



## TOWNSHIP OF GUELPH / ERAMOSIA PLANNING REPORT

Prepared by MacNaughton Hermsen Britton Clarkson Planning Limited  
MHBC File 9902IZ Report Date January 28, 2016

- Application:** Zoning By-law Amendment Application  
File No. ZBA 01/14
- Location:** 6939 Wellington Road 124  
Part Lots 14-16 and Lots 17 & 18, Concession B, (Former Township of Eramosa),  
Township of Guelph Eramosa, County of Wellington
- Council date:** February 1, 2016
- Attachments:** 1. Aerial Photo  
2. Operational Plan, Phase A, prepared by Harrington McAvan, dated December 23, 2016

TOTAL PAGES: 10

### SUMMARY

The Township of Guelph/Eramosa received a Zoning By-law Amendment application from Harrington McAvan Ltd to amend the Township's Comprehensive Zoning By-law 57/1999 to rezone 6939 Wellington Road 124 (the "subject lands") from Agricultural (A) to Extractive Industrial (M3) in order to permit an above the water table pit. The Township deemed the application complete on April 17, 2014. An *Aggregate Resources Act* (ARA) application for a new pit licence has also been filed with the Ministry of Natural Resources and Forestry.

The purpose of this report is to provide Council with an overview of the processing of the application to date and recommend that Council schedule the Statutory Public Meeting, required by Section 34(12) of the *Planning Act*, to consider the proposed Zoning By-law Amendment application. A subsequent report containing an evaluation of the application in accordance with the Provincial Policy Statement (2014), the County of Wellington Official Plan, and the Township of Guelph/Eramosa Zoning By-law 57/99 will be provided to Council for the public meeting.

### RECOMMENDATION

It is recommended:

- The Township of Guelph/Eramosa conduct a public meeting pursuant to the *Planning Act* to consider the request to amend the Township of Guelph/Eramosa Zoning By-law

Submitted by:

Emily Elliott, BES, MCIP, RPP

Dan Currie, MA, MCIP, RPP

## **SITE DESCRIPTION AND PROPOSAL**

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The subject lands comprise an area of 51.16 hectares (126.4 acres) and are located on the south side of Wellington Road 124 and north of the existing Canadian National Railway line (Attachment 1 – Aerial Photo). The subject lands are located in an area predominantly comprised of agricultural uses, with some non-farm residences and commercial uses along Wellington Road 124. Adjacent to the subject lands to the south is an inactive quarry, licenced to Carmeuse Lime (Canada). This inactive quarry contains two large ponds in the area where extraction previously occurred. South of the Carmeuse quarry is the Speed River. The subject lands are located at the southwesterly limit of the Township of Guelph/Eramosa. To the east of the subject lands, on the west side of Highway 24 (Hespeler Road) is the City of Cambridge (Region of Waterloo). To the south of the subject lands is the Township of Puslinch.

The majority of subject lands are presently used for agricultural (cash-crops) purposes and the southern portion features a 6.03 hectare (14.9 acre) wooded area. A house, three barns and two sheds are located at the eastern portion of the subject lands, outside of the proposed limit of extraction. These buildings are proposed to be retained. A house and a storage trailer are located on the northern portion of the subject lands adjacent to Wellington Road 124 and within the proposed area of extraction. The house and storage trailer adjacent to Wellington Road 124 are proposed to be demolished or vacated prior to extraction. A high voltage transmission corridor bisects the subject lands. This corridor is proposed to be retained.

The subject lands are designated *Prime Agricultural* by the County of Wellington Official Plan (the “Official Plan”) and are subject to a Mineral Aggregate Resource Overlay by Schedule C of the Official Plan. Schedule C identifies “Sand and Gravel Resources of Primary and Secondary Significance” on the subject lands. Aggregate extraction and associated uses are permitted on lands designated Prime Agricultural within the Mineral Aggregate Resource Overlay, subject to rezoning.

The proposed area to be extracted is 36.85 hectares (91.06 acres). It is proposed that the area of extraction may be increased to 42.45 hectares (104.9 acres) if the conditional limit of extraction is included. The conditional limit of extraction includes the woodlot on the southern portion of the subject lands. This woodlot has been determined to contain habitat for the Little Brown Myotis (Little Brown Bat). The Little Brown Bat is classified as an engendered species and is therefore afforded protection under the Endangered Species Act (“ESA”). The conditional limit of extraction is subject to the issuance of authorization under the ESA permitting the removal of the woodlot, or demonstration, to the satisfaction of the Ministry of Natural Resources & Forestry (“MNRF”) that the woodland no longer represents protected habitat for the Little Brown Bat. A site plan amendment under the ARA may be required to reflect the conditions of the ESA authorization, if necessary.

The proposed pit includes extraction above the water table at a rate of up to 650,000 tonnes of aggregate material annually. No extraction will occur within 1.5 metres of the established groundwater table. Extraction is planned to occur in five phases with a total of 2.0 million tonnes aggregate expected to be extracted. No blasting or dewatering is proposed.

