

PLANNING JUSTIFICATION **REPORT**

OFFICIAL PLAN AMENDMENT &
ZONING BY-LAW AMENDMENT
APPLICATIONS

ARA SUMMARY **STATEMENT**

AGGREGATE RESOURCES ACT LICENCE
APPLICATION

Brantford Pit Extension
1044 Colborne Street West
Part Lot 12, Concession 5
County Of Brant, Brantford

Date:

August 2020

Prepared for:

Lafarge Canada Inc.

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Our File 9526'FU'

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EXECUTIVE SUMMARY

Lafarge Canada Inc. (“Lafarge”), is applying for a Class A, Category 1 Licence (pit below water) under the *Aggregate Resources Act* (“ARA”), and an Official Plan Amendment and Zoning By-law Amendment under the *Planning Act* to permit the extraction, processing, and shipping of aggregate resources from the property located at Part of Lot 12, Concession 5 in the County of Brant. This property is located adjacent (to the west) of the existing Lafarge Brantford Pit and will facilitate a pit extension (“Brantford Pit Extension”).

The proposed Brantford Pit Extension is located in a predominately rural area of the County of Brant and are surrounded by agricultural uses and rural-residential properties. The Brantford Airport, including runways and buildings, is located to the northwest. The proposed pit extension is located approximately 8.4 km west of the City of Brantford.

The area proposed to be licensed under the ARA for the proposed Brantford Extension Pit is approximately 20 hectares (49.42 acres) with a proposed extraction area of 16.9 hectares (41.76 acres). Similarly to the existing pit, extraction is proposed to occur above and below the established water table, and will occur sequentially in three phases. The Brantford Extension Pit will replace the depleted reserves at the existing pit and will operate at a similar capacity and produce the same products to support local construction markets. The total tonnage to be excavated annually from the proposed extension area will not exceed 1,000,000 tonnes.

As required for the submission of the *Aggregate Resources Act* Licence Application and *Planning Act* applications, seven studies as well as a Site Plan were completed to assess the potential impacts of the proposed Brantford Pit Extension, on natural heritage features, water resources, as well as adjacent and surrounding sensitive uses.

The Official Plan and Zoning By-Law Amendments are consistent with the Provincial Policy Statement (PPS) and conform to the Growth Plan and the County of Brant Official Plan. As demonstrated in this Report, the proposed extension of the Brantford Pit represents wise resource management and good planning for the County of Brant, as follows:

- The proposed extension area contains approximately 4.2 million tonnes of a high quality aggregate resources that will be used to supply local construction projects, primarily in the County of Brant and surrounding area.
- There are no key natural heritage or sensitive surface or groundwater features identified within the proposed Licence or extraction area.
- Aggregate extraction will be above and below the water table. The Hydrogeology Investigation Report (MTE, July 2020) concluded that extraction activities will not water-adversely affect the ability of the water-table aquifer to supply water to private or municipal supply wells.
- The proposed pit extension will be screened along the northern portion of Colborne Street, through acoustic berming to minimize visual and acoustical impacts.
- A Stage 1 and 2 Archaeological Assessment was completed to evaluate the archaeological significance of these lands. The subject lands have been determined to have no significant archaeological resources.

- No new impacts to Traffic are anticipated as the Brantford Extension Pit will utilize the existing pit entrance onto Colborne Street as well as the current and established haul route for the existing pit. No increase in truck traffic is expected.
- An Agricultural Impact Assessment (MHBC, July 2020) was prepared to evaluate the potential impacts of extraction on agricultural lands within and surrounding the subject lands. It was determined that there will be no impacts anticipated to the surrounding and adjacent agricultural uses as a result of the proposed operations.
- The operational design of the proposed pit has been supported by technical reports addressing natural environment, water resources, noise, air, traffic and archaeology. Operational controls and mitigation have been incorporated into the ARA Site Plans. The site plans will regulate the operation to ensure that impacts from the operation satisfy provincial standards, regulations and guidelines.

The *Aggregate Resources Act* Licence application has been prepared to meet requirements of the Provincial Standard for a Class A, Category 1 pit and provide information relative to Section 12 of the ARA on how the proposed aggregate operation will be undertaken to ensure that any potential adverse impacts are minimized.

The Planning Act applications have been prepared in accordance with County of Brant requirements.

1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Limited (“MHBC Planning”) has been retained by Lafarge Canada Inc. (“Lafarge”) to provide land use planning services for the proposed extension of an aggregate pit, on lands adjacent to the existing Brantford Pit (the “subject lands”). The subject lands are located on the south side of Colborne Street West and east of Rest Acres Road (Highway 24) within the County of Brant, and are approximately 8.4 kilometers west of the City of Brantford. The property is legally described as Part of Lot 12, Concession 5 in the County of Brant, and identified municipally as 1044 Colborne Street West.

The purpose of the proposed pit extension is to replace the depleted reserves at the existing pit, and continue to provide a source of high-quality granular materials to predominately local construction markets in and surrounding the Brant County area. The proposed operation of the expanded area of the pit is to occur in a manner that maximizes the efficiencies of the site through phased above and below water table extraction, and through the use of the existing truck access and haul route onto Colborne Street. The Brantford Extension Pit will be approximately 20 hectares (49.42 acres) with an extraction area of 16.9 hectares (41.7 acres).

The proposed extension area consists of primarily farmed cash crop (corn during the growing season of 2018 and 2020). The property also contains a small surface water feature near the center of the property, in the form of a dug-out pond. In addition, there is a residential dwelling, small barn, driving shed and remains of a greenhouse, located near the access of the subject lands along Colborne Street. The subject lands are currently designated as *Agriculture* in the County of Brant Official Plan, and are zoned *Agricultural (A)* in the County of Brant Zoning By-law 61-16.

In order to permit the proposed pit extension, the following applications are required:

- A Category 1, Class A Licence (below the water table) application, under the *Aggregate Resources Act* (ARA), to the Ministry of Natural Resources and Forestry;
- A County of Brant Official Plan Amendment application submitted to the County of Brant; and,
- A County of Brant Zoning By-law Amendment application also submitted to the County of Brant.

The following Planning Justification Report and *Aggregate Resources Act* (ARA) Summary Statement has been prepared as part of the application package, to demonstrate consistency, conformity, and regard for specific matters in: the Provincial Policy Statement (PPS); A Place to Grow: Growth Plan for the Greater Golden Horseshoe; the County of Brant Official Plan; the County of Brant Zoning By-law; and, the *Aggregate Resources Act*.

1.1 Pre-Consultation

A pre-consultation meeting was held on November 26, 2019. Staff from the County of Brant, Lafarge Canada Ltd., MHBC Planning, the Grand River Conservation Authority, the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources and Forestry, and the Ministry of the Environment, Conservation and Parks were in attendance. The Record of Pre-Consultation is included in **Appendix A**.

