

# Planning Analysis Report Spencer Pit

Part Lots 14, 15 and 16, and Lots 17 and 18, Concession B  
Township of Guelph/ Eramosa, County of Wellington  
Tri City Lands Ltd.

February 2014





## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	iii
1.0 INTRODUCTION .....	1
2.0 THE PROPOSAL.....	2
2.1 Existing Features .....	2
2.2. Phasing of Operations and Progressive Rehabilitation.....	4
2.3 Proposed Final Rehabilitation .....	5
3.0 TECHNICAL INFORMATION .....	6
3.1 Summary Report .....	6
3.2 Hydrogeology Report .....	6
3.3 Natural Environment Report.....	8
3.4 Archaeological Assessment Report.....	10
3.5 Acoustic Assessment Report .....	12
3.6 Traffic Impact Study Report .....	13
4.0 PLANNING AND LAND USE POLICY CONSIDERATIONS .....	15
4.1 Provincial Interest .....	15
4.1.1 The Aggregate Resources Act .....	15
4.1.2 Provincial Policy Statement .....	17
4.1.3 Growth Plan for the Greater Golden Horseshoe .....	27

4.2	Regional Interest .....	30
4.2.1	Wellington County .....	30
4.2.2	Wellington County Active Transportation Plan .....	49
4.3	Local Interest .....	50
4.3.1	Township of Guelph/ Eramosa .....	50
4.4	Official Plan Amendment .....	52
4.5	Zoning By-Law Amendment .....	52
5.0	CONCLUSIONS .....	53

APPENDIX I - FIGURES

APPENDIX II - SITE PLANS

APPENDIX III - MTC LETTER OF REVIEW AND ENTRY

APPENDIX IV - PLANNING ANALYSIS SUMMARY

## EXECUTIVE SUMMARY

Tri City Lands Ltd. is making an application for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table to remove more than 20,000 tonnes of aggregate a year in Part Lots 14, 15 and 16, and Lots 17 and 18, Concession B, Township of Guelph/ Eramosa, County of Wellington, under Part II, Licences, of the *Aggregate Resources Act, R.S.O. 1990, c A.8*, as amended.

In order for the Ministry to grant a licence under the *Aggregate Resources Act* the zoning by-law must not prohibit the subject lands from being used for the making, establishing or operation of pits and quarries. *ARA* section 12.1(1).

The subject land is designated as Mineral Aggregate Area in the *Wellington County Official Plan*, where aggregate extraction may be permitted through rezoning; therefore, an Official Plan amendment is not required. A zoning by-law amendment is required to change the zoning of the subject land from Agricultural (A) to Extractive Industrial (M3).

The purpose of this “Planning Analysis Report” is to ensure and demonstrate that the above mentioned applications satisfy all requirements and conform to relevant policies. This process was enabled through a review of the Site Plans and “Summary Report”, prepared by Harrington McAvan Ltd., and the following technical documents:

- *‘Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington’*, dated February 2014, prepared by Groundwater Science Corp.
- *‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’*, dated February 25, 2014, prepared by Stantec Consulting Ltd.
- *‘Stage 1 -2 Archaeological Assessment: Spencer Pit’*, dated November 6, 2013, prepared by Stantec Consulting Ltd.
- *‘Acoustic Assessment Report’*, dated February 2014, prepared by Conestoga-Rovers & Associates
- *‘Tri City Lands Ltd. Traffic Impact Assessment’*, dated February 2014, prepared by GHD

The establishment of the Spencer Pit requires licencing under the *Aggregate Resources Act*, as well as an amendment to the *Township of Guelph/ Eramosa Zoning By-Law 57/1999*. The relevant policies considered in this report are:

- *Aggregate Resources Act*
- *Provincial Policy Statement*
- *Growth Plan for the Greater Golden Horseshoe*
- *Wellington County Official Plan*
- *Wellington County Active Transportation Plan*
- *Township of Guelph/ Eramosa Zoning By-Law 57/1999*

This “Planning Analysis Report” confirms that the application for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table to remove more than 20,000 tonnes of aggregate a year in Part Lots 14, 15 and 16, and Lots 17 and 18, Concession B, Township of Guelph/ Eramosa, County of Wellington is consistent with the above mentioned policies.

## 1.0 INTRODUCTION

Tri City Lands Ltd. is making an application for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table to remove more than 20,000 tonnes of aggregate a year in Part Lots 14, 15 and 16, and Lots 17 and 18, Concession B, Township of Guelph/ Eramosa, County of Wellington, under Part II, Licences, of the *Aggregate Resources Act, R.S.O. 1990, c A.8*, as amended. See Figure 1 in Appendix I for the Location Map.

This application meets the standards for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table as outlined in the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* published by the Ministry of Natural Resources according to Section 7 of the Ontario Regulation 244/7.

This planning report has been prepared in support of the following applications to establish the Spencer Pit:

- *Aggregate Resources Act (ARA) Category 3 Licence Application*
- *Township of Guelph/ Eramosa Zoning By-Law 57/1999 Amendment*

In addition to the “Summary Report” prepared by Harrington McAvan Ltd., the following reports have been submitted as a part of this application:

- *‘Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington’*, dated February 2014, prepared by Groundwater Science Corp.
- *‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’*, dated February 25, 2014, prepared by Stantec Consulting Ltd.
- *‘Stage 1 -2 Archaeological Assessment: Spencer Pit’*, dated November 6, 2013, prepared by Stantec Consulting Ltd.
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- *‘Tri City Lands Ltd. Traffic Impact Assessment’*, dated February 2014, prepared by GHD

## 2.0 THE PROPOSAL

### 2.1 Existing Features

The subject property is approximately 51.16 hectares (126.42 acres) and is located on Part Lots 14, 15 and 16, and Lots 17 and 18, Concession B, Township of Guelph/ Eramosa, County of Wellington. See Figure 1 in Appendix I for the Location Map. The subject property consists of flat to gently rolling farmland with a small deciduous woodlot in the south central part of the property. The majority of the subject property is actively farmed and there is a farm residence and associated outbuildings mid-way along Highway 24. At the north end of the subject property there is another farm residence, associated outbuildings, and a small watercourse. A hydro right-of-way bisects the subject property with six (6) steel towers.

The subject property is bordered to the east by a Canadian National railway line and natural area, and to the southeast by an existing pit/ quarry (Licence No. 5482 held by Carmeuse Lime (Canada)). See Figure 2 in Appendix I for the Licenced Aggregate Operations Map. The west and northwest side of the property is bordered by Wellington Road 124 (Highway 24 or Hespeler Road) with agricultural land and rural residential properties across the road.

Highway 24/ Wellington Road 124 is a well-maintained road, constructed and maintained for heavy traffic. This road provides direct access to the City of Guelph and the Hanlon Expressway to the northeast, and direct access to Highway 401 to the south. Kossuth Road (Regional Road 31) provides access to Kitchener-Waterloo.

#### SOIL CAPABILITY FOR AGRICULTURE

The Canada Land Inventory Agricultural Capability Map 40P8, available through the Ontario Ministry of Agriculture, Food and Rural Affairs, classifies the majority of the subject property as Class 2FM lands with small areas of Class 1>3T and 5I lands. See Figure 3 in Appendix I for the Soil Capability for Agriculture Map. The Class 5I lands are located outside of the proposed limit of extraction for this application and are, therefore, not included on the subject lands.

Class 2 lands have “moderate limitations that reduce the choice of crops, or require moderate conservation practices. These soils are deep and may not hold moisture and nutrients as well as Class 1 soils. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management these soils are fair to moderately high in productivity for a wide range of field crops.” Subclass F lands are comprised of soils having low fertility and subclass M lands contains soils having low moisture retention capacities.

Class 1 lands are comprised of soils having “no significant limitations in use for crops. Soils are level to nearly level, deep, well to imperfectly drained, and have good nutrient and water holding capacity. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for the full range of common



field crops.” Class 3 lands have “moderately severe limitations that reduce the choice of crops or require special conservation practices. Limitations are more severe than Class 2 soils. They may affected the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. Under good management these soils are fair to moderately high in productivity for a wide range of common field crops.” The subclass T classification denotes limitations due to slope steepness and length.

Class 5 lands have “severe limitations that restrict capability to producing perennial forage crops, and improvement practices are feasible. The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants and may be improved through the use of farm machinery. Feasible improvement practices may include clearing of bush, cultivations, seeding, fertilization, or water control.” Subclass I lands are inundated by streams or lakes causing crop damage and restricts agricultural use.

## SOILS

The Soil Survey of Wellington County, Report No. 35 of the Ontario Soil Survey identifies three soil types on the site as follows: 1) Bg - Burford Loam - Smooth very gently sloping lands (A2) and slightly stony (S1). The report states, "Well drained soils consisting of loam surface horizons on gravel deposits are named Burford. The gravel was deposited by glacial meltwaters in the form of spillways... . The materials vary in size from fine sand to cobbles and where these deposits occur adjacent to the stony till of the Dumfries soils, strata consisting of large stones are found."

The map in the report shows that the northern portion of the outwash deposit is mapped as follows: 2) Fs (A2/S0) – Fox sandy loam. These soils are smooth, very gently sloping and stone free. On pages 32 of the report, the following description of the soil is given: “The soil parent material is calcareous sand, deposited as glacial outwash, and in most cases is found beside present-day streams. Although the deposits are dominantly medium sand, fine sands and coarse sands and even gravel sometimes occur as strata with the medium sands. Internal drainage is very rapid because of the open nature of these sandy materials. They are used mainly for growing hay and pasture crops, although winter wheat, oats, mixed grains and silage corn can be grown.”

3) A small area in the northwest corner of the site is mapped as G1 (A3/S1) – Guelph Loam with smooth gently sloping with slightly stony soils. “The soil parent material consists of glacial till derived from the grey and brown limestones of the underlying rock strata. The main crops are pasture, hay, mixed grains, oats, winter wheat and silage corn. These are among the best agricultural soils in the province.”

See Figure 4 in Appendix I for the Soil Map of Wellington County.

## AGGREGATE RESOURCES

The subject land is partially covered by an outwash terrace glacial deposit and falls within Selected Sand Gravel Area of Primary Significance Deposits #3a and #3b. See Figure 5 in Appendix I for the Sand and Gravel Resource Area Map.

In 2010, a total of thirty-two (32) test pits were dug on the property to confirm the outwash deposit on the subject land. An additional twenty (20) test pits were dug in 2012. It was determined that the deposit varies across the subject land and there is a minimum of 2 million tonnes of quality sand and gravel on the subject land.

### **2.2. Phasing of Operations and Progressive Rehabilitation**

As per Section 1.2, Operations, and Section 1.3, Progressive Rehabilitation, of the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table, an Operations Plan incorporating progressive rehabilitation into the proposed extraction operations was prepared by Harrington McAvan Ltd. for this application. See Appendix II for the Operational Plan.

Within the subject lands, 42.45 hectares (104.40 acres) are to be extracted. The extraction area is divided into 5 areas (AREA 1, 2, 3, 4a and 4b) and the operations are separated into 5 phases (PHASE A, B, C, D, E). The maximum number of tonnes of aggregate to be removed from the subject lands in any calendar year is 650,000 tonnes.

Portable and stationary processing equipment, crushing, washing, screening and stacking will be used on site and will be located on the pit floor. Other equipment to be used in the operation of the pit may include trucks, one loader, excavator, bulldozers, scrapers, conveyors and other related equipment.

Temporary stockpiles may be located near the pit face. Processing equipment stackers and product stockpiles will not exceed  $\pm 15$  metres in height and will be located in the plant site and/or close to pit faces.

Material from other licenced properties may be imported onto the subject land for blending and custom products. This may include aggregate, topsoil, manure, organic soil (peat). No on-site topsoil shall be sold or removed.

Between the surficial sand and gravel deposit and the competent bedrock beneath there is a zone of weathered/ fractured bedrock 0.5-1.0m deep. This material will be extracted and processed with the sand and gravel. Only material which can be removed with a loader, dozer or excavator will be extracted.

There will be no blasting or dewatering on site.

There may be recycling of material (asphalt and concrete) on the subject land. Material imported for recycling will be stored in segregated stockpiles within the plant site area. Recyclable asphalt materials will not be stockpiled within 30m of any water body or man-made pond; or within 2m of the surface of the established water table. Any rebar and other structural metal must be removed from the recycled material during processing and placed in a designated scrap pile on site which will be removed on an on-going basis.

All equipment, scrap and machinery associated with the extraction operations will be removed upon completion of extraction.

### **2.3 Proposed Final Rehabilitation**

As per Section 1.4, Final Rehabilitation, of the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table, a Final Rehabilitation Plan was prepared by Harrington McAvan Ltd. for this application. See Appendix II for the Rehabilitation Plan.

It is proposed that upon completion of the extraction operations, within the extraction area 42.45 hectares (104.40 acres) will be rehabilitated to agriculture.

### 3.0 TECHNICAL INFORMATION

As per Section 2.0, Report Standards for Category 3 Applications, of the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* for a Category 3 – Class ‘A’ Pit Above the Water, the following reports were prepared to provide technical information.

#### 3.1 Summary Report

As per Section 2.1, Summary Statement of the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* for a Category 3 – Class ‘A’ Pit Above the Water Table, the “Summary Report” was prepared by Harrington McAvan Ltd.

#### 3.2 Hydrogeology Report

The *Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington*, dated February 2014, was prepared by Groundwater Science Corp.

This report followed a typical Environmental Impact Study (EIS) approach, which is identified as follows:

- “an outline of the study methodology;
- “a description of the topographic setting, local surface water drainage and natural environment features (including springs, wetlands, etc.);
- “a description of reported local water well locations;
- “a description of the geologic and hydrogeologic setting (including aquifers, groundwater/ surface water interaction, water budget, well head protection areas, etc.);
- “a description of the proposed extraction;
- “an examination of the potential impact of the proposed extraction (impact assessment); and,
- “conclusions and recommendations”

This assessment determined that “the proposed extraction will remain above the water table; therefore no direct water level effects on the local groundwater system are expected. There are no water supply wells downgradient of the site; therefore any potential water quality changes associated with the proposal would not affect groundwater use in the area. The intermittent tributary northeast of the site, which may have seasonal groundwater discharge, is cross-gradient of the site and therefore will also not be affected by the proposed extraction”.

The assessment also determined that potential indirect effects of the proposed operations relate to “changes in on-site water balance (runoff and infiltration) associated with the proposed change in topography. The rehabilitation plan will create a large enclosed drainage area. This will result in a conversion of existing runoff (estimated to be approximately 0.1 L/s on average) to future groundwater recharge. Assuming all of the existing (estimated) runoff is

converted to groundwater recharge, future recharge at the site would be on the order of 5.9 L/s on average. This represents a 2.2% increase in recharge. The overall impact of the water balance change is therefore expected to be small in scale.” “In addition, any on-site recharge will enter the groundwater system and move toward the Speed River valley. Therefore any change from runoff to recharge does not represent a loss in water contribution to the local natural environment system”. It was also noted that “groundwater flow from most of the site moves towards the existing quarry and does not interact directly with the Speed River or associated wetland system”.

It was concluded that there are no potential for adverse effects to groundwater and surface water resources and their uses; and, no potential significant impact to local natural environment features or water wells associated with the proposed extraction on the subject lands.

This report provided the following recommended monitoring plan which has been included on the Site Plans:

1. “Water level measures shall be obtained at the existing on-site monitoring well locations (as accessible) BH1, BH2, BH3 and Barn Well on a monthly basis for one year.
2. “Subsequent water level measurements shall be obtained on a quarterly basis at the existing on-site monitoring well locations (as accessible) BH1, BH2, BH3 and Barn Well during the first three years of extraction operations
3. “The Barn Well is within a proposed extraction area and should be abandoned in accordance with applicable regulations if the well is not utilized as a monitor or water supply well.
4. “At the end of three years of monitoring the data shall be summarized in a report provided to the Ministry of Natural Resources. The monitoring program shall be discontinued if no groundwater impacts are observed after 3 years.”

The hydrogeological report satisfies the *Aggregate Resources Act (ARA)* review criterion through items (a) and (b), which consider the effects of the operation of the pit or quarry on the environment and nearby communities, and item (e) which considers the effects on ground and surface water resources.

This document satisfies the *Provincial Policy Statement (PPS)* through: item (c) of Policy 1.1.1, which ensures development and land use patterns that may cause environmental or public health and safety concerns are avoided; item (e) of Policy 1.7.1 which ensures major facilities and sensitive land uses are appropriately designed to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety; Policy 2.1.2, which considers the maintenance, restoration and improvement of existing surface water and ground water features; Policy 2.2.2, which requires the protection, improvement, or restoration of the sensitive surface water and ground water features and their related hydrologic functions; Policy 2.3.5.2, which ensures impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are mitigated; and Policy 2.5.2.2, which ensures extraction is undertaken in a manner which minimizes social and environmental impacts.

This document also satisfies the *Growth Plan for the Greater Golden Horseshoe* through Item 1.a) of Policy 4.2.4 which promotes water conservation.

This document satisfies the *Wellington County Official Plan* through: Policy 4.6.1, which requires studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts; Policy 4.6.3, which requires environmental impact assessments be prepared to evaluate the impacts a proposed development may have on the natural environment and the means by which negative impacts may be mitigated; Policy 4.9.4, which outlines the policy direction for water resources; Policy 5.6.3 and 5.6.4, which ensure proposed development on or adjacent to the Greenland system will have no negative impacts on natural heritage resources or feature or on its ecological function; Policy 6.6.5, which takes into consideration the social and environmental impacts of new aggregate operations; and Policy 6.6.7, which ensures the protection of adjoining lands from any negative effects of reduced water supply, run-off, or contaminated surface or groundwater.

### **3.3 Natural Environment Report**

The *Spencer Pit Natural Environmental Level 1 & 2 Technical Report*, dated February 25, 2014, was prepared by Stantec Consulting Ltd., as part of the natural environment information requirements outlined in Section 2.0 of the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* for a Category 3 – Class 'A' Pit Above Water:

*2.2.1 Natural Environment Level 1: determine whether any of the following features exist on and within 120 metres of the site: significant wetland, significant portions of the habitat of endangered or threatened species, fish habitat, significant woodlands (south and east of the Canadian Shield), significant valley lands (south and east of the Canadian Shield), significant wildlife habitat and significant areas of natural and scientific interest;*

*2.2.2 Natural Environment Level 2: impact assessment where the level 1 identified any features on and within 120 metres of the site in order to determine any negative impact on the natural features or ecological functions for which the area is identified, and any proposed preventative, mitigative or remedial measures.*

This report identified one natural heritage features located on the subject property:

- Habitat for Barn Swallow (Threatened) in the wooden barn at the northern limits of the subject property. However, this barn is not located within the area of the subject property where extraction operations are proposed.

Five significant features were identified on lands within 120m of the subject property:

- Habitat for Butternut (Endangered);
- Fish habitat;

- The Speed River Provincially Significant Wetland Complex;
- Deer Wintering Area; and
- Amphibian breeding habitat (woodland).

The report concluded that there will be no direct impacts to the significant features in or within 120m of the subject property and that potential indirect impacts to the significant features within 120m of the subject property will be mitigated through recommended mitigation measures. “The phased approach and progressive restoration strategy being proposed [...] will ensure that potential impacts to natural heritage features within 120m of the proposed Spencer Pit will be mitigated. The features and ecological functions of the Speed River PSW (including woodland amphibian breeding habitat) will be maintained over the long-term.”

However, “clearing of the onsite woodlands should be avoided during the breeding bird season from May 1 through July 31 to protect nests under the federal Migratory Birds Convention Act and the provincial Fish and Wildlife conservation Act. If cutting is necessary during this window, a nest survey, as required by the Canadian Wildlife Service (CWS), shall be conducted. This survey must occur no more than 72 hours before any cutting activity. If the proposed cutting is not completed within 72 hours of the nest search, the search must be repeated. If a nest is found, a no-touch buffer surrounding the nest (the width of which is determined by the species nesting) must be enforced until the young have naturally fledged.”

In addition to fulfilling the natural environment information requirements outlined in the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* the Natural Environment Technical Report satisfies the *Aggregate Resources Act (ARA)* review criterion through items (a) and (b), which consider the effects of the operation of the pit or quarry on the environment and nearby communities.

This document satisfies the *Provincial Policy Statement (PPS)* through: item (c) of Policy 1.1.1, which ensures development and land use patterns that may cause environmental or public health and safety concerns are avoided; item (e) of Policy 1.7.1 which ensures major facilities and sensitive land uses are appropriately designed to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety; Policy 2.1.1, Policy 2.1.2, Policy 2.1.3, Policy 2.1.4, Policy 2.1.5, and Policy 2.1.6, which ensure the protection of natural features and areas for the long term; Policy 2.3.5.2, which ensures impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are mitigated; and Policy 2.5.2.2, which ensures extraction is conducted in a manner which minimizes social and environmental impacts.

This document also satisfies the *Growth Plan for the Greater Golden Horseshoe* through Item 3) of Policy 4.2.1 which promotes the identification of natural systems.

This document satisfies the *Wellington County Official Plan* through: Policy 4.6.1, which requires studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts; Policy 4.6.3, which requires environmental impact

assessments be prepared to evaluate the impacts a proposed development may have on the natural environment and the means by which negative impacts may be mitigated; Policy 5.3 which ensures activities which diminish or degrade the essential functions of the Greenlands System are prohibited; Policies 5.4.2, 5.4.4, 5.4.5, 5.5.1, 5.5.2, 5.5.3, 5.5.4, 5.5.5, and 5.5.6, which ensure development and site alteration do not take place in significant habitat of endangered or threatened species, in fish habitat, in floodways of rivers or streams, in the flood-fringe portions of floodplains, in significant wildlife or plant habitat, in areas of natural and scientific interest, in streams and valleylands, in significant woodlands, in environmentally sensitive areas, and in ponds, lakes and reservoirs; Policy 5.5.7, which ensures the maintenance, restoration, or improvement of linkages between and among natural heritage features and areas; Policy 5.6.3 and 5.6.4, which ensure proposed development on or adjacent to the Greenland system will have no negative impacts on natural heritage resources or feature or on its ecological function; Policy 6.6.5, which takes into consideration the social and environmental impacts of new aggregate operations; and Policy 6.6.7, which ensures the protection of adjoining lands from any negative effects of reduced water supply, run-off, or contaminated surface or groundwater.

### **3.4 Archaeological Assessment Report**

The *Stage 1 -2 Archaeological Assessment: Spencer Pit*, dated November 6, 2013 was prepared by Stantec Consulting Ltd., as part of the cultural heritage resource information requirements outlined in Section 2.0 of the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* for a Category 3 - Class 'A' Pit Above Water:

- 2.2.3 *Cultural Heritage Resource Stage 1: determine if there are any known significant archaeological resources on the subject property and the potential of the site to have heritage resources;*
- 2.2.4 *Cultural Heritage Resource Stage 2: property survey by a licensed archaeologist if stage 1 identifies known resources or a medium to high potential for heritage resources on the site ad mitigation, if recommended.*
- 2.2.5 *Cultural Heritage Resource Stages 3 and 4: detailed site investigation by a licensed archaeologist (e.g. test pits, plowing fields and survey) when recommended by stage 2 and mitigation through excavation, documentation or avoidance, if recommended;*

The stage 1 archaeological assessment determined that the study area exhibited moderate to high potential for the identification and recovery of archaeological resources. The stage 2 archaeological assessment identified two (2) areas of interest (Location 1 and Location2) where a total of twenty-three (23) artifacts were recovered.

Nine (9) Euro-Canadian artifacts were collected from Location 1. Analysis of the artifacts collected determined that Location 1 represents a small and sparse scatter of early 20<sup>th</sup> century



domestic Euro-Canadian artifacts that retain no further cultural heritage value or interest. Fourteen (14) Euro-Canadian artifacts were collected from Location 2. Analysis of these artifacts determined that Location 2 represents a surface scatter of early 20<sup>th</sup> century domestic Euro-Canadian artifacts derived from the demolition of a modern barn facility and that the area retains no further cultural heritage value or interest. Therefore, no further archaeological assessment was recommended for these two (2) locations.

The following Technical Recommendations have been included in the Site Plans:

“Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act*.

“The *Cemeteries Act*, R.S.O. 1990 c. C.4 and the *Funeral, burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ontario Ministry of Consumer Services.”

This report was reviewed by the Ministry of Tourism, Culture and Sport and a letter of review and entry into the Ontario Public Register of Archaeological Reports from the Ministry, dated November 28, 2013, was received by Stantec Consulting Ltd. See Appendix III for the copy of this letter. In this letter, the Ministry stated that “based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry’s 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports.”

In addition to fulfilling the cultural heritage resource information requirements outlined in the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* the archaeological assessment report satisfies the *Aggregate Resources Act (ARA)* review criterion through items (a) and (b), which consider the effects of the operation of the pit or quarry on the environment and nearby communities.

This document satisfies the *Provincial Policy Statement (PPS)* through: Item (c) of Policy 1.1.1, which ensures development and land use patterns that may cause environmental or public health and safety concerns are avoided; Policy 2.3.5.2, which ensures impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are mitigated; Policy 2.5.2.2, which ensures extraction is undertaken in a manner which minimizes social and environmental impacts; Policy 2.6.1, which ensures significant heritage resources and landscapes are conserved; and Policies 2.6.2 and 2.6.3, which restricts the location of

development or site alteration with respect to archaeological resources and heritage properties.

This document satisfies the *Growth Plan for the Greater Golden Horseshoe* through Item 1e) of Policy 4.2.4, which promotes the conservation of cultural heritage and archaeological resources.

This document satisfies the *Wellington County Official Plan* through: Policy 4.1.5, which encourages the conservation, preservation, protection, and re-use, where possible, of significant built heritage resources, significant cultural heritage landscapes, and significant archaeological resources; Policy 4.6.1, which requires studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts; Policy 4.6.7, which ensures development will not impact any cultural heritage resources; and Policy 6.6.5, which takes into consideration the social and environmental impacts of new aggregate operations.

### 3.5 Acoustic Assessment Report

The *Acoustic Assessment Report*, dated February 2014, was prepared by Conestoga-Rovers & Associates as part of the noise assessment report requirements outlined in Section 2.0 of the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* for a Category 3 – Class ‘A’ Pit Above Water:

*2.2.6 If extraction and/ or processing facilities are within 150 metres of a sensitive receptor, a noise assessment report is required to determine whether or not provincial guidelines can be satisfied; and*

The acoustical impacts were assessed using the worst-case scenarios. Following the assessment the construction of acoustical berms was recommended to mitigate the potential impacts. These acoustical berms and the following technical recommendations have been included in the Site Plans:

1. **“Construction of perimeter berms/ staged operations** – berms shall be constructed along the license boundary/ limit of extraction as outlined in the site plans prepared by Harrington McAvan Ltd.
2. **“Berms 1 and 3 Construction** – constructed to the required height and prior to the start of Site extraction operations and shall remain until the end of operations.
3. **“Berm 2 Construction** – constructed to the required height and prior to start of extraction operations in Area 3 and shall remain until the end of Site operations.
4. **“Time of Operations** – daily extraction activities commence at 7:00 a.m. and must cease not later than 7:00 p.m.
5. **“Process equipment** – any changes to the equipment use on the site which might increase noise generation will be reviewed and approved by a competent professional prior to operation.”

In addition to fulfilling the information requirements outlined in the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* the noise assessment report satisfies the *Aggregate Resources Act (ARA)* criterion through items (a) and (b) which consider the effects of the operation of the pit or quarry on the environment and nearby communities.

This document satisfies the *Provincial Policy Statement* through: Item (c) of Policy 1.1.1, which ensures development and land use patterns that may cause environmental or public health and safety concerns are avoided; item (e) of Policy 1.7.1 which ensures major facilities and sensitive land uses are appropriately designed to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety; Policy 2.3.5.2, which ensures impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are mitigated; and Policy 2.5.2.2, which ensures extraction is undertaken in a manner which minimizes social and environmental impacts.

This document satisfies the *Wellington County Official Plan* through: Policy 4.6.1, which requires studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts; Policy 6.6.5, which takes into consideration the social and environmental impacts of new aggregate operations; and Policy 6.6.7, which ensures the protection of adjoining lands from any negative effects from noise.

### **3.6 Traffic Impact Study Report**

The *Tri City Lands Ltd. Traffic Impact Assessment* dated February 2014 was prepared by GHD. This impact study assessed the extent of traffic-related impacts on the abutting roadway system generated by the proposed application. This study also “reviewed the Wellington County and Waterloo Region’s Official Plans to confirm the abutting roadways are appropriate to be used as haul routes to transport material from the subject lands to key market areas.”

Based on the findings of the impact study, the following improvements were recommended and have been included on the Site Plans:

- “By 2015, the following improvements are recommended at the Wellington Road 124/ Kossuth Road intersection to accommodate Spencer Pit – related traffic:
  - “a southbound exclusive left turn lane to serve inbound truck trips from the northeast and to separate these turns from the heavy southbound through movement flows;
  - “Northbound right turn taper to provide a deceleration facility for inbound trucks to the Pit, and to separate these movements from the heavy northbound traffic flow;
  - “A new site access opposite from, and aligned with, Kossuth Road;
  - “Associated signalized intersection infrastructure (poles, heads, etc.) to accommodate above;
  - “The recommended pit access lane configurations shall be incorporated into the

site plans upon acceptance by the road authority.

- “By 2020, based on the predicted background traffic growth (and unrelated to the Spencer Pit impacts), the widening of Wellington Road 124 and Hespeler Road to four lanes through the Kossuth Road intersection is recommended.”

This document satisfies the *Aggregate Resources Act (ARA)* review criterion through items (a) and (b), which consider the effects of the operation of the pit or quarry on the environment and nearby communities, and item (h), which considers the main haulage routes and proposed truck traffic.