Following extraction, each phase will be progressively rehabilitated back to agriculture using overburden and topsoil from previous phases. Under the Provincial Policy Statement, 2014, the applicant is required to demonstrate that substantially the same areas and same average soil capability for agriculture will be restored. Slopes (minimum 3:1) are to be rehabilitated by backfilling or the cut-fill method using overburden and topsoil from within the site. Additional topsoil may be imported for enhanced rehabilitation. Any imported fill must satisfy Ministry of Environment Regulations.

A temporary aggregate processing plant is proposed during extraction in Area 1 (this plant will be used to crush and wash aggregate), as shown on the Operational Plan, Phase A (Attachment 2). The plant will be established on the pit floor during the second operational phase. Off-site materials (topsoil, aggregate, manure, organic peat) may be imported into the site for blending and custom products. There may be recycling of material (asphalt and concrete) on the site. Additional materials (brick, clay, glass and ceramic) may be imported for recycling and will be stored in stockpiles within the plant area. Recycling will not continue after extraction has ceased. Wash ponds, scrap storage and recycling will be located within the plant site. All plant materials and equipment will be removed upon completion of extraction.

The proposed hours of operation for the aggregate extraction operation are as follows:

- Site Preparation and Rehabilitation - 7:00 am – 7:00 pm weekdays
- Excavation and Processing - 7:00 am – 7:00 pm weekdays; 7:00 am – 6:00 pm Saturdays
- Shipping – 6:00 am – 7:00 pm weekdays; 6:00 am – 6:00 pm Saturdays

On occasion nighttime deliveries may be required for special public construction projects. Nighttime deliveries require municipal notification and approval. No other work (crushing, screening and extraction) is permitted during night time hours.

Vehicular access to the proposed pit will be directly from Wellington Road 124 opposite Kossuth Road at its intersection with Wellington Road 124. The new site access will be aligned with the existing intersection and will create a new four-legged intersection. Several improvements to the intersection are planned to accommodate the new pit entrance, including: a southbound left turn lane, a northbound right turn taper lane and traffic signal infrastructure.

Berm construction is proposed along Wellington Road 124 in order to mitigate visual and noise impacts. Berms will be constructed in sections depending on the location of operations. All berms are proposed to be 4.0 metres above-grade.

The following plans (collectively referred to as the “Site Plans”) were filed in support of the Zoning By-law Amendment application:

- Existing Features Plan, prepared by Harrington McAvan Ltd, revised December 23, 2015
- Operational Plan Phase A, prepared by Harrington McAvan Ltd, revised December 23, 2015
- Operational Plan Phases B-E, prepared by Harrington McAvan Ltd, revised December 23, 2015

- Section and Details, prepared by Harrington McAvan Ltd, revised December 23, 2015
- Rehabilitation Plan, prepared by Harrington McAvan Ltd, revised December 23, 2015

The following reports and documents were filed in support of the zoning by-law amendment application:

- Application Form
- Summary Report, prepared by Harrington McAvan Ltd, dated April 2014.
- Hydrogeological Level 1 Assessment, prepared by Groundwater Science Corp., dated February 2014.
- Natural Environment Level 1 and 2 Technical Report, prepared by Stantec Consulting Ltd., dated February 25, 2014.
- Archaeological Assessment, Stage 1-2, prepared by Stantec Consulting Limited, dated May 28, 2014
- Acoustic Assessment Report, prepared by Consetoga-Rovers & Associates, dated February 2014, revised April 2014.
- Traffic Impact Assessment, prepared by GHD, dated April 2014.
- Planning Analysis Report, prepared by Harrington McAvan Ltd, dated February 2014.
- Resource Assessment, prepared by Applicant and Harrington McAvan Ltd.
- Correspondence Review, including all agency comments and response letters, compiled by Harrington McAvan Ltd., dated December 23, 2015
- Response to Burnside Peer Review, compiled by Harrington McAvan Ltd., dated January 18, 2016

## **RELATED APPLICATION**

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Concurrent with the Zoning By-law Amendment application, Tri City Lands Ltd., has filed an application with the MNRF pursuant to the *Aggregate Resources Act* (“ARA”), for a new pit licence. The purpose of this application is for a Category 3 – Class A Licence to permit a pit above water with a proposed maximum annual tonnage of 650,000. The application has been deemed complete by the MNRF. The 45-day public consultation process required by the ARA occurred between May 20, 2014 and July 4, 2014. This process included an ARA required public information session on June 11, 2014.

Currently, the zoning of the subject lands does not permit the establishment of a new aggregate extraction operation. Accordingly, the Township filed a formal objection to the ARA application with the MNRF on June 18, 2014. The Township objected to the approval of the aggregate licence until the municipal planning process has concluded and the required approvals are in place. The County of Wellington filed an objection to the ARA application with the MNRF on June 12, 2014 for the same reason. The lands must be zoned to permit aggregate extraction before a licence can be issued by the MNRF.

