
**To:** Clerk  
**Subject:** FW: Proposed  
**Attachments:** 20250327\_143700\_1.jpg; 20250327\_144157.jpg; 20250327\_144320.jpg; 20250327\_144323.jpg; 20250327\_143005.jpg; 20250327\_142816.jpg; 20250327\_143113\_1.jpg

Marion-Frances Ramos Cabral, MPlan, BURPL | Planner | 519-930-1006

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**From:** Sue Wardle <[REDACTED]>  
**Sent:** March 27, 2025 4:22 PM  
**To:** Marion-Frances Ramos Cabral <mcabral@middlesex.ca>  
**Subject:** Proposed

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Municipality of Middlesex Centre, Planning Committee  
Planner: Marion Francis Cabral Ramos  
Re: Application for Official Plan Amendment, OPA(67)  
Agent: Oakview Land Use Planning (Robert Brown)  
5606 Westdel Bourne, Middlesex Centre  
Roll no. 393901905020502

To Middlesex Centre Council,

I am writing to you regarding the proposed change of use application at 5606 Westdel Bourne. The owner of the property is listed as Barbara Ferrari and the business, Ferrari Hydrovac Services Ltd. The company has been dumping the tank contents of the hydrovac trucks on the said property, as they openly admit in the planning report, for years, as evidenced by the huge piles of soil around the out buildings and dwelling, (pictures below). The Ministry of the Environment has issued an Environmental Compliance Approval to transport and park on the property on October 24, 2025, providing they abide by the terms and conditions. It says "**at no time shall waste be stored or transferred to the truck storage yard at 5606 Westdel Bourne, London, Ontario.**" Dumping has continued with disregard of the terms and conditions. Now the company wants to get approval to process this slurry and expand to have other like businesses use the facility. Is the company following any of the terms and conditions as laid out by the Ministry of the Environment? They have been negligent in the past. Does any agency follow up on their practices of testing? What approvals are in place to oversee testing when loads from multiple locations are mixed together?

1. The slurry processing plant does not fit the criteria of a Diversified Land Use Income as admitted in their application. It has nothing to do with agriculture.

2. The vehicles that are used to vacuum the contaminated material from holding tanks, ditches and sewers are much too heavy empty, let alone full, for our country roads. The tarmac will be broken up and destroyed causing extra expense to the township that will be passed on to the taxpayers of the county.
3. The noise from the vacuum pumps, back up beepers and the smells from the slurry material will contribute to a loss of quality of life for the local residents.
4. Property values would likely drop due to the obnoxious smells and noise from the pumps not related to agriculture in the countryside. Who would want to live next to this?
5. The slurry water that they want to wash out their trucks will seep into the ground, contaminating the ground water. All country residents rely on wells to provide clean and safe drinking water. Has anyone checked the ground water for contamination from the existing dumping?
6. There is no mention of testing of the product that they will be dumping and sorting. There is a real danger of toxic contaminants and forever chemicals filtering through to the water table. Every precaution must be taken with this type of plant.
7. There are 3 dumping stations in the area that are set up to receive this material. Why would we put one in an area where there are at least 20 homes within a one kilometer radius?
8. As per their own admission, the plan is to allow other companies to dump their slurry here as well. This will multiply the traffic and cause more damage to the roads and risk of contamination to the ground water.
9. What amendment are they referring to in their application that refers to a change of zoning? They are trying to use the Diversified land Use Income allowance but that is still considered agriculture. As stated earlier, this proposal does not meet the criteria.

I am totally opposed to this proposal. It is a misuse of the Diversified Farm Use and misrepresents itself as an agricultural proposal.

I would like you to add my name to the list for notification of this plan in the future. Notification should not be limited to abutting property owners, especially when this proposal has the potential to create so much damage to the environment.

I have attached photos of the area in question to show the conditions we are living with.

Sincerely  
Susan Wardle



March 24,2025

Marion-Francis Cabral Ramos

Planner

Re: Application for Official Plan Ammendment

Location: 5606 Westdel Bourne

Roll No: 393901905020502

Good Morning,

My name is Susan McNabb. I live at [REDACTED]. I have concerns relating to the proposal for 5606 Westdel Bourne.