This document also satisfies the *Provincial Policy Statement (PPS)* through: item (c) of Policy 1.1.1, which ensures development and land use patterns that may cause environmental or public health and safety concerns are avoided; item (g) of Policy 1.1.1, which ensure that the necessary infrastructure and public service facilities are capable and available to support the proposal; item (b) of Policy 1.1.4, which ensures development is appropriate to the planned or available infrastructure to avoid the need for unjustified/ uneconomical expansion of the infrastructure; Policies 1.6.5.1, 1.6.5.2, 1.6.5.3, 1.6.5.4, 1.6.5.5, 1.6.6.1, 1.6.6.2, 1.6.6.3, and 1.6.6.4, which guide the planning for safe and efficient transportation systems; item (a) of Policy 1.7.1, which ensures the long-term availability and use of infrastructure are optimized; item (e) of Policy 1.7.1, which ensures major facilities and sensitive land uses are appropriately designed to minimize risk to public health and safety; Policy 2.3.5.2, which ensures impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are mitigated; and Policy 2.5.2.2, which ensures extraction is undertaken in a manner which minimizes social and environmental impacts.

This document fulfills Policy 3.2.2 of the *Growth Plan for the Greater Golden Horseshoe*, which deals with infrastructure and general transportation.

This document satisfies the *Wellington County Official Plan* through: Policy 4.6.1, which requires studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts; Policy 4.6.4, which states that Council may require the completion of a traffic impact assessment where significant volumes of traffic may be added to a road system or where development is proposed in an area with recognized road deficiencies; Policy 6.6.5, which takes into consideration the social and environmental impacts of new aggregate operations; Policy 6.6.7, which ensures that access can be obtained directly to a road capable of carrying the anticipated truck traffic; Policy 12.5.3, which lays out the policies for provincial and county roads; and Policy 12.5.4, which lays out the policies for local roadways.

## 4.0 PLANNING AND LAND USE POLICY CONSIDERATIONS

### 4.1 Provincial Interest

#### 4.1.1 The Aggregate Resources Act

According to Section 12 of the *Aggregate Resources Act (ARA)*, there are criteria the Minister employs when considering whether to issue or refuse a licence. This application has been assessed in this report with regards to these criteria:

(a) *the effect of the operation of the pit or quarry on the environment;*

This matter has been addressed in the Site Plans and in the “Summary Report”, prepared by Harrington McAvan Ltd., as well as the following technical reports:

- *‘Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington’*, dated February 2014, prepared by Groundwater Science Corp.
- *‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’*, dated February 25, 2014, prepared by Stantec Consulting Ltd.
- *‘Stage 1 -2 Archaeological Assessment: Spencer Pit’*, dated November 6, 2013, prepared by Stantec Consulting Ltd.
- *‘Acoustic Assessment Report’*, dated February 2014, prepared by Conestoga-Rovers & Associates
- *‘Tri City Lands Ltd. Traffic Impact Assessment’*, dated February 2014, prepared by GHD

(b) *the effect of the operation of the pit or quarry on nearby communities;*

This matter has been addressed in the Site Plans and in the “Summary Report”, prepared by Harrington McAvan Ltd., as well as the following technical reports:

- *‘Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington’*, dated February 2014, prepared by Groundwater Science Corp.
- *‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’*, dated February 25, 2014, prepared by Stantec Consulting Ltd.
- *‘Stage 1 -2 Archaeological Assessment: Spencer Pit’*, dated November 6, 2013, prepared by Stantec Consulting Ltd.
- *‘Acoustic Assessment Report’*, dated February 2014, prepared by Conestoga-Rovers & Associates
- *‘Tri City Lands Ltd. Traffic Impact Assessment’*, dated February 2014, prepared by GHD

(c) *any comments provided by the municipality in which the site is located;*

To be reviewed during the application process.

(d) *the suitability of the progressive rehabilitation and final rehabilitation plans for the site;*

This application proposes to extract 42.45 hectares from the subject lands. It is proposed that upon completion of the extraction operations, 42.45 hectares of the area extracted will be rehabilitated to agriculture.

(e) *any possible effects on ground and surface water resources;*

This matter has been addressed within the *'Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/Eramosa, County of Wellington'*, dated February 2014, prepared by Groundwater Science Corp.

(f) *any possible effects of the operation of the pit or quarry on agricultural resources;*

According to the Canada Land Inventory Agricultural Capability Map 40P8, available through the Ontario Ministry of Agriculture, Food and Rural Affairs, the majority of the subject land is classified as Class 2FM with a small area of Class 1>3T. See Figure 3 in Appendix I for the Soil Capability for Agriculture Map.

Class 2FM lands are comprised of soils having "moderate limitations that reduce the choice of crops, or require moderate conservation practices", low fertility, and low moisture retention capacities.

Class 1>3T lands are comprised of soils mostly having "no significant limitations in use for crops", but also contains soils having "moderately severe limitations that reduce the choice of crops or require special conservation practices", and limitations due to slope steepness and length.

Following extraction operations 100% of the subject land will be rehabilitated to agriculture.

(g) *any planning and land use considerations;*

This planning analysis report has been prepared to review the application's conformity to planning and land use policy considerations.

(h) *the main haulage routes and proposed truck traffic to and from the site;*

This matter has been addressed within the *'Tri City Lands Ltd. Traffic Impact Assessment'*, dated February 2014, prepared by GHD.

(i) *the quality and quantity of the aggregate on the site;*

The quality and quantity of aggregate on the subject land has been assessed and summarized in the *Summary Report*.

(j) *the applicant's history of compliance with this Act and the regulations, if a licence or permit has previously been issued to the applicant under this Act or a predecessor of this Act; and*

Tri City Lands Ltd. has experience in operating licences in Southwestern Ontario.

(k) *Such other matters as are considered appropriate*

#### **4.1.2 Provincial Policy Statement**

According to Section 3 of the *Planning Act*, “the Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest”. Policy 4.2 of the Provincial Policy Statement states, “in accordance with Section 3 of the *Planning Act*, as amended by the *Strong Communities (Planning Amendment) Act, 2004*, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, ‘shall be consistent with’ this Provincial Policy Statement”.

The Provincial Policy Statement came into effect on March 1, 2005. As per policy 4.3, the “Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation”. The following are the relevant policies applicable to this application:

1.1.1 *Healthy, liveable and safe communities are sustained by:*

a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

The subject lands will provide employment opportunities, economic development and an additional source of quality aggregate. Obtaining this additional supply of quality aggregate enables the construction industry, which in turn increases the economic well-being of the Province and the local municipalities.

- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;*

This application will provide open space through the lands rehabilitated for agriculture. This application is also expected to provide employment opportunities.

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

The pit design, fencing, access features, control features, noise controls and dust controls are intended to provide appropriate public health and safety measures in keeping with various provincial standards. See Appendix II for Site Plans.

- e) promoting cost-effective development standards to minimize land consumption and servicing costs;*

Aggregate material will be extracted as needed by demand.

- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

This matter has been addressed in the 'Tri City Lands Ltd. Traffic Impact Assessment', dated February 2014, prepared by GHD.

*1.1.4 In rural areas located in municipalities:*

- a) permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;*

This application is for a Category 3 – Class 'A' Licence, Pit Above the Water Table to remove more than 20,000 tonnes of mineral aggregate resources a year in Part Lots 14, 15 and 16, and Lots 17 and 18, Concession B, Township of Guelph/ Eramosa, County of Wellington, under Part II, Licences, of the *Aggregate Resources Act, R.S.O. 1990, c A.8*, as amended.

- b) development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/ or uneconomical expansion of this infrastructure;*

This matter has been addressed in the 'Tri City Lands Ltd. Traffic Impact Assessment', dated February 2014, prepared by GHD.



- c) *development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted;*

Following extraction operations, the subject land will be rehabilitated back for agricultural use and it will continue to be compatible with the rural landscape.

- e) *opportunities should be retained to locate new or expanding land uses that require separation from other uses; and*

There is an existing pit/ quarry to the southeast of the subject property; therefore, there is an opportunity with this application to expand this existing land use.

- f) *recreational, tourism and other economic opportunities should be promoted.*

The subject lands will provide employment opportunities, economic development and an additional source of quality aggregate. Obtaining this additional supply of quality aggregate enables the construction industry, which in turn increases the economic well-being of the Province and the local municipalities.

Section 1.6 contains policies for Infrastructure and Public Service Facilities. Relevant policies to this application are included under 1.6.5 Transportation Systems and 1.6.6 Transportation and Infrastructure Corridors:

- 1.6.5.1 *Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.*
- 1.6.5.2 *Efficient use shall be made of existing and planned infrastructure.*
- 1.6.5.3 *Connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.*
- 1.6.5.4 *A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus.*
- 1.6.5.5 *Transportation and land use considerations shall be integrated at all stages of the planning process.*

- 1.6.6.1 *Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and infrastructure facilities to meet current and projected needs.*
- 1.6.6.2 *Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.*
- 1.6.6.3 *The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.*
- 1.6.6.4 *When planning for corridors and rights-of-way for significant transportation and infrastructure facilities, consideration will be given to the significant resources in Section 2; Wise Use and Management of Resources.*

These matters have been addressed in the 'Tri City Lands Ltd. Traffic Impact Assessment', dated February 2014, prepared by GHD.

1.7.1 *Long-term economic prosperity should be supported by:*

- a) optimizing the long-term availability and use of land, resources, infrastructure, and public service facilities;*

Following aggregate extraction, the subject property will be rehabilitated for agricultural use for the long-term. In addition, the 'Tri City Lands Ltd. Traffic Impact Assessment', dated February 2014, prepared by GHD assessed impacts of the application on the existing road infrastructure and recommended completion of roadway improvements by 2015 to the adjacent roadway. These recommendations have been included on the Site Plans. See Appendix II for the Site Plans.

- e) planning so that major facilities (such as airports, transportation/ transit/ rail infrastructure and corridors, intermodal facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries and resource extraction activities) and sensitive land uses are appropriately designed, buffered and/ or separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety;*

This matter has been addressed in the Site Plans, prepared by Harrington McAvan Ltd., as well as the following technical reports:

- 'Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington', dated February 2014, prepared by Groundwater Science Corp.

- ‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’, dated February 25, 2014, prepared by Stantec Consulting Ltd.
- ‘Acoustic Assessment Report’, dated February 2014, prepared by Conestoga-Rovers & Associates
- ‘Tri City Lands Ltd. Traffic Impact Assessment’, dated February 2014, prepared by GHD

g) *promoting the sustainability of the agri-food sector by protecting agricultural resources and minimizing land use conflicts; and*

Following extraction operations 100% of the subject land will be rehabilitated back to agriculture, minimizing land use conflicts.

*2.1.1 Natural features and areas shall be protected for the long term.*

The ‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’, dated February 25, 2014, prepared by Stantec Consulting Ltd. identified and determined if there would be negative impacts on the natural heritage features and ecological functions on and within 120m of the subject land. Technical recommendations were provided and incorporated into the Site Plans for this application. See Appendix II for the Site Plans.

*2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

The ‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’, dated February 25, 2014, prepared by Stantec Consulting Ltd. and the ‘Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington’, dated February 2014, prepared by Groundwater Science Corp. identified and determined if there would be negative impacts on the natural heritage features, surface water features, ground water features and their ecological functions on and within 120m of the subject land. Technical recommendations including monitoring plans were provided and incorporated into the Site Plans for this application. See Appendix II for the Site Plans.

*2.1.3 Development and site alteration shall not be permitted in:*

- a) *significant habitat of endangered species and threatened species;*
- b) *significant wetland in Ecoregions 5E, 6E and 7E; and*

The ‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’, dated February 2014, prepared by Stantec Consulting Ltd. identified habitat for Barn Swallow (Threatened) in a

wooden barn at the northern limits of the subject property but outside of the land proposed to be extracted. Therefore, it was determined that extraction will not take place in significant habitat of endangered and threatened species or significant wetlands. See Appendix II for the Site Plans.

2.1.4 *Development and site alteration shall not be permitted in:*

- b) *significant woodlands south and east of the Canadian Shield;*
- c) *significant valleylands south and east of the Canadian Shield;*
- d) *significant wildlife habitat; and*
- e) *significant areas of natural and scientific interest*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

The 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. did not identify significant woodlands, significant valleylands, significant wildlife habitat, or significant areas of natural and scientific interest on the subject land. Therefore, extraction will not take place in these significant features. See Appendix II for the Site Plans.

2.1.5 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

The 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. did not identify fish habitat on the subject land. Therefore, extraction will not take place in fish habitat. See Appendix II for the Site Plans.

2.1.6 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. identified habitat for Barn Swallow (Threatened) in the wooden barn at the northern limits of the subject property. Habitat for Butternut (Endangered), fish habitat, the Speed River Provincially Significant Wetland Complex, deer wintering area and Amphibian breeding habitat were identified within 120m of the subject property. This report determined that there will be no direct impacts to the significant features in or within 120m of the subject property and that potential indirect impacts to the significant features within 120m of the subject property will be mitigated by implementing their recommended mitigation measures. These technical recommendations have been incorporated into the Site Plans. See Appendix II for the Site Plans.

2.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

*Mitigative measures and/ or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.*

The 'Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington', dated February 2014, prepared by Groundwater Science Corp. assessed the potential negative effects to the surface water and groundwater resources and their functions due to the proposed extraction operations. It was found that there will be no adverse effects on these resources as a result of the proposed extraction operations. See Appendix II for the Site Plans.

2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.

*Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2 and 3 soils, in this order of priority.*

According to the Canada Land Inventory Agricultural Capability Map 40P8, available through the Ontario Ministry of Agriculture, Food and Rural Affairs, the majority of the subject land is classified as Class 2FM with a small area of Class 1>3T. See Figure 3 in Appendix I for the Soil Capability for Agriculture Map.

Class 2FM lands are comprised of soils having “moderate limitations that reduce the choice of crops, or require moderate conservation practices”, low fertility, and low moisture retention capacities.

Class 1>3T lands are comprised of soils mostly having “no significant limitations in use for crops”, but also contains soils having “moderately severe limitations that reduce the choice of crops or require special conservation practices”, and limitations due to slope steepness and length.

Following extraction operations 100% of the subject land will be rehabilitated to agriculture. See Appendix II for the Rehabilitation Plan.

2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, secondary uses and agriculture-related uses.

*Proposed new secondary uses and agriculture-related uses shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall*

*be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches which achieve the same objective.*

Mineral aggregate resource extraction is the proposed interim land-use. Following extraction operations, 100% of the subject land will return to agriculture.

2.3.3.2 *In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*

Following extraction operations, 100% of the subject land will be rehabilitated to agriculture.

2.3.5.1 *Planning authorities may only exclude land from prime agricultural areas for:*  
*b) extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with policies 2.4 and 2.5; and*

This application is to allow for extraction of mineral aggregate resources from the subject land.

2.3.5.2 *Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be mitigated to the extent feasible.*

This matter has been in the following technical reports:

- *'Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington'*, dated February 2014, prepared by Groundwater Science Corp.
- *'Spencer Pit Natural Environmental Level 1 & 2 Technical Report'*, dated February 25, 2014, prepared by Stantec Consulting Ltd.
- *'Stage 1 -2 Archaeological Assessment: Spencer Pit'*, dated November 6, 2013, prepared by Stantec Consulting Ltd.
- *'Acoustic Assessment Report'*, dated February 2014, prepared by Conestoga-Rovers & Associates
- *'Tri City Lands Ltd. Traffic Impact Assessment'*, dated February 2014, prepared by GHD

These reports assess any potential social and environmental impacts the operations of this proposal may have and explore various mitigation measures to minimize these impacts. Mitigation measures have been included into the Operational Plan of the Site Plans. See Appendix II for the Operational Plan.

2.5.2.1 *As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.*

*Demonstration of need for mineral aggregate resources, including any type of supply/ demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.*

The mineral aggregate resources to be extracted from the subject lands will be made available to nearby market.

2.5.2.2 *Extraction shall be undertaken in a manner which minimizes social and environmental impacts.*

As required under the *Aggregate Resources Act (ARA)* a number of technical reports are to be submitted as part of the licence application for a Category 3 - Class 'A' Pit Above Water. The following reports were prepared as part of the technical information to be provided in support of these applications:

- *'Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington'*, dated February 2014, prepared by Groundwater Science Corp.
- *'Spencer Pit Natural Environmental Level 1 & 2 Technical Report'*, dated February 25, 2014, prepared by Stantec Consulting Ltd.
- *'Stage 1 -2 Archaeological Assessment: Spencer Pit'*, dated November 6, 2013, prepared by Stantec Consulting Ltd.
- *'Acoustic Assessment Report'*, dated February 2014, prepared by Conestoga-Rovers & Associates
- *'Tri City Lands Ltd. Traffic Impact Assessment'*, dated February 2014, prepared by GHD

These reports assess any potential social and environmental impacts the operations of this proposal may have and explore various mitigation measures to minimize these impacts. Mitigation measures have been included into the Operational Plan of the Site Plans. See Appendix II for the Operational Plan.

2.5.3.1 *Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.*

The subject property is surrounded by extractive industrial area, agricultural lands, and hazardous lands. The subject land is to be rehabilitated back to agriculture; therefore, it will continue to be compatible with the adjacent lands. See Appendix II for the Rehabilitation Plan.

2.5.4.1 *In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that rehabilitation of*

*the site will be carried out so that substantially the same areas and same average soil quality for agriculture are restored.*

Following extraction operations 100% of the subject land will be rehabilitated to agriculture. See Appendix II for the Rehabilitation Plan.

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

This matter has been addressed in the 'Stage 1 -2 Archaeological Assessment: Spencer Pit', dated November 6, 2013, prepared by Stantec Consulting Ltd. Euro-Canadian artifacts were uncovered in 2 locations on the subject property. It was determined that these artifacts retain no further cultural heritage value or interest. Therefore, this application will not have a negative impact on any significant built heritage resources or cultural heritage landscapes.

This report was reviewed by the Ministry of Tourism, Culture and Sport and a letter of review and entry into the Ontario Public Register of Archaeological Reports from the Ministry, dated November 28, 2013, was received by Stantec Consulting Ltd. See Appendix III for the copy of this letter.

2.6.2 *Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.*

This matter has been addressed in the 'Stage 1 -2 Archaeological Assessment: Spencer Pit', dated November 6, 2013, prepared by Stantec Consulting Ltd. Euro-Canadian artifacts were uncovered in 2 locations on the subject property. It was determined that these artifacts retain no further cultural heritage value or interest. This application does not propose extraction to take place on lands containing significant archaeological resources and, therefore, will not have a negative impact on significant archaeological resources.

The above-mentioned report was reviewed by the Ministry of Tourism, Culture and Sport and a letter of review and entry into the Ontario Public Register of Archaeological Reports from the Ministry, dated November 28, 2013, was received by Stantec Consulting Ltd. See Appendix III for the copy of this letter.

2.6.3 *Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*



*Mitigative measures and/ or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*

This matter has been addressed in the 'Stage 1 -2 Archaeological Assessment: Spencer Pit', dated November 6, 2013, prepared by Stantec Consulting Ltd. Recommendations from this report were included in the Site Plans. See Appendix II for the Site Plans.

The above-mentioned report was reviewed by the Ministry of Tourism, Culture and Sport and a letter of review and entry into the Ontario Public Register of Archaeological Reports from the Ministry, dated November 28, 2013, was received by Stantec Consulting Ltd. See Appendix III for the copy of this letter.

*3.2.1 Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.*

There is an existing pit/ quarry licence (Carmeuse Lime Canada) to the southeast of the subject property. This application is to allow for mineral aggregate resource extraction to take place on the subject land, too, and mitigation and rehabilitation measures will be implemented.

#### **4.1.3 Growth Plan for the Greater Golden Horseshoe**

The *Growth Plan for the Greater Golden Horseshoe* was prepared in 2006 under the *Places to Grow Act, 2005*. This Plan was established to "guide decisions on a wide range of issues – transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage and resource protection – in the interest of promoting economic prosperity." The subject property falls within the Greater Golden Horseshoe Growth Plan Area. See Figure 6 in Appendix I for the Greater Golden Horseshoe Growth Plan Area Map. The following are the relevant policies applicable to this application:

##### *3.2.2 Transportation - General*

- 3. In planning for the development, optimization, and/ or expansion of new or existing transportation corridors, the Ministers of Public Infrastructure Renewal and Transportation, other Ministers of the Crown, other public agencies and municipalities will -*
  - a) ensure that corridors are identified and protected to meet current and projected needs for various travel modes*

The 'Tri City Lands Ltd. Traffic Impact Assessment', dated February 2014, prepared by GHD explored the subject land's surrounding infrastructure to determine the capability of existing roadways to support haul routes for the transportation of material from the subject land to key market areas. The report recommended the completion of roadway improvements by 2015 to the adjacent roadway. These recommendations have been included on the Site Plans. See Appendix II for the Site Plans.

#### 4.2.1 Natural Systems

3. *Planning authorities are encouraged to identify natural heritage features and areas that complement, link, or enhance natural systems.*

The 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. identified and determined if there would be negative impacts on the natural heritage features and ecological functions on and within 120m of the subject land. Technical recommendations were provided and incorporated into the Site Plans to ensure that there will be no negative impacts on these features or on their ecological functions. See Appendix II for the Site Plans.

#### 4.2.3 Mineral Aggregate Resources

1. *Through sub-area assessment, the Ministers of Public Infrastructure Renewal and Natural Resources will work with municipalities, producers of mineral aggregate resources, and other stakeholders to identify significant mineral aggregate resources for the GGH, and to develop a long-term strategy for ensuring the wise use, conservation, availability and management of mineral aggregate resources in the GGH, as well as identifying opportunities for resource recovery and for co-ordinated approaches to rehabilitation where feasible.*

The subject land is partially covered by an outwash terrace glacial deposit and falls within Selected Sand Gravel Area of Primary Significance Deposits #3a and #3b. See Figure 5 in Appendix I for the Sand and Gravel Resource Area Map.

In 2010, a total of thirty-two (32) test pits were dug on the property to confirm the outwash deposit on the subject land. An additional twenty (20) test pits were dug in 2012. It was determined that the deposit varies across the subject land and there is a minimum of 2 million tonnes of quality sand and gravel on the subject land.

The extraction operations are separated into 5 phases and a maximum of 650,000 tonnes of aggregate may be removed from the subject land in any calendar year. Progressive rehabilitation has also been co-ordinated with the proposed extraction operations, which is illustrated in the Operational Plan of the Site Plans, prepared by Harrington McAvan Ltd. See Appendix II for the Operational Plan.

#### 4.2.4 A Culture of Conservation

1. *Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives:*

- a) Water conservation, including -*
  - i. water demand management, for the efficient use of water*
  - ii. water recycling to maximize the reuse and recycling of water.*

The *Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington'*, dated February 2014, prepared by Groundwater Science Corp. assessed surface water and groundwater resources for water conservation.

- b) Energy conservation, including -*
  - ii. identification of opportunities for alternative energy generation and distribution*
  - iii. energy demand management to reduce energy consumption*

The mineral aggregate resources to be extracted from the subject property will be made available to nearby markets. Trucks travelling short distances on major highways use less fuel (energy) and minimize the wear and tear on roads.

- c) Air quality protection, including reduction in emissions from municipal and residential sources*

Water or calcium chloride will be applied to internal haul roads and processing areas as often as required to mitigate dust.

- d) Integrated waste management, including -*
  - i. enhanced waste reduction, composting, and recycling initiatives and the identification of new opportunities for source reduction, reuse, and diversion where appropriate*
  - ii. a comprehensive plant with integrated approaches to waste management, including reduction, reuse, recycling, composting, diversion, and the disposal of residual waste*
  - iii. promotion of reuse and recycling of construction materials*
  - iv. consideration of waste management initiatives within the context of long term regional planning, and in collaboration with neighbouring municipalities.*

In aggregate operation, waste is most often created when the best of the material is processed leaving excess lower grade materials which cannot easily be sold. This is generally referred to as "highgrading". By providing a variety of sources of material in close proximity, the operator can blend pit run to produce an optimal plant feed which makes the most efficient use of the material, thus reducing waste.

- e) *Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified.*

This matter has been addressed in the ‘*Stage 1 -2 Archaeological Assessment: Spencer Pit*’, dated November 6, 2013, prepared by Stantec Consulting Ltd. Recommendations from this document were included in the Site Plans to ensure that there will be no negative impacts. See Appendix II for the Site Plans.

The above-mentioned report was reviewed by the Ministry of Tourism, Culture and Sport and a letter of review and entry into the Ontario Public Register of Archaeological Reports from the Ministry, dated November 28, 2013, was received by Stantec Consulting Ltd. See Appendix III for the copy of this letter.

## **4.2 Regional Interest**

### **4.2.1 Wellington County**

The *Wellington County Official Plan* was approved in 1999 and was last revised February 24, 2011. The majority of the subject property is designated as Prime Agricultural with the north end of the property designated as Core Greenlands. The entire subject property is included in the Mineral Aggregate Area designation, as shown on Schedule A3, Guelph-Eramosa, of the *Wellington County Official Plan*. See Figure 7 in Appendix I for the Land Use Map. According to the official plan, aggregate extraction may be permitted on lands designated Mineral Aggregate Area through rezoning. Therefore, an official plan amendment is not required.

Although an amendment is not required, this application was reviewed and assessed for its conformity to the *Wellington County Official Plan*. The following policies are relevant to this application:

#### **4.1 CULTURAL HERITAGE RESOURCES**

##### **4.1.5 Policy Direction**

- a) *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- b) *Wellington will encourage the conservation of significant built heritage resources through heritage designations and planning policies which protect these resources.*
- c) *The re-use of heritage buildings is often a valid means of ensuring their restoration, enhancement or future maintenance. Projects to re-use heritage buildings may be given favourable consideration if the overall results are to ensure the long term protection of a heritage resource and the project is compatible with surrounding land uses and represents an appropriate use of land.*

- d) *Where a property has been identified as a protected heritage property, development and site alteration may be permitted on adjacent lands where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*
- e) *In order to conserve a cultural heritage resource, a Heritage Impact Assessment and/or a Conservation Plan may be required.*
- f) *The County recognizes the important cultural significance of the Grand River as a Canadian Heritage River, and the need to conserve its inherent values.*
- g) *Where development and site alteration is allowed, significant archaeological resources must be conserved. Such resources will be conserved through removal, and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, development and site alteration will only be allowed if the heritage integrity of the site is maintained.*
- h) *Where the County has determined a proposed development has areas of archaeological potential, an assessment of the property will be required to identify archaeological resources. Resources identified and determined to be significant will be conserved. The County may also require parts of a site to be excluded from development in order to maintain the heritage integrity of the site.*

This matter has been addressed in the ‘Stage 1 -2 Archaeological Assessment: Spencer Pit’, dated November 6, 2013, prepared by Stantec Consulting Ltd. Archaeological resources of cultural heritage value or interest were not identified.

This report was reviewed by the Ministry of Tourism, Culture and Sport and a letter of review and entry into the Ontario Public Register of Archaeological Reports from the Ministry, dated November 28, 2013, was received by Stantec Consulting Ltd. See Appendix III for the copy of this letter.

#### 4.3 FARMLAND PROTECTION

##### 4.3.1 Prime Agricultural Areas

*Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting development.*

The subject property is designated as Prime Agricultural land in the County of Wellington Official Plan. See Figure 7 in Appendix I for the Land Use Map.

##### 4.3.3 Policy Direction

a) *Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas unless:*

*ii) the lands are to be used on an interim basis for mineral aggregate extraction,*

This application is to allow the subject land to be used on an interim basis for mineral aggregate extraction.

#### 4.6 IMPACT ASSESSMENT

##### 4.6.1 General

*In order to assess the merit of planning applications, the County or local municipality may require studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts. These studies shall be prepared by qualified professionals and will include, but are not limited to:*

- *planning impacts*
- *environmental impacts*
- *traffic impacts*
- *agricultural impacts*
- *fiscal impacts*

*Studies prepared as part of an environmental assessment, licensing procedure or other planning process may fulfill all or part of the requirements of this section.*

The following technical reports have been completed as a part of this application:

- *'Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington'*, dated February 2014, prepared by Groundwater Science Corp.
- *'Spencer Pit Natural Environmental Level 1 & 2 Technical Report'*, dated February 25, 2014, prepared by Stantec Consulting Ltd.
- *'Stage 1 -2 Archaeological Assessment: Spencer Pit'*, dated November 6, 2013, prepared by Stantec Consulting Ltd.
- *'Acoustic Assessment Report'*, dated February 2014, prepared by Conestoga-Rovers & Associates
- *'Tri City Lands Ltd. Traffic Impact Assessment'*, dated February 2014, prepared by GHD

##### 4.6.2 Planning Impact Assessment

*Planning impact assessments may be required to evaluate:*

- a) *the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;*
- b) *the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;*
- c) *the adequacy of the proposed method of servicing the site;*
- d) *the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;*
- e) *the impact on natural resources such as agricultural land and mineral aggregate deposits;*
- f) *the impact on biodiversity and connectivity of natural features and areas;*
- g) *the exterior design in terms of bulk, scale and layout of buildings and other design elements;*
- h) *the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;*
- i) *methods of reducing or eliminating negative impacts;*
- j) *other planning matters considered important by a Council.*

This matter has been addressed with this planning analysis report.

#### 4.6.3 Environmental Impact Assessment

*Environmental impact assessments prepared by a qualified person may be required to evaluate the impacts a proposed development may have on the natural environment and the means by which negative impacts may be reduced or eliminated. An environmental impact assessment may include some or all of the following:*

- a) *a description of the proposal, including a statement of purpose;*
- b) *a description of the existing land use on the subject lands and adjacent lands, as well as the relevant land use regulations;*
- c) *an identification of proposed land uses and activities and potential environmental impacts;*
- d) *a delineation of any environmental constraint area on a site plan;*
- e) *a description of the terrestrial and aquatic resources, natural and built landforms, surface and groundwater and other significant environmental features or functions on the site;*
- f) *an assessment of the impact on groundwater resources and in particular existing private wells and municipal supply wells in the area;*
- g) *a consideration of the need for a subwatershed study;*
- h) *an assessment of the impact on groundwater resources and in particular existing private wells and municipal supply wells in the area;*

- i) a statement of the relative environmental and ecological significance of the natural features and functions affected by the proposal;
- j) a consideration of the potential to maintain, restore or where possible, improve the long-term ecological function and biodiversity of natural heritage systems;
- k) requirements to be addressed in Site Plans and/or Development Agreements;
- l) a statement that there are no negative impacts on provincially significant greenland features and functions and a description of the means by which negative environmental impacts will be mitigated in other greenland areas.
- m) a consideration of the potential for enhancement of environmental features or functions through site design alternatives;
- n) a proposal for monitoring, where needed;
- o) such additional concerns as a Council may consider relevant.