A decision to approve the ARA licence application rests with the MNRF or the Ontario Municipal Board. If there are unresolved objections, the MNRF may refer the application to the Ontario Municipal Board for a hearing.

## PROCESS TO DATE

The Zoning By-law Amendment application was received by the Township of Guelph/Eramosa on March 10, 2014. The application was deemed complete by the Township on April 17, 2014 and was subsequently circulated to applicable review agencies. Comments were requested by May 15, 2014.

As a result of comments from review agencies, revisions to the proposal were required. The applicant worked directly with each of the commenting agencies, including the County of Wellington, the Grand River Conservation Authority and the Township of Puslinch, in an effort to resolve outstanding concerns. In addition the applicant worked directly with the MNRF to resolve issues related to the ARA application.

The applicant provided the Township with a revised Zoning By-law Amendment submission on January 12, 2016. This revised submission included correspondence and response letters with the following agencies: the County of Wellington, Hydro One, Puslinch Township, the City of Cambridge, the Six Nations of the Grand River, the Region of Waterloo, the Upper Grand District School Board, the Grand River Conservation Authority, the Ministry of Natural Resources and Forestry and the Ministry of Tourism, Culture and Sport.

Further, the applicant provided written response to the comments raised by the Township's engineering consultant, R. J. Burnside ("Burnside"), on January 18, 2016. This response was provided to Burnside for review that same day.

A planning report providing an analysis of the Zoning By-law Amendment application will be provided to Council for information for the public meeting. This report will include consideration of the applicable planning policy framework all agency comments received. There will not be a recommendation on the Zoning By-law Amendment application made at the public meeting.

Following the public meeting, full consideration of the zoning by-law amendment application can occur and a final report can be prepared for Council. This report will consider all public and agency comments and provide a recommendation to Council on the Zoning By-law Amendment application. This report will be presented to Council for decision at a Council meeting scheduled following the public meeting.

Table 1 summarizes the major application milestones and sets out upcoming target dates for the next steps for the processing of the application (target dates *italicized*). Future dates are tentative and set out for information purposes only. A more fulsome discussion of the next steps will follow.

| <b>TABLE 1. PROCESS TIMELINE</b> |   |
|----------------------------------|---|
| <b>Date</b>                      | <b>Event</b>                                  |
| March 10, 2014                   | Application received by Township              |
| April 17, 2014                   | Application deemed complete by Township       |
| April 18, 2014                   | Application circulated to commenting agencies |
| April 24, 2014                   | Revised application received by Township      |

|                  |  |
|------------------|--|
| May, 2014        | Related ARA application deemed complete by MNRF                            |
| May 20, 2014     | 45-day ARA public consultation process commences                           |
| June 11, 2014    | ARA public information session   |
| June 12, 2014    | County files objection to ARA licence application                          |
| June 18, 2014    | Township files objection to ARA licence application                        |
| July 4, 2014     | ARA public consultation process concludes                                  |
| January 12, 2016 | Revised zoning by-law amendment submission received by Township            |
| January 18, 2016 | Applicant's response to Burnside comments received by Township             |
| February 1, 2016 | Recommendation to schedule public meeting considered by Council            |
| March 7, 2016    | <i>Public Meeting (no decision on zoning by-law amendment application)</i> |
| TBD              | <i>Recommendation on application considered by Council</i>                 |

## COMMENTS RECEIVED

### AGENCY COMMENTS

The zoning by-law amendment application was circulated to the required agencies for review and comments. A summary of the comments received to date is included in Table 2 below:

| <b>TABLE 2. AGENCY COMMENTS</b>               |   |  |
|---|---|--|
| <b>Agency</b>                                 | <b>Comment Summary</b>  | <b>Concerns Addressed</b>  |
| Grand River Conservation Authority            | Impact on natural heritage features                           | No objection to the application being taken forward for consideration  |
|   | Hydrogeological impacts                                       |  |
|   | Impact on on-site woodland                                    |  |
|   | Impact on wildlife  |  |
| Upper Grand District School Board             | No objections   | N/A  |
| Region of Waterloo (Transportation Planning)  | Region has no jurisdiction over proposed access               | N/A  |
| Township of Puslinch                          | Impact on private wells                                       | Comments adequately addressed by revised site plan and supplemental information provided   |
|   | Accuracy of water table elevation                             |  |
|   | Potential impacts to ground water                             |  |
|   | Monitoring Program / Mitigation                               |  |
| County of Wellington (Emergency Management)   | No comments   | N/A  |
| County of Wellington (Planning & Development) | Entrance on county road                                       | Comments pending   |
|   | Removal of woodlot  |  |
|   | Recycling operations  |  |
|   | Rehabilitation to prime agriculture                           |  |
| County of Wellington (Roads Division)         | Entrance location / design                                    | No objection to entrance location in principal, additional information regarding Traffic Impact Study required prior to approval of entrance |
|   | Traffic on Wellington Road 124 intersection with Kossuth Road |  |
| Township of Guelph/Eramosa                    | Technical site plan comments                                  | Response from applicant provided January 18, 2016. Comments  |
|   | Hydrogeological concerns, including:                          |  |