As confirmed through the November 2019 pre-consultation meeting, the following Reports and Studies will be submitted with the Planning Act and Aggregate Resources Act to form a complete application package:

Table 1: List of Required Technical Reports

Report	Author	Date
Planning Justification Report and ARA Summary Statement	MHBC Planning	July 2020
Level 1 and Level 2 Hydrological Investigation	MTE Consultants Inc.	July 2020
Level 1 and 2 Natural Environment Technical Report and Environmental Impact Study	Golder Associates Ltd.	July 2020
Noise Impact Analysis	Aeroustics Engineering Ltd.	June 2020
Stage 1 and 2 Archaeological Assessments	Stantec Consulting Ltd.	January 2019
Air Quality Study	RJ Burnside & Associates Ltd.	August 2020
Traffic Operations Assessment	LEA Consulting Ltd.	August 2020
Agricultural Impact Assessment	MHBC Planning	July 2020
Site Plans	MHBC Planning	August 2020

1.2 Project Overview

Lafarge operates an existing aggregate operation, the Brantford Pit (License # 5515), which is adjacent to the subject lands. The proposed extension will occur on the property directly to the west of the existing pit. **Figure 1** identifies the location of the subject lands within the context of the County of Brant.

Extraction activities will include the removal of aggregate materials from above and below the water table and the processing of aggregate materials to create various granular products. Aggregate products will be stockpiled and shipped to local construction markets. The proposed Brantford Extension Pit will operate at a similar scale and in a similar manner to the existing pit. Acoustical berms will be installed along Colborne Street and adjacent to the identified sensitive

receptors. In addition, no processing will occur 150m from the northern limit of extraction. Extraction above and below the water table is proposed to occur in three phases, beginning at the southern portion of the property and ending at the northern portion of the property. Progressive rehabilitation will closely follow the extraction phase and the final rehabilitation of the site will be to an open-water feature that will connect with the existing pit, surrounded by naturalized areas. Details of the proposed operations and rehabilitation are outlined on the ARA Site Plans.

The Brantford Extension pit will utilize the existing pit entrance onto Colborne Street and established haul route along Colbourne Street. The farm/residential entrance on the subject lands will be maintained as an emergency access only. The existing pit has unlimited tonnage; however, the average annual tonnage is expected to be between 250,000 – 500,000 tonnes per year. The Brantford Pit Extension proposes a tonnage condition of 1,000,000 tonnes/per year in order to allow the pit to be able to supply large construction contracts. No increase in the average annual tonnage rate between the two licences is anticipated as the extension is meant to replace the reserves of the existing pit. The hours of operations will be the same as the existing pit and will be 7:00am to 7:00pm Monday to Saturday with shipping and loading permitted to occur between 6:00am-7:00am to ensure that aggregate products can be hauled to construction sites on-time.

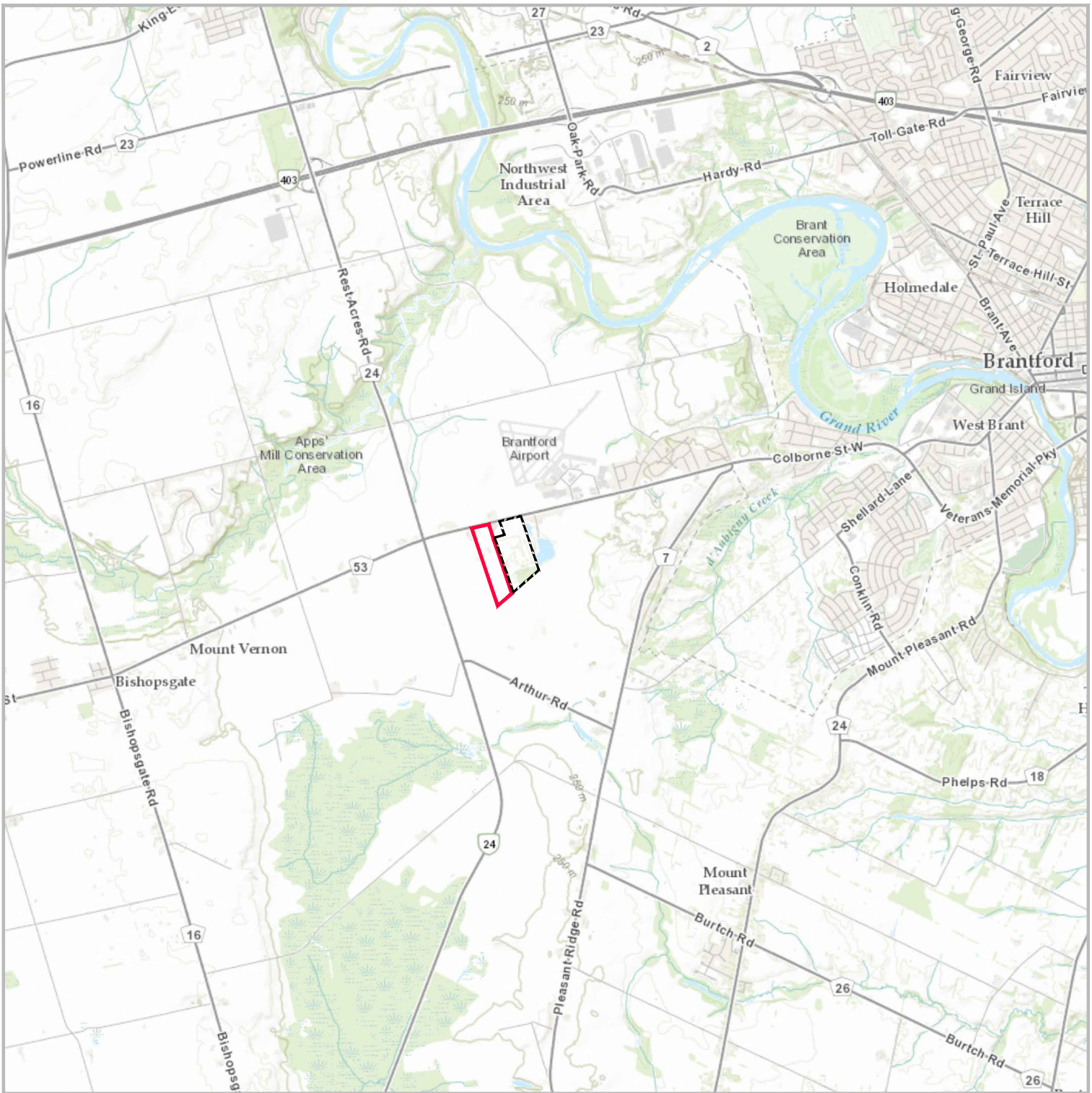


Figure 1:
Location Map

LEGEND

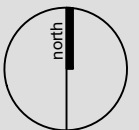
- Proposed Brantford Extension Pit
- Existing Brantford Pit #5515

DATE: October 21, 2019

SCALE: NTS

FILE: 9526FU

DRAWN: GC



K:\9526FU-LAFARGE-GINSENG FARM PROPERTY-COUNTY OF BRANTFORD\LOCATION MAP2.DWG

Part of Lot 12
Concession 5
(former Geographic Township of Brantford)
County of Brant