This matter has been addressed with the ‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’, dated February 25, 2014, prepared by Stantec Consulting Ltd. and the ‘Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington’, dated February 2014, prepared by Groundwater Science Corp.

#### 4.6.4 Traffic Impacts Assessment

Where a development proposal may add significant volumes of traffic to a road system or where development is proposed in an area with recognized road deficiencies, a Council may require a traffic impact assessment. The assessment may include any or all of the following:

- a) pre and post development traffic patterns and volumes;
- b) structural adequacy and capacity of the existing and proposed road system;
- c) convenience, accessibility and safety of the site for people and vehicles and the effect on traffic customarily on the road;
- d) sight distance visibility;
- e) grade (slope) of road;
- f) suitability of the road for all weather conditions;
- g) suitability of the site or roads for snow plowing and removal;
- h) pedestrian and bicycle traffic flows and potential conflicts, particularly where schools or senior facilities are nearby;
- i) ability of new roads to meet municipal standards;
- j) means by which negative impacts will be reduced or eliminated;
- k) such additional concerns as a Council may consider relevant.

This matter has been addressed in the ‘Tri City Lands Ltd. Traffic Impact Assessment’, dated February 2014, prepared by GHD.

#### 4.6.5 Agricultural Impact Assessment



*Where development is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. An assessment may include any or all of the following:*

- a) the opportunity to use lands of lower agricultural potential;*
- b) compliance with the minimum distance separation formula for livestock operations;*
- c) the degree to which agricultural expansion may be constrained;*
- d) potential interference with normal agricultural activities and practices;*
- e) potential interference with the movement of agricultural machinery on roads;*
- f) such other concerns as a Council may consider relevant.*

The subject property is located on prime agricultural land. Upon completion of extraction operations, the subject land will be rehabilitated back to agriculture.

#### *4.6.6 Fiscal Impact Assessment*

*A Council may require a fiscal impact assessment where a development proposal or proposals is so substantial that it may:*

- a) create negative impacts on existing commercial facilities to the extent that it threatens the existing commercial life of a traditional downtown or the planned function of other commercial areas;*
- b) impose severe or unusual financial burdens on the municipality's fiscal well-being.*

*It is not the intent of the County to regulate competition, but the County wishes to retain healthy communities and traditional downtowns and protect public investment in Wellington's communities.*

This application is expected to provide employment opportunities.

#### *4.6.7 Heritage Impact Assessment and Conservation Plan*

*A heritage impact assessment and conservation plan may be required to determine if any cultural heritage resources are impacted by a development proposal.*

*A heritage impact assessment is a study to determine if any cultural heritage resources are impacted by a development proposal, whether the impacts can be mitigated, and by what means. A heritage impact assessment will generally be required to contain:*

- a) Historical research, site analysis and evaluation*
- b) Identification of the significance and heritage attributes of the cultural heritage resources*
- c) Description of the proposed development or site alteration*
- d) Assessment of development or site alteration impact*
- e) Consideration of alternatives, mitigation and conservation methods*

- f) *Implementation and monitoring*
- g) *Summary statement and conservation recommendations*

This matter has been addressed in the 'Stage 1 -2 Archaeological Assessment: Spencer Pit', dated November 6, 2013, prepared by Stantec Consulting Ltd. This report was reviewed by the Ministry of Tourism, Culture and Sport and a letter of review and entry into the Ontario Public Register of Archaeological Reports from the Ministry, dated November 28, 2013, was received by Stantec Consulting Ltd. See Appendix III for the copy of this letter.

#### 4.9 WATER RESOURCES

##### 4.9.4 Policy Direction

*Wellington County commits to pursuing the following directions relating to water resources:*

- a) *ensure that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic systems on an integrated watershed management basis;*
- b) *protect surface and groundwater quality through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within wellhead protection areas and overlying vulnerable aquifers;*
- c) *ensure that development meets provincial water quality objectives;*
- e) *ensure development does not alter groundwater levels to the detriment of surrounding users and resources;*
- f) *support policies to protect municipal water sources;*
- g) *protect wetlands and areas that make significant contributions to groundwater recharge;*
- h) *protect the hydrogeological functions of the moraine systems in the County;*
- i) *ensure the base flow needed to protect streams, fisheries and wetlands are maintained;*
- k) *maintain and enhance water quantity and quality through the retention of vegetation or through revegetation;*
- l) *maintain and enhance fish habitat;*
- m) *protect or enhance the function of sensitive groundwater recharge areas, discharge areas, aquifers and headwaters;*
- n) *ensure land use decisions promote water conservation efforts and support the efficient use of water resources;*
- o) *encourage agricultural practices that protect water resources;*
- p) *require mineral aggregate operations to use best management practices to protect groundwater resources as set out in Section 4.9.5.8;*
- q) *require impact studies when development proposals have the potential to affect water or water related resources.*

These matters have been addressed in the 'Hydrogeologic Assessment, Tri City Lands Ltd.

*Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington', dated February 2014, prepared by Groundwater Science Corp.*

#### 4.9.5 Well Head Protection Areas (WHPAs)

*The protection of municipal water supplies from contamination is important to securing a long-term potable water supply for residents and businesses and for future growth. The County has identified areas within which certain land uses may pose a risk to the quality and quantity of municipal water supplies. The policies of this section are intended to prohibit high risk activities from establishing within Well Head Protection Areas (WHPAs) and to ensure that permitted uses can be established within an acceptable level of risk to groundwater quality and quantity.*

*Schedule B of the Official Plan identifies WHPAs for each municipal well or well field, and selected private communal wells in the County. WHPAs are shown on Schedule B as Well Head Protection Areas 1 through 3. WHPAs considered to be most vulnerable to the surface activities are ranked highest on a sensitivity scale of 1 to 3, with 1 being the highest and 3 being the lowest. The WHPAs shown on Schedules B will be interpreted as a special protection category in which the lands may be utilized in accordance with the underlying land use designation, subject to the policies of this Section.*

According to Schedule B3, Wellhead Protection Areas, of the County of Wellington Official Plan the subject property does not fall within a Wellhead Protection Area. See Figure 8 in Appendix I for the Wellhead Protection Areas Map.

According to Schedule 'A3' of the Official Plan lands to the north and east of the subject property are designated as Core Greenlands and Greenlands. See Figure 7 in Appendix I for the Land Use Map. Therefore, the Greenlands Systems policies in Part 5 of the Official Plan may be relevant to this application.

#### 5.1 DEFINED

*The Greenlands System is intended to include those features and areas which are part of Wellington's natural heritage or areas in which natural or human-made conditions may pose a threat to public safety. These often inter-related areas include:*

- *wetlands*
- *environmentally sensitive areas*
- *streams and valley lands*
- *ponds, lakes and reservoirs*
- *areas of natural and scientific interest*
- *woodlands*
- *fish, wildlife and plant habitat*
- *flood plains and hazardous lands*

- *threatened or endangered species*

### 5.3 PLANNING APPROACH

*The Greenlands System is designated on Schedule “A” to this Plan and is a composite of many natural heritage features, flood prone areas and hazardous lands. The system is divided into two broad categories: Core Greenlands and Greenlands.*

*The Greenlands System will be maintained or enhanced. Activities which diminish or degrade the essential functions of the Greenlands System will be prohibited. Activities which enhance the health of the Greenlands System will be encouraged where reasonable.*

The ‘*Spencer Pit Natural Environmental Level 1 & 2 Technical Report*’, dated February 25, 2014, prepared by Stantec Consulting Ltd. identified any significant natural heritage features on and within 120m of the subject property and determined that there will be no negative impacts on any natural features or their functions as a result of the operations proposed in this application. Therefore, this application will not diminish or degrade the essential functions of the Greenlands System.

### 5.4 CORE GREENLANDS

*Within the Greenlands System certain areas have greater sensitivity or significance. These areas will be identified in policy and protected. These areas have been included in the “Core” Greenlands designations and include:*

- *provincially significant wetlands*
- *habitat of endangered or threatened species*
- *floodway and hazardous lands*

According to Appendix 3 of the Official Plan the land to the east of the subject property designated as Core Greenlands is identified as a Provincially Significant Wetland. See Figure 9 in Appendix I for the Provincially Significant Wetlands Map.

#### 5.4.1 Wetlands

*All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant. Provincially significant wetlands are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted.*

According to Appendix 3 of the Official Plan the land adjacent to and to the east of the subject property designated as Core Greenlands is identified as a Provincially Significant Wetland. See Figure 9 in Appendix I for the Provincially Significant Wetlands Map. This application does not

propose development or site alteration to occur in these wetlands.

#### 5.4.2 *Habitat of Endangered or Threatened Species and Fish Habitat*

*Development and site alteration will not be allowed in significant habitat of endangered or threatened species.*

The 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. identified habitat for Barn Swallow (Threatened) in a wooden barn at the northern limits of the subject property outside of lands proposed to be extracted. Therefore, it was determined that development and site alteration is not proposed to occur in significant habitat of endangered or threatened species.

*Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

The 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. did not identify fish habitat on or within 120m of the subject property. Therefore, extraction will not occur in fish habitat.

#### 5.4.3 *Flooding Hazards and Hazardous Lands*

*The Core Greenlands designation includes areas subject to flooding and other hazardous conditions. Generally development shall be directed away from areas in which conditions exist which would pose a threat to public health and safety.*

The subject property is located adjacent to lands designated as Core Greenlands. Limits of extraction and regulatory setbacks have been included on the Site Plans to ensure health and safety. See Appendix II for the Site Plans.

#### 5.4.4 *Floodway*

*Development and site alteration will not be permitted in the floodway of a river or stream unless a Special Policy Area has been approved or it is permitted elsewhere in this Plan. In most parts of the County, a one-zone flood plain management concept applies and the floodway encompasses the entire floodplain.*

This application does not propose development or site alteration to occur in the floodway of a river or stream.

#### 5.4.5 *Development and Site Alteration*

*Development and site alterations will only be permitted in the flood-fringe portion of the floodplain (where a two-zone concept applies), in Special Policy Areas and in areas susceptible to other natural hazards if:*

- a) the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;*
- b) new hazards are not created and existing hazards are not aggravated;*
- c) no adverse environmental impacts will result;*
- d) essential emergency services have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*
- e) the development does not include institutional uses or essential emergency services or the disposal, manufacturing, treatment or storage of hazardous substances;*
- f) no reasonable alternative is available.*

This application does not propose development or site alteration to occur in the flood-fringe portion of the floodplain.

## 5.5 GREENLANDS

*Other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts.*

*These areas are often found within Core Greenlands. Where they are outside Core Greenlands they are identified as Greenlands.*

### 5.5.1 Habitat

*Fish, wildlife and plant habitat are included in the Greenlands System, often as part of other defined natural heritage features.*

*Development and site alteration will not be allowed in significant wildlife or plant habitat unless it has been demonstrated that there will be no negative impacts on the habitat or its ecological functions and, in the case of fish habitat, in accordance with provincial and federal requirements.*

The 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. identified habitat for Barn Swallow (Threatened) in a wooden barn at the northern limits of the subject property outside of the lands proposed to be extracted. Therefore, it was determined that development and site alteration is not proposed to occur in significant habitat of endangered or threatened species.

### 5.5.2 Natural and Scientific Interest

*Areas of natural and scientific interest (ANSI's) are included in the Greenlands system where they have been determined to be provincially significant or determined by the County to be regionally significant. Life science areas (plant and animal communities) will be protected from any development or site alteration which would have a negative impact on the life science feature or its ecological function. Earth science areas (drumlins, eskers, spillways) will be protected in large measure from development or site alterations which would significantly alter their nature or earth science values.*

The 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. did not identify any Areas of Natural and Scientific Interest on or within 120m of the subject property. Therefore, extraction will not take place in Areas of Natural and Scientific Interest.

### 5.5.3 Streams and Valleylands

*Streams and valleylands are included in the Greenlands system. All streams and valleylands will be protected from development or site alterations which would negatively impact on the stream or valley- land or their ecological functions.*

This matter has been addressed in the The 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. This report did not identify significant streams or valleylands on or within 120m of the subject property. Therefore, extraction will not take place in these features.

### 5.5.4 Woodlands

*Woodlands over 10 hectares in area are considered to be significant by the County and are included in the Greenlands system.*

*These woodlands will be protected from development or site alterations which would negatively impact the woodlands or their ecological functions. Good forestry practices will be encouraged.*

*Smaller woodlots may also have local significance and, where practical, these smaller woodlots should be protected.*

This matter has been addressed in the 'Spencer Pit Natural Environmental Level 1 & 2 Technical Report', dated February 25, 2014, prepared by Stantec Consulting Ltd. Significant woodlands were not identified on or within 120m of the subject property.

### 5.5.5 Environmentally Sensitive Areas (ESA's)

*Environmentally sensitive areas as determined by the County from previous studies are included in the Greenlands system. The areas will be protected from development or site alterations which would negatively impact them or their ecological functions.*

This matter has been addressed in the ‘*Spencer Pit Natural Environmental Level 1 & 2 Technical Report*’, dated February 25, 2014, prepared by Stantec Consulting Ltd. Environmentally Sensitive Areas were not identified on or within 120m of the subject property.

#### 5.5.6 Ponds, Lakes and Reservoirs

*Ponds, lakes and reservoirs are included in the Greenlands system where the County determines they require protection. These areas will be protected from development or site alterations which would negatively impact them or their ecological functions.*

This matter has been addressed in the ‘*Spencer Pit Natural Environmental Level 1 & 2 Technical Report*’, dated February 25, 2014, prepared by Stantec Consulting Ltd. This report concluded that there would be no negative impacts on any natural heritage features or their ecological functions within 120m of the subject property as a result of the proposed extraction operations with the implementation of recommended mitigation measures. These recommendations have been incorporated into the Site Plans. See Appendix II for the Site Plans.

#### 5.5.7 Natural Heritage Systems

*The boundaries of many natural heritage features overlap and inter-relationships frequently exist between these areas. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

This matter has been addressed in the ‘*Spencer Pit Natural Environmental Level 1 & 2 Technical Report*’, dated February 25, 2014, prepared by Stantec Consulting Ltd. This report concluded that there would be no negative impacts on any natural heritage features or their ecological functions within 120m of the subject property as a result of the proposed extraction operations with the implementation of recommended mitigation measures. These recommendations have been incorporated into the Site Plans. See Appendix II for the Site Plans.

### 5.6 DEVELOPMENT CONTROL

#### 5.6.3 Development Impacts

*Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:*



- a) *identify the nature of the natural heritage resource(s) potentially impacted by the development;*
- b) *prepare, where required, an environmental impact assessment to address potential impacts;*
- c) *consider enhancement of the natural area where appropriate and reasonable;*
- d) *demonstrate that there will be no negative impacts on the natural heritage resources or feature or on its ecological function.*

*No development will be approved unless the County is satisfied that the Greenland policies are met.*

#### *5.6.4 Adjacent Lands*

*For the purposes of this section of the Plan, adjacent lands are considered to be:*

- a) *lands within 120 metres of provincially significant wetlands;*
- b) *lands within 30 metres of all other Core Greenlands and Greenland areas.*

This matter has been addressed in the *'Spencer Pit Natural Environmental Level 1 & 2 Technical Report'*, dated February 25, 2014, prepared by Stantec Consulting Ltd. and the *'Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington'*, dated February 2014, prepared by Groundwater Science Corp. These reports concluded that there would be no negative impacts on any natural heritage features or their ecological functions within 120m of the subject property as a result of the proposed extraction operations with the implementation of recommended mitigation measures and monitoring. These recommendations have been incorporated into the Site Plans. See Appendix II for the Site Plans.

#### *5.6.6 Mineral Aggregate Areas*

*Areas of high potential for mineral aggregate are shown as an overlay over the Greenland System. Mineral Aggregate operations are not allowed in provincially significant wetlands or in significant habitat of threatened or endangered species but may be considered in other areas subject to the policies of this Plan. Existing licensed mineral aggregate operations are permitted and will be protected.*

No mineral aggregate operations are proposed to take place in provincially significant wetlands or in significant habitat of threatened or endangered species.

#### *5.6.8 Conservation Authority Regulations*

*Some lands within and adjacent to the Greenland System may be subject to an Ontario Regulation issued under the Conservation Authorities Act.*

*Where development or site alteration is proposed within a regulated area, as shown on Conservation Authority schedules and/or described in the text of the applicable Conservation Authority regulation, the Conservation Authority should be consulted before development (including construction, conversion, grading, filling, or excavating) occurs to determine whether the regulation applies.*

As per Section 4.0, Notification and Consultation Standards, of the *Aggregate Resources of Ontario: Provincial Standards, version 1.0* for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table, this application will be circulated to review agencies, including the local Conservation Authority, for review and comment.

As per Section 4.2, Consultation, of the *Aggregate Resources of Ontario: Provincial Standards, version 1.0* for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table, a public information session/ open house is hosted by the applicant to present to the public, in the locality of the application, all details of the proposal.

According to Schedule ‘A3’ of the Official Plan the subject property, in its entirety, is designated as Mineral Aggregate Area, with the majority of the subject property included in the Prime Agricultural designation. See Figure 7 in Appendix I for the Land use Map. According to Section 6.1, Defined, Prime Agricultural areas and Mineral Aggregate Areas are included in the Rural System. Therefore the Rural System policies in Part 6 of the Official Plan are relevant to this application.

#### 6.4 PRIME AGRICULTURAL AREAS

##### 6.4.2 Agriculture First

*In Prime Agricultural Areas, agricultural uses and normal farm practices will be promoted and protected.*

*As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged.*

Following extraction operations, the subject land will be rehabilitated to agriculture.

##### 6.4.3 Permitted Uses

*Permitted uses and activities in Prime Agricultural Areas may include:*

- i) licensed aggregate operations*

*All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.*

This application is to permit licensed aggregate operations to take place on the subject

property. Following extraction operations the subject land will be rehabilitated back to agriculture to continue to be compatible with the surrounding agricultural uses.

#### 6.4.8 *Wayside Pits, Portable Asphalt Plants and Portable Concrete Plants*

*Wayside pits and quarries, portable concrete plants and portable asphalt plants are allowed by provincial policy without municipal official plan amendment, rezoning or development permit. Municipal zoning by-laws may establish setback distances between these uses and sensitive land uses including:*

- *residential uses*
- *commercial and institutional uses*
- *livestock facilities*
- *natural heritage features*
- *other sensitive land uses*

These matters have been addressed in the Site Plans. See Appendix II for the Site Plans. See also Section 4.3.1, Township of Guelph/ Eramosa, of this “Planning Analysis Report”

#### 6.4.9 *Mineral Aggregate Areas*

*Areas of high potential for mineral aggregate are shown as an overlay over the Prime Agricultural Areas. Mineral aggregate operations may be allowed in these areas subject to the more detailed policies of this Plan.*

The subject property is designated as Mineral Aggregate Area, according to Schedule ‘A3’ of the Official Plan. Therefore, the policies under Section 6.6, Mineral Aggregate Areas, are relevant to this application.

#### 6.6.4 *Permitted Uses*

*In addition to the uses allowed by the underlying designation, the following uses may be allowed in Mineral Aggregate Areas through rezoning:*

- a) *aggregate extraction;*
- b) *associated uses such as stripping, berm construction, screen planting, landscaping, drilling, blasting, haulage, crushing, screening, washing, stockpiling, storage, loading, weighing, equipment parking, repair and maintenance, office facilities, importing and blending materials, environmental and safety control features and rehabilitation uses;*
- c) *ancillary uses such as asphalt plants, concrete plants, aggregate transfer stations, stockpiling and blending of aggregates with materials such as salt, sand-salt mixture and recycled road material.*

Therefore, an application for a Zoning By-Law Amendment has been prepared.

### 6.6.5 New Aggregate Operations

*New aggregate operations may be established within the Mineral Aggregate Area subject to the appropriate rezoning and licensing. New operations proposed outside of this area shall require an amendment to this Plan. In considering proposals to establish new aggregate operations, the following matters will be considered:*

- a) the impact on adjacent land uses and residents and public health and safety;*
- b) the impact on the physical (including natural) environment;*
- c) the capabilities for agriculture and other land uses;*
- d) the impact on the transportation system;*
- e) existing and potential municipal water supply resources are protected in accordance with Section 4.9.5 of this Plan.*
- f) the possible effect on the water table or surface drainage patterns;*
- g) the manner in which the operation will be carried out;*
- h) the nature of rehabilitation work that is proposed; and*
- i) the effect on cultural heritage resources and other matters deemed relevant by Council.*

*It is essential that extraction be carried out with as little social and environmental cost as practical. Provincial standards, guidelines and regulations will be used to assist in minimizing impacts.*

These matters have been addressed in the Site Plans, the “Summary Report”, and this “Planning Analysis Report”, prepared by Harrington McAvan Ltd., as well as the following technical reports:

- *‘Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington’, dated February 2014, prepared by Groundwater Science Corp.*
- *‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’, dated February 25, 2014, prepared by Stantec Consulting Ltd.*
- *‘Stage 1 -2 Archaeological Assessment: Spencer Pit’, dated November 6, 2013, prepared by Stantec Consulting Ltd.*
- *‘Acoustic Assessment Report’, dated February 2014, prepared by Conestoga-Rovers & Associates*
- *‘Tri City Lands Ltd. Traffic Impact Assessment’, dated February 2014, prepared by GHD*

### 6.6.6 Public Information

*When planning approvals are being considered for new or expanded mineral aggregate operations, the following information shall be made available to the public.*

- a) *detailed site plans which provide a description of the proposed aggregate operation including location, size, contours, topography, existing and proposed buildings and structures, setbacks, screening, buffers, entrances, exits, haul routes, drainage facilities, water table, any water diversions or storage, existing and anticipated final grades, excavation depth, stockpiles, and the sequence of operations and rehabilitation;*
- b) *the estimated quality and quantity of the resource;*
- c) *a description of the surrounding lands including land uses, locations and use of buildings and structures, fences, significant natural features and wells and other lands owned by the applicant;*
- d) *Any related reports prepared by the proponents; and*
- e) *any other information deemed relevant by Council.*

As per Section 4.2, Consultation, of the *Aggregate Resources of Ontario: Provincial Standards, version 1.0* for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table, a public information session/ open house is hosted by the applicant to present to the public, in the locality of the application, all details of the proposal.

#### 6.6.7 Ancillary Uses

*Ancillary uses may only be established if the following matters are addressed;*

- a) *the protection of adjoining lands from the negative effects of a reduced water supply, noise, dust, odour, lighting and unsightly storage;*
- b) *the protection of the environment from negative effects of dust, chemical spills, run-off, or contaminated surface or ground water; and*
- c) *ensuring that access can be obtained directly to a road capable of carrying the anticipated truck traffic.*

These matters have been addressed in the Site Plans prepared by Harrington McAvan Ltd. along with the following technical reports:

- *‘Hydrogeologic Assessment, Tri City Lands Ltd. Proposed Spencer Pit Part Lots 14, 15, 16, and Lots 17 & 18, Concession B, Township of Guelph/ Eramosa, County of Wellington’, dated February 2014, prepared by Groundwater Science Corp.*
- *‘Spencer Pit Natural Environmental Level 1 & 2 Technical Report’, dated February 25, 2014, prepared by Stantec Consulting Ltd.*
- *‘Acoustic Assessment Report’, dated February 2014, prepared by Conestoga-Rovers & Associates*
- *‘Tri City Lands Ltd. Traffic Impact Assessment’, dated February 2014, prepared by GHD*

#### 6.6.8 Rehabilitation

*All proposals for new aggregate extraction shall include a plan for eventual*

*rehabilitation. The plan shall:*

- a) provide for progressive rehabilitation whenever feasible;*
- b) be prepared in detail by a recognized expert;*
- c) be compatible with the long term uses permitted by the surrounding official plan designations;*
- d) on lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred; and*

As per Section 1.0, Site Plan Standards for Above Groundwater Extraction of Pit Operations, of the *Aggregate Resources of Ontario: Provincial Standards, Version 1.0* for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table, a set of Site Plans, including a plan for progressive rehabilitation and a Final Rehabilitation Plan, were prepared by a Landscape Architect who is a member of the Ontario Association of Landscape Architects.

The subject land will be rehabilitated to agriculture, thereby being compatible with surrounding designations.

## **12.5 ROADWAYS**

### **12.5.3 Major Roadways**

*The provincial highway system and the county road system provide the major roadways in Wellington and they are shown on Schedule A. The following policies apply to provincial and county roads:*

- a) major roadways are expected to provide and serve high volumes of traffic including truck traffic;*
- b) major roadways are designed for safety, efficiency and convenience to move people and goods at reasonably high speeds;*
- d) access to major roadways should be restricted through the following means:*
  - i) prohibition, where necessary;*
  - ii) requiring access from lower volume roads, where possible;*
- e) where access to major roadways is necessary, the following facilities may be required:*
  - i) traffic signals*
  - ii) turning lanes and tapers*
  - iii) road widenings;*
- g) New major roadways require an amendment to this Plan and appropriate provincial environmental approvals. Changes in jurisdiction and minor realignment, widening or improvements do not require an amendment;*
- h) proposed major roadways, including potential river crossings, are shown on Schedule “A”. These proposed roadways will be protected from development proposals which would undermine the ability to construct the roadway, increase*

*the cost of acquiring land or constructing the roadway or impair the future functioning of roadway;*

#### 12.5.4 Local Roadway

*Local roadways include both urban and rural roads under the jurisdiction of a local municipal government. The following policies apply to local roads:*

- a) rural roads laid out along original township concession and lot lines often provide important collector functions and operate at reasonably high speeds. These routes need to be protected from strip development, access points with poor visibility and other conditions which would impair their functions;*
- b) urban roads may be classified as arterial, or collector or local routes to recognize a hierarchy of functions and to encourage development compatible with those functions;*
  - i) arterial roads are normally provincial or county roads servicing high volumes of intra-urban traffic at moderate speeds and with limitations on property access;*
  - ii) collector roads may be county or local roads serving moderate to high volumes of traffic into and out of downtown areas and connecting to other urban areas as well as collecting local traffic for distribution to the arterial road system;*
  - iii) local roads serve low volumes of local traffic and provide access to individual properties;*
- c) local roads will be improved through widenings, intersection improvements, signalization daylight triangles, turning lanes, tapers and traffic calming devices where required;*

These matters above have been addressed in the ‘*Tri City Lands Ltd. Traffic Impact Assessment*’, dated February 2014, prepared by GHD. This report recommended that improvements to the adjacent roadway to the subject property be completed by 2015. These recommended roadway improvements have been included on the Site Plans. See Appendix II for the Site Plans.

#### 4.2.2 Wellington County Active Transportation Plan

Wellington County with seven local area municipalities and Wellington-Dufferin-Guelph (WDG) *in motion* have committed to developing and implementing a county-wide Active Transportation Plan. The *Wellington County Active Transportation Plan* was completed in September 2012.

According to Map EX.4 – Guelph/ Eramosa Network Facility Types (Enlargements) and Map EX. 7 – Puslinch Network Facility Types (Enlargements), there are no proposed routes in proximity to the subject property; therefore, this application does not conflict with the *County of*

*Wellington Active Transportation Plan.* See Figure 10 in Appendix I for the Active Transportation Plan Map.

### 4.3 Local Interest

#### 4.3.1 Township of Guelph/ Eramosa

The *Township of Guelph/ Eramosa Zoning By-law 57/1999* was last consolidated December 2009. The subject property is designated as Agricultural (A) on Schedule 'A' of the *Township of Guelph/ Eramosa Zoning By-law 57/1999*. Therefore, a zoning by-law amendment is required for the property to be designated as Extractive Industrial (M3). See Figure 11 in Appendix I for the Zoning Map. Section 12 of the *Zoning By-law* refers to the Extractive Industrial (M3) Zone. The policy relevant to the Extractive Industrial Zone and a description of how they were addressed by this application are as follows:

##### 12.1 PERMITTED USES

*Within any Extractive Industrial (M3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:*

- [...]*
- Aggregate processing facility*
- [...]*
- Pit*
- Portable asphalt plant*
- [...]*

The subject property will need to be rezoned to Extractive Industrial (M3) for an aggregate pit to be permitted on the subject land.

##### 12.2.1 Setbacks for Excavation

*No excavation shall occur:*

- 1) within 15 m (49.2 ft) of any lot line;*
- 2) within 30 m (98.4 ft) from any part of the boundary of the site that abuts: a public road or highway; or land zoned or used for residential purposes;*
- 3) within 30 m (98.4 ft) from any body of water that is not the result of excavation below the water table.*

Regulatory setbacks of 30m from any public road and body of water, and a regulatory setback of 15m from the boundary of the subject property have been implemented. Refer to the Site Plans in Appendix II.



### 12.2.2 Setbacks for Buildings, Structures and Stockpiles

*No person shall pile aggregate, topsoil, subsoil or overburden, locate any processing plant or place, build or extend any building or structure:*

- 1) within 30 m (98.4 ft) of any lot line;*
- 2) within 90 m (295.3 ft) from any part of the boundary of the site that abuts land zoned or used for residential purposes*

Regulatory setbacks of 30m from any public road and body of water, and a regulatory setback of 15m from the boundary of the subject property have been implemented. Refer to the Site Plans in Appendix II.

### 12.2.3 Maximum Building Height 25 m (82.0 ft)

No buildings are proposed in this application.

### 12.2.4 Earth Berms and Buffer Strips

*The above noted setback requirements do not apply with respect to earth berms and buffer strips that are intended to screen adjacent lands from operations on the site or provide other forms of mitigation.*

Acoustic berms for noise mitigation during extraction operation have been included within regulatory setbacks and outside of the limit of extraction. See Appendix II for the Operational Plan.