|   |   |   |
|---|---|---|
| (Engineering Consultants – Burnside)      | impact on water table/groundwater, impact on private wells, monitoring program, location of wash pond | pending   |
|   | Clarification regarding acoustic assessment   |   |
|   | Widening of Wellington Road 124   |   |
|   | Sight line analysis for truck traffic   |   |
|   | Impact on habitat/wildlife  |   |
|   | Impact on species at risk/endangered species  |   |
| Ministry of Tourism, Culture and Sport    | Ministry satisfied with archaeological assessment.  | N/A   |
| Ministry of Natural Resources & Forestry* | Removal of woodlands  | MNRF's outstanding concerns have been addressed.  |
|   | Impact on Species at Risk and Endangered Species  |   |
|   | Impact on natural heritage features   |   |
|   | Adequacy of mitigation measures   |   |
|   | Groundwater monitoring  |   |
| Six Nations of the Grand River*           | Interest in development relating to land, water and resources   | Applicant met with representatives on October 1, 2014. No response received since meeting |
|   | Interest in archaeological information  |   |
| Hydro One*                                | Access to transmission towers   | Response from applicant provided, November 26, 2015. Comments pending                     |
|   | Extraction surrounding towers (face of undisturbed area)  |   |

\*MNRF, Hydro One and Six Nations comments relate only to the ARA application

### *PUBLIC COMMENTS*

As a result of the notice of complete application eight members of the public have submitted comments on the application. These comments have been filed with the Township Clerk. In addition, public consultation as required by the ARA was undertaken by the applicant. A public information session for the ARA was held on June 11, 2014. Approximately 30 members of the public attended.

The written comments and comments received by the public at the ARA required open house are summarized below:

- Impact on adjacent properties such as: decrease in property values, visual impact, noise impacts, dust impacts
- Agricultural impacts such as: loss of agricultural land and rehabilitation
- Air quality impacts related to extraction, truck traffic, plant operations, recycling operation
- Impact on water quality and water supply, including: impact on private wells, ground water, source water and the Speed River
- Environmental impacts, including impacts to: Speed River, species at risk, on-site woodlot, wildlife habitat
- Traffic impacts such as: increased congestion, increased truck/equipment traffic, increased accidents, impact on road safety

- Operational impacts such as: timeline for operations, need for extraction

The public will be provided with an additional opportunity to become aware of further details on the proposal and comment on the Zoning By-law Amendment application through the public meeting required by the *Planning Act*. Public comments provided through the process will be considered prior to providing a recommendation to Council.

Following receipt of all agency comments, a planning analysis report will be prepared for Council's consideration. Given the number of technical issues raised through the processing of the application, all agency comments must be considered in formulating a planning opinion on the Zoning By-law Amendment application.

### **NEXT STEPS / RECOMMENDATION**

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We recommend that the Township conduct a public meeting, pursuant to the *Planning Act* to consider the Zoning By-law Amendment application. This public meeting will allow Township Council and residents an opportunity to discuss the revised Zoning By-law Amendment application and express comments. A planning report providing an analysis of the Zoning By-law Amendment application will be provided to Council for information for the public meeting. There will not be a recommendation on the Zoning By-law Amendment application made at the public meeting.


Following the public meeting, full consideration of the zoning by-law amendment application can occur and a final report can be prepared for Council. This report will consider all public and agency comments and provide a recommendation to Council on the Zoning By-law Amendment application. This report will be presented to Council for decision at a Council meeting scheduled following the public meeting.





**Attachment: 1  
Location Plan**

**LEGEND**

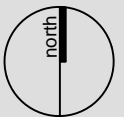
 Subject Lands

**DATE:** January 2016

**FILE:** 9902IZ

**SCALE** 1:10,000

**DRAWN:** nz



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**6939 Wellington Road 124  
Township of Guelph Eramosa**

Base Map Source: Google Earth 2016

**MHBC** PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



OPERATIONS NOTES

GENERAL INFORMATION

1. THIS PLAN DEPICTS A SCHEMATIC OPERATIONS AND REHABILITATION SEQUENCE FOR THIS PROPERTY... EXTRACTOR SHALL GENERALLY FOLLOW THE SEQUENCE SHOWN...

RESOURCE INFORMATION

2. RESOURCE INFORMATION IS OBTAINED FROM AIR MAPPING, GEOLOGICAL MAPPING AND TEST PITS... 3. SITE PLAN OVERRIDES ARE LISTED IN THE SITE PLAN OVERRIDE TABLE SHOWN ON THIS PAGE.