Base Map Source: ESRI World Topographic Map

2.0 BACKGROUND

2.1 Site Description and Surrounding Land Uses

As shown in **Figure 2**, the subject property is located in a predominately rural area of the County of Brant, surrounded by primarily agricultural and rural residential land uses. Generally, existing land uses within the vicinity of the subject lands include:

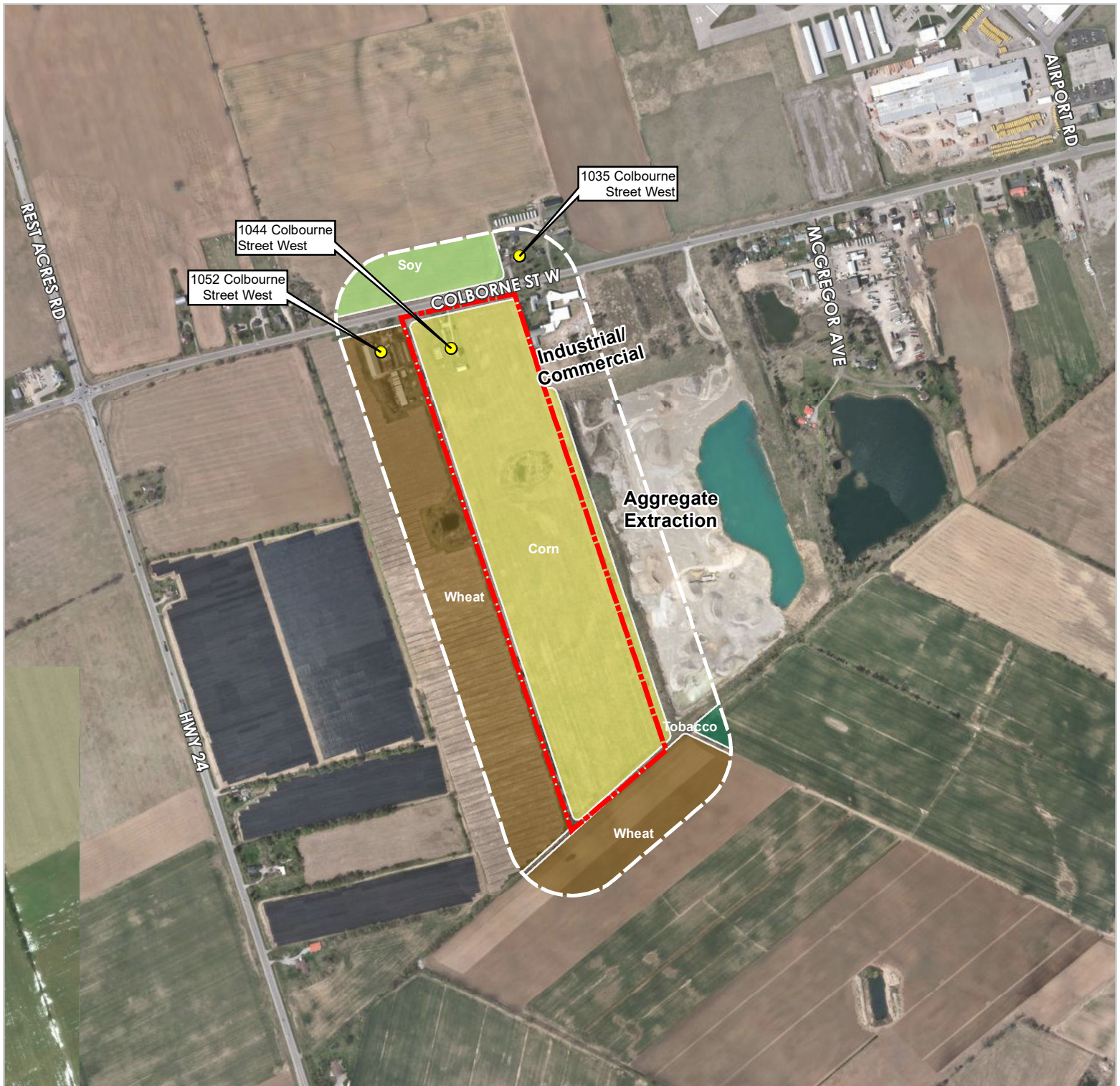
NORTH: Agricultural uses (i.e. field crops) are located directly north of the subject lands on the north side of Colborne Street West. To the northeast of the subject lands, is a rural residence municipally identified as 1035 Colborne Street West, which contains a residential dwelling and a range of farm buildings and structures. Additional rural residential uses are located to the west on the north side of Colborne Street. The Brantford Municipal Airport is located about 600m to the northeast.

EAST: The existing Brantford pit is located immediately east of the subject lands. In addition, there is a commercial use located in between the subject lands and the existing pit with frontage onto Colborne Street. There appears to be a residential dwelling also located adjacent to the commercial use.

SOUTH: Agricultural uses (i.e. cash crops) are located immediately south of the subject lands.








WEST: Immediately west of the subject lands is a rural residence, which is identified municipally as 1052 Colborne Street, and is occupied by a residential dwelling and range of agricultural related buildings. The remaining areas of the property are in an agricultural condition.

According to the County of Brant Official Plan, Colborne Street West (Highway 53), north of the subject lands, is identified as a rural Arterial Road. Located further west of the subject lands, is Rest Acres Road (Highway 24), which is identified as a Provincial Highway and provides access to Provincial Highway 403.



**Figure 2:
Aerial Context
Plan**

Legend

- | | | | | |
|---|---------------|---|---|---------|
|  | Subject Lands | Crops |  | Corn |
|  | 120m Buffer |  | | Soy |
|  | Barn Location |  | | Tobacco |
| | |  | | Wheat |

Date: July, 2020

Scale: 1:10,000

File: 9526FU

Drawn: GC

Document Path: C:\Users\gcurnow\Desktop\Primary Study Area.mxd



Part of Lot 12
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(former Geographic Township of Brantford)
County of Brant

Source: Crop info based on July 2, 2020 field visit



2.2 Mineral Aggregate Resources

The proposed pit extension area contains an estimated 4.2 million tonnes of unconfined aggregate resources located above and below the water table, as determined through site specific (i.e. borehole/test pits) resource investigations.

The Aggregate Resources Inventory Paper (ARIP) 159 for the County of Brant identifies the subject lands as a sand and gravel deposits of tertiary significance (See **Figure 3**). This deposit is part of *Selected Sand and Gravel Resource Area 11* and is comprised of a glaciofluvial outwash-glaciolacustrine delta complex that trends southwesterly from the north boundary of Brant County to the south end of the County. Testing of this aggregate deposit has indicated the suitability of the material for a variety of granular products and potentially concrete coarse aggregate products¹.

The existing Brantford Pit immediately east of the Subject Lands has been in operation since about the 1950s, confirming the presence of viable aggregate resources in the immediate area. This pit produces primarily construction aggregates.

Schedule E of the County of Brant Official Plan also identifies the subject lands as an Aggregate Resource of Tertiary Significance.