#### **4.4 Official Plan Amendment**

The subject property is currently designated as Prime Agricultural and Mineral Aggregate Area. See Figure 7 in Appendix I for the Land Use Map. As a result, an official plan amendment is required. However, an amendment to the Zoning By-Law will be required to allow for extraction of mineral aggregate resources from this property.

#### **4.5 Zoning By-Law Amendment**

The subject property is zoned as Agricultural (A). See Figure 11 in Appendix I for the Zoning Map. The subject land stretches across selected sand and gravel resource areas of primary significance. See Figure 5 in Appendix I for the Sand and Gravel Resource Map.

As described earlier in this report and in the Summary Report, extensive studies occurred on the subject lands to assess the quality and quantity of aggregate. Based on these results we believe that the subject land be zoned as Extractive Industrial (M3).

## 5.0 CONCLUSIONS

This *Planning Analysis Report* has reviewed and assessed this application for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table to remove more than 20,000 tonnes of aggregate a year in Part Lots 14, 15 and 16, and Lots 17 and 18, Concession B, Township of Guelph Eramosa, County of Wellington for its conformity to the following policies and plans:

- *Aggregate Resources Act*
- *Provincial Policy Statement*
- *Growth Plan for the Greater Golden Horseshoe*
- *County of Wellington Official Plan*
- *The Wellington County Active Transportation Plan*
- *The Township of Guelph/ Eramosa Zoning By-Law 57/1999*

The establishment of Spencer Pit requires licencing under the *Aggregate Resources Act (ARA)*, as well as an amendment to the *Township of Guelph/ Eramosa Zoning By-Law 57/1999*. This amendment and the licencing applications have been supported by the preceding planning analysis, the *Aggregate Resources Act Site Plans*, and the associated technical documents; therefore, we believe that the applications should be approved.

HARRINGTON McAVAN LTD.

Glenn D. Harrington, OALA, FCSLA  
Principal



## **APPENDIX I**

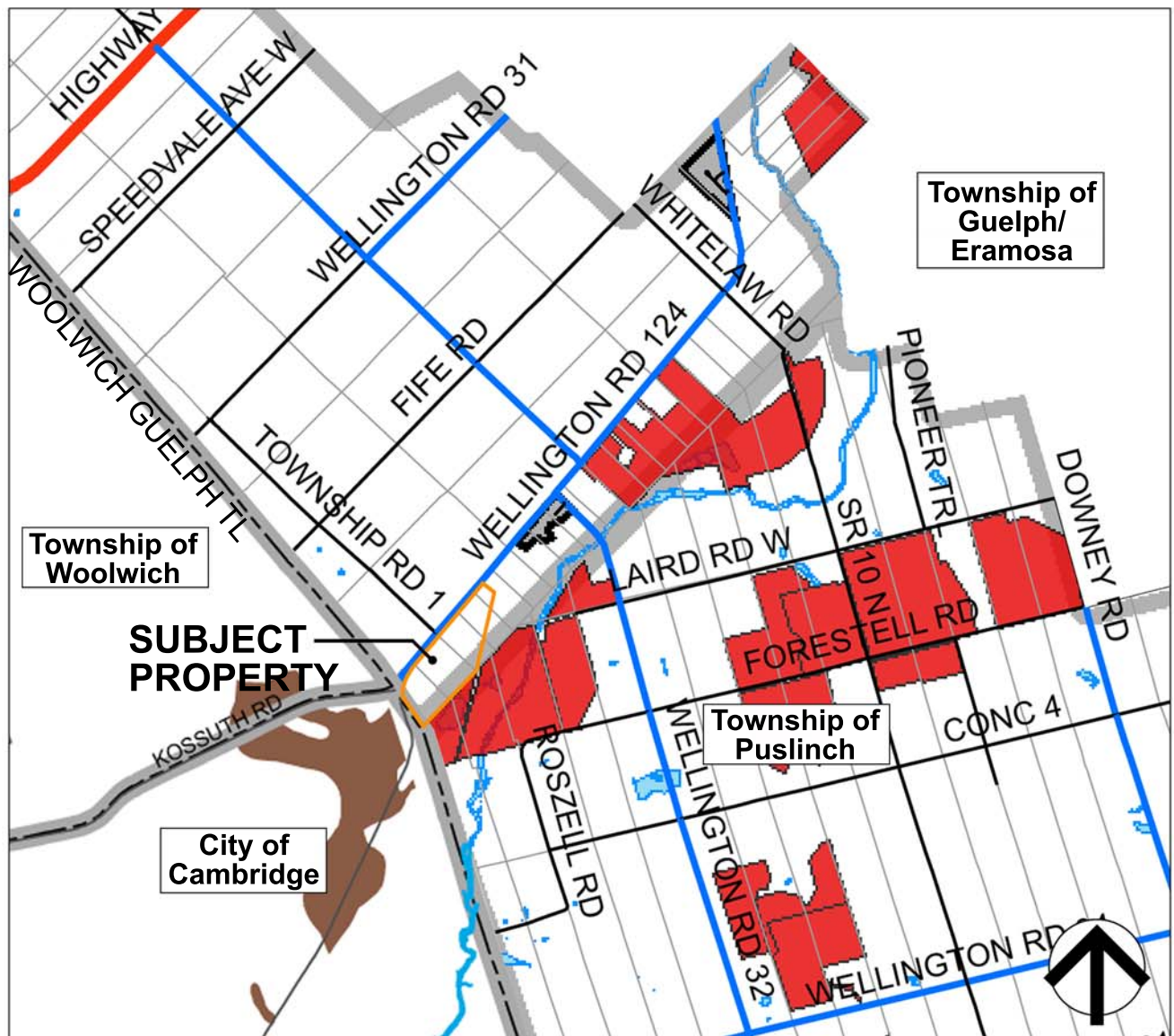




"Guelph, Ontario." Map. Google Maps. Google, 30 May 2013. Web. 30 May 2013.

# Location Map





County of Wellington - Official Plan, Last revised February 24, 2011, Appendix 2, date printed March 11, 2013  
 Region of Waterloo- Official Plan, 2009, Map 8, Mineral Aggregates Resource Areas

# Licensed Aggregate Operations Map



## Legend

- County of Wellington  
Licenced Aggregate Operations  
(Sand, Gravel, Bedrock)
- Region of Waterloo  
Mineral Aggregates Resource Areas





Canada Land Inventory Agricultural Capability Map, Ontario Ministry of Agriculture, Food and Rural Affairs, Map 40P8, June 2009

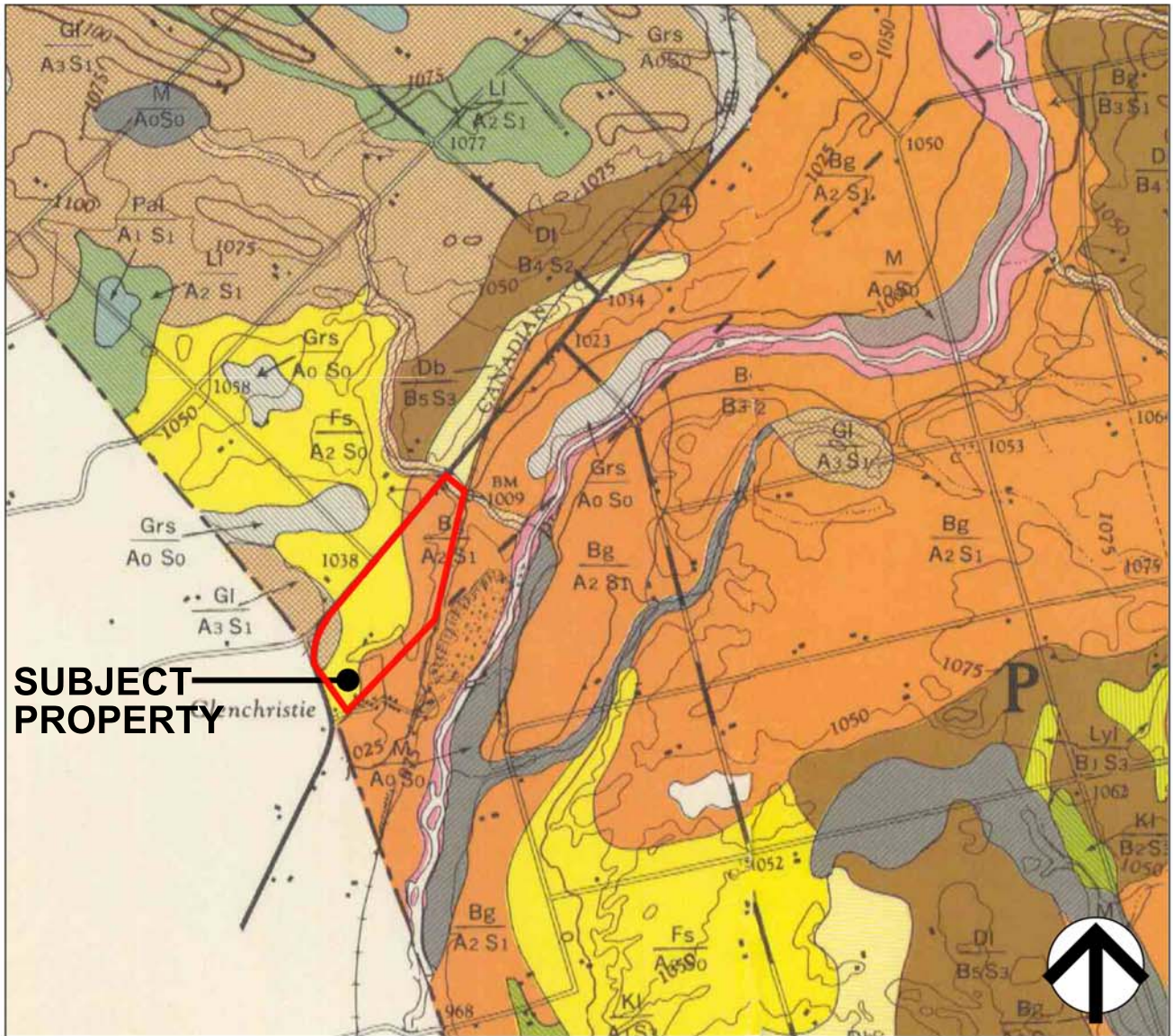
# Soil Capability for Agriculture Map



## Legend

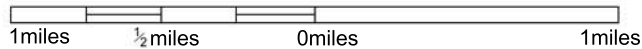
### Canada Land Inventory Rating

- |   |          |                               |                            |
|---|----------|-------------------------------|----------------------------|
| 1 | Organics | Settlement                    | Municipal Boundaries       |
| 2 | N/A      | Roads                         | Built Up Areas- circa 2006 |
| 3 | Water    | Railways                      |                            |
| 4 |          | Waterflow Network             |                            |
| 5 |          | National Topographic Boundary |                            |
| 6 |          | Lot and Concession Boundary   |                            |
| 7 |          |                               |                            |



Soil Map of Wellington County Ontario, Soil Survey Report No. 35, South Sheet, by Soil Research Institute Branch, Canada Department of Agriculture, Ottawa, 1962

# Soil Map of Wellington County



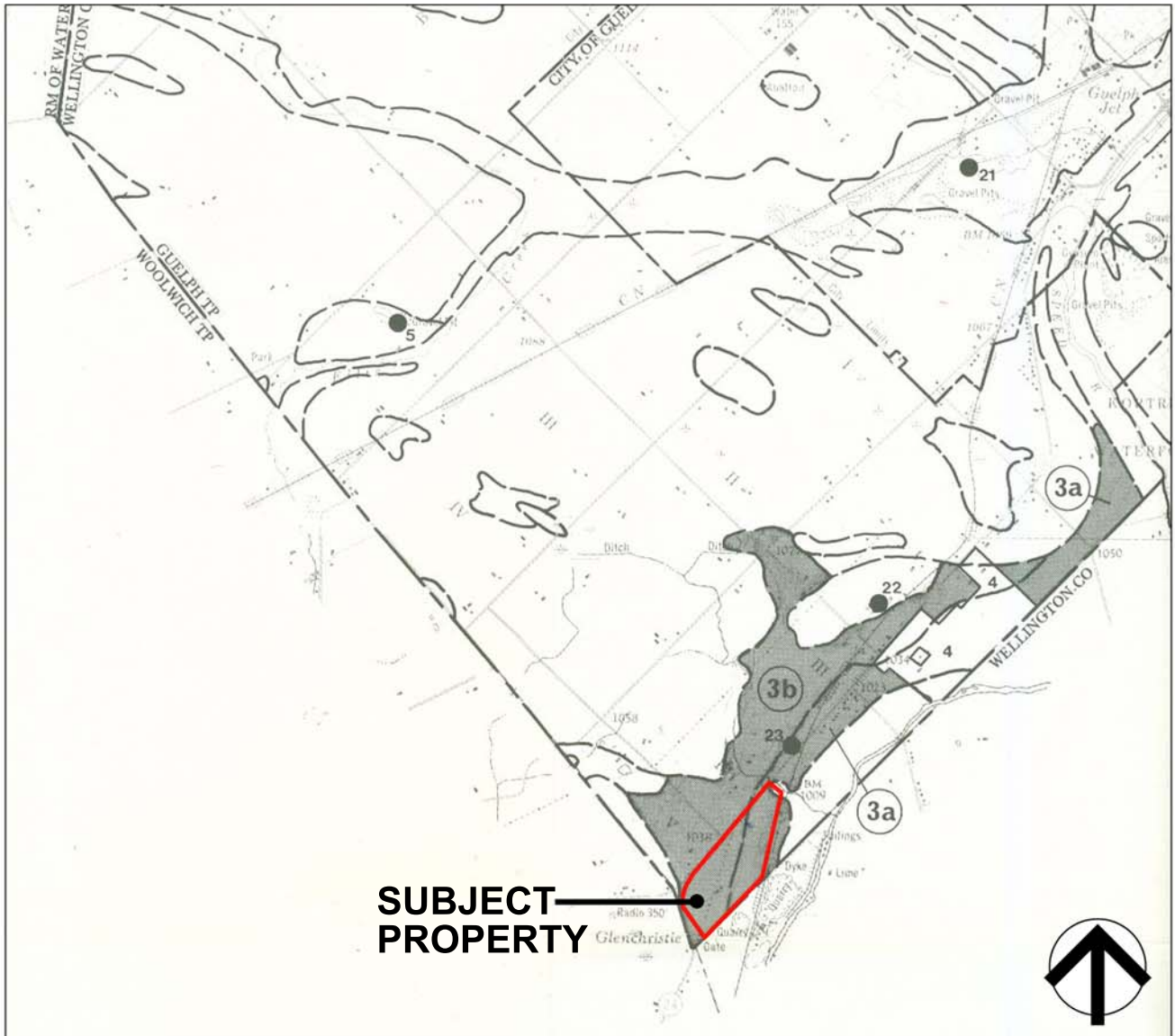
## Legend

MAP SYMBOL- soil type, acreage, great soil group, soil materials, drainage

Bg	BURFORD LOAM- 28,200, Grey-brown Podzolic, Gravel, good
Di	DUMFRIES- 42,700, Grey-brown Podzolic, stony, sandy loam till, good
Fs	FOX SANDY LOAM- 6,800, Grey-brown Podzolic, medium sand, good
Grs	GRANBY SANDY LOAM- 3,200, Dark grey Podzolic, medium sand, poor
Gl	GUELPH LOAM- 64,000, Grey-brown Podzolic, loam till, good
Kl	KILLEAN LOAM- 3,500, Grey-brown Podzolic, stony, sandy loam till, imperfect

Lil	LISTOWEL LOAM- 9,000, Grey-brown Podzolic, loam till, imperfect
Lyl	LILY LOAM- 600, dark grey Gleysolic, stony, sandy loam till, poor
Ml	MUCK LOAM- 32,200, organic, -, very poor
Pal	PARKHILL LOAM- 10,400, dark grey Gleysolic, loam till, poor
B.L.	BOTTOM LAND- 6,300

TOPOGRAPHIC CLASSES: A0-smooth basin, A1-smooth level, A2-smooth very gently sloping, A3- smooth gently sloping, B1- irregular level, B3- irregular gently sloping, B4- irregular moderately sloping, B5- irregular steeply sloping  
 STONINESS CLASSES: S0- stonefree, S1- slightly stony, S2- moderately stony, S3- very stony









Ministry of Northern Affairs and Mines. Aggregate Resource Inventory Paper 88, City of Guelph and Guelph Township, 1985

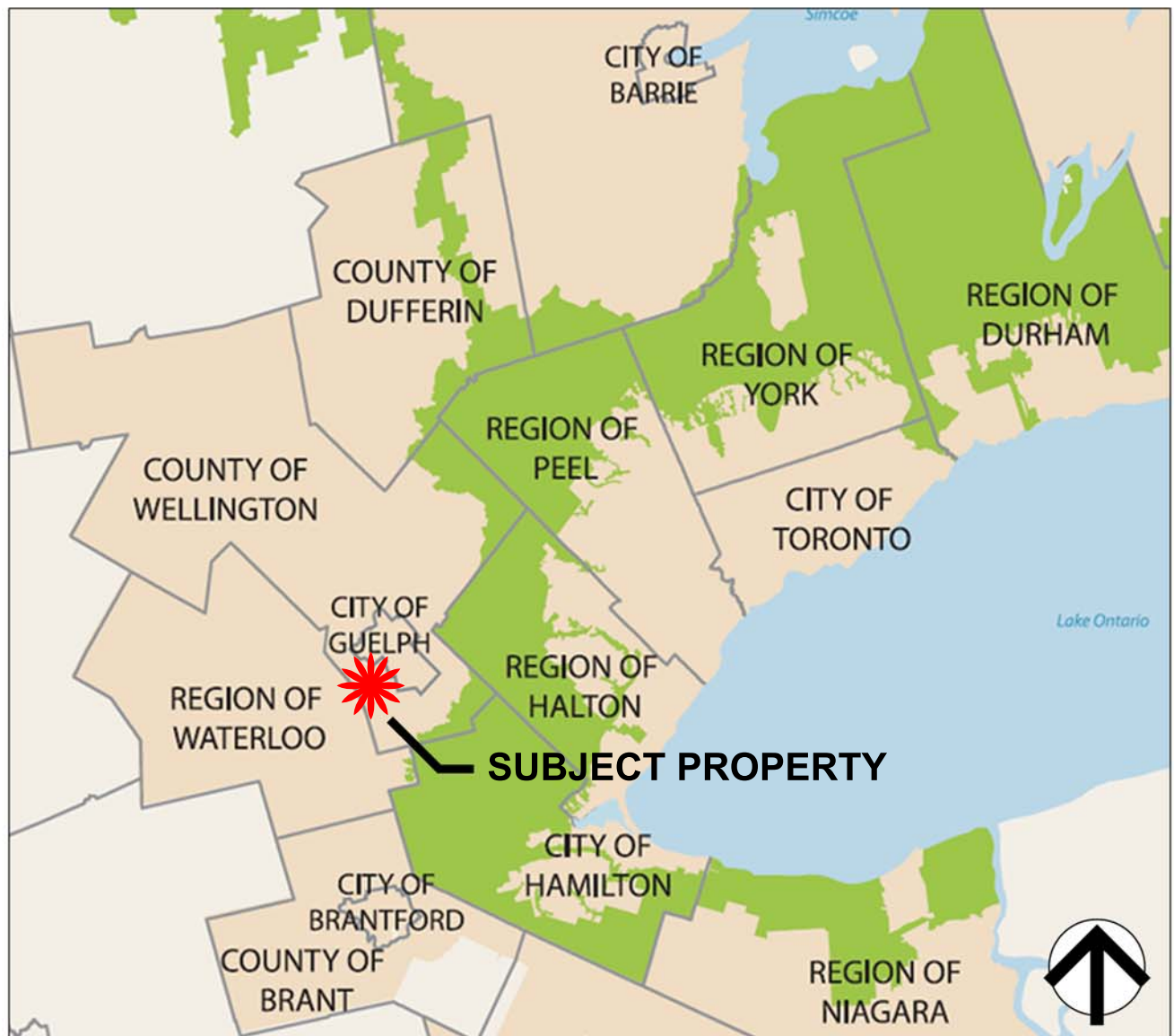
# Sand and Gravel Resource Area Map



N.T.S.

## Legend

- |   |  |   |   |
|---|--|---|---|
|  | Geological and Aggregate Thickness Boundary                    |  | Licensed Property Boundary; Property Number   |
|  | Selected Sand and Gravel Resource Area; Primary Significance   |  | Unlicensed Property Boundary; Property Number |
|  | Selected Sand and Gravel Resource Area; Secondary Significance |   |   |
|  | Selected Sand and Gravel Resource Area; Tertiary Significance  |   |   |






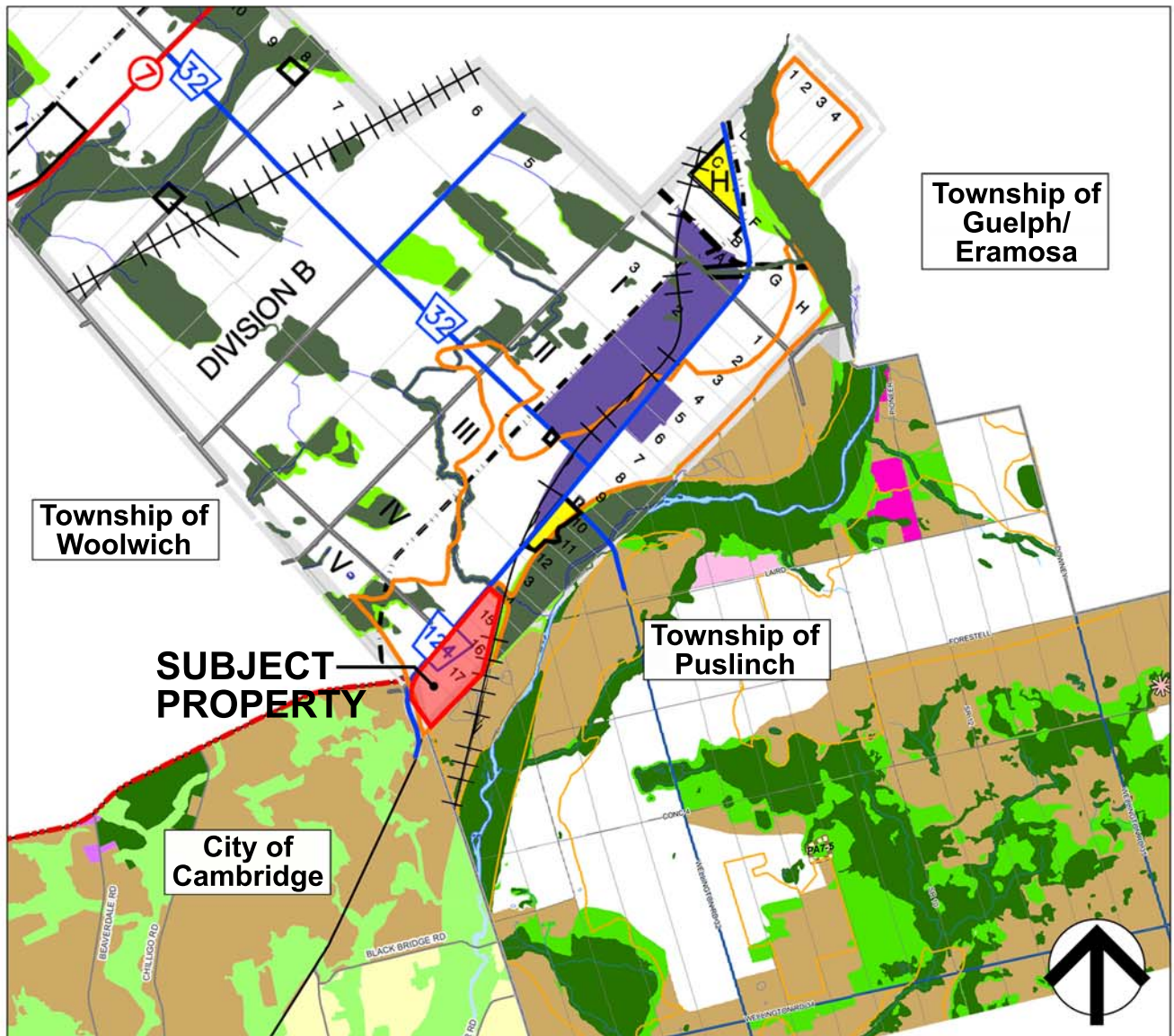
Places to Grow-Growth Plan for the Greater Golden Horseshoe, Schedule 1 - Greater Golden Horseshoe Growth Plan Area, 2006

# Greater Golden Horseshoe Growth Plan Area Map



## Legend

-  Boundary of Upper - Single - Tier Municipalities
-  Greenbelt Area
-  Greater Golden Horseshoe Growth Plan Area



County of Wellington - Official Plan, Last revised February 24, 2011, Schedule A3, Guelph-Eramosa, Date Printed: February 24, 2011  
 Township of Puslinch Schedule A7, updated June 20, 2013, City of Cambridge Official Plan, dated November 21, 2012, Map 2- General Land Use Plan

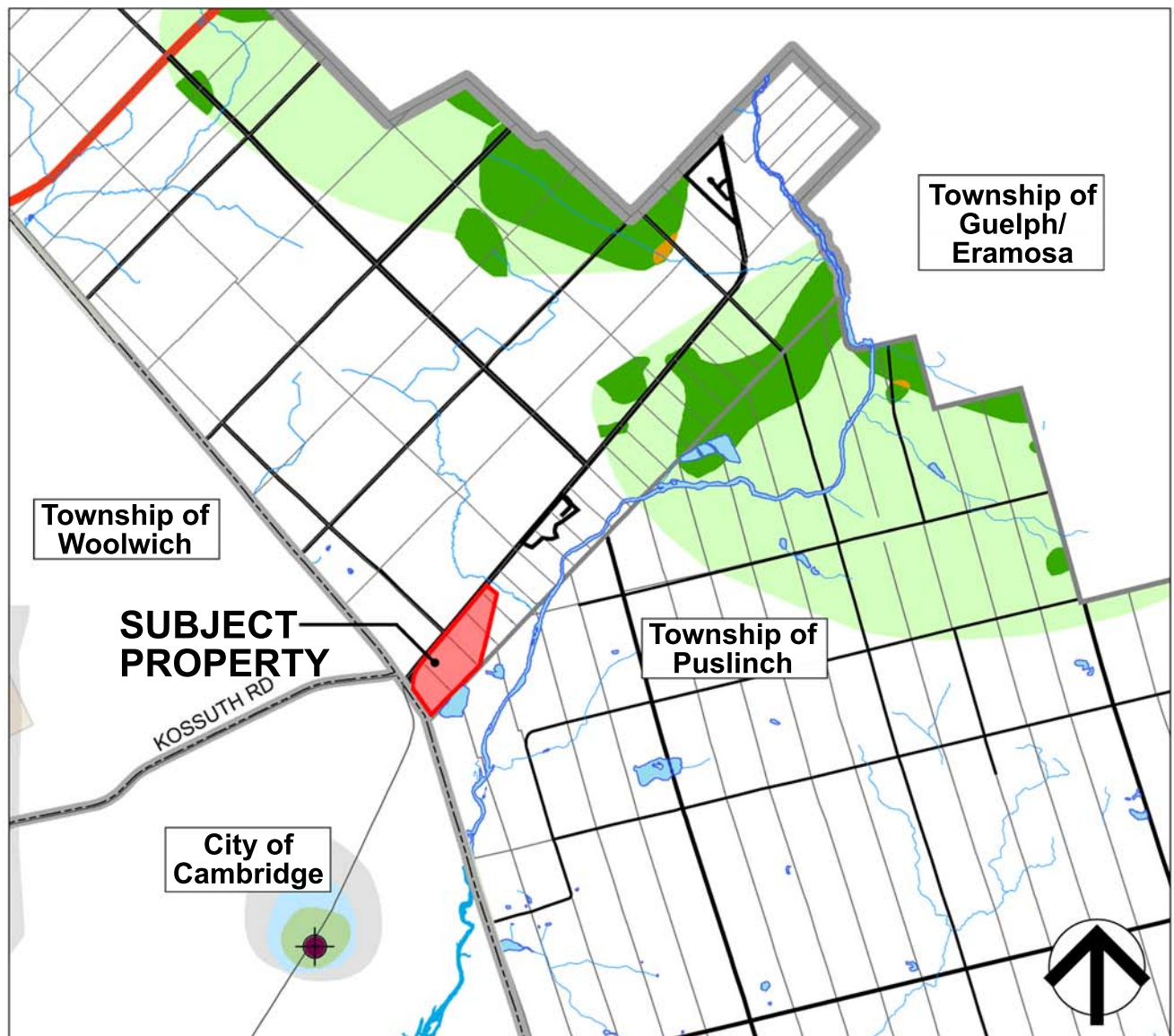
# Land Use Map



## Legend

Township of Guelph-Eramosa/  
 Township of Puslinch

	Core Greenlands		Hamlet Area		Natural Open Space System
	Greenlands		Proposed Major Roadway		Recreation, Cemetery and Open Space
	Prime Agricultural		Railway		Rural Residential
	Mineral Aggregate Area		County Roads		Low/ Medium Density Residential
	Recreational		Provincial Highways		City Limits
	Rural Industrial		Landfill Site		
	Secondary Agriculture				
	Country Residential				
			City of Cambridge Prime Agricultural		



County of Wellington - Official Plan, Last revised February 24, 2011, Wellhead Protection Areas, Schedule B3, Guelph-Eramosa Township and Schedule B7, Puslinch Township, Dated February 22, 2007 and Region of Waterloo Official Plan, Township of North Dumfries, Map 6b, Township of Woolwich Source Water Protection Areas Map 6e, 2009