EXTRACTION/PROCESSING/HAULING INFORMATION

4. TOTAL AREA TO BE EXTRACTED IS 30.95 HECTARES... 5. MAXIMUM NUMBER OF TONNES OF AGGREGATE TO BE REMOVED FROM THE SITE IN ANY CALENDAR YEAR IS 600,000 TONNES.

6. EXTRACTOR OF SAND AND GRAVEL ABOVE WATER TABLE WILL TAKE PLACE IN TWO BENCHES... 7. PORTABLE AND STATIONARY PROCESSING EQUIPMENT FOR CRUSHING, WASHING, SCREENING AND STOCKING WILL BE USED ON SITE...

8. MATERIALS FROM OTHER PROPERTIES MAY BE IMPORTED INTO THE SITE FOR BLENDING AND CUSTOM PRODUCTS... 9. BETWEEN THE SUBSISTANT SAND AND GRAVEL DEPOSIT AND THE COMPETENT BEDROCK BENEATH...

10. THERE WILL BE NO BLASTING OR DEWATERING ON SITE. 11. THE EXACT BEDROCK ELEVATIONS ARE NOT KNOWN FOR THE ENTIRE SITE. EXTRACTOR SHALL PROCEED TO SOLE BEDROCK AND TOPSOIL AND OVERBURDEN WILL BE SPREAD TO A DEPTH OF 0.25m.

12. SCALE AND SCALE HOUSE WILL BE CONSTRUCTED ON PIT FLOOR IN AREA 4. 13. THERE MAY BE RECYCLING OF MATERIAL (DAP/PAVE AND CONCRETE) ON THIS SITE... 14. MATERIAL BROUGHT ON SITE FOR RECYCLING PURPOSES MUST BE UTILIZED ON AN ONGOING BASIS...

15. EQUIPMENT, SCRAP AND MACHINERY ASSOCIATED WITH THE EXTRACTION OPERATIONS WILL BE REMOVED UPON COMPLETION OF EXTRACTION.

HYDROGEOLOGICAL INFORMATION

16. HYDROGEOLOGICAL INFORMATION INCLUDING GROUNDWATER ELEVATION WAS OBTAINED FROM REPORT BY GROUNDWATER SCIENCE CORP. DATED FEBRUARY 2014.

17. THE WATER TABLE ELEVATION VARIES ACROSS THIS LICENCE FROM APPROXIMATELY 129.00 - 139.90m ABOVE SEA LEVEL (A.S.L.) BASED ON THE HYDROGEOLOGICAL REPORT (SEE ABOVE) REFER TO SECTIONS ON DRAWING 4 OF 5.

18. SURFACE DRAINAGE WILL BE DIRECTED TO A LOW AREA OF THE PIT FLOOR FOR INFILTRATION. 19. NO EXTRACTION WILL OCCUR WITHIN 1.5m OF THE ESTABLISHED GROUNDWATER ELEVATION.

NOISE MITIGATION INFORMATION

20. ACoustICAL INFORMATION WAS OBTAINED FROM NOISE REPORT BY CONESTOGA ROVERS ASSOCIATES, DATED APRIL 2014 (REFER TO DRAWING 3 OF 5 FOR TECHNICAL RECOMMENDATIONS). 21. HOURS OF OPERATION: 07:00 TO 19:00 WEEKDAYS, 07:00 TO 18:00 WEEKENDS, 07:00 TO 18:00 SATURDAYS. EXTRACTION AND REHABILITATION: 07:00 TO 19:00 WEEKDAYS, 07:00 TO 18:00 SATURDAYS. MAINTENANCE MAY OCCUR AT NIGHT ON ANY DAY.

22. OCCASIONALLY SPECIAL PUBLIC CONSTRUCTION PROJECT CONTRACTORS REQUIRE NIGHTTIME OPERATION OF AGGREGATE NIGHTTIME OPERATIONS WILL REQUIRE MUNICIPAL NOTIFICATION AND APPROVAL. NIGHTTIME WORK IS RESTRICTED TO LOADING AND SHIPMENT. NO OTHER WORK (CRUSHING, SCREENING) AND EXTRACTION IS PERMITTED DURING NIGHTTIME HOURS.

AIR QUALITY INFORMATION

23. WATER OR CALCIAUM CHLORIDE WILL BE APPLIED TO INTERNAL HAUL ROADS AND PROCESSING AREAS AS 1% AS REQUIRED TO MITIGATE DUST.

SITE MANAGEMENT INFORMATION

24. MAINTENANCE PROTECTION OF VEGETATION INFORMATION: A VEGETATION PROTECTION PLAN (VPP) SHALL BE MAINTAINED IN A HEALTHY VIGOROUS GROWING CONDITION WITH SUFFICIENT STUMPING REGIONS OR LIMITS. THE REHABILITATION IS COMPLETE. ANY VEGETATION PLANTED AS PART OF SITE IMPROVEMENTS ON PROGRESSIVE AND FINAL REHABILITATION WILL ALSO BE MAINTAINED IN A HEALTHY VIGOROUS GROWING CONDITION.