2.3 Agricultural Resources and Soils

The subject property is currently in an active agricultural condition and produces cash crops such as corn and soybeans. As shown on **Figure 4**, the subject lands are mapped as containing Class 2 soils. Class 2 (i.e. CLI 2) soils are described as having moderate limitations that reduce the choice of crops, or require moderate conservation practices.² The PPS considers Class 2 soils to be *Prime Agricultural Land*.

As shown in **Figure 5**, Growth Plan Provincial Agricultural System mapping identifies the subject lands as a *Prime Agricultural Area*.

Detailed soil investigations were completed on the subject lands in 2018 by DBH Soil Services Inc. Table 2 Outlines the results of the on-site soil survey. The on-site soil testing undertaken by DBH Soil services Inc. (2018) confirmed that the soils on the property are primarily Class 2.

Table 2 Canada Land Inventory of Subject Lands³.

¹ Ontario Geological Survey Aggregate Resources Inventory Paper 159 (2014). Page 27.

² OMAFRA Guidelines for Application of the Canada Land Inventory in Ontario

³ DBH Soil Services Inc. Soil Survey and Canada Land Inventory Classification (CLI) for Part Lot 12 Concession 5. County of Brant, Brantford Ontario. October 12, 2018.

Canada Land Inventory Class (CLI)	Area (ha)	Percent Occurrence (%)
Class 1	-	-
Class 2	18.8/46.5	94.2
Class 3	-	-
Class 4	-	-
Disturbed Areas	1.2/2.8	5.8
Total	20.0/49.4	100.0

As required by the policies of the Growth Plan, an Agricultural Impact Assessment (AIA) was prepared by MHBC Planning (2020), to evaluate the potential agricultural impacts from the proposed aggregate extraction operation, and identify mitigation measures to abate any impacts to the extent feasible.

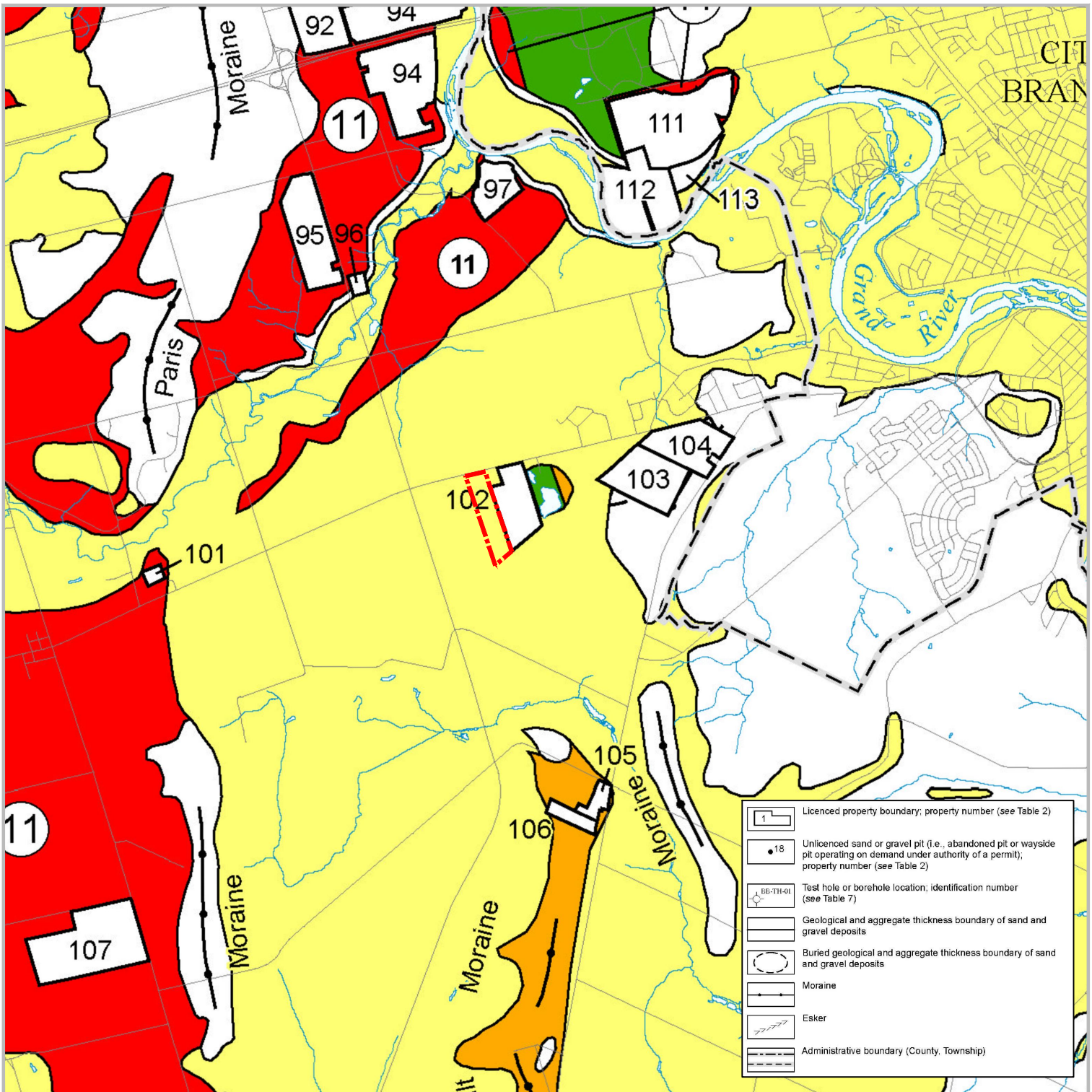








Figure 3:
**Aggregate Resources
 Inventory Paper 159
 Map 1- Sand and
 Gravel Resources**

Part of Lot 12
 Concession 5
 (former Geographic Township of Brantford)
 County of Brant

LEGEND

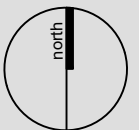
-  Subject Lands
-  Selected Sand and Gravel Resource Area, primary significance; deposit number (see Table 3)
-  Sand and gravel deposits that have been substantially extracted in the past, but where limited resources may still be available
-  Selected sand and gravel resource area, secondary significance
-  Sand and gravel deposit, tertiary significance
-  Other surficial deposits or exposed bedrock