There has been the processing of sludge from Evacuator Trucks for the past 2 years on this property. The noise and odours when pumping occurs in the mid to late afternoon and from the trucks that frequently use Decker Dr. It is disturbing throughout the neighborhood. Are there plans to control these concerns?

Soil has been, and is still, transported by dump trucks to form berms and infill for the property directly north of my property, at [REDACTED], owned by Michael Ferrari. Over the past 3 years hundreds of dumps have been made to infill and develop berms which are 10 plus feet high, the oldest are covered with weeds and winds blow dust throughout the neighborhood.

My most critical concern is disturbance to the water flow and water table caused by the changes to the landscape. My property was flooded in the fall of 2023 necessitating changes to the municipal drains along Decker and Cook Rd, including a new drain under my lane entrance. Costs were paid with Taxpayer money!!! Other properties on Decker west of 8044, on both sides of Decker, experience flooding still.

This will also have a profound effect on drainage through and from 5606 Westdel Bourne and on adjoining properties and those to the west of Westdel Bourne. Has a study been done to assess this concern? Added to the natural water flow will be the water extracted from the sludge. What assurance is there that the temporary ponding area will be sufficient to accommodate the water? What will be the effect of an overflow? The pond area created by the berms at 8044 Decker Dr. overflows via their drive and weeps through the berms to fill the municipal drains and floods property to the west everytime there is a heavy rainfall.

This is all because of the disregard of the Ferraris for any rules, regs, and bylaws that might affect their personal plans.

Has a study been done to assess the increased traffic of heavy trucks on roads that are travelled by the public, residents and the farmers with their equipment? And the affect of this increased use on the structure of Westdel Bourne? Has that been studied?

I'm concerned for the values of our residential and agricultural properties that surround 5606 Westdel Bourne. It can only affect them in a negative way.

Thank you. Please acknowledge receipt of my submission made

regarding this application.

Susan McNabb DVM

[REDACTED]



To whom it may concern regarding the notice of application by Barbara and Gabriele Ferrari for a 'slurry processing plant'. My horse is kept at the farm at [REDACTED] and I am opposing the potential waste processing plant at 5606 Westdel Bourne for a number of reasons.

My first objection relates to the safety of the water table. Our horses are outside much of the time and the run off of the sewage can possibly contaminate the water table, local ponds, the pasture fields and crops that would surround the plant will be affected. The plant raises health concerns for the residents and the animals. Slurry gas includes methane, carbon monoxide, ammonia and hydrogen sulphide, all of which can create a risk to health. Hydrogen sulphide is the most dangerous of these and can cause nausea, disorientation, unconsciousness and death. These gases are always present where slurry is stored which is close to many neighbours and farms.

The additional loud noises from the plant will be detrimental for the horses in the area. Studies have shown that horses have evolved to rapidly react to potential dangers, and loud noises can be perceived as such, leading to a "fight or flight" response. Loud noises can cause horses to exhibit signs of anxiety, including sweating, trembling, and attempts to escape, which can be dangerous for both the horse and the handler/rider. The horses at the farm are well bred show horses and would be adversely affected, decreasing their value.

The increase of large trucks using the road. Horse riders and horse-drawn vehicles have the same rights and obligations as pedestrians on Ontario roads. My fears are that it will no longer be safe to ride my horse over to my friends on Westdel Bourne. While drivers are legally obligated to use "every reasonable precaution to prevent the frightening of the horse" and must slow down and give them ample space, will the drivers understand how dangerous it will be for these large trucks going up and down the roads and react accordingly? The death of a Ferrari truck driver in front of 8104 Decker Dr. on October 2, 2023 is an indication of how quickly an accident with a large truck can happen. Thus it will make it unsafe to be on the road, not only for the horses and riders, but bicycle riders, residents that enjoy walking on what should be a quiet country road and exercising their dogs. With the added weight of the trucks on the road, the already poor road condition will only be exacerbated by the multiple overweight vehicles.

My hope is that this plant will not be permitted and allow the neighbourhood to retain their values and lifestyle.

Theresa Hersey

*Theresa Hersey*

[REDACTED]