FENCING INFORMATION

25. BOUNDARIES OF THE AREA TO BE LICENCED THAT ARE PRESENTLY FENCED ARE SHOWN ON DRAWING 3 OF 5 FOR EXISTING FEATURES. PRIOR TO ANY SHIPMENT OR PREPARATION, FENCING ON THE LICENCED BOUNDARIES WILL BE UPGRADED TO 1.2m HIGH POST AND RAIL TO COMPLY WITH THE AGGREGATE RESOURCES ACT WHERE REQUIRED REFER TO PLANNING NOTES AND SITE PLAN OVERRIDE (JO). ALL FENCING SHALL BE MAINTAINED.

TOPSOIL/SUBSOIL/OVERBURDEN STORAGE INFORMATION

26. TOPSOIL AND OVERBURDEN SHALL BE STRIPPED AND STORED SEPARATELY IN BENS AND STOCKPILES, AS SHOWN. TOPSOIL BENS SHALL BE GRADED TO STABLE SLOPES AND SEEDED WITH A GRASS/LEGUME MIXTURE TO PREVENT EROSION AND MINIMIZE DUST.

BEEM INFORMATION

27. BEAMS SHALL BE VISUALLY INSPECTED AND ACoustICAL BARRIER TO A MINIMUM OF 0.75 METRES ABOVE THE EXISTING GRADE. ON AN SPECIFIED IN THE CONESTOGA ROVERS ASSOCIATES NOISE ASSESSMENT REPORT DATED APRIL 2014. BEAMS SHALL NOT EXCEED 2.1 METRES IN HEIGHT AND WILL BE LOCATED IN THE PLANT SITE AND/OR CLOSE TO PIT FACES. NO PROCESSING WILL OCCUR IN AREAS R4 OR R5.

SCRAP STORAGE INFORMATION

28. ALL SCRAP, USED MACHINERY, AND STUMPS GENERATED THROUGH THE OPERATIONS WITHIN THIS LICENCE WILL BE STORED IN THE PLANT SITE. A MINIMUM OF 30m FROM THE BOUNDARY OF THE SITE AND NOT WITHIN 30m OF ANY BODY OF WATER AND SHALL BE DISPOSED OF ON AN ONGOING BASIS. PROGRESSIVE REHABILITATION. TREES WILL BE HARVESTED AND SOLD AS LUMBER OR DELIMITED FOR FIREWOOD AND/OR THEIR BEST USE. UPON COMPLETION OF EXTRACTION, ALL SCRAP EQUIPMENT AND USED MACHINERY SHALL BE REMOVED. SCRAP STORAGE AREAS WILL HAVE A MINIMUM OF 1.0m OF OVERBURDEN COVER OVER BEDROCK.

PETROLEUM STORAGE INFORMATION

29. THE OIL, LIQUID AND HYDRAULIC FLUIDS AND OTHER CHEMICALS NEEDED FOR THE MAINTENANCE AND FUNCTIONING OF ON-SITE AGGREGATE PROCESSING EQUIPMENT SHALL BE APPROPRIATELY STORED IN ABOVE GROUND CONTAINERS AND SHALL MEET THE REQUIREMENTS OF THE CANADIAN HAZARDING ACT, AS AMENDED, AND THE CANADIAN HAZARDING CODE AND REGULATIONS, AS AMENDED BY THE TECHNICAL STANDARDS AND SAFETY ACT (TSSA) AND LIQUID FUELS HANDLING CODE AND REGULATIONS BY THE MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE. STORAGE GUIDELINES: ALL FUELING SHALL BE WITHIN A CONTAINMENT PAD AND ANY SPILL SHALL BE REMOVED AND DISPOSED OF AT AN APPROPRIATE MISCO-APPROVED FACILITY. FUELING AREAS WILL HAVE A MINIMUM OF 1.0m OF OVERBURDEN COVER OVER BEDROCK.

WASH PLANT INFORMATION

30. THE PRODUCER WILL APPLY TO THE MISCO FOR A PERMIT TO TAKE WATER FOR A WASH PLANT WITH A PREDICTED WATER USAGE OF 100,000 L/DAY OR MORE. THIS PERMIT APPLICATION SHALL BE ACCOMPANIED BY THE APPROPRIATE SUPPORTING DOCUMENTATION. IN CONSTRUCTING THE SEDIMENT POND SOME REMOVAL OF BEDROCK MAY BE REQUIRED TO CREATE LEVEL AREAS AND CAPACITY. ANY REMOVAL OF BEDROCK WILL ONLY BE IN ACCORDANCE WITH THE DIRECTION PROVIDED IN OPERATIONS NOTE #7, DRAWING 2 OF 5.