DATE: January, 2020

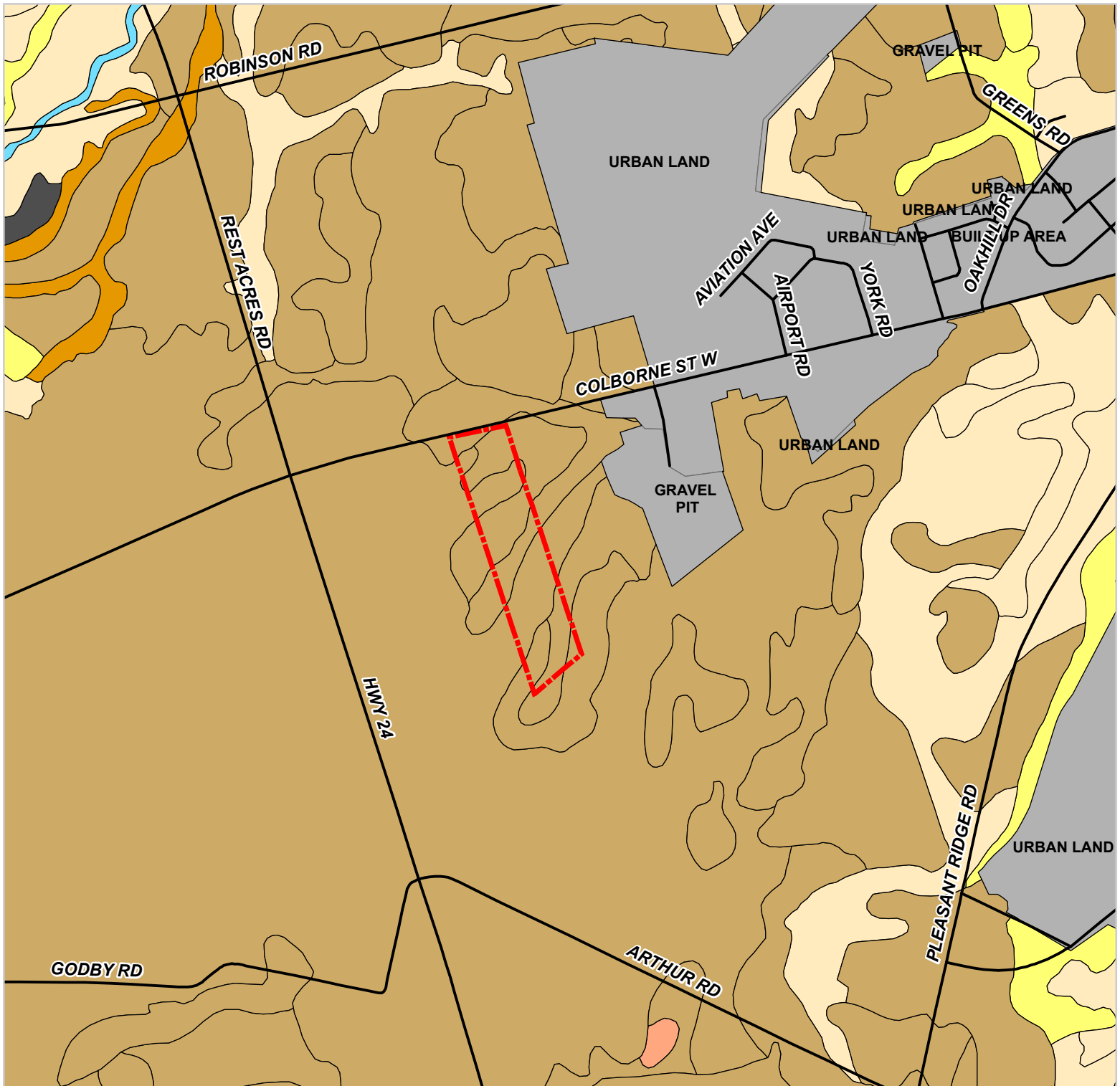
SCALE: NTS

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DRAWN: GC



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**Figure 4:
Canada Land
Inventory Soils**

Legend

- Subject Lands
- Class 5
- Class 6
- Class 1
- Class 7
- Class 2
- Organic
- Class 3
- Water
- Class 4
- Other

Source: Land Information Ontario (LIO) Open data

Date: Dec 19, 2018

Scale: 1:20,000

File: 9526FU

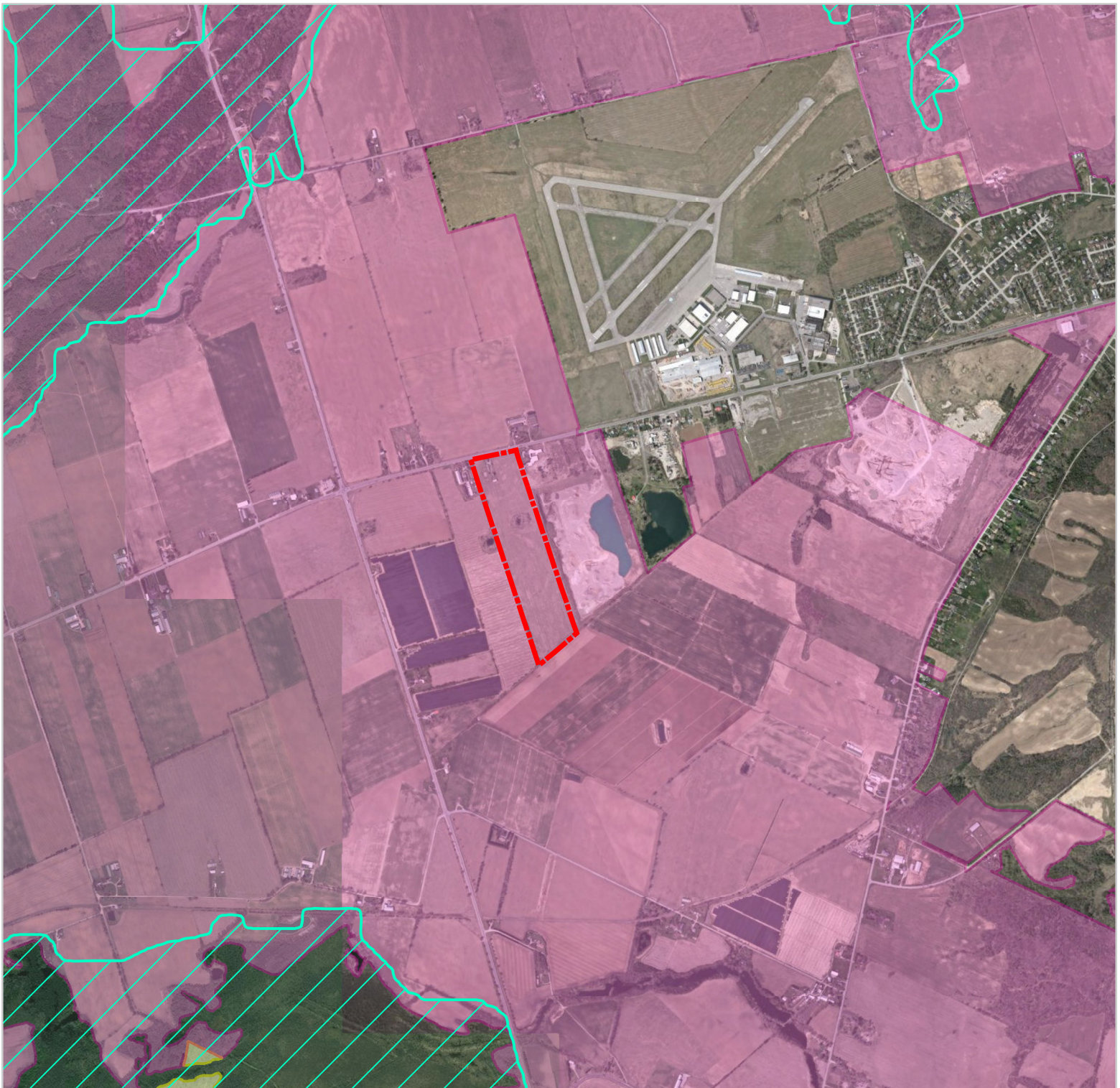
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Document Path: K:\9526FU-Lafarge-Ginseng Farm Property-County of Brant\IRpt\Soils.mxd