# Wellhead Protection Areas Map



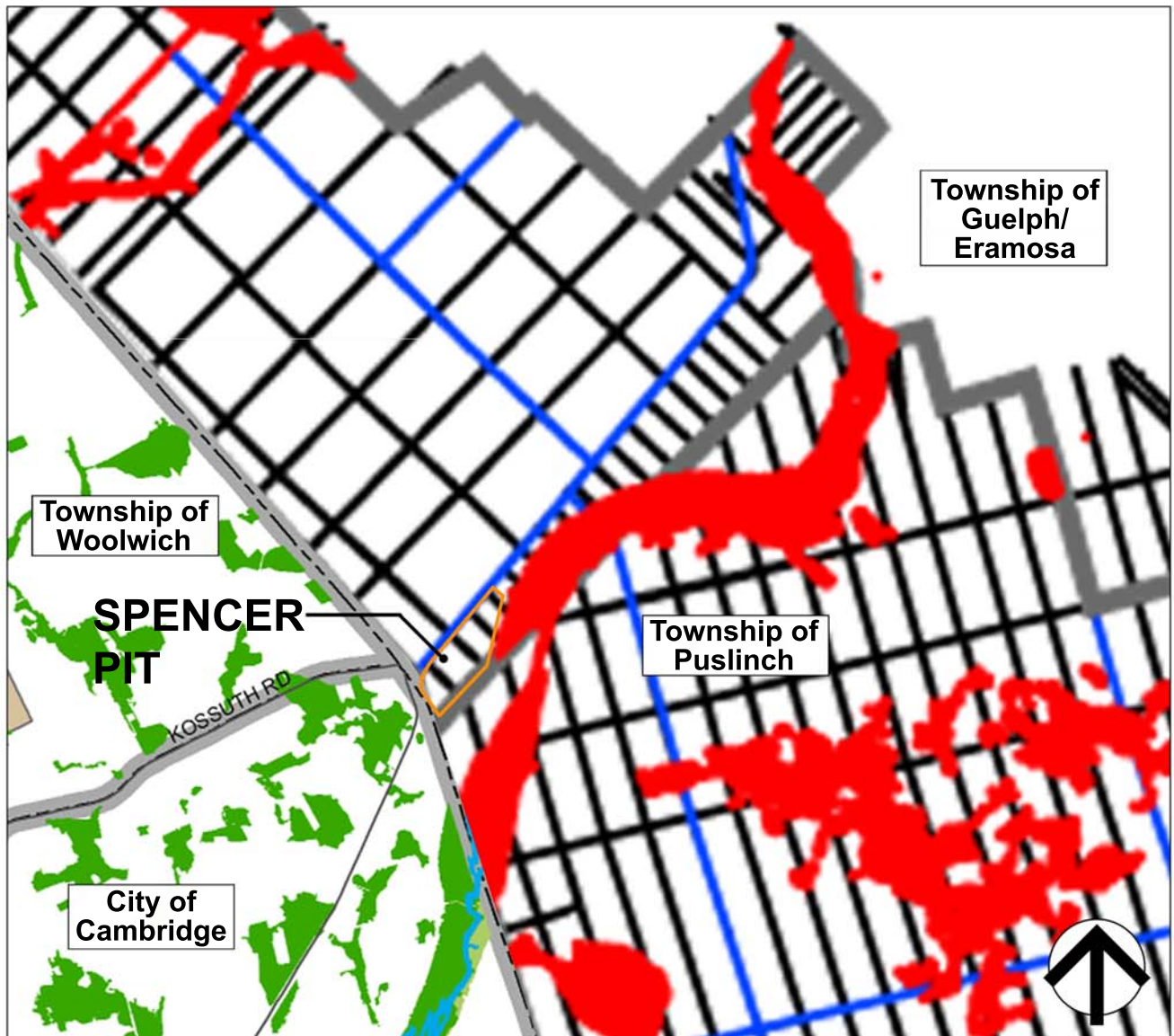
## Legend

County of Wellington

- Wellhead Protection Area 1
- Wellhead Protection Area 2
- Wellhead Protection Area 3

Region of Waterloo

- Wellhead Protection Sensitivity Area 1
- Wellhead Protection Sensitivity Area 4
- Wellhead Protection Sensitivity Area 7
- Wellhead Protection Sensitivity Area 8






County of Wellington - Official Plan, Last revised February 24, 2011, Appendix 3, date printed May 15, 2013 and Region of Waterloo Official Plan, Map 4 Greenlands Network, 2009

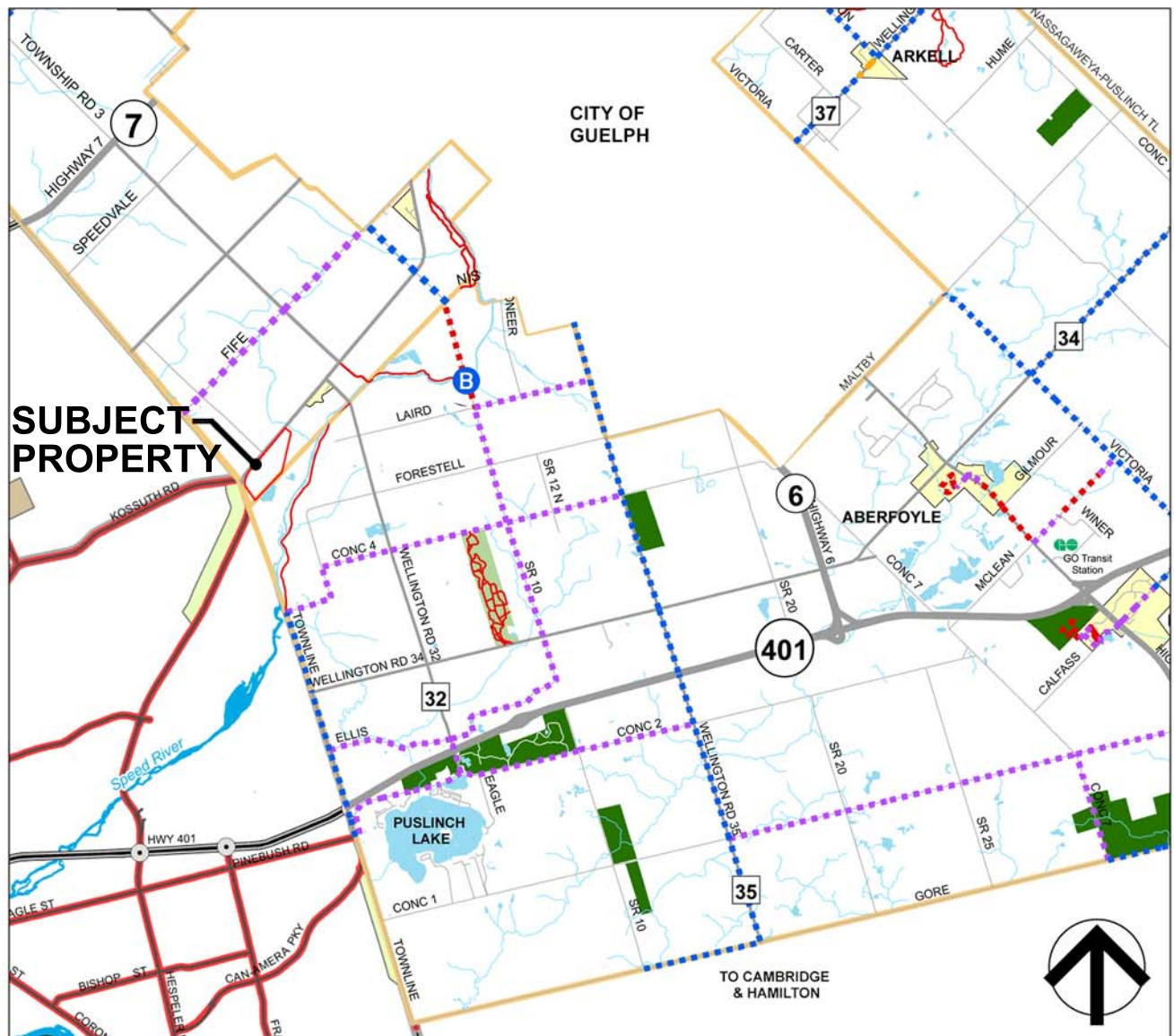
# Provincially Significant Wetlands Map

0 2000 6000m



## Legend

-  Provincially Significant Wetlands Class 1, 2, 3)
-  Significant Valleys
-  Core Environmental Features includes: Provincially Significant Wetlands; Environmentally Sensitive Policy Areas; Regional Forests; Forests greater than 4 ha; and Significant Valley Features



County of Wellington Active Transportation Plan. Map EX.7 - Puslinch & Map EX.4 - Guelph/ Eramosa Network Facility Types, September 2012  
 Region of Waterloo, Existing, Planned and Proposed Corridors, Map 5b, 2009

# Active Transportation Plan Map

N.T.S.



## Legend

### County of Wellington

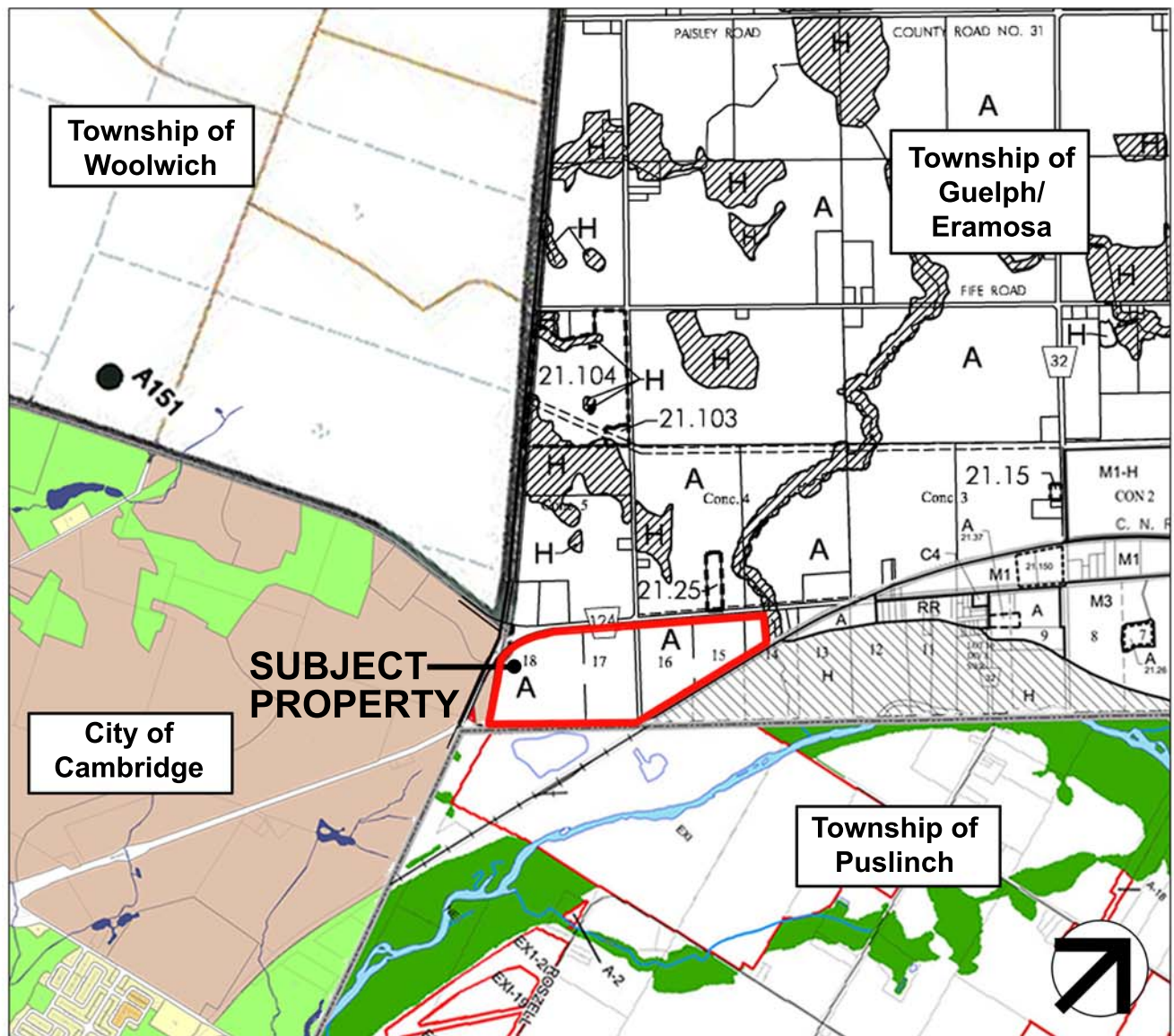
- - - - - Proposed Spine Off-Road Route
- Existing Off-Road Secondary Route
- - - - - Proposed Signed Route
- - - - - Proposed Paved Shoulder
- - - - - Proposed Signed Route with Sharrows
- B Proposed Bridge
- +—+—+— Rail
- Local Roads
- 26 County Roads

- 6 Provincial Highway/ Freeway
- Lakes, Rivers and Streams
- County Forests
- Forests Tracts owned by Conservation Authority or MNR
- Hamlets/ Urban Centres
- Municipal Boundary

### Region of Waterloo

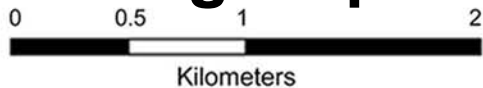
- Existing Regional Roads
- Proposed Regional Corridors





Corporation of the Township of Woolwich Zoning By-law No. 55-86, Key Map 'A.2', July 2012; Corporation of the City of Cambridge Zoning By-Law, Cambridge General Zoning Map, February 6, 2013; Township of Guelph/ Eramosa Zoning By-Law 57/1999, Schedule 'A' Map 1 & 18, December 2009; Township of Puslinch Zoning ByLaw No. 19/85, Schedule A, Consolidation dated September 27, 2012

# Zoning Map



## Legend

### Township of Woolwich

- Rural Site Specific - See Section Noted
- ▭ Township Boundary
- Unless otherwise indicated lands are zoned Agricultural

### City of Cambridge

- Open Space
- Medium High Density Residential
- Low Density Residential
- Commercial
- Agricultural

### Township of Guelph/ Eramosa

- A Agricultural
- RR Rural Residential
- C4 Highway Commercial
- M1 Rural Industrial
- M3 Extractive Industrial
- Hazard
- ▭ Special Provisions

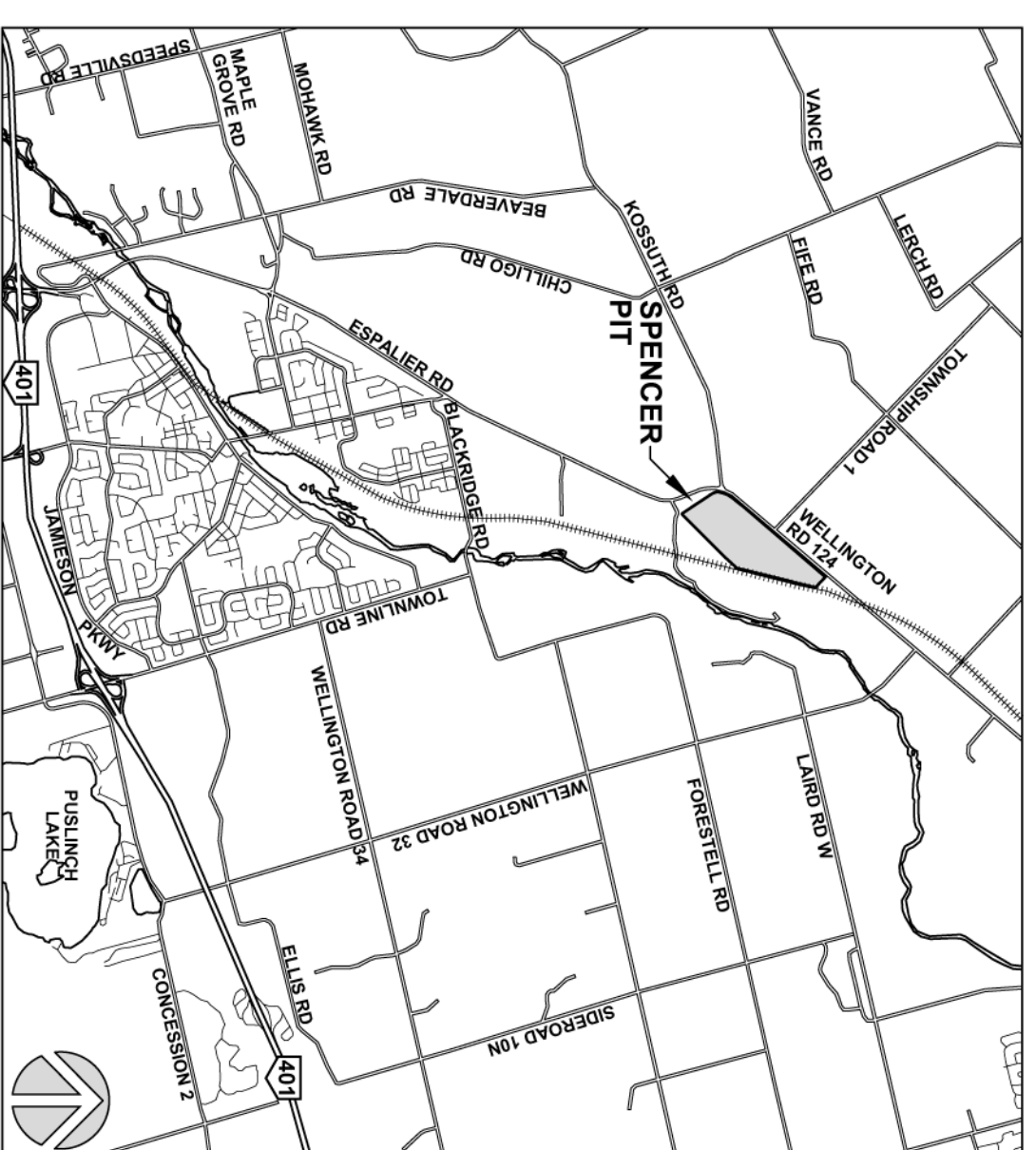
### Township of Puslinch

- A Agricultural Zone
- EXI Extractive Industrial Zone
- NE Natural Environmental Zone

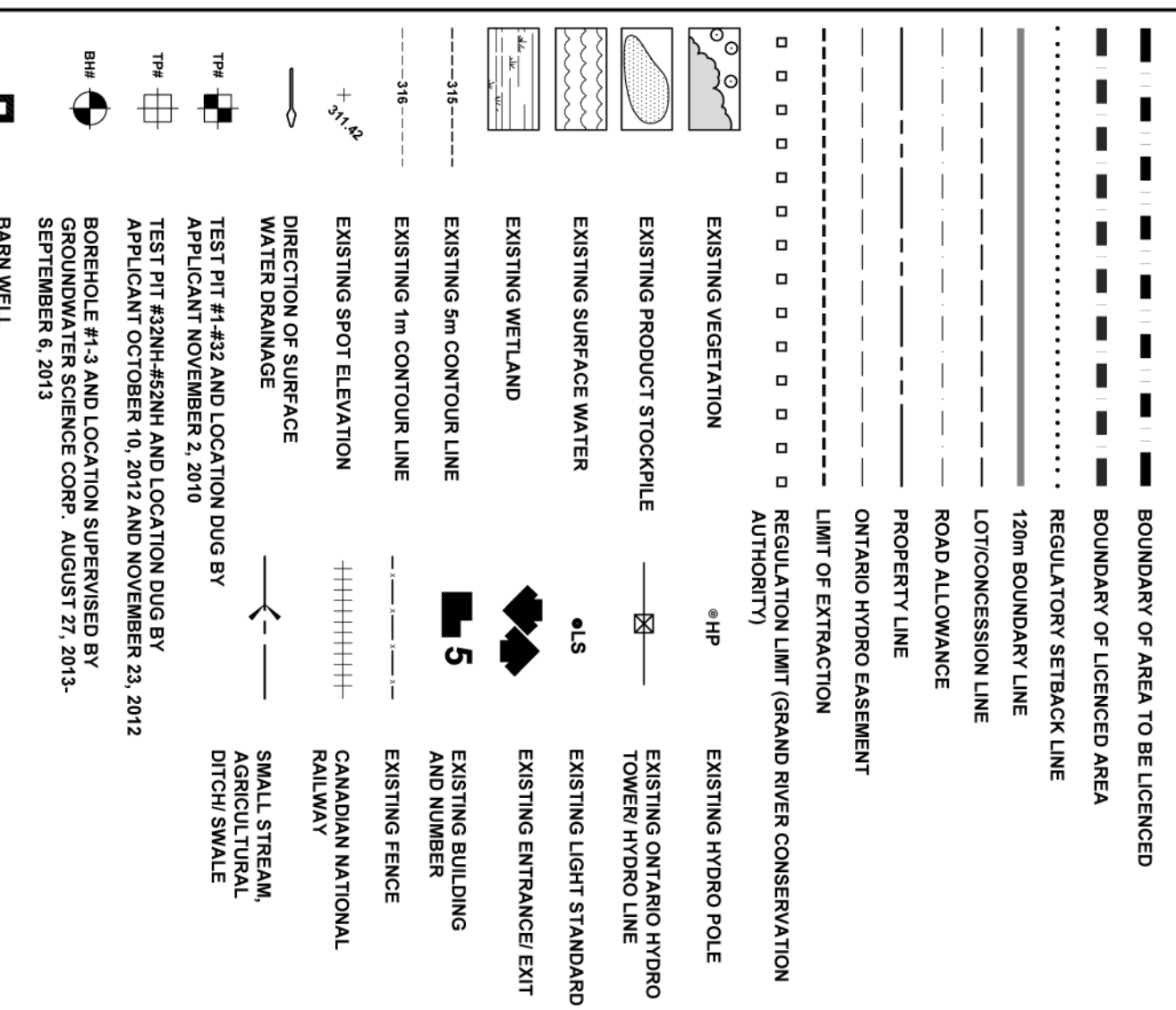
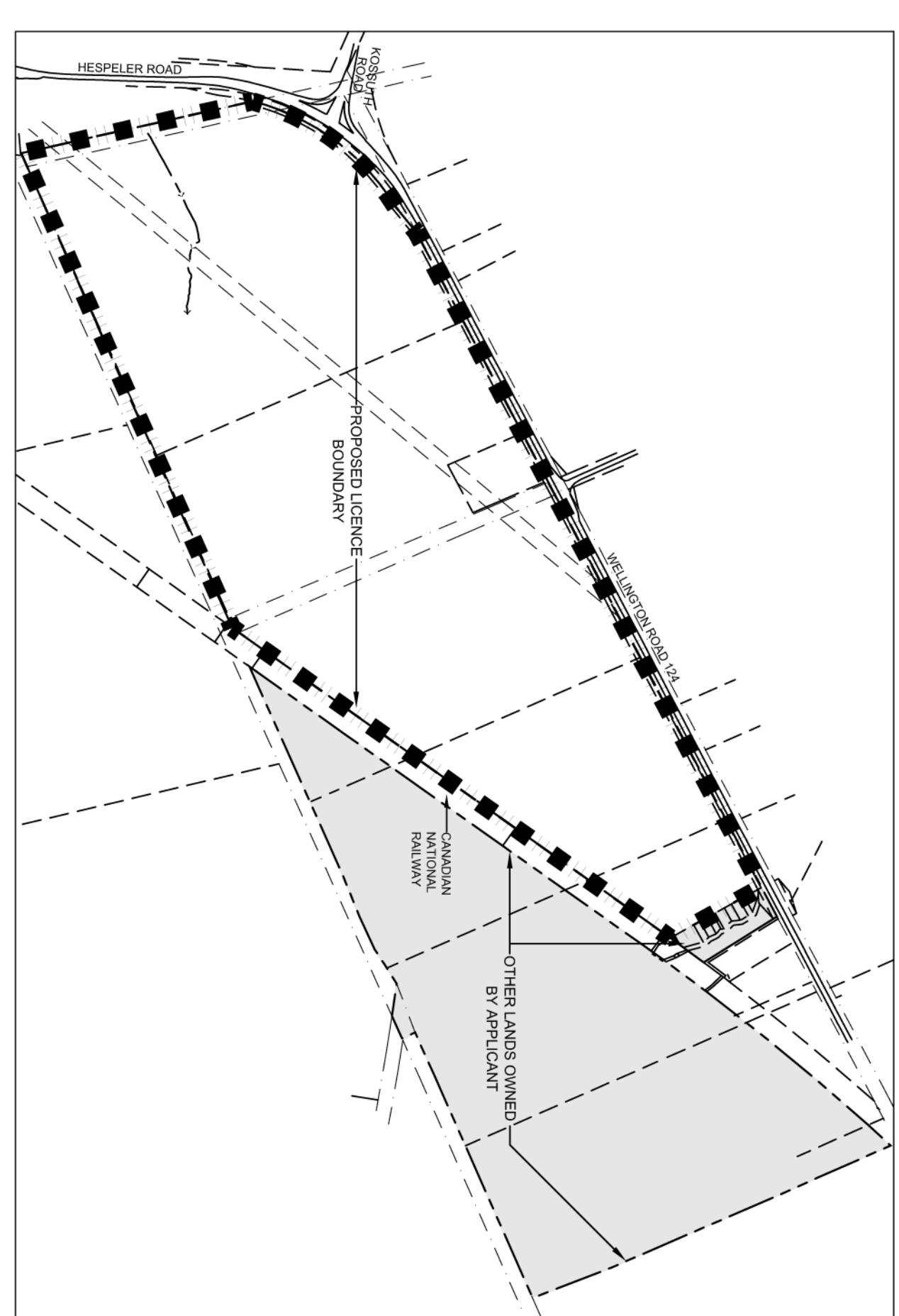
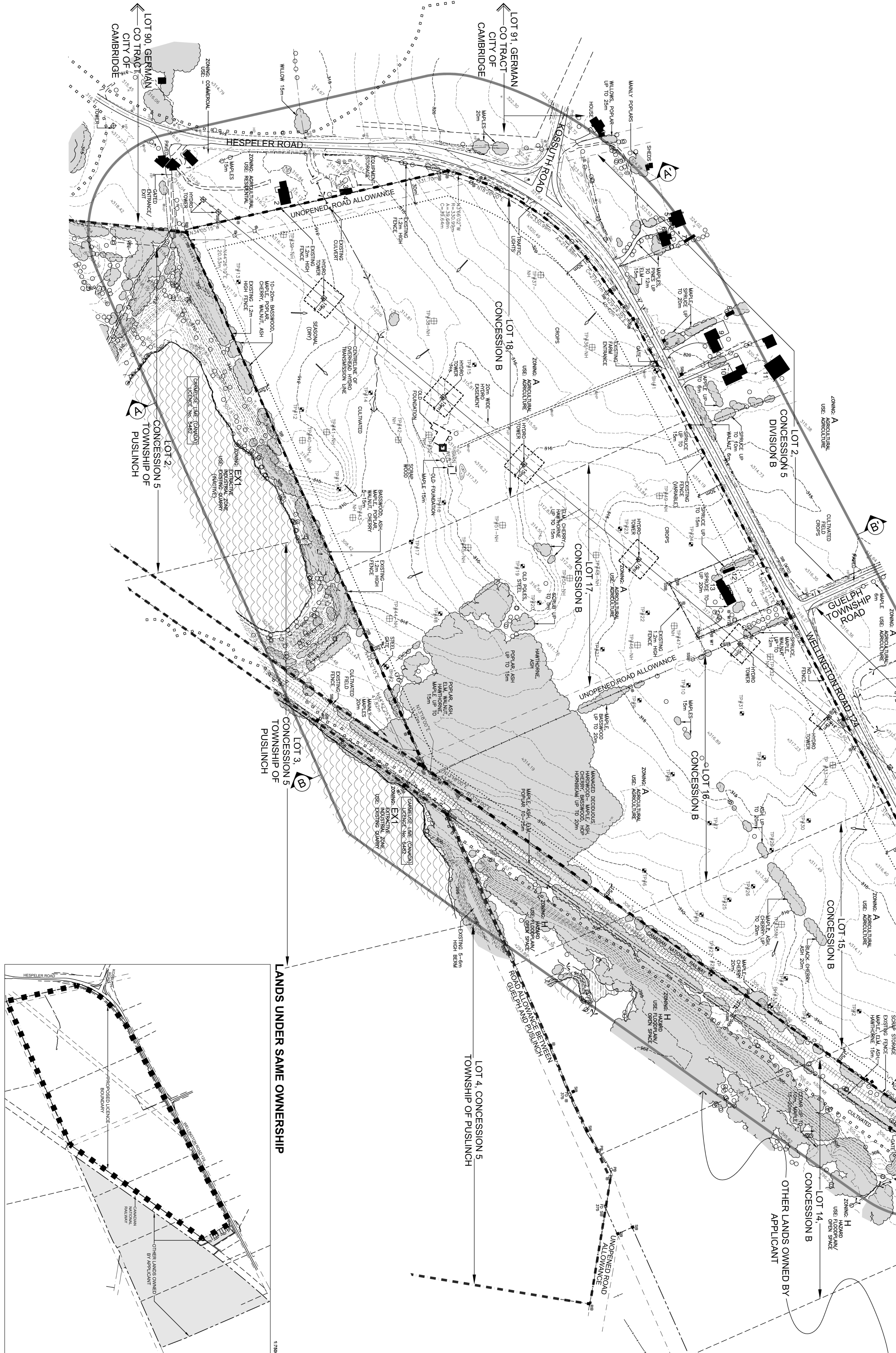


## **APPENDIX II**





No.	USE
1	HOUSE
2	HOUSE
3	STEEL STORAGE CONTAINERS
4	STEEL STORAGE CONTAINERS
5	BARN
6	BARN
7	TRAILER
8	HOUSE SHED
9	HOUSE
10	HOUSE
11	BARN
12	STORAGE TRAILER
13	HOUSE
14	CORRUGATED METAL SHED
15	HOUSE
16	HOUSE
17	SHED
18	BARN
19	BARN
20	SHED
21	BARN



EXISTING FEATURES NOTES

1. THIS SITE PLAN CONSISTS OF DRAWINGS AND MUST BE READ COLLECTIVELY.
2. ALL REQUIREMENTS SHOWN ON THIS SITE PLAN ARE IN METRES.