IMPORTATION OF FILL INFORMATION

31. CLEAN RIVER FILL MAY BE IMPORTED TO FACILITATE THE ESTABLISHMENT OF 3:1 HORIZONTAL VERTICAL SLOPES ON THE PIT FACES. THE LICENCEE MUST ENSURE THAT THE MATERIAL IS TESTED AT THE SOURCE, BEFORE IT IS DEPOSITED ON SITE, TO ENSURE THAT THE MATERIAL MEETS THE MISCO'S CRITERIA UNDER TABLE 1 OF MISCO'S SOILS, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.1 OF THE ENVIRONMENTAL PROTECTION ACT. SAMPLING RESULTS WILL BE PROVIDED TO MNRF UPON REQUEST.

NON-HAZARDOUS WASTE INFORMATION

32. EXISTING RESIDUES THAT ARE TO BE REMOVED OR VACATED PRIOR TO EXTRACTION ON THE PROPERTY, THE SPENCER RESIDENCE WILL BE OCCUPIED BY THE OWNER AS A RESIDENCE OR FOR AN OFFICE.

REFER TO DRAWING 3 OF 5 FOR TECHNICAL RECOMMENDATIONS

LEGEND

- BOUNDARY OF AREA TO BE LICENCED
BOUNDARY OF LICENCED AREA
REGULATORY SETBACK LINE
120m BOUNDARY LINE
LOT/CONCESSION LINE
ROAD ALLOWANCE
PROPERTY LINE
ONTARIO HYDRO EASEMENT
LIMIT OF EXTRACTION
REGULATION LIMIT GRAND RIVER CONSERVATION AUTHORITY

NOTES CONTINUED

33. AS SHOWN ON THE PLANS, PROTECTED HABITAT FOR SPECIES AT RISK HAS BEEN IDENTIFIED WITHIN THE LICENCED AREA... 34. THE ISSUANCE OF AN AUTHORIZATION UNDER SECTION 17(2) (5) OF THE ESA PERMITTING THE REMOVAL OF THE WOODLAND... 35. SHOULD CONSTRUCTION OF A BEEM BE REQUIRED WITHIN THE HYDRO EASEMENT, WRITTEN PERMISSION WILL BE OBTAINED FROM HYDRO ONE.

SITE PLAN OVERRIDE (VARIANCE)

THE FOLLOWING CONDITIONS ELABORATED ON THESE PLANS VARY FROM THE REQUIREMENTS OF THE OPERATIONAL STANDARDS MADE UNDER THE AGGREGATE RESOURCES ACT.

Table with 2 columns: ITEM and SECTION. Contains 4 items regarding setbacks, fencing, storage, and offsets.

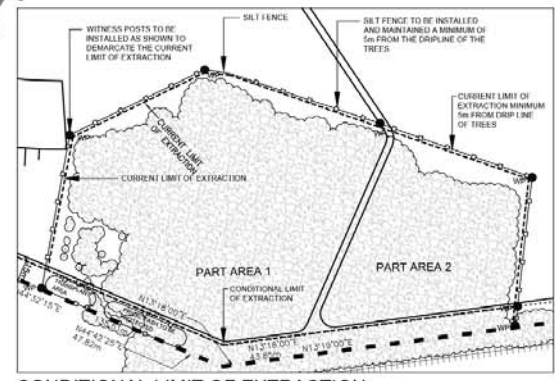
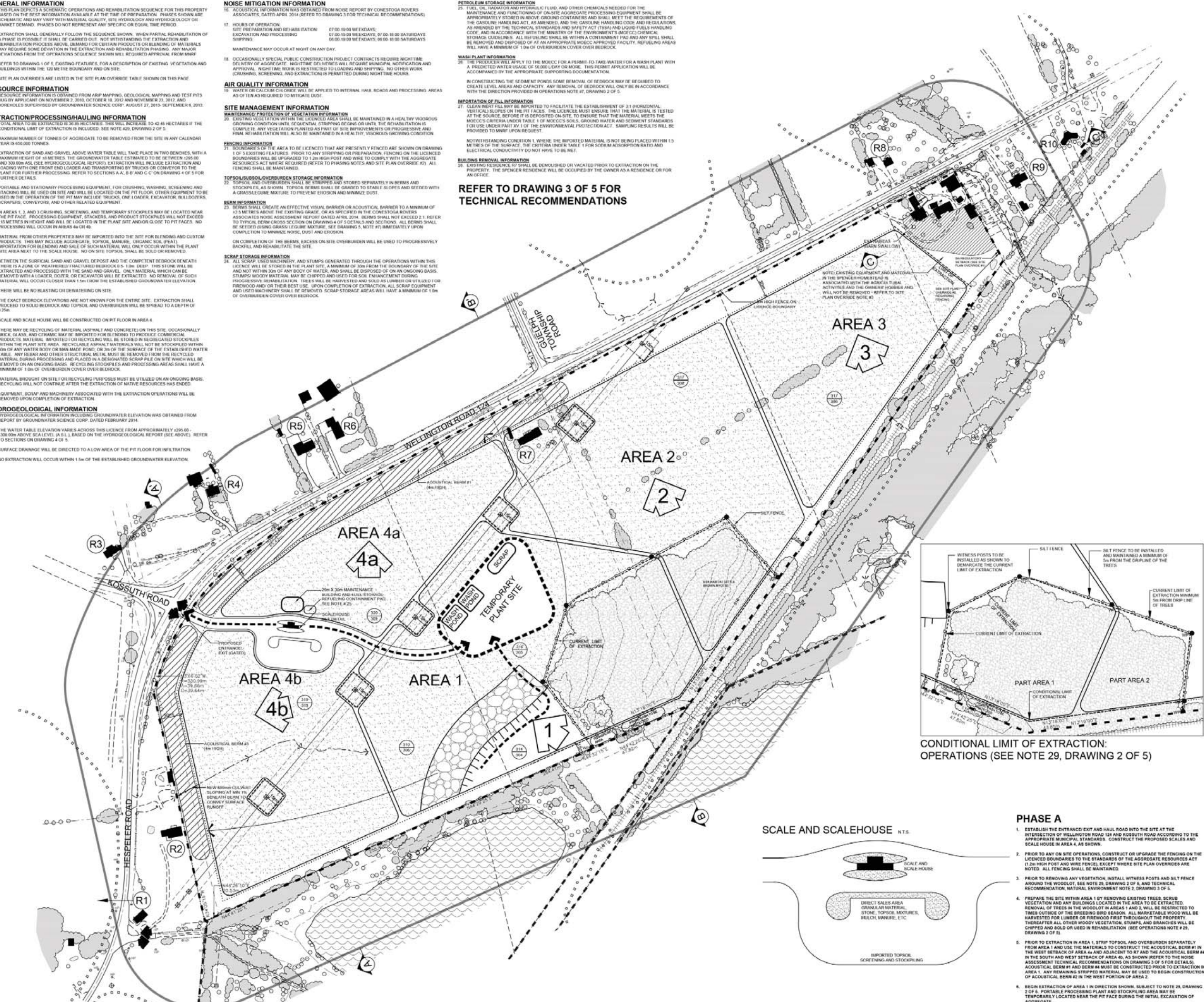
Pre Licence Review Site Plan Amendments