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County of Brant





**Figure 5:
Growth Plan Natural
Heritage System and
Agricultural Heritage
System**

Legend

-  Boundary
-  Natural Heritage System Area
-  Prime Agricultural Area
-  Prime Agricultural Candidate Area

Date: Dec 19, 2018

Scale: 1:25,000

File: 9526FU

Drawn: GC



Document Path: K:\9526FU-Lafarge-Ginseng Farm Property-County of Brant\RptGrowth Plan NHS AHS.mxd

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Concession 5
(former Geographic Township of Brantford)
County of Brant

Source: Land Information Ontario (LIO) Open data

2.4 Natural Heritage Features

The subject property is primarily in an agricultural condition; however the property does contain a small anthropogenic surface water feature near the center of the property. This surface water feature is a small dugout pond surrounded by a narrow band of cultural thicket that is likely used as an irrigation pond.⁴

Along portions of the perimeter of the subject lands are sparsely vegetated hedgerows. There are no woodlands or wetland features identified on the subject lands, nor are there any natural heritage features located on adjacent lands. The property is not located within the Growth Plan Natural Heritage System.

A Natural Environment Level 1 and Level 2 Report (Golder, July 2020) was completed to identify on-site and adjacent natural heritage features and to assess any potential impacts of the proposed extension to natural heritage features, and significant and sensitive species.

The Natural Environment Report determined that the subject lands did not contain any Fish Habitat, Significant Wetlands, Significant Woodlands, Significant Valleylands, Significant Areas of Natural and Scientific Interest, or Significant Wildlife Habitat.

That site surveys did observe Habitat of Endangered or Threatened Species on-site as Barn swallows were confirmed to be nesting in the barn on the property. Because the barn will be removed as part of the proposed extraction, permitting under the Endangered Species Act (ESA) will be required to remove the confirmed barn swallow habitat. This activity is subject to O.Reg 242/08, s. 23.5 (barn swallow) under the ESA. This regulation allows removal or alteration of a structure that is nesting habitat for barn swallow with a number of conditions, including registering the activity with the Ministry of Environment, Conservation and Parks (MECP). The required *Notice of Activity Form* for Barn Swallow and corresponding mitigation plan has been submitted to the MECP for review and approval.

The Natural Environment Report concluded that, through the implementation of the Rehabilitation Plan and recommended Mitigation Measures for the proposed Brantford Extension Pit, there will be no negative impacts to the significant natural features and functions in the Study Area.

2.5 Water Resources

The proposed Brantford Extension Pit will operate above and below the established water table.

A Level 1 and Level 2 Hydrogeological Investigation was completed by MTE (July 2020) to assess geological, hydrogeological, and hydrological conditions of the subject lands, and identify any potential adverse effects on private water users, natural features, surface water bodies, groundwater recharge, aquifer vulnerability, and Wellhead Protection Areas, due to the proposed extraction operation.

The hydrological assessment field work program included borehole and monitoring well installations; an examination of water well records on file with the Ontario Ministry of the

⁴ Natural Environment Report Level 1 and 2 Report, Golder, July 2020

Environment, Conservation and Parks (MECP); installation of piezometers; flow monitoring; and, ongoing measurements of groundwater and surface water levels.

As identified within the Ministry of the Environment, Conservation and Parks Source Protection Information mapping, a portion of the subject lands are identified as being located within WHPA C, with a vulnerability score of 8, and WHPA D, with a vulnerability score of 6. As identified within the Hydrogeological Investigation the potential significant activities, as it relates to the Clean Water Act, include:

- Waste disposal sites under Part V of the Environmental Protection Act - landfilling of municipal waste or solid non-hazardous industrial/commercial waste; or liquid industrial waste injection into a well;
- Sewage system or sewage works – sewage treatment or holding tanks; and
- Handling and storage of Dense Non Aqueous Phase Liquids (DNAPLs).

As concluded in the Hydrogeological assessment, the proposed use of the subject lands do not include the above activities. From a Source Protection Plan, perspective, MTE predicts that the proposed extraction at the Site will not adversely affect Municipal Water Supply Wells.

An annual monitoring program will be implemented and will continue to record water levels to ensure shallow groundwater conditions are not adversely affected. After two-years of monitoring, the frequency of the monitoring program will re-evaluated. In addition, to minimize the environmental impacts of potential; spills or leaks of harmful substances, such as petroleum products, Lafarge has provided a comprehensive corporate spills management plan which incorporates best management practices to prevent any potential accidental release.

All recommendations from the Hydrogeological Assessment are included on the *Aggregate Resources Act* Site Plan. No negative impacts to ground or surface water are anticipated as a result of the proposed extension of the Brantford pit operation. In addition, the zone-of-influence created by below-water-table extraction, utilizing sub-aqueous extraction methods (i.e. no dewatering,) will not pose a quantity threat to private or municipal water supplies.

2.6 Cultural Heritage Resources

Cultural heritage resources consist of archaeological resources, built heritage resources, and cultural heritage landscapes. Significant cultural heritage resources are identified as resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a person. Provincial, County and local policies require that significant built heritage resources and significant cultural heritage landscapes be conserved and that significant archaeological resources are conserved by removal and documentation, or by preservation on-site.

A Stage 1 and 2 Archaeological Assessment was prepared by Stantec Consulting Inc. (January 2019). The Stage 1 background research identified that the study area as exhibiting potential for the identification and recovery of archaeological resources; therefore, a Stage 2 survey was recommended. No archaeological artifacts were identified as part of the Stage 2 assessment; therefore, no further archaeological assessment are required.

3.0 POLICY ANALYSIS

The following is an assessment of the proposed Brantford Extension Pit relative to the policies and provisions of the following documents:

- Provincial Policy Statement (2020);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- County of Brant Official Plan (approved by MMAH 2012);
- The County of Brant Comprehensive Zoning By-Law 61-16 (2016); and,
- Aggregate Resources Act Provincial Standards.

3.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1st, 2020.

The PPS is a policy-led planning approach that recognizes the complex inter-relationship among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning and recognizes linkages among policy areas. (Part III, How to Read the Provincial Policy Statement).

The PPS recognizes that the Province's natural heritage resources, water, agricultural lands, mineral aggregate resources, cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The province must ensure that its resources are managed in a sustainable way to protect essential ecological processes and public health and safety, minimize environmental and social impacts, and meet its long-term economic needs. (Part IV, Vision for Ontario's Land Use Planning System).