GENERAL SITE PLAN INFORMATION

1. THIS SITE PLAN WAS PREPARED FOR SUBMISSION TO THE MINISTRY OF NATURAL RESOURCES UNDER WATER TABLE RESOURCES ACT FOR A CATEGORY 3 CLASS X LICENSE IN ABOVE THE
2. APPLICANT: BANN WELL
3. PROJECT NAME: SPENCER PIT
4. PROJECT NUMBER: 10-47
5. TOTAL AREA TO BE LICENSED: 91.91 ha
6. TOTAL AREA TO BE REMEDIATED: 42.85 ha

BASE INFORMATION

1. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM FIRST BASE SOLUTIONS INC. MAY 2013 AERIAL PHOTOGRAPHY DATED SPRING 2012. ALL ELEVATIONS ARE GEODETIC AND ABOVE SEA LEVEL (ASL).
2. PROPERTY BOUNDARY INFORMATION WAS OBTAINED FROM A LEGAL SURVEY BY REAL SURVEYORS INC. DATED FEBRUARY 20, 2007 AND A LEGAL SURVEY BY VAN HARTEN SURVEYING INC. DATED MAY 22, 2013.
3. THE SITE WAS FIELD CHECKED BY HARRINGTON AND McAVAN LTD. JUNE 14, 2013.
4. ZONING INFORMATION OBTAINED FROM THE TOWNSHIP OF GUELPH/ERASMUS SCHEDULE "Z" TO GENERAL ZONING MAP DATED FEBRUARY 16, 2013.
5. ZONING MAP DATED FEBRUARY 16, 2013.
6. REGULATION LIMIT MAPPING WAS OBTAINED FROM GRAND RIVER CONSERVATION AUTHORITY'S REGULATION LIMIT MAP DATED MAY 2013.

HYDROLOGICAL INFORMATION

1. THE WATER TABLE ELEVATION VALUES ACROSS THE LICENSED AREA WERE OBTAINED FROM PERSONAL TECHNICAL REPORTS.
2. TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM REPORT BY CONSULTANTS SCIENCE INC. DATED FEBRUARY 2011 REFER TO DRAWING 3 FOR TECHNICAL RECOMMENDATIONS.
3. OTHER DATED FEBRUARY 2011 REFER TO DRAWING 3 FOR TECHNICAL RECOMMENDATIONS.
4. NATURAL ENVIRONMENT INFORMATION WAS OBTAINED FROM REPORT BY STATED CONSULTING LIMITED DATED FEBRUARY 2014 REFER TO DRAWING 3 FOR TECHNICAL RECOMMENDATIONS.
5. LIMITED TOPOGRAPHIC INFORMATION WAS OBTAINED FROM REPORT BY STATED CONSULTING LIMITED DATED FEBRUARY 2011 REFER TO DRAWING 3 FOR TECHNICAL RECOMMENDATIONS.
6. ASSOCIATED INFORMATION WAS OBTAINED FROM NOISE REPORT BY CONSULTANTS SCIENCE INC. DATED FEBRUARY 2014 REFER TO DRAWING 3 FOR TECHNICAL RECOMMENDATIONS.
7. REFER TO DRAWING 3 FOR TECHNICAL RECOMMENDATIONS.

Pre Licence Review

NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY

Site Plan Amendments

NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY

**Harrington**  
**M'Avan Ltd**  
 2025 Lake Avenue  
 Peterborough, Ontario K9J 1A9  
 Tel: 905-294-4282 Fax: 905-294-7223  
 Offices in Markham & Cambridge

**TRI CITY MATERIALS**  
 TRI CITY LANDS LTD. SANDERS RD. P.O. BOX 209  
 PETERSBURG ONTARIO N0B 2M0

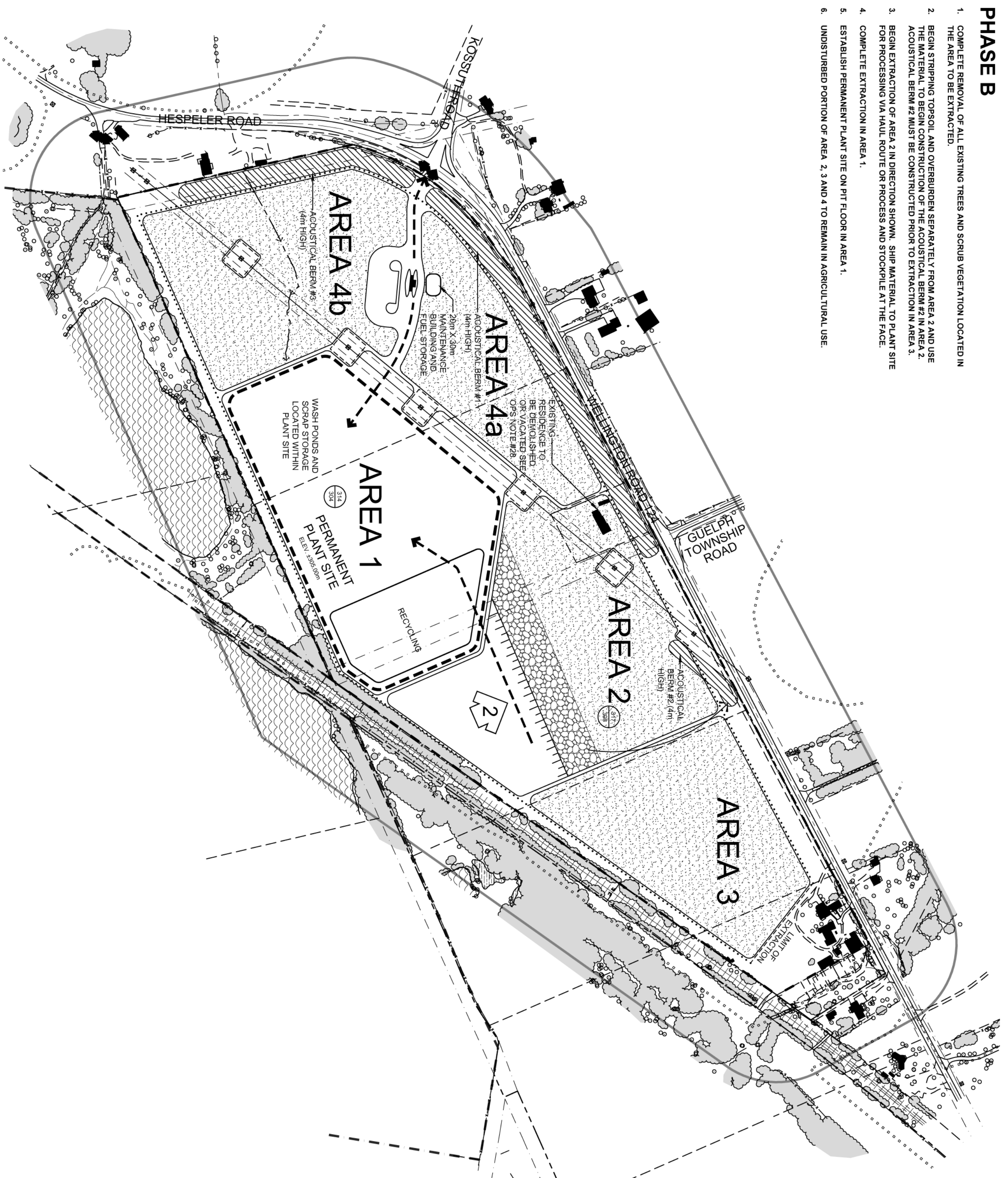
**SPENCER PIT**  
 PART OF LOTS 14, 15 AND 16, AND LOTS 17 AND 18, CONCESSION B  
 TOWNSHIP OF GUELPH/ERASMUS, COUNTY OF WELLINGTON



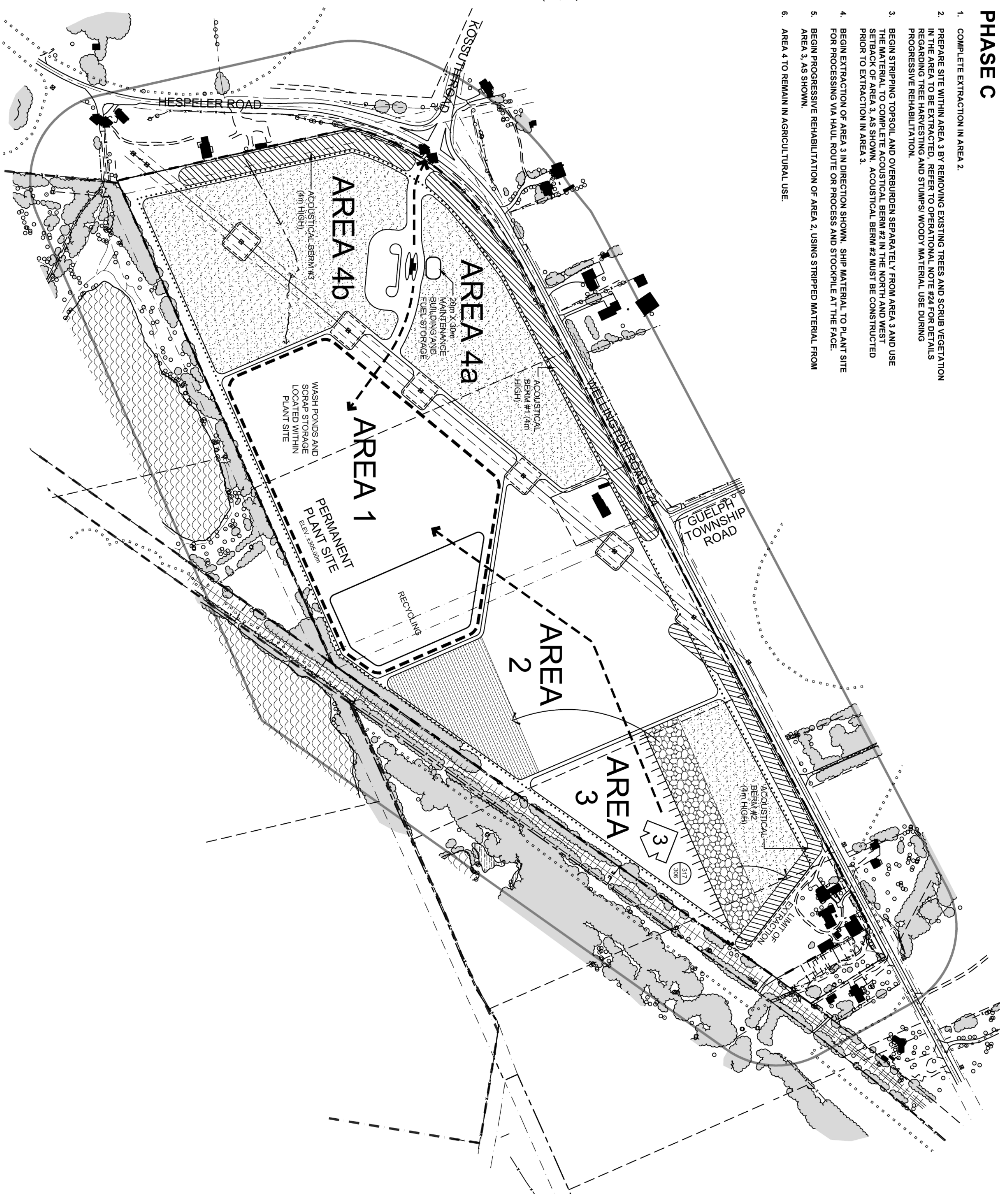
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Drawing Status	PRELIMINARY FOR DISCUSSION		
Drawn	SJP	Checked	GDH
Drawing Title	EXISTING FEATURES PLAN	Issue Date	FEB 2014
		Project Number	10-47
		Drawing Number	1 OF 5



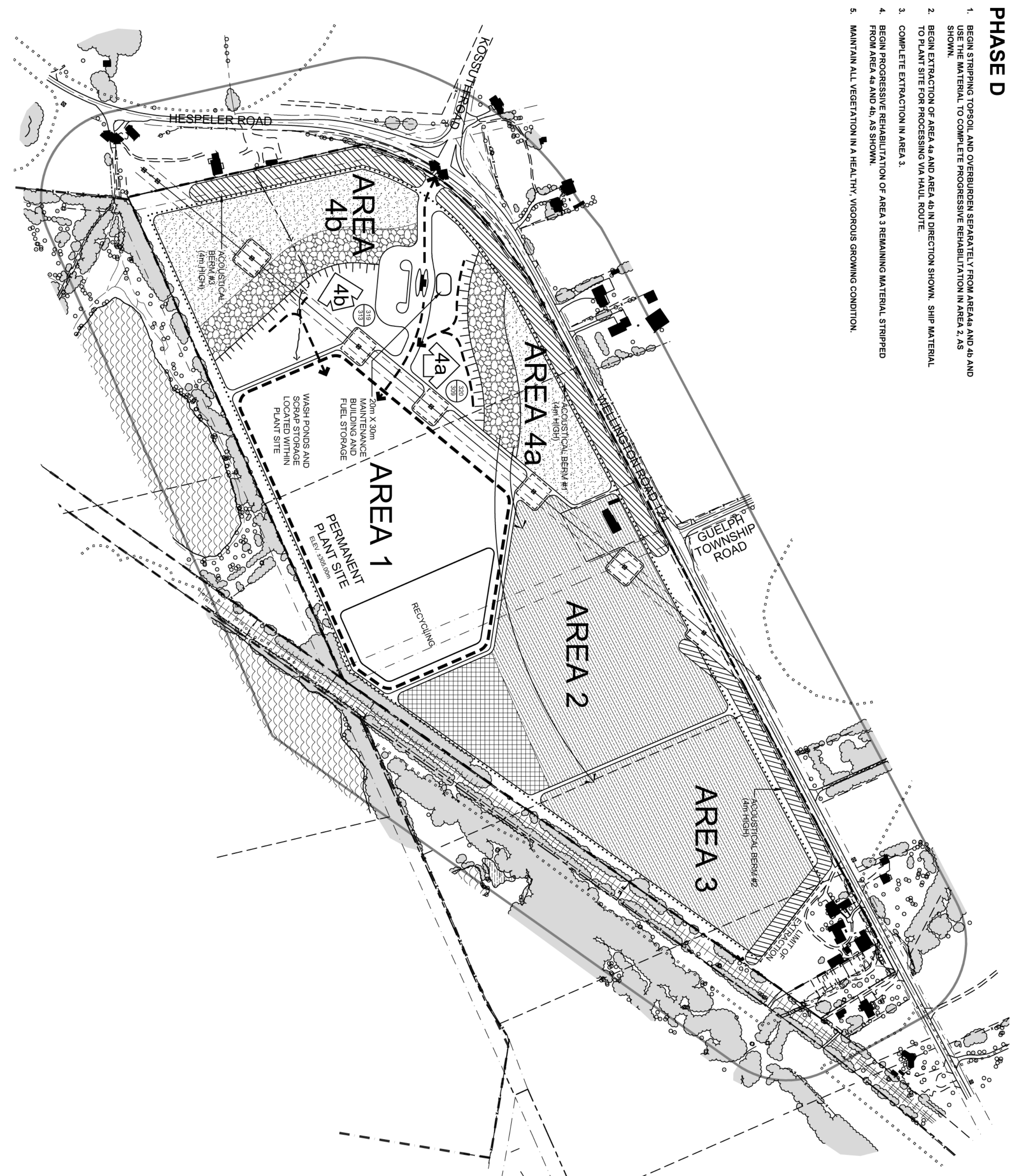
- PHASE B**
1. COMPLETE REMOVAL OF ALL EXISTING TREES AND SCRUB VEGETATION LOCATED IN THE AREA TO BE EXTRACTED.
  2. BEGIN STRIPPING TOPSOIL AND OVERBURDEN SEPARATELY FROM AREA 2 AND USE THE MATERIAL TO BEGIN CONSTRUCTION OF THE ACROSTICAL BEAM IN AREA 2.
  3. BEGIN EXTRACTING AREA 2 FROM THE PERMANENT PLANT SITE AND USE THE MATERIAL TO BEGIN CONSTRUCTION OF THE ACROSTICAL BEAM IN AREA 2.
  4. COMPLETE EXTRACTION IN AREA 1.
  5. ESTABLISH PERMANENT PLANT SITE ON H/F FLOOR IN AREA 1.
  6. UNDISTURBED PORTION OF AREA 2, 3 AND 4 TO REMAIN IN AGRICULTURAL USE.



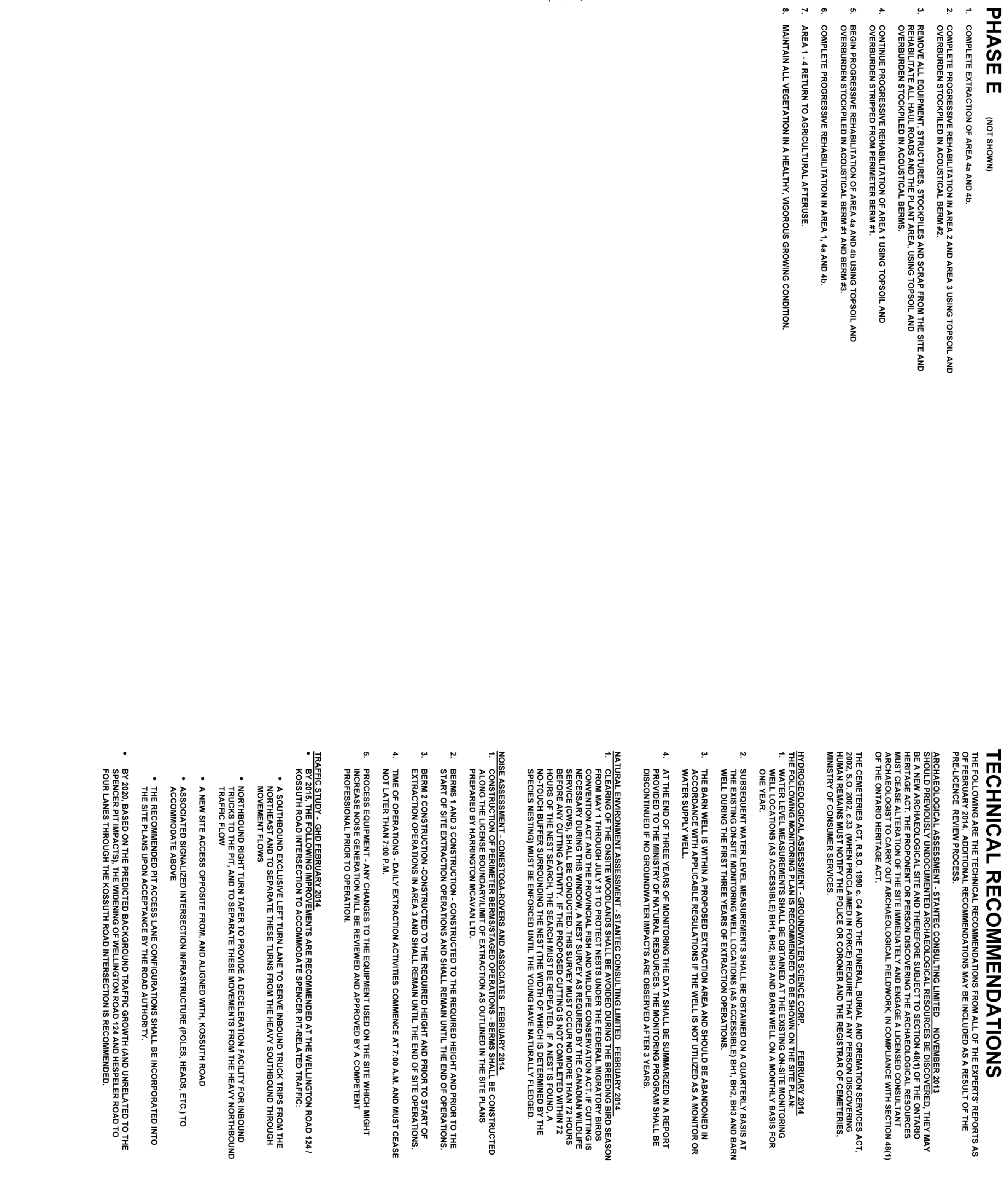
- PHASE C**
1. COMPLETE EXTRACTION IN AREA 2.
  2. PREPARE SITE WITHIN AREA 1 BY REMOVING EXISTING TREES AND SCRUB VEGETATION AND EXTRACTING MATERIAL TO BE USED FOR CONSTRUCTION OF THE ACROSTICAL BEAM. RELOCATE THE HARVESTING AND STUMPING WOODY MATERIAL USE DURING PROGRESSIVE REHABILITATION.
  3. BEGIN STRIPPING TOPSOIL AND OVERBURDEN SEPARATELY FROM AREA 2 AND USE THE MATERIAL TO BEGIN CONSTRUCTION OF THE ACROSTICAL BEAM IN AREA 2.
  4. BEGIN EXTRACTING AREA 2 FROM THE PERMANENT PLANT SITE AND USE THE MATERIAL TO BEGIN CONSTRUCTION OF THE ACROSTICAL BEAM IN AREA 2.
  5. ESTABLISH PERMANENT PLANT SITE ON H/F FLOOR IN AREA 1.
  6. UNDISTURBED PORTION OF AREA 2, 3 AND 4 TO REMAIN IN AGRICULTURAL USE.



- PHASE D**
1. BEGIN STRIPPING TOPSOIL AND OVERBURDEN SEPARATELY FROM AREA 4A AND 4B AND USE THE MATERIAL TO COMPLETE PROGRESSIVE REHABILITATION IN AREA 2, AS SHOWN.
  2. BEGIN EXTRACTION OF AREA 4A AND AREA 4B IN DIRECTION SHOWN. SHIP MATERIAL TO PLANT SITE FOR PROCESSING VIA WALK ROUTE.
  3. COMPLETE EXTRACTION IN AREA 3.
  4. BEGIN PROGRESSIVE REHABILITATION OF AREA 3 REMAINING MATERIAL, STRIPPED FROM AREA 4A AND 4B, AS SHOWN.
  5. MAINTAIN ALL VEGETATION IN A HEALTHY, VIGOROUS GROWING CONDITION.



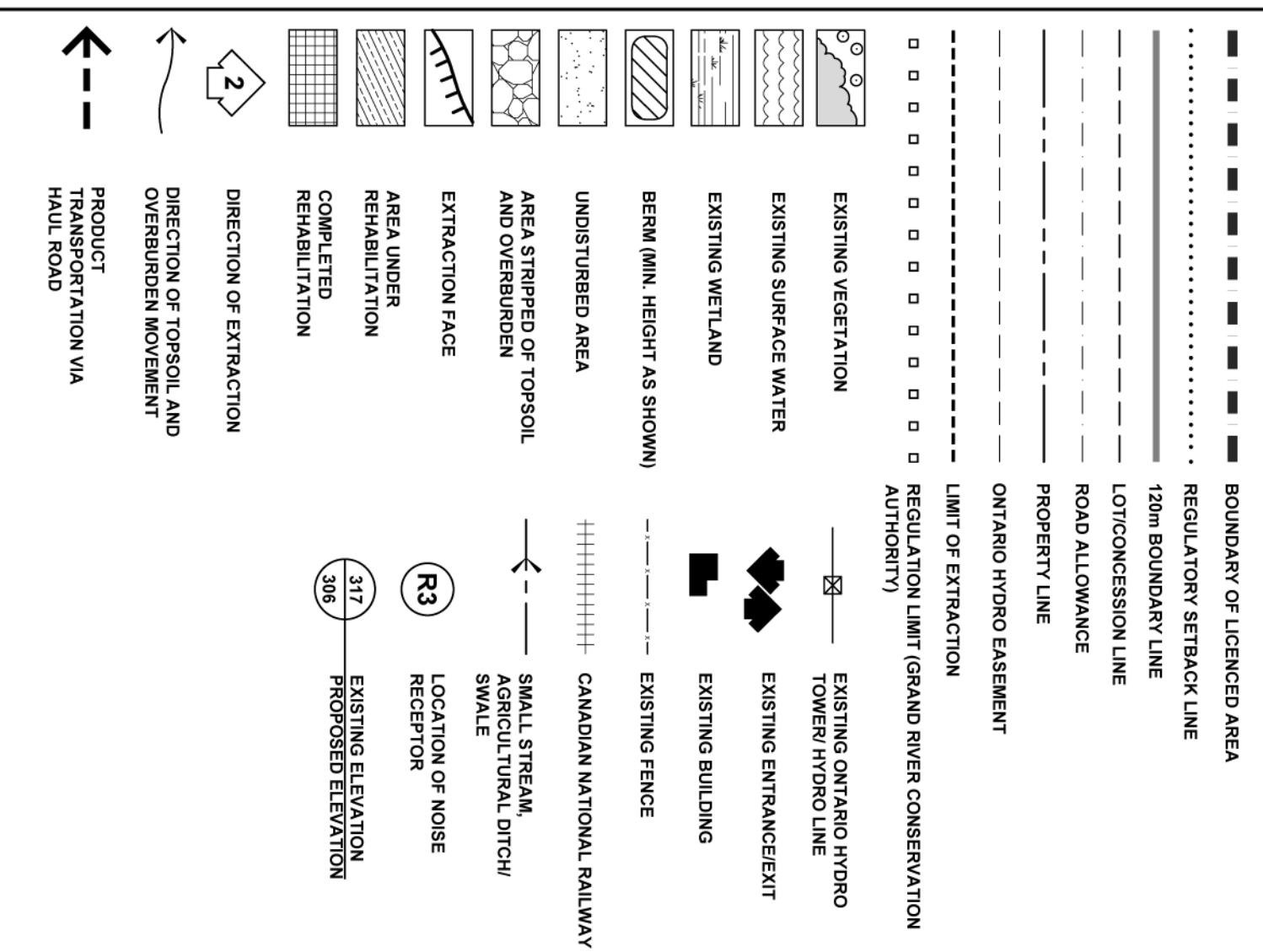
- PHASE E** (NOT SHOWN)
1. COMPLETE EXTRACTION OF AREA 4A AND 4B.
  2. COMPLETE PROGRESSIVE REHABILITATION IN AREA 2 AND AREA 3 USING TOPSOIL AND OVERBURDEN SEPARATELY FROM AREA 4A AND 4B.
  3. REMOVE ALL EQUIPMENT, STRUCTURES, STORAGE AND STUMP FROM THE SITE AND REHABILITATE ALL WALK ROUTES AND THE PLANT AREA, USING TOPSOIL AND OVERBURDEN STORED IN ACROSTICAL BEAMS.
  4. CONTINUE PROGRESSIVE REHABILITATION OF AREA 1 USING TOPSOIL AND OVERBURDEN STORED IN ACROSTICAL BEAM #2 AND BEAM #3.
  5. COMPLETE PROGRESSIVE REHABILITATION IN AREA 1, 4A AND 4B.
  7. AREA 1 - RETURN TO AGRICULTURAL USE.
  8. MAINTAIN ALL VEGETATION IN A HEALTHY, VIGOROUS GROWING CONDITION.



**TECHNICAL RECOMMENDATIONS**

THE FOLLOWING ARE THE TECHNICAL RECOMMENDATIONS FROM ALL OF THE EXPERTS' REPORTS AS OF FEBRUARY 2014. ADDITIONAL RECOMMENDATIONS MAY BE INCLUDED AS A RESULT OF THE APPROVAL/LEGAL ASSESSMENT, STATE CONSULTATION, MONITORING, AND PROGRESSIVE REHABILITATION. THE RECOMMENDATIONS ARE BASED ON THE CURRENT STATE OF THE SITE AND THE INFORMATION PROVIDED TO THE EXPERTS. THE RECOMMENDATIONS ARE BASED ON THE CURRENT STATE OF THE SITE AND THE INFORMATION PROVIDED TO THE EXPERTS. THE RECOMMENDATIONS ARE BASED ON THE CURRENT STATE OF THE SITE AND THE INFORMATION PROVIDED TO THE EXPERTS.

