



July 4, 2014

Via: Email

Ms. Kim Wingrove
CAO
Township of Guelph/Eramosa
P.O. Box 700, 8348 Wellington Road 124
Rockwood, ON N0B 2K0

Dear Kim:

Re:

**Spencer Pit Site Plans
Zoning By-Law Amendment Application ZBA 01/14 (Township File D14 TR)
TriCity Lands Ltd. Spencer Pit
6939 Wellington Road 124
Township of Guelph/Eramosa
Project No.: 300035544.0000**

We have completed our review of the Site Plans for the above noted application. The Plans prepared by Harrington McAvan Ltd. Included the following:

- Existing Features Plan, Drawing 1 of 5, Issue Date: April 2014, Revision 1, April 2014
- Operational Plan Phase A, Drawing 2 of 5, Issue Date: April 2014, Revision 1, April 2014
- Operational Plan Phase B-E, Drawing 3 of 5, Issue Date: April 2014, Revision 1, April 2014
- Sections and Details, Drawing 4 of 5, Issue Date: April 2014, Revision 1, April 2014
- Rehabilitation Plan, Drawing 5 of 5, Issue Date: April 2014, Revision 1, April 2014

Based on our review we have the following comments:

Existing Features Plan, April 2014 – Drawing 1 of 5

1. The drawing shows a dashed line along Wellington Road 124 on the property which could be a road widening. If a road widening has been decided to the County the boundary of the area to be licensed should be shown at the limit of widening.
2. The ownership of the unopened road allowances on the property will need to be confirmed.

Operational Plan Phase A, April 2014 – Drawing 2 of 6

1. Phase A, Note 4 – Berm #4 is to be corrected to Berm #3.
2. Noise mitigation information:
 - Note 17 – Hours of Operation will be reviewed with Township.
 - Note 18 – Nighttime delivery will be reviewed with Township.

Operational Plan Phase B-E, April 2014 – Drawing 3 of 5

1. Suggest adding the Section 5.3 Summary from the Archeological Assessment to the Technical Recommendations Section.

Sections and Details, April 2014 – Drawing 4 of 5

No comment.

Rehabilitation Plan, April 2014 – Drawing 5 of 5

1. Rehabilitation Notes
 - Note 10 should include spreading of available “overburden” and “topsoil”.
2. Section 2.3 of the Planning Report indicates that upon completion of the extraction operations the lands will be rehabilitated to agricultural. Rehabilitation Note 7 indicates that available topsoil replaced will be a minimum 150 mm thick. Given that the vertical limit of extraction is to the top of bedrock, a minimum depth of topsoil (and overburden) must be specified in order to support viable agricultural activities.

Yours truly,

R.J. Burnside & Associates Limited



Glenn Clarke, S.T.
GEC:hl

cc: Mr. Bernie Hermsen, MHBC (Via: Email)
Mr. Neal Deruyter, MHBC (Via: Email)
Ms. Meaghen Reid, Township of Guelph/Eramosa (Via: Email)