Harrington M'Avan Ltd. 6862 14th Avenue, Markham, Ontario L3R 1A8. Tel: 905-294-8282 Fax: 905-294-7823

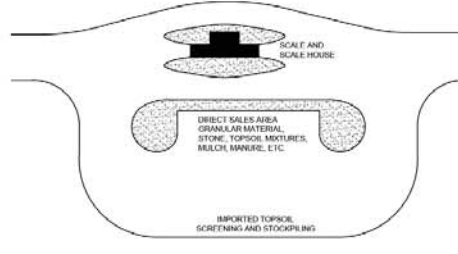
Project Name: TRI CITY MATERIALS. TRI CITY LANDS LTD. 5NIVERS RD, P.O. BOX 209, PETERSBURG ONTARIO N0B 2H0.

SPENCER PIT PART OF LOTS 14, 15 AND 16, AND LOTS 17 AND 18, CONCESSION B TOWNSHIP OF GUELPH ERAMOSA (FORMERLY GUELPH TOWNSHIP), COUNTY OF WELLINGTON

Scale 1:2000 North Stamp Drawing Status PRELIMINARY FOR DISCUSSION Drawn S/JP/AS/SL Checked GDH Issue Date DEC 2015 Drawing Title OPERATIONAL PLAN PHASE A Project Number 10-47 Drawing Number 2 OF 5



SCALE AND SCALEHOUSE N.T.S.



PHASE A

- 1. ESTABLISH THE ENTRANCE EXIT AND HAUL ROAD INTO THE SITE AT THE INTERSECTION OF WELLINGTON ROAD 124 AND KOSUTH ROAD... 2. PRIOR TO ANY ON-SITE OPERATIONS, CONSTRUCT OR UPGRADE THE FENCING ON THE LICENCED BOUNDARIES TO THE STANDARDS OF THE AGGREGATE RESOURCES ACT... 3. PRIOR TO REMOVING ANY VEGETATION, INSTALL WITNESS POSTS AND SILT FENCE... 4. PREPARE THE SITE WITHIN AREA 1 BY REMOVING EXISTING TREES, SCRUB VEGETATION AND ANY BUILDINGS LOCATED IN THE AREA TO BE EXTRACTED... 5. PRIOR TO EXTRACTION IN AREA 1, STRIP TOPSOIL AND OVERBURDEN SEPARATELY FROM AREA 1 AND USE THE MATERIALS TO CONSTRUCT THE ACoustICAL BEAM #1... 6. BEGIN EXTRACTION OF AREA 1 IN DIRECTION SHOWN, SUBJECT TO NOTE 23, DRAWING 2 OF 5... 7. UNDISTURBED PORTIONS OF AREAS 2, 3, AND 4 REMAIN IN AGRICULTURAL USE AND OPEN SPACE.

FILE NUMBER: 1547/2015/107-212/2015 DATE: FEBRUARY 15, 2016