**LEGEND**



**Harrington M'Avan Ltd**  
 8925 Van Avenue  
 Markham, Ontario L3R 1A8  
 Tel: 905-294-8282 Fax: 905-294-7273  
 Offices in Markham & Cambridge

**TRI CITY MATERIALS**  
 TRI CITY LANDS LTD, SWYDERS RD, P.O. BOX 209  
 PETERSBURG ONTARIO N0B 2W0

**SPENCER PIT**  
 PART OF LOTS 14, 15 AND 16, AND LOTS 17 AND 18, CONGRESSION B  
 TOWNSHIP OF GUELPH, ERAMOSA, COUNTY OF WELLINGTON

Scale: 1:4000  
 North

Drawing Status: PRELIMINARY FOR DISCUSSION  
 Drawing Title: OPERATIONAL PLAN PHASE B - E

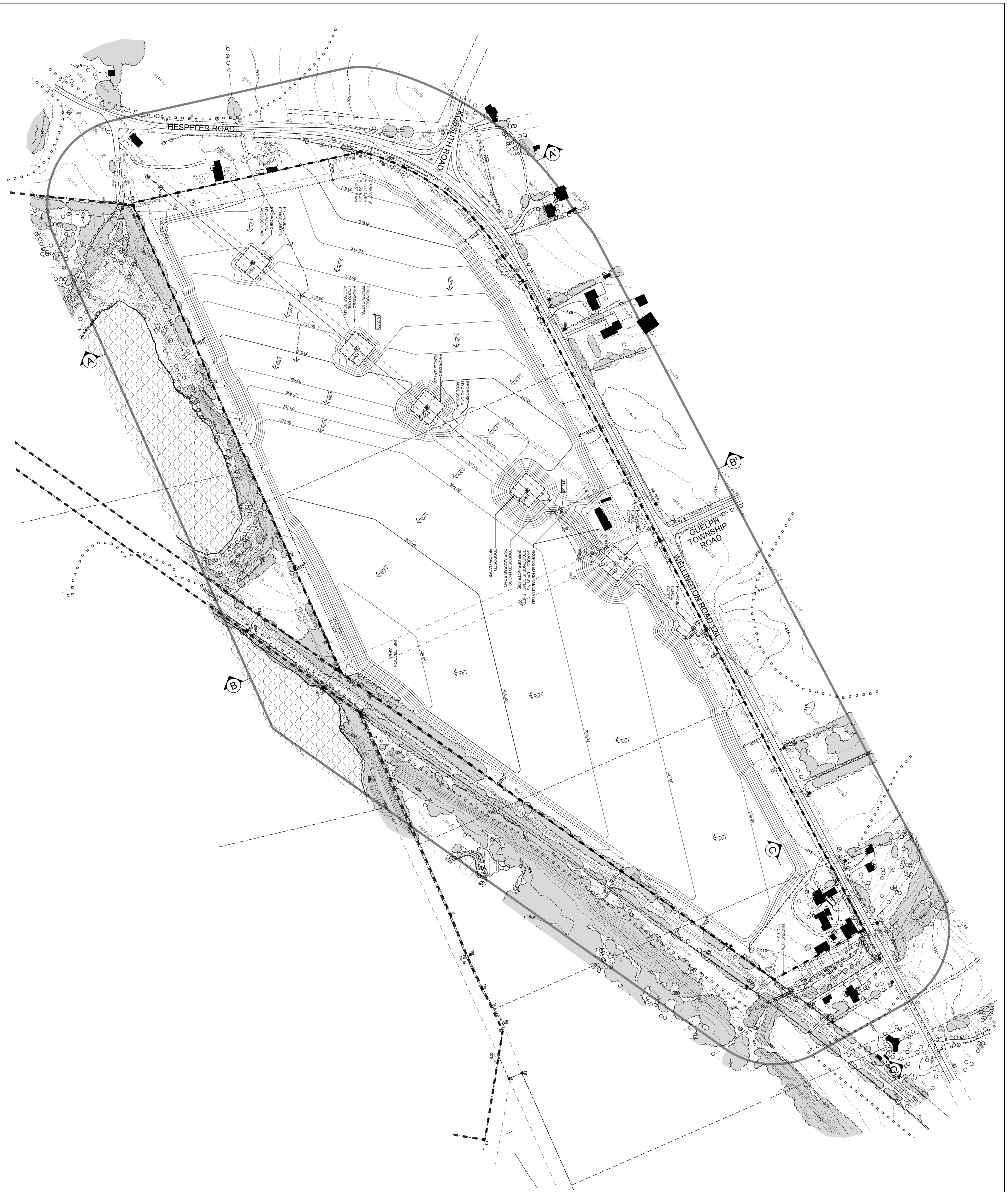
Drawn: SJP  
 Checked: GDH

Issue Date: FEB 2014  
 Project Number: 10-47  
 Drawing Number: 3 OF 5

Stamp







**LEGEND**

- BOUNDARY OF AREA TO BE LICENSED
- BOUNDARY OF LICENSED AREA
- REGULATORY SETBACK LINE
- 15M BOUNDARY LINE
- LOT/CONVESSION LINE
- ROAD ALLOWANCE HYDRO EASEMENT
- PROPERTY LINE
- ONTARIO HYDRO EASEMENT
- LIMIT OF EXTRACTION
- REGULATION LIMIT (GRAND RIVER CONSERVATION AUTHORITY)
- EXISTING HYDRO POLE
- EXISTING ONTARIO HYDRO TOWER HYDRO LINE
- EXISTING LIGHT STANDARD
- EXISTING BUILDING
- EXISTING FENCE
- CANADIAN NATIONAL RAILWAY
- EXISTING SPOT ELEVATION
- EXISTING 5M CONTOUR LINE
- EXISTING 1M CONTOUR LINE
- EXISTING SURFACE WATER
- EXISTING WETLAND
- EXISTING VEGETATION
- EXISTING HYDRO PILE
- EXISTING ONTARIO HYDRO TOWER HYDRO LINE
- EXISTING LIGHT STANDARD
- EXISTING BUILDING
- EXISTING FENCE
- CANADIAN NATIONAL RAILWAY
- EXISTING SPOT ELEVATION
- EXISTING 5M CONTOUR LINE
- EXISTING 1M CONTOUR LINE
- EXISTING SURFACE WATER
- EXISTING WETLAND
- EXISTING VEGETATION

**REHABILITATION NOTES**

- GENERAL INFORMATION**
- REFER TO SHEETS 2 & 3 FOR OPERATIONS AND PHASING DIAGRAMS AND NOTES AND SHEET 4 FOR HYDROLOGICAL INFORMATION.
  - PROPERTY SHALL BE REHABILITATED TO 4248 RECTANGLES.
- HYDROLOGICAL INFORMATION**
- RELATIVE TO UNCHANGED AT 250.00 TO 260.00 MSL, REFER TO HYDROLOGICAL REPORT BY GRANDWATER SCIENCE CORP., DATED FEBRUARY 2014.
  - TOPSOIL SHALL BE SEEDED WITH A MIXTURE OF GRASSES AND LEGUMES THAT MAY INCLUDE THE FOLLOWING AT A RATE OF APPROXIMATELY 125 99M<sup>2</sup>. WHITE CLOVER ANNUAL RYE
  - REHABILITATING TO AGRICULTURAL USES INFORMATION.
  - SEED REMOVAL OF FIELDS SHALL BE PERFORMED TO ELIMINATE COMPACTION WHERE REQUIRED.
  - SPREADING OF MANURE SHOULD OVERLAP AND BE SPACED 10M.
  - REMOVAL OF STONES LARGER THAN 100MM.
  - SEED AREAS WITH SEED MATURE NOTED ABOVE. ALL VEGETATION PLANTED DURING THIS LICENSE WILL BE MAINTAINED IN A HEALTHY, VIGOROUS GROWING CONDITION.
  - SITE FOR SOIL BIOREMEDIATION USING STANDARD AGRICULTURAL PRACTICES.
  - UPON COMPLETION OF EXTRACTION, THE SCALE SCALE HOUSE, AND ALL SCRAP AND EQUIPMENT SHALL BE REMOVED FROM THE SITE. ALL INTERNAL HALL ROADS SHALL BE REHABILITATED ONCE NO LONGER IN USE FOR EXTRACTION RELATED ACTIVITIES.

**Pre Licence Review**

NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY

**Site Plan Amendments**

NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY

**Harrington**  
**M'Avan Ltd**  
 10251 Lake Avenue  
 Markham, Ontario L3R 1A8  
 Tel: 905-294-4282 Fax: 905-294-7723  
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 TRI CITY LANDS LTD, SNYDERS RD, P.O. BOX 209  
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 TOWNSHIP OF GUELPHI ERANOSA, COUNTY OF WELLINGTON

**SPENCER PIT**  
 PART OF LOTS 14, 15 AND 16, AND LOTS 17 AND 18, CONVESSION B  
 TOWNSHIP OF GUELPHI ERANOSA, COUNTY OF WELLINGTON

Scale 1:2000 North Stamp

Drawing Status: PRELIMINARY FOR DISCUSSION

Drawn: SJP Checked: GDH

Issue Date: FEB 2014  
 Project Number: 10-47

**REHABILITATION PLAN**

Drawing Number: **5 OF 5**

## **APPENDIX III**



**Ministry of Tourism, Culture and Sport**

Culture Programs Unit  
Programs and Services Branch  
Culture Division  
401 Bay Street, Suite 1700  
Toronto ON M7A 0A7  
Tel.: (416) 314-7152  
Email: Sarah.Roe@ontario.ca

**Ministère du Tourisme, de la Culture et du Sport**

Unité des programmes culturels  
Direction des programmes et des services  
Division de culture  
401, rue Bay, bureau 1700  
Toronto ON M7A 0A7  
Tél. : (416) 314-7152  
Email: Sarah.Roe@ontario.ca



Nov 28, 2013

Jim Wilson (P001)  
Stantec Consulting  
400 - 1331 Clyde Ottawa ON K2C 3G4

**RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1-2 Archaeological Assessment: Spencer Pit Part of Lots 14 to 18, Concession B Township of Guelph-Eramosa, Wellington County, Ontario ", Dated Nov 6, 2013, Filed with MTCS Toronto Office on Nov 18, 2013, MTCS Project Information Form Number P001-741-2013, MTCS File Number 0000447**

Dear Mr. Wilson:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18.<sup>1</sup> This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Figure No. 1: General Project Location and Figure No. 4: Stage 2 Methods of the above titled report and recommends the following:

#### 5.0 Recommendations

##### 5.1 LOCATION 1

The artifact assemblage from Location 1 contains less than 20 artifacts that date prior to 1900 and background information related to the 20th century occupation of the study area does not indicate possible cultural heritage value or interest. Therefore, Location 1 does not fulfill the criteria of Section 2.2 of the 2011 Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011) and retains no further cultural heritage value or interest. Thus, no further work is recommended for Location 1.

##### 5.2 LOCATION 2

The artifact assemblage from Location 2 contains less than 20 artifacts that date prior to 1900 and background information related to the 20th century occupation of the study area does not indicate possible cultural heritage value or interest. Therefore, Location 2 does not fulfill the criteria of Section 2.2 of the 2011 Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011) and retains no further cultural heritage value or interest. Thus, no further work is recommended for Location 2.

##### 5.3 SUMMARY

Two archaeological locations were documented during the Stage 1-2 assessment of the Spencer Pit study area. Both Location 1 and Location 2 retain no further cultural heritage value or interest and are not recommended for further Stage 3 assessment or mitigation. Therefore, no further archaeological assessment of the Spencer Pit study area is recommended.

The MTCS is asked to review the results presented and accept this report into the Ontario Public Register

of Archaeological Reports.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,  
Sarah Roe  
Archaeology Review Officer

cc. Archaeology Licensing Officer  
Rick Esbaugh, Tri City Lands  
unknown unknown, Ministry of Natural Resources

<sup>1</sup>In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.



## **APPENDIX IV**





RELEVANT POLICY:		HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<b>4.1.1 The Aggregate Resources Act</b>								
(a)	<i>the effect of the operation of the pit or quarry on the environment</i>	X	X	X	X	X	X	Also addressed in the Site Plans and the <i>Summary Report</i> .
(b)	<i>the effect of the operation of the pit or quarry on nearby communities</i>	X	X	X	X	X	X	Also addressed in the Site Plans and the <i>Summary Report</i> .
(c)	<i>any comments provided by the municipality in which the site is located;</i>						X	To be reviewed during the application process.
(d)	<i>the suitability of the progressive rehabilitation and final rehabilitation plans for the site;</i>						X	Subject land will be rehabilitated to agriculture/ open space, which will be compatible with surrounding lands.
(e)	<i>any possible effects on ground and surface water resources;</i>	X						Determined no negative impacts on ground and surface water resources
(f)	<i>any possible effects of the operation of the pit or quarry on agricultural resources</i>						X	100% of the subject land will be rehabilitated to agriculture
(g)	<i>any planning and land use considerations;</i>						X	Addressed in the <i>Planning Analysis Report</i> .
(h)	<i>the main haulage routes and proposed truck traffic to and from the site;</i>					X		This report assessed the capability of the proposed haul routes to support the additional truck traffic. Improvements to adjacent roadway were recommended.
(i)	<i>the quality and quantity of the aggregate on the site;</i>						X	This matter has been addressed in this report and the <i>Summary Report</i> .
(j)	<i>the applicant's history of compliance with this Act and the regulations, if a license or permit has previously been issued to the applicant under this Act or a predecessor of this Act; and</i>						X	Tri City Lands Ltd. has experience in operating licences in Southwestern Ontario.
(k)	<i>such other matters as are considered appropriate</i>							
12.1 (1)	<i>no licence shall be issued for a pit or quarry if a zoning by-law prohibits the site from being used for the making, establishment or operation of pits and quarries. 1999, c.12, Sched N, s.1 (1)</i>						X	This application has been submitted for a zoning by-law amendment.

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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#### 4.1.2 Provincial Policy Statement

1.1.1a) <i>promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i>						X	The subject lands will provide employment opportunities, economic development and an additional source of quality aggregate. Obtaining the additional supply of quality aggregate enables the construction industry, which in turn increases the economic well-being of the Province and the local municipalities.
1.1.1b) <i>accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;</i>						X	This application will provide open space through the lands rehabilitated for agriculture. It is also expected to provide employment opportunities.
1.1.1c) <i>avoiding development and land use patterns which may cause environmental of public health and safety concerns;</i>	X	X	X	X	X	X	The pit design, fencing, access features, control features, noise controls and dust controls are intended to provide appropriate public health and safety measures in keeping with various provincial standards.
1.1.1e) <i>promoting cost-effective development standards to minimize land consumption and servicing costs;</i>						X	Aggregate material will be extracted as needed by demand.
1.1.1g) <i>Ensuring that necessary <u>infrastructure and public service facilities</u> are or will be available to meet current and projected needs.</i>					X		This report assessed the capability of the proposed haul routes to support the additional truck traffic. Improvements to adjacent roadway were recommended.
1.1.4a) <i>Permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;</i>						X	This application is for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table to remove more than 20,000 tonnes of mineral aggregate resources a year.
1.1.4b) <i>Development shall be appropriate to the <u>infrastructure</u> which is planned or available, and avoid the need for the unjustified and/ or uneconomical expansion of this <u>infrastructure</u>;</i>					X		This report assessed the capability of the proposed haul routes to support the additional truck traffic. Improvements to adjacent roadway were recommended.
1.1.4c) <i>development that is compatible with the rural landscape and can be sustained by rural service</i>						X	Following extraction operations, the subject land will be rehabilitated back for agricultural use and will continue

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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#### 4.1.2 Provincial Policy Statement

<i>levels should be promoted;</i>							to be compatible with the rural landscape.
1.1.4e) <i>Opportunities should be retained to locate new or expanding land uses that require separation from other uses; and</i>						X	There is an existing pit/ quarry to the south of the subject property; therefore, there is an opportunity with this application to expand this existing land use.
1.1.4f) <i>Recreational, tourism and other economic opportunities should be promoted.</i>						X	The subject lands will provide employment opportunities, economic development and an additional source of quality aggregate. This enables the construction industry, which in turn increases the economic well-being of the Province and the local municipalities.
1.6.5.1 <i>Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.</i>					X		This matter has been addressed in this report.
1.6.5.2 <i>Efficient use shall be made of existing and planned infrastructure.</i>					X		This matter has been addressed in this report.
1.6.5.3 <i>Connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.</i>					X		This matter has been addressed in this report.
1.6.5.4 <i>A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus.</i>					X		This matter has been addressed in this report.
1.6.5.5 <i>Transportation and land use considerations shall be integrated at all stages of the planning process.</i>					X		This matter has been addressed in this report.
1.6.6.1 <i>Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and infrastructure</i>					X		This matter has been addressed in this report.

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.1.2 Provincial Policy Statement**

<i>facilities to meet current and projected needs.</i>							
1.6.6.2 <i>Planning authorities shall not permit <u>development in planned corridors</u> that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.</i>					X		This matter has been addressed in this report.
1.6.6.3 <i>The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.</i>					X		This matter has been addressed in this report.
1.6.6.4 <i>When planning for corridors and rights-of-way for significant transportation and <u>infrastructure</u> facilities, consideration will be given to the significant resources in Section 2; Wise Use and Management of Resources.</i>					X		This matter has been addressed in this report.
1.7.1a) <i>Optimizing the long-term availability and use of land, resources, <u>infrastructure</u>, and <u>public service facilities</u>;</i>					X	X	Following aggregate extraction, the subject property will be rehabilitated to agriculture use for the long-term. In addition, roadway improvements will be completed by 2020 to the adjacent roadway.
1.7.1e) <i>planning so that major facilities (such as airports, transportation/ transit/ rail infrastructure and corridors, intermodal facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries and resource extraction activities) and <u>sensitive land uses</u> are appropriately designed, buffered and/ or separated from each other to prevent <u>adverse effects</u> from odour, noise and other contaminants, and minimize risk to public health and safety;</i>	X	X		X	X	X	This matter has also been addressed in the Site Plans.
1.7.1g) <i>promoting the sustainability of the agri-food sector by protecting agricultural resources</i>						X	Following extraction operations 100% of the subject land will be rehabilitated to agriculture,

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.1.2 Provincial Policy Statement**

	<i>and minimizing land use conflicts; and</i>						minimizing land use conflicts.
2.1.1	<i>Natural features and areas shall be protected for the long term</i>		X				X This report identified and determined if there would be negative impacts on the natural heritage features and ecological functions on and within 120m of the subject land. Technical recommendations were provided and incorporated into the Site Plans.
2.1.2	<i>The diversity and connectivity of natural features in an area, and the long-term <u>ecological function</u> and biodiversity of <u>natural heritage systems</u>, should be maintained, restored or, where possible, improved, recognizing linkages between and among <u>natural heritage features and areas</u>, <u>surface water features</u>, and <u>ground water features</u>.</i>	X	X				These reports identified and determined if there would be negative impacts on the natural heritage features, surface water features, and ground water features and ecological functions on and within 120m of the subject land. Technical recommendations and monitoring plans were provided and incorporated into the Site Plans for this application.
2.1.3	<i>Development and <u>site alteration</u> shall not be permitted in: a) <u>significant habitat of endangered species and threatened species</u>; b) <u>significant wetland in Ecoregions 5E, 6E and 7E</u>; and</i>		X				This report identified habitat for Barn Swallow (Threatened) at the northern limits of the subject property but outside of the land proposed to be extracted. Therefore, extraction will not take place in significant habitat of endangered and threatened species or significant wetlands.
2.1.4	<i>Development and <u>site alteration</u> shall not be permitted in:  b) <u>significant woodlands south and east of the Canadian Shield</u>; c) <u>significant valleylands south and east of the Canadian Shield</u> d) <u>significant wildlife habitat</u>; and e) <u>significant areas of natural and scientific interest</u>  <i>unless it has been demonstrated that there will be no <u>negative impacts</u> on the natural features or their <u>ecological functions</u>.</i></i>		X				This report identified any significant natural heritage features on and within 120m of the subject land. It was determined that extraction will not take place in significant woodlands, significant valleylands, significant wildlife habitat, or significant areas of natural and scientific interest.
2.1.5	<i>Development and <u>site alteration</u></i>		X				This report identified any significant

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.1.2 Provincial Policy Statement**

	<i>shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</i>						natural heritage features on and within 120m of the subject land. Extraction will not take place in fish habitat.
2.1.6	<i>Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</i>		X				This report identified and determined if there would be negative impacts on the natural heritage features and ecological functions on and within 120m of the subject land. Technical recommendations were provided and incorporated into the Site Plans to ensure that there will be no negative impacts.
2.2.2	<i>Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</i>  <i>Mitigative measures and/ or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.</i>	X					This report assessed the potential negative effects to the surface water and groundwater resources and their functions due to the proposed extraction operations. It was found that there will be no adverse effects on these resources as a result of the proposed extraction operations.
2.3.1	<i>Prime agricultural areas shall be protected for long-term use for agriculture</i>  <i>Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2, and 3 soils, in this order of priority.</i>					X	Following extraction operations, 100% of the subject land will return to agriculture.
2.3.3.1	<i>In prime agricultural areas, permitted uses and activities are: agricultural uses, secondary uses and agriculture-related</i>					X	Mineral aggregate resource extraction is the proposed interim land-use. Following extraction operations, 100% of the subject land

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.1.2 Provincial Policy Statement**

<p><u>uses.</u></p> <p><i>Proposed new <u>secondary uses</u> and <u>agriculture-related uses</u> shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches which achieve the same objective.</i></p>							will return to agriculture.
<p>2.3.3.2 In <u>prime agricultural areas</u>, all types, sizes and intensities of <u>agricultural uses</u> and <u>normal farm practices</u> shall be promoted and protected in accordance with provincial standards.</p>						X	Following extraction operations, 100% of the subject land will return to agriculture.
<p>2.3.5.1 Planning authorities may only exclude land from <u>prime agricultural areas</u> for:</p> <p>b) extraction of <u>minerals, petroleum resources and mineral aggregate resources</u>, in accordance with policies 2.4 and 2.5; and</p>						X	This application is to allow for extraction of mineral aggregate resources from the subject land.
<p>2.3.5.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be mitigated to the extent feasible.</p>	X	X	X	X	X	X	This matter has also been addressed in the Site Plans.
<p>2.5.2.1 As much of the <u>mineral aggregate resources</u> as is realistically possible shall be made available as close to markets as possible.</p> <p><i>Demonstration of need for <u>mineral aggregate resources</u>, including any type of supply/demand analysis, shall not be required, notwithstanding the availability designation or licensing for extraction of <u>mineral aggregate resources</u></i></p>						X	The mineral aggregate resources to be extracted from the subject lands will be made available to nearby market.

<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.1.2 Provincial Policy Statement**

<i>locally or elsewhere.</i>							
2.5.2.2 <i>Extraction shall be undertaken in a manner which minimizes social and environmental impacts.</i>	X	X	X	X	X	X	These reports assess any potential social and environmental impacts the operations of this proposal may have and provide mitigation measures to minimize these impacts. Mitigation measures have been incorporated into the Site Plans.
2.5.3.1 <i>Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.</i>						X	The subject property is surrounded by extractive industrial area, agricultural lands, and hazardous lands. The subject land is to be rehabilitated to agriculture; therefore, it will continue to be compatible with the adjacent lands.
2.5.4.1 <i>In <u>prime agricultural areas</u>, on <u>prime agricultural land</u>, extraction of <u>mineral aggregate resources</u> is permitted as an interim use provided that rehabilitation of the site will be carried out so that substantially the same areas and same average soil quality for agriculture are restored.</i>  <i>On these <u>prime agricultural lands</u>, complete agricultural rehabilitation is not required if:</i> <i>b) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as <u>designated growth areas</u>, and resources on <u>prime agricultural lands</u> where rehabilitation is feasible. Where no other alternatives are found, <u>prime agricultural lands</u> shall be protected in this order of</i>						X	Following extraction operations, 100% of the subject land will return to agriculture.



RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.1.2 Provincial Policy Statement**

	priority: <u>specialty crop areas</u> , Canada Land Inventory Classes 1, 2 and 3; and c) agricultural rehabilitation in remaining areas is maximized.						
2.6.1	<u>Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</u>		X				This matter has been addressed in this report.
2.6.2	<u>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</u>		X				This matter has been addressed in this report.
2.6.3	<u>Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</u>  <u>Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.</u>		X				This matter has been addressed in this report.
3.2.1	<u>Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral</u>					X	There is an existing quarry licence (Carmeuse Lime Canada) to the south of the subject property. This application is to allow for mineral

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**4.1.2 Provincial Policy Statement**

<p><i>mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed.</i></p>							<p>aggregate resource extraction to take place on the subject land. Mitigation measures will be implemented to ensure there will be no negative impacts as a result of this proposal.</p>
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RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.1.3 Growth Plan for the Greater Golden Horseshoe**

3.2.2 <i>Transportation - General</i> 3. In planning for the development, optimization, and/ or expansion of new or existing transportation corridors, the Ministers of Public Infrastructure Renewal and Transportation, other Ministers of the Crown, other public agencies and municipalities will - a) ensure that corridors are identified and protected to meet current and projected needs for various travel modes					X		This report assessed the capability of the proposed haul routes to support the additional truck traffic. Improvements to adjacent roadway were recommended.
4.2.1 <i>Natural Systems</i> 3. Planning authorities are encouraged to identify natural heritage features and areas that complement, link, or enhance natural systems.		X					This report identified and determined if there would be negative impacts on the natural heritage features and ecological functions on and within 120m of the subject land. Technical recommendations were provided and incorporated into the Site Plans to ensure there will be no negative impacts.
4.2.3 <i>Mineral Aggregate Resources</i> 1. Through sub-area assessment, the Ministers of Public Infrastructure Renewal and Natural Resources will work with municipalities, producers of mineral aggregate resources, and other stakeholders to identify significant mineral aggregate resources for the GGH, and to develop a long-term strategy for ensuring the wise use, conservation, availability and management of mineral aggregate resources in the GGH, as well as identifying opportunities for resource recovery and for co-ordinated approaches to rehabilitation where feasible.						X	The extraction operations are separated into 5 phases and a maximum of 650,000 tonnes of aggregate may be removed from the subject land in any calendar year. Progressive rehabilitation has also been co-ordinated with the proposed extraction operations, which are illustrated in the Operational Plan of the Site Plans
4.2.4 1. Municipalities will develop and implement official plan							

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.1.3 Growth Plan for the Greater Golden Horseshoe**

<i>policies and other strategies in support of the following conservation objectives:</i>							
a) Water conservation, including – i. water demand management, for the efficient use of water ii. water recycling to maximize the reuse and recycling of water.	X						This report assessed surface water and groundwater resources for water conservation.
b) Energy conservation, including – ii. identification of opportunities for alternative energy generation and distribution iii. energy demand management to reduce energy consumption						X	The mineral aggregate resources to be extracted from the subject property will be made available to nearby markets. Trucks traveling short distances on major highways use less fuel (energy) and minimize the wear and tear on roads.
c) Air quality protection, including reduction in emissions from municipal and residential sources						X	Water or calcium chloride will be applied to internal haul roads and processing areas as often as required to mitigate dust.
d) Integrated waste management, including – i. enhanced waste reduction, composting, and recycling initiatives and the identification of new opportunities for source reduction, reuse, and diversion where appropriate ii. a comprehensive plan with integrated approaches to waste management, including reduction, reuse, recycling, composting, diversion, and the disposal of residual waste iii. promotion of reuse and recycling of						X	In aggregate operation, waste is most often created when the best of the material is processed leaving excess lower grade materials which cannot easily be sold. This is generally referred to as “highgrading”. By providing a variety of sources of material in close proximity, the operator can blend pit run to produce an optimal plant feed which makes the most efficient use of the material, thus reducing waste.

<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.1.3 Growth Plan for the Greater Golden Horseshoe**

<i>iv. construction materials consideration of waste management initiatives within the context of long term regional planning, and in collaboration with neighbouring municipalities.</i>							
<i>e) Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified.</i>			<b>X</b>				This matter has been addressed in this report.

<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

4.1	CULTURAL HERITAGE RESOURCES						
4.1.5	<p><i>Policy Direction</i></p> <p>a) Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</p> <p>b) Wellington will encourage the conservation of significant built heritage resources through heritage designations and planning policies which protect these resources.</p> <p>c) The re-use of heritage buildings is often a valid means of ensuring their restoration, enhancement or future maintenance. Projects to re-use heritage buildings may be given favourable consideration if the overall results are to ensure the long term protection of a heritage resource and the project is compatible with surrounding land uses and represents an appropriate use of land.</p> <p>d) Where a property has been identified as a protected heritage property, development and site alteration may be permitted on adjacent lands where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or</p>			X			<p>This matter has been addressed in this report. Archaeological resources of cultural heritage value or interest were not identified.</p>

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.2.1 Wellington County**

<p>site alteration.</p> <p>e) In order to conserve a cultural heritage resource, a Heritage Impact Assessment and/or a Conservation Plan may be required.</p> <p>f) The County recognizes the important cultural significance of the Grand River as a Canadian Heritage River, and the need to conserve its inherent values.</p> <p>g) Where development and site alteration is allowed, significant archaeological resources must be conserved. Such resources will be conserved through removal, and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, development and site alteration will only be allowed if the heritage integrity of the site is maintained.</p> <p>h) Where the County has determined a proposed development has areas of archaeological potential, an assessment of the property will be required to identify archaeological resources. Resources identified and determined to be significant will be conserved. The County may also require parts of a site to be excluded from development in order to maintain the heritage integrity of the site.</p>							
4.3 FARMLAND PROTECTION							
4.3.1 Prime Agricultural Areas Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting						X	The subject property is designated as Prime Agricultural land in the County of Wellington Official Plan.

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<b>4.2.1 Wellington County</b>							
<i>development.</i>							
<p>4.3.3 <i>Policy Direction</i></p> <p>a) <i>Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas unless:</i></p> <p>ii) <i>the lands are to be used on an interim basis for mineral aggregate extraction,</i></p>						X	This application is to allow for the interim use of the subject property be for mineral aggregate extraction.
4.6 <i>IMPACT ASSESSMENT</i>							
<p>4.6.1 <i>General</i></p> <p><i>In order to assess the merit of planning applications, the County or local municipality may require studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts. These studies shall be prepared by qualified professionals and will include, but are not limited to:</i></p> <ul style="list-style-type: none"> <li>- <i>planning impacts</i></li> <li>- <i>environmental impacts</i></li> <li>- <i>traffic impacts</i></li> <li>- <i>agricultural impacts</i></li> <li>- <i>fiscal impacts</i></li> </ul> <p><i>Studies prepared as part of an environmental assessment, licensing procedure or other planning process may fulfill all or part of the requirements of this section.</i></p>	X	X	X	X	X		These reports have been completed as a part of this application.
<p>4.6.2 <i>Planning Impact Assessment</i></p> <p><i>Planning impact assessments may be required to evaluate:</i></p> <p>a) <i>the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;</i></p>						X	This matter has been addressed with this planning analysis report.