The following policies from the 2020 PPS are relevant to the proposed pit application. A response follows each policy to demonstrate how the proposal is consistent with the PPS:

1.1.5 Rural Lands in Municipalities

"On rural lands located in municipalities, permitted uses are:

a) the management or use of resources...;" (1.1.5.2)

"development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical extension of this infrastructure." (1.1.5.5)

“opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resources-related uses and directing non-related development to areas where it will minimize constraints on other uses.” (1.1.5.7)

The subject lands are located on rural lands in the County of Brant and the management or use of mineral aggregate resources is a permitted use in the rural area. The proposed pit extension represents the wise management of a non-renewable resource that is in close proximity to major markets, will utilize an existing and established haul route, and will support long-term economic prosperity and diversity of the rural economy by optimizing the use of land and resources.

1.2.6 Land Use Compatibility

As identified within Section 1.2.6.1 of the PPS, major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

The proposed pit extension has been designed in a manner that mitigates potential adverse effects on nearby sensitive uses, through setbacks, vegetated berms, and operational controls. The risk to public health and safety are minimized through the implementation of the recommendations of the technical reports and studies and by the monitoring and mitigation of potential effects as required by the ARA Site Plans.

1.6.7 Transportation Systems

“Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.” (1.6.7.1)

“Efficient use shall be made of existing and planned infrastructure...” (1.6.7.2)

The proposed pit extension represents an efficient use of existing infrastructure by utilizing an existing and established haul route that makes use of County Arterial Roads and Provincial highways.

1.7 Long Term Economic Prosperity

“Long-term economic prosperity should be supported by:

- a) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;” (1.7.1a)*

The proposed pit extension optimizes the long-term availability of mineral aggregate resources in an area that already has an existing and established mineral aggregate use and will make use of existing infrastructure. Once the pit has been fully extracted, it will be rehabilitated and used for an alternative land-use.

Section 2 of the PPS - “Wise Use and Management of Resources”

The introduction to this section reads:

"Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits." (2.0)

Making this site available for aggregate extraction represents the wise use and management of resources, providing economic and social benefits, while minimizing potential environmental impacts as outlined below.

2.1 Natural Heritage

"Natural features and areas shall be protected for the long term." (2.1.1)

The subject lands are predominately active agricultural land and the Natural Environment Report (Golder, July 2020) confirmed that there were no natural heritage features present on the site, except for the habitat of Barn Swallow which will be addressed through the requirements of the *Endangered Species Act* (ESA) with appropriate mitigation measures.

"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." (2.1.2)

There are limited natural heritage features or surface water features on-site or on adjacent lands as the area is primarily used for aggregate extraction and agriculture. The long-term ecological function and biodiversity of area's natural heritage system will be improved through the implementation of the Rehabilitation Plan for the existing pit and pit extension which will create an open-water feature and naturalized areas.

"Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*
- b) significant coastal wetlands." (2.1.4)*

There are no significant wetlands located on the subject lands or adjacent lands.

"Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River) 1;*
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River) 1;*
- d) significant wildlife habitat;*
- e) significant areas of natural and scientific interest; and*

f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.” (2.1.5)

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

As outlined in the Natural Environment Report (Golder, July 2020), there are no significant natural features located on the subject lands or adjacent lands. Therefore, no negative impacts to any significant natural heritage features or ecological functions is anticipated.

Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. (2.1.7)

Through the field investigations carried out as part of the Natural Environment Report, Barn Swallow Habitat was confirmed in one of the structures on the subject lands. Prior to the removal of this structure, all of the required approvals through the ESA will be in place. As required by the regulations of the ESA, a *Notice of Activity* has been filed with the MECP along with the corresponding habitat compensation and mitigation plan.

2.2 Water

“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.” (2.2.2)

The potential impacts of the operation relative to the quality and quantity of groundwater and surface water have been assessed in the Level 1 and 2 Hydrogeological Report (MTE, July 2020) which determined that there will be no adverse hydrogeological impacts to water resources. A monitoring and mitigation program will be implemented to ensure that the quality and quantity of both local groundwater and surface water will be maintained.

2.3 Agriculture

“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 Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.” (2.3.1)

The subject lands are located within a prime agricultural area and contain prime agricultural lands that, on average, are comprised of Class 2 soils. The lands are not within a specialty crop area. As demonstrated in the Agricultural Impact Assessment (MHBC, July 2020) there will be no negative impact to agricultural resources in the surrounding area. Extraction below the water table will occur in accordance with PPS policy 2.5.4.1.

"Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

- a. extraction of minerals, petroleum resources and mineral aggregate resources;" (2.3.6.1 a)*

Extraction of mineral aggregate resources may be permitted in prime agricultural areas in accordance with policy 2.5.4 of the PPS which are outlined in further detail in the following paragraphs.

2.5 Mineral Aggregate Resources

"Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified." (2.5.1)

The subject lands contain mineral aggregate resources consisting of high quality sand and gravel resources that are identified in local and provincial mapping

"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." (2.5.2.1)

The proposal makes available a mineral aggregate resource that is located close to local construction markets in the County of Brant and City of Brantford area.

"Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts." (2.5.2.2)

The operation has been designed in a manner which minimizes social, economic and environmental impacts. All of the recommendations of the Technical Reports and Studies are implemented on the ARA Site Plans.

"Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible." (2.5.2.3)

As the existing pit includes permission for aggregate recycling as an accessory activity, no recycling activities are proposed for the pit extension.

"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." (2.5.3.1)

Rehabilitation of the pit will be progressive and will closely follow the three consecutive extraction phases. The pit side slopes and setback areas will be seeded with a native grass/legume mix and will naturalize to open-space habitat. The below water table extraction area will be rehabilitated to an open-water feature with a shallow littoral area in the north end. This proposed final land use is compatible with surrounding land uses and land use designations in the area.

“Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations” (2.5.3.2)

The proposed pit extension will be comprehensively rehabilitated with the existing pit. The common set-back area between the two pits will be extracted to form one open-water area across both properties. The surrounding side-slopes areas will be seeded with a native seed-mix.

2.5.4.1 Extraction Below the Water Table on Prime Agricultural Land

“In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition.” (2.5.4.1)

Complete rehabilitation to and agricultural condition is not required if:

- a) outside of a specialty crop area, there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;*
- b) in a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;*
- c) 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 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands; and*
- d) agricultural rehabilitation in remaining areas is maximized.*

The vast majority of lands within Brant County are considered to be *prime agricultural lands* within a prime agricultural area. This is evident from a review of the Provincial Agricultural System Mapping for Brant County (**Figure 6**), as well as the designation of a large portion of the County as “Agricultural” on Schedule A (Land Use Plan) of the Brant County Official Plan (**see Figure 7**). The following outlines how the proposed Brantford Pit Extension is consistent with requirements of PPS Policy 2.5.4.1:

- a) outside of a specialty crop area, there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;*

The subject lands are located outside of a speciality crop area. Site specific resource investigations were undertaken by Lafarge and included the drilling of 15 boreholes in order to assess material depth, type, and quality. This resource investigation determined that there is a substantial quantity of high-quality aggregate resources located below the water table. It is estimated that there are approximately 2.3 million tonnes of aggregate located below the water table and additional 1.9 million tonnes located above the water table.