<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

<p>b) the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;</p> <p>c) the adequacy of the proposed method of servicing the site;</p> <p>d) the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;</p> <p>e) the impact on natural resources such as agricultural land and mineral aggregate deposits;</p> <p>f) the impact on biodiversity and connectivity of natural features and areas;</p> <p>g) the exterior design in terms of bulk, scale and layout of buildings and other design elements;</p> <p>h) the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;</p> <p>i) methods of reducing or eliminating negative impacts;</p> <p>j) other planning matters considered important by a Council.</p>							
<p>4.6.3 Environmental Impact Assessment</p>	<b>X</b>	<b>X</b>					<p>This matter has been addressed with these two (2) reports.</p>

<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

<p><i>Environmental impact assessments prepared by a qualified person may be required to evaluate the impacts a proposed development may have on the natural environment and the means by which negative impacts may be reduced or eliminated. An environmental impact assessment may include some or all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) a description of the proposal, including a statement of purpose;</i></li> <li><i>b) a description of the existing land use on the subject lands and adjacent lands, as well as the relevant land use regulations;</i></li> <li><i>c) an identification of proposed land uses and activities and potential environmental impacts;</i></li> <li><i>d) a delineation of any environmental constraint area on a site plan;</i></li> <li><i>e) a description of the terrestrial and aquatic resources, natural and built landforms, surface and groundwater and other significant environmental features or functions on the site;</i></li> <li><i>f) an assessment of the impact on groundwater resources and in particular existing private wells and municipal supply wells in the area;</i></li> <li><i>g) a consideration of the need for a subwatershed study;</i></li> <li><i>h) an assessment of the impact on groundwater resources and in particular existing private wells and municipal supply wells in the area;</i></li> <li><i>i) a statement of the relative environmental and ecological significance of the natural</i></li> </ul>							
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<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

<p><i>features and functions affected by the proposal;</i></p> <p><i>j) a consideration of the potential to maintain, restore or where possible, improve the long-term ecological function and biodiversity of natural heritage systems;</i></p> <p><i>k) requirements to be addressed in Site Plans and/or Development Agreements;</i></p> <p><i>l) a statement that there are no negative impacts on provincially significant greenland features and functions and a description of the means by which negative environmental impacts will be mitigated in other greenland areas.</i></p> <p><i>m) a consideration of the potential for enhancement of environmental features or functions through site design alternatives;</i></p> <p><i>n) a proposal for monitoring, where needed;</i></p> <p><i>o) such additional concerns as a Council may consider relevant.</i></p> <p><i>The County may, in consultation with Conservation Authorities, provide consideration for a scoped environmental impact assessment format for use by proponents of development applications, which are generally minor in nature with limited potential impacts.</i></p>							
<p><b>4.6.4 Traffic Impact Assessment</b></p> <p><i>Where a development proposal may add significant volumes of traffic to a road system or where development is proposed in an area with recognized road deficiencies, a Council may</i></p>					<b>X</b>		<p>This matter has been addressed in this report.</p>

<b>RELEVANT POLICY:</b>	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

<p><i>require a traffic impact assessment. The assessment may include any or all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) pre and post development traffic patterns and volumes;</i></li> <li><i>b) structural adequacy and capacity of the existing and proposed road system;</i></li> <li><i>c) convenience, accessibility and safety of the site for people and vehicle and the effect on traffic customarily on the road;</i></li> <li><i>d) sight distance visibility;</i></li> <li><i>e) grade (slope) of road;</i></li> <li><i>f) suitability of the road for all water conditions;</i></li> <li><i>g) suitability of the sit or roads for snow plowing and removal;</i></li> <li><i>h) pedestrian and bicycle traffic flows and potential conflicts, particularly where schools or senior facilities are nearby;</i></li> <li><i>i) ability of new roads to meet municipal standards;</i></li> <li><i>j) means by which negative impacts will be reduced or eliminated;</i></li> <li><i>k) such additional concerns as a Council may consider relevant.</i></li> </ul>							
<p><b>4.6.5</b> <i>Agricultural Impact Assessment</i> <i>Where development is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. An assessment may include any or all of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) the opportunity to use lands of lower agricultural potential;</i></li> <li><i>b) compliance with the minimum distance separation formula</i></li> </ul>						<b>X</b>	<p>The subject property is located on prime agricultural land. Upon completion of extraction operations, the subject land will be rehabilitated back to agriculture.</p>

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<p><b>4.2.1 Wellington County</b></p> <p><i>for livestock operations;</i>  c) <i>the degree to which agricultural expansion may be constrained;</i>  d) <i>potential interference with normal agricultural activities and practices;</i>  e) <i>potential interference with the movement of agricultural machinery on roads;</i>  f) <i>such other concerns as a Council may consider relevant.</i></p>							
<p><b>4.6.6 Fiscal Impact Assessment</b>  A Council may require a fiscal impact assessment where a development proposal or proposals is so substantial that it may:</p> <p>a) <i>create negative impacts on existing commercial facilities to the extent that it threatens the existing commercial life of a traditional downtown or the planned function of other commercial areas;</i>  b) <i>impose severe or unusual financial burdens on the municipality's fiscal well-being.</i></p> <p><i>It is not the intent of the County to regulate competition, but the County wishes to retain healthy communities and traditional downtowns and protect public investment in Wellington's communities.</i></p>						X	This application is expected to provide employment opportunities.
<p><b>4.6.7 Heritage Impact Assessment and Conservation Plan</b></p> <p><i>A heritage impact assessment and conservation plan may be required to determine if any cultural heritage resources are impacted by a development proposal.</i></p>			X				This matter has been addressed in this report.

<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

<i>A heritage impact assessment is a study to determine if any cultural heritage resources are impacted by a development proposal, whether the impacts can be mitigated, and by what means. A heritage impact assessment will generally be required to contain:</i>							
<i>a) Historical research, site analysis and evaluation</i>							
<i>b) Identification of the significance and heritage attributes of the cultural heritage resources</i>							
<i>c) Description of the proposed development or site alteration</i>							
<i>d) Assessment of development or site alteration impact</i>							
<i>e) Consideration of alternatives, mitigation and conservation methods</i>							
<i>f) Implementation and monitoring</i>							
<i>g) Summary statement and conservation recommendations</i>							
<b>4.9 WATER RESOURCES</b>							
<b>4.9.4 Policy Direction</b> <i>Wellington County commits to pursuing the following directions relating to water resources:</i>							
<i>a) ensure that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic systems on an integrated watershed management basis;</i>	<b>X</b>						These matters have been addressed in this report.
<i>b) protect surface and groundwater quality through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within wellhead</i>							

<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

<p> <i>protection areas and overlying vulnerable aquifers;</i>  <i>c) ensure that development meets provincial water quality objectives;</i>  <i>e) ensure development does not alter groundwater levels to the detriment of surrounding users and resources;</i>  <i>f) support policies to protect municipal water sources;</i>  <i>g) protect wetlands and areas that make significant contributions to groundwater recharge;</i>  <i>h) protect the hydrogeological functions of the moraine systems in the County;</i>  <i>i) ensure the base flow needed to protect streams, fisheries and wetlands are maintained;</i>  <i>k) maintain and enhance water quantity and quality through the retention of vegetation or through revegetation;</i>  <i>l) maintain and enhance fish habitat;</i>  <i>m) protect or enhance the function of sensitive groundwater recharge areas, discharge areas, aquifers and headwaters;</i>  <i>n) ensure land use decisions promote water conservation efforts and support the efficient use of water resources;</i>  <i>o) encourage agricultural practices that protect water resources;</i>  <i>p) require mineral aggregate operations to use best management practices to protect groundwater resources as set out in Section 4.9.5.8;</i>  <i>q) require impact studies when</i> </p>							
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RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
4.2.1 Wellington County <i>development proposals have the potential to affect water or water related resources.</i>							
4.9.5 <i>Well Head Protection Areas (WHPAs) The protection of municipal water supplies from contamination is important to securing a long-term potable water supply for residents and businesses and for future growth. The County has identified areas within which certain land uses may pose a risk to the quality and quantity of municipal water supplies. The policies of this section are intended to prohibit high risk activities from establishing within Well Head Protection Areas (WHPAs) and to ensure that permitted uses can be established within an acceptable level of risk to groundwater quality and quantity.  Schedule B of the Official Plan identifies WHPAs for each municipal well or well field, and selected private communal wells in the County. WHPAs are shown on Schedule B as Well Head Protection Areas 1 through 3. WHPAs considered to be most vulnerable to the surface activities are ranked highest on a sensitivity scale of 1 to 3, with 1 being the highest and 3 being the lowest. The WHPAs shown on Schedules B will be interpreted as a special protection category in which the lands may be utilized in accordance with the underlying land use designation, subject to the policies of this Section.</i>						X	According to Schedule B3, Wellhead Protection Areas, of the County of Wellington Official Plan the subject property does not fall within a Wellhead Protection Area.
5.3 <i>PLANNING APPROACH The Greenlands System is</i>		X					This matter is addressed in this report. It was determined that there



RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<p><b>4.2.1 Wellington County</b></p> <p><i>designated on Schedule "A" to this Plan and is a composite of many natural heritage features, flood prone areas and hazardous lands. The system is divided into two broad categories: Core Greenlands and Greenlands.</i></p> <p><i>The Greenlands System will be maintained or enhanced. Activities which diminish or degrade the essential functions of the Greenlands System will be prohibited. Activities which enhance the health of the Greenlands System will be encouraged where reasonable.</i></p>							will be no negative impacts on any natural features or their functions as a result of this application.
<p>5.4 <b>CORE GREENLANDS</b></p> <p><i>Within the Greenlands System certain areas have greater sensitivity or significance. These areas will be identified in policy and protected. These areas have been included in the "Core" Greenlands designations and include:</i></p> <ul style="list-style-type: none"> <li>• <i>provincially significant wetlands</i></li> <li>• <i>habitat of endangered or threatened species</i></li> <li>• <i>floodway and hazardous lands</i></li> </ul>						<b>X</b>	According to Appendix 3 of the Official Plan the land to the east of the subject property designated as Core Greenlands is identified as a Provincially Significant Wetland.
<p>5.4.1 <b>Wetlands</b></p> <p><i>All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant. Provincially significant wetlands are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted.</i></p>						<b>X</b>	The land to the east of the subject property designated as Core Greenlands is identified as a Provincially Significant Wetland. This application does not propose development or site alteration in these wetlands.

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<b>4.2.1 Wellington County</b>							
<p>5.4.2 <i>Habitat of Endangered or Threatened Species and Fish Habitat</i></p> <p><i>Development and site alteration will not be allowed in significant habitat of endangered or threatened species.</i></p> <p><i>Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</i></p>		X					<p>This report identified habitat for Barn Swallow (Threatened) in a wooden barn at the northern limits of the subject property outside of the lands proposed to be extracted. Therefore, it was determined that development and site alteration is not proposed to occur in significant habitat of endangered or threatened species.</p> <p>This report did not identify fish habitat on or within 120m of the subject property; therefore, extraction will not occur in fish habitat.</p>
<p>5.4.3 <i>Flooding Hazards and Hazardous Lands</i></p> <p><i>The Core Greenlands designation includes areas subject to flooding and other hazardous conditions. Generally development shall be directed away from areas in which conditions exist which would pose a threat to public health and safety.</i></p>						X	<p>Limits of extraction and regulatory setbacks have been implemented to ensure health and safety.</p>
<p>5.4.4 <i>Floodway</i></p> <p><i>Development and site alteration will not be permitted in the floodway of a river or stream unless a Special Policy Area has been approved or it is permitted elsewhere in this Plan. In most parts of the County, a one-zone flood plain management concept applies and the floodway encompasses the entire floodplain.</i></p>		X					<p>This matter has been addressed in this report. This application does not propose development or site alteration in the floodway of a river or stream.</p>
<p>5.4.5 <i>Development and Site Alteration</i></p> <p><i>Development and site alterations will only be permitted in the flood-fringe portion of the floodplain (where a two-zone concept applies), in Special Policy Areas and in areas susceptible to other natural hazards if:</i></p> <p><i>a) the hazards can be safely</i></p>		X					<p>This application does not propose development or site alteration to occur in the flood-fringe portions of floodplains.</p>

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<p><b>4.2.1 Wellington County</b></p> <p><i>addressed, and the development and site alteration is carried out in accordance with established standards and procedures;</i></p> <p><i>b) new hazards are not created and existing hazards are not aggravated;</i></p> <p><i>c) no adverse environmental impacts will result;</i></p> <p><i>d) essential emergency services have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</i></p> <p><i>e) the development does not include institutional uses or essential emergency services or the disposal, manufacturing, treatment or storage of hazardous substances;</i></p> <p><i>f) no reasonable alternative is available.</i></p>							
<p><b>5.5 GREENLANDS</b></p> <p><i>Other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts.</i></p> <p><i>These areas are often found within Core Greenlands. Where they are outside Core Greenlands they are identified as Greenlands.</i></p>							<p>According to Appendix 3 of the Official Plan there are areas designated as Greenlands to the northeast and east of the subject property.</p> <p><b>X</b></p>
<p><b>5.5.1 Habitat</b></p> <p><i>Fish, wildlife and plant habitat are included in the Greenlands System, often as part of other defined natural heritage</i></p>		<b>X</b>					<p>This matter has been addressed in this report. It was determined that development and site alteration is not proposed in significant habitat of endangered or threatened species.</p>

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<p><i>features.</i></p> <p><i>Development and site alteration will not be allowed in significant wildlife or plant habitat unless it has been demonstrated that there will be no negative impacts on the habitat or its ecological functions and, in the case of fish habitat, in accordance with provincial and federal requirements.</i></p>							
<p>5.5.2 <i>Natural and Scientific Interest Areas of natural and scientific interest (ANSI's) are included in the Greenlands system where they have been determined to be provincially significant or determined by the County to be regionally significant. Life science areas (plant and animal communities) will be protected from any development or site alteration which would have a negative impact on the life science feature or its ecological function. Earth science areas (drumlins, eskers, spillways) will be protected in large measure from development or site alterations which would significantly alter their nature or earth science values.</i></p>		X					<p>This matter has been addressed in this report. Areas of Natural and Scientific Interest were not identified on or within 120m of the subject property; therefore, extraction will not take place in areas of natural and scientific interest.</p>
<p>5.5.3 <i>Streams and Valleylands Streams and valleylands are included in the Greenlands system. All streams and valleylands will be protected from development or site alterations which would negatively impact on the stream or valley- land or their ecological functions.</i></p>		X					<p>This matter has been addressed in this report. Significant streams or valleylands were not identified on or within 120m of the subject property; therefore, extraction will not take place in these features.</p>
<p>5.5.4 <i>Woodlands Woodlands over 10 hectares in area are considered to be significant by the County and are included in the Greenlands</i></p>		X					<p>This matter has been addressed in this report. Significant woodlands were not identified on or within 120m of the subject property.</p>

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.2.1 Wellington County**

<p>system.</p> <p><i>These woodlands will be protected from development or site alterations which would negatively impact the woodlands or their ecological functions. Good forestry practices will be encouraged.</i></p> <p><i>Smaller woodlots may also have local significance and, where practical, these smaller woodlots should be protected.</i></p>							
<p>5.5.5 <i>Environmentally Sensitive Areas (ESA's)</i> <i>Environmentally sensitive areas as determined by the County from previous studies are included in the Greenlands system. The areas will be protected from development or site alterations which would negatively impact them or their ecological functions.</i></p>		X					<p>This matter has been addressed in this report. Environmentally Sensitive Areas were not identified on or within 120m of the subject property.</p>
<p>5.5.6 <i>Ponds, Lakes and Reservoirs</i> <i>Ponds, lakes and reservoirs are included in the Greenlands system where the County determines they require protection. These areas will be protected from development or site alterations which would negatively impact them or their ecological functions.</i></p>		X					<p>This matter has been addressed in this report. It was concluded that there would be no negative impacts on any natural heritage features or their ecological functions within 120m of the subject property with the implementation of recommended mitigation measures. These recommendations have been incorporated into the Site Plans.</p>
<p>5.5.7 <i>Natural Heritage Systems</i> <i>The boundaries of many natural heritage features overlap and inter-relationships frequently exist between these areas. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between</i></p>		X					<p>This matter has been addressed in this report. It was concluded that there would be no negative impacts on any natural heritage features or their ecological functions within 120m of the subject property with the implementation of recommended mitigation measures. These recommendations have been incorporated into the Site Plans.</p>

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
4.2.1 Wellington County  <i>and among natural heritage features and areas, surface water features and ground water features.</i>							
5.6 DEVELOPMENT CONTROL							
<p>5.6.3 <i>Development Impacts</i> <i>Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:</i></p> <p><i>a) identify the nature of the natural heritage resource(s) potentially impacted by the development;</i></p> <p><i>b) prepare, where required, an environmental impact assessment to address potential impacts;</i></p> <p><i>c) consider enhancement of the natural area where appropriate and reasonable;</i></p> <p><i>d) demonstrate that there will be no negative impacts on the natural heritage resources or feature or on its ecological function.</i></p> <p><i>No development will be approved unless the County is satisfied that the Greenland policies are met.</i></p> <p>5.6.4 <i>Adjacent Lands</i> <i>For the purposes of this section of the Plan, adjacent lands are considered to be:</i></p> <p><i>a) lands within 120 metres of provincially significant wetlands;</i></p> <p><i>b) lands within 30 metres of all other Core Greenlands and Greenland areas.</i></p>	X	X					These matters have been addressed in these 2 reports. It was concluded that there would be no negative impacts on any natural heritage features or their ecological functions within 120m of the subject property as a result of the proposed extraction operations with the implementation of recommended mitigation measures and monitoring.
5.6.6 <i>Mineral Aggregate Areas</i> <i>Areas of high potential for mineral aggregate are shown as an overlay over the Greenland</i>						X	No mineral aggregate operations are proposed to take place in provincially significant wetlands or in significant habitat of threatened or endangered

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<b>4.2.1 Wellington County</b>  <i>System. Mineral Aggregate operations are not allowed in provincially significant wetlands or in significant habitat of threatened or endangered species but may be considered in other areas subject to the policies of this Plan. Existing licensed mineral aggregate operations are permitted and will be protected.</i>							species.
5.6.8 <i>Conservation Authority Regulations</i>  <i>Some lands within and adjacent to the Greenland System may be subject to an Ontario Regulation issued under the Conservation Authorities Act.</i>  <i>Where development or site alteration is proposed within a regulated area, as shown on Conservation Authority schedules and/or described in the text of the applicable Conservation Authority regulation, the Conservation Authority should be consulted before development (including construction, conversion, grading, filling, or excavating) occurs to determine whether the regulation applies.</i>						X	As per Section 4.0, Notification and Consultation Standards, of the <i>Aggregate Resources of Ontario: Provincial Standards, version 1.0</i> for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table, this application will be circulated to review agencies, including the local Conservation Authority, for review and comment.
6.4 <b>PRIME AGRICULTURAL AREAS</b>							
6.4.2 <i>Agriculture First</i> <i>In Prime Agricultural Areas, agricultural uses and normal farm practices will be promoted and protected.</i>  <i>As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged.</i>						X	Following extraction operations, the subject land will be rehabilitated to agriculture.
6.4.3 <i>Permitted Uses</i>						X	This application is to permit licensed

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<p><b>4.2.1 Wellington County</b></p> <p><i>Permitted uses and activities in Prime Agricultural Areas may include:</i></p> <p><i>i) licensed aggregate operations</i></p> <p><i>All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.</i></p>							<p>aggregate operations to take place on the subject property. Following extraction operations the subject land will be rehabilitated back to agriculture to continue to be compatible with the surrounding agricultural uses.</p>
<p>6.4.8 <i>Wayside Pits, Portable Asphalt Plants and Portable Concrete Plants</i></p> <p><i>Wayside pits and quarries, portable concrete plants and portable asphalt plants are allowed by provincial policy without municipal official plan amendment, rezoning or development permit. Municipal zoning by-laws may establish setback distances between these uses and sensitive land uses including:</i></p> <ul style="list-style-type: none"> <li>- residential uses</li> <li>- commercial and institutional uses</li> <li>- livestock facilities</li> <li>- natural heritage features</li> <li>- other sensitive land uses</li> </ul>						<b>X</b>	<p>These matters have been addressed in the Site Plans.</p>
<p>6.4.9 <i>Mineral Aggregate Areas</i></p> <p><i>Areas of high potential for mineral aggregate are shown as an overlay over the Prime Agricultural Areas. Mineral aggregate operations may be allowed in these areas subject to the more detailed policies of this Plan.</i></p>						<b>X</b>	<p>The subject property is designated as Mineral Aggregate Area, according to Schedule 'A3' of the Official Plan. Therefore, the policies under Section 6.6, Mineral Aggregate Areas, are relevant to this application.</p>
<p>6.6 <b>MINERAL AGGREGATE AREAS</b></p>							
<p>6.6.4 <i>Permitted Uses</i></p> <p><i>In addition to the uses allowed by the underlying designation, the following uses may be allowed in Mineral Aggregate Areas through rezoning:</i></p> <p><i>a) aggregate extraction;</i></p>						<b>X</b>	<p>An application for a Zoning By-Law Amendment has been submitted.</p>



<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

<p>b) associated uses such as stripping, berm construction, screen planting, landscaping, drilling, blasting, haulage, crushing, screening, washing, stockpiling, storage, loading, weighing, equipment parking, repair and maintenance, office facilities, importing and blending materials, environmental and safety control features and rehabilitation uses;</p> <p>c) ancillary uses such as asphalt plants, concrete plants, aggregate transfer stations, stockpiling and blending of aggregates with materials such as salt, sand-salt mixture and recycled road material.</p>							
<p>6.6.5 <b>New Aggregate Operations</b>  New aggregate operations may be established within the Mineral Aggregate Area subject to the appropriate rezoning and licensing. New operations proposed outside of this area shall require an amendment to this Plan. In considering proposals to establish new aggregate operations, the following matters will be considered:</p> <p>a) the impact on adjacent land uses and residents and public health and safety;</p> <p>b) the impact on the physical (including natural) environment;</p> <p>c) the capabilities for agriculture and other land uses;</p> <p>d) the impact on the transportation system;</p> <p>e) existing and potential municipal water supply resources are protected in</p>	X	X	X	X	X	X	<p>These matters have been addressed in these reports, the Site Plans, the "Summary Report" and the "Planning Analysis Report".</p>

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<p><b>4.2.1 Wellington County</b></p> <p><i>accordance with Section 4.9.5 of this Plan.</i></p> <p><i>f) the possible effect on the water table or surface drainage patterns;</i></p> <p><i>g) the manner in which the operation will be carried out;</i></p> <p><i>h) the nature of rehabilitation work that is proposed; and</i></p> <p><i>i) the effect on cultural heritage resources and other matters deemed relevant by Council.</i></p> <p><i>It is essential that extraction be carried out with as little social and environmental cost as practical. Provincial standards, guidelines and regulations will be used to assist in minimizing impacts.</i></p>							
<p><b>6.6.6 Public Information</b></p> <p><i>When planning approvals are being considered for new or expanded mineral aggregate operations, the following information shall be made available to the public.</i></p> <p><i>a) detailed site plans which provide a description of the proposed aggregate operation including location, size, contours, topography, existing and proposed buildings and structures, setbacks, screening, buffers, entrances, exits, haul routes, drainage facilities, water table, any water diversions or storage, existing and anticipated final grades, excavation depth, stockpiles, and the sequence of operations and rehabilitation;</i></p> <p><i>b) the estimated quality and quantity of the resource;</i></p> <p><i>c) a description of the surrounding lands including land uses, locations and use</i></p>						X	As per Section 4.2, Consultation, of the <i>Aggregate Resources of Ontario: Provincial Standards, version 1.0</i> for a Category 3 – Class ‘A’ Licence, Pit Above the Water Table, a public information session/ open house is hosted by the applicant to present to the public, in the locality of the application, all details of the proposal. Although not listed as a requirement, the applicant will post a copy of the site plans and all related reports in a common locale accessible to all members of the public for their review.

RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.2.1 Wellington County**

<p><i>of buildings and structures, fences, significant natural features and wells and other lands owned by the applicant;</i></p> <p><i>d) Any related reports prepared by the proponents; and</i></p> <p><i>e) any other information deemed relevant by Council.</i></p>							
<p>6.6.7 <i>Ancillary Uses</i></p> <p><i>Ancillary uses may only be established if the following matters are addressed;</i></p> <p><i>a) the protection of adjoining lands from the negative effects of a reduced water supply, noise, dust, odour, lighting and unsightly storage;</i></p> <p><i>b) the protection of the environment from negative effects of dust, chemical spills, run-off, or contaminated surface or ground water; and</i></p> <p><i>c) ensuring that access can be obtained directly to a road capable of carrying the anticipated truck traffic.</i></p>	X	X		X	X	X	<p>These matters have been address with these reports and in the Site Plans.</p>
<p>6.6.8 <i>Rehabilitation</i></p> <p><i>All proposals for new aggregate extraction shall include a plan for eventual rehabilitation. The plan shall:</i></p> <p><i>a) provide for progressive rehabilitation whenever feasible;</i></p> <p><i>b) be prepared in detail by a recognized expert;</i></p> <p><i>c) be compatible with the long term uses permitted by the surrounding official plan designations;</i></p> <p><i>d) on lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the</i></p>						X	<p>The Site Plans, which include a plan for progressive rehabilitation and a Final Rehabilitation Plan, were prepared by a Landscape Architect who is a member of the Ontario Association of Landscape Architects.</p> <p>The subject land will be rehabilitated to agriculture, thereby being compatible with surrounding designations.</p>

<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

<i>same areas and average soil quality for agriculture as before extraction occurred; and</i>							
12.5 ROADWAYS							
<p>12.5.3 Major Roadways</p> <p>The provincial highway system and the county road system provide the major roadways in Wellington and they are shown on Schedule A. The following policies apply to provincial and county roads:</p> <p>a) major roadways are expected to provide and serve high volumes of traffic including truck traffic;</p> <p>b) major roadways are designed for safety, efficiency and convenience to move people and goods at reasonably high speeds;</p> <p>d) access to major roadways should be restricted through the following means:</p> <p>i) prohibition, where necessary;</p> <p>ii) requiring access from lower volume roads, where possible;</p> <p>e) where access to major roadways is necessary, the following facilities may be required:</p> <p>i) traffic signals</p> <p>ii) turning lanes and tapers</p> <p>iii) road widenings;</p> <p>g) New major roadways require an amendment to this Plan and appropriate provincial environmental approvals. Changes in jurisdiction and minor realignment, widening or improvements do not require an amendment;</p> <p>h) proposed major roadways, including potential river crossings, are shown on</p>					X	These matters have been addressed in this report	

<b>RELEVANT POLICY:</b>	<b>HYDROGEOLOGICAL ASSESSMENT</b>	<b>NATURAL ENVIRONMENT</b>	<b>ARCHAEOLOGICAL ASSESSMENT</b>	<b>ACOUSTIC ASSESSMENT</b>	<b>TRAFFIC IMPACT ASSESSMENT</b>	<b>OTHER</b>	<b>COMMENTS:</b>
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**4.2.1 Wellington County**

<p><i>Schedule "A". These proposed roadways will be protected from development proposals which would undermine the ability to construct the roadway, increase the cost of acquiring land or constructing the roadway or impair the future functioning of roadway;</i></p>							
<p><b>12.5.4 Local Roadway</b>  <i>Local roadways include both urban and rural roads under the jurisdiction of a local municipal government. The following policies apply to local roads:</i></p> <ul style="list-style-type: none"> <li><i>a) rural roads laid out along original township concession and lot lines often provide important collector functions and operate at reasonably high speeds. These routes need to be protected from strip development, access points with poor visibility and other conditions which would impair their functions;</i></li> <li><i>b) urban roads may be classified as arterial, or collector or local routes to recognize a hierarchy of functions and to encourage development compatible with those functions;</i> <ul style="list-style-type: none"> <li><i>i) arterial roads are normally provincial or county roads servicing high volumes of intra-urban traffic at moderate speeds and with limitations on property access;</i></li> <li><i>ii) collector roads may be county or local roads serving moderate to high volumes of traffic into and out of downtown areas and connecting to other</i></li> </ul> </li> </ul>					<b>X</b>		<p>These matters have been addressed in this report</p>

<p><b>RELEVANT POLICY:</b></p>	<p>HYDROGEOLOGICAL ASSESSMENT</p>	<p>NATURAL ENVIRONMENT</p>	<p>ARCHAEOLOGICAL ASSESSMENT</p>	<p>ACOUSTIC ASSESSMENT</p>	<p>TRAFFIC IMPACT ASSESSMENT</p>	<p>OTHER</p>	<p><b>COMMENTS:</b></p>
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**4.2.1 Wellington County**

<p><i>urban areas as well as collecting local traffic for distribution to the arterial road system;</i></p> <p><i>iii) local roads serve low volumes of local traffic and provide access to individual properties;</i></p> <p><i>c) local roads will be improved through widenings, intersection improve-ments, signalization daylight triangles, turning lanes, tapers and traffic calming devices where required;</i></p>							
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RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
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**4.2.2 Wellington County Active Transportation Plan**

						X	<p><i>According to Map EX.4 – Guelph/ Eramosa Network Facility Types (Enlargements) and Map EX. 7 – Puslinch Network Facility Types (Enlargements), there are no proposed routes in proximity to the subject property; therefore, this application does not conflict with the County of Wellington Active Transportation Plan.</i></p>
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RELEVANT POLICY:	HYDROGEOLOGICAL ASSESSMENT	NATURAL ENVIRONMENT	ARCHAEOLOGICAL ASSESSMENT	ACOUSTIC ASSESSMENT	TRAFFIC IMPACT ASSESSMENT	OTHER	COMMENTS:
<b>4.3.1 Township of Guelph/ Eramosa</b> 12.1 <i>PERMITTED USES</i> <i>Within any Extractive Industrial (M3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:</i> <i>[...]</i> <i>Aggregate processing facility</i> <i>Pit</i> <i>Portable asphalt plant</i> <i>[...]</i>						X	The subject property will need to be rezoned to Extractive Industrial (M3) for an aggregate pit to be permitted on the subject land.
12.2.1 <i>Setbacks for Excavation</i> <i>No excavation shall occur:</i> <i>1) within 15 m (49.2 ft) of any lot line;</i> <i>2) within 30 m (98.4 ft) from any part of the boundary of the site that abuts: a public road or highway; or land zoned or used for residential</i> <i>3) within 30 m (98.4 ft) from any body of water that is not the result of excavation below the water table.</i>						X	Regulatory setbacks of 30m from any public road and body of water, and a regulatory setback of 15m from the boundary of the subject land have been implemented. Refer to the Site Plans.
12.2.2 <i>Setbacks for Buildings, Structures and Stockpiles</i> <i>No person shall pile aggregate, topsoil, subsoil or overburden, locate any processing plant or place, build or extend any building or structure:</i> <i>1) within 30 m (98.4 ft) of any lot line;</i> <i>2) within 90 m (295.3 ft) from any part of the boundary of the site that abuts land zoned or used for residential</i>						X	Regulatory setbacks of 30m from any public road and body of water, and a regulatory setback of 15m from the boundary of the subject land have been implemented. Refer to the Site Plans.
12.2.3 <i>Maximum Building Height 25m</i>						X	No buildings are proposed.
12.2.4 <i>Earth Berms and Buffer Strips</i> <i>The above noted setback requirements do not apply with respect to earth berms and buffer strips that are intended to screen adjacent lands from operations on the site or provide other forms of mitigation.</i>						X	Acoustic berms for noise mitigation during extraction operations have been included within the regulatory setbacks.