In addition, the MTE Hydrogeological Report (July 2020) also includes two geological cross-sections based on the boreholes/monitoring wells installed as part of the on-site hydrogeological

investigations. These cross-sections shown the interpreted water table as well as the approximate depth of the sand and gravel deposits that are located below the water table.

- b) *in a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;*

The subject lands are not located within a speciality crop area; therefore, this policy does not apply.

- c) *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 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands; and*

The PPS requires consideration of the suitability of alternatives by the applicant. The following information outlines Lafarge’s consideration of alternatives related to this application for an extension to the existing Brantford Pit.

- i. As Lafarge is currently operating the Brantford Pit, the applicant’s consideration of alternatives focused on aggregate resource deposits located as close as possible to this existing site. It is logical for Lafarge to apply for an extension to the existing operation and seek to licence additional reserves immediately adjacent to the existing operations. This will allow for both licences to be operated and rehabilitated comprehensively. The existing pit has been in operations since the 1950’s and is an established use in the area with an existing entrance and haul route.

The resource on the proposed extension lands is of similar quality to what is being extracted and shipped from the existing Licence. The additional reserves available on the proposed extension lands will ensure that there is a long-term supply of construction aggregates to serve local and established markets in the County of Brant area.

- ii. Brant County has a large amount of identified theoretical aggregate resources, and the subject lands are identified as having aggregate resources of “Tertiary Significance” (ARIP 159 and County of Brant Official Plan Schedule E). As outlined in (a) above, there is a high degree of overlap between the aggregate deposits and agricultural resources within the County of Brant.

A review of the Aggregate Resources Inventory Paper (ARIP 159) report for Brant County identifies the subject lands as being located in Selected Sand and Gravel Resource Area 11. In addition, based on site-specific resource investigations, the aggregate deposit where the subject lands are located has a composition and depth that qualifies it as a Class 1 deposit. Class 1 deposits are considered to be the most favorable for commercial development⁵. This specific aggregate deposit, versus other deposits in the County, is particularly viable for Lafarge given its location adjacent to the existing pit and the depth and quality of the resource.

⁵ ARIP 159. Page 5

- iii. The PPS requires consideration of lands located on lower quality agricultural land (Class 4-7 soils), as part of the consideration of alternatives.

The majority of the County of Brant contains Class 1 through 3 soils. Only very small areas of the County are mapped as containing Class 4 soils. In the southwest area of the County no soils are mapped as Class 5 through 7. The areas of the County of Brant that contain Class 4 soils are not owned by Lafarge, are not located adjacent to the existing pit, and do not have confirmed resource deposits. Therefore, these areas are not considered to be a viable alternative.

- iv. The PPS also requires consideration of resources on lands identified as designated growth areas. The main area in the vicinity of the subject lands that is designated for future growth is southwest area of the City of Brantford. A review of available mapping indicates that there are a number of natural heritage constraints in this area as well as no aggregate resource deposits of primary or secondary significance⁶.
- v. As a final consideration of alternatives, the PPS requires consideration of lands where agricultural rehabilitation is feasible. This would involve operations above the water table only. The existing Brantford Pit operates below the water table and there is a rehabilitated legacy pit located to the west of the existing Brantford pit that was also operated below the water table. Per the Lafarge resource evaluations, and as demonstrated by the history of extraction in the area, there is a significant amount of high-quality resource located below the water table.
- vi. Where the alternatives have been found unsuitable, the PPS notes that Prime Agricultural Lands will be protected in the order of: specialty crop areas, and then CLI Class 1-3 Agricultural Lands.

There are no specialty crop areas located in the vicinity of the subject lands. The subject site is not located on Class 1 soils, and most of the subject site is classified as Class 2 soils, which means there are some soil limitations.

Most of the land within the County of Brant is identified as having Class 1-3 soils, with the exception of a few very small areas, all of the aggregate resources of primary significance are found on Class 1 and Class 2 soils. Therefore, there would be a similar conflict between agricultural land and aggregate resources elsewhere in the County.

As outlined above and shown in **Figure 8**, there is a significant overlap of aggregate resources and Prime Agricultural Areas within the County of Brant. Lafarge has found that the subject lands adjacent to the existing Brantford Pit to be the most suitable for extraction activities.

d) agricultural rehabilitation in remaining areas is maximized.

Agricultural rehabilitation is not feasible for the proposed extension lands due to a large portion of the aggregate resource being located below the water table. The remaining areas of the site will consist of 3:1 side slopes and setback areas that will not be suitable for agricultural activities due to their size and topography.

⁶ City of Brantford Official Plan Review June 2020 Schedules 9 (Mineral Aggregate Resource Areas) and Schedule 6 (Natural Heritage System).

The aggregate operation will be phased, thereby keeping as much land in agricultural use for as long as possible prior to extraction. The property will be progressively rehabilitated according to the rehabilitation plan prepared for the site in accordance with ARA Standards. Given the depth of the deposit and below water extraction proposed, it is more appropriate for the site to be rehabilitated to an open-water feature with surrounding naturalized areas. The following recommendation from the AIA has been included on the ARA Site Plan:

"If during extraction, the material below the water table is found to be of insufficient quality or quantity to warrant extraction, then the operator should consider revising the rehabilitation plan to implement agricultural rehabilitation of the property, where feasible."

In summary, the applicant has considered section 2.5.4.1 of the PPS and determined that:

- There is a substantial amount of high-quality aggregate resource located below the water table warranting extraction;
- Other alternatives have been considered, and there are no significant suitable aggregate resources of primary significance located within Class 4-7 agricultural lands, areas committed to future urban uses, or available areas in close proximity to the existing Brantford Pit where the same materials could be extracted from above the water table;
- The proposed extension lands are not located within Class 1 or Specialty Crop Land areas. Most of the subject lands are located on Class 2 soils, which means there are some soil limitations.
- It is not feasible to rehabilitate remaining areas of the site for agricultural uses. The operation will be phased, keeping as much land in agricultural production for as long as possible and agricultural rehabilitation will be considered if extraction below the water table does not occur within the area proposed to be licensed.

2.6 Cultural Heritage and Archaeology

"Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved."
(2.6.2)

An Archaeological Assessment Stage 1 and 2 (Stantec, January 2019) was undertaken for the proposed extension area. No areas of archaeological potential were identified. No further archaeological assessment was recommended following the completion of the Stage 1 and 2 Report.

"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except 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."
(2.6.3)

There are no protected heritage properties located on the subject site. We are not aware of any protected heritage properties located on adjacent lands.

Based on the above, it is concluded that the proposed Official Plan Amendment and Zoning Bylaw Amendment are appropriate and consistent with the policies of the Provincial Policy Statement, 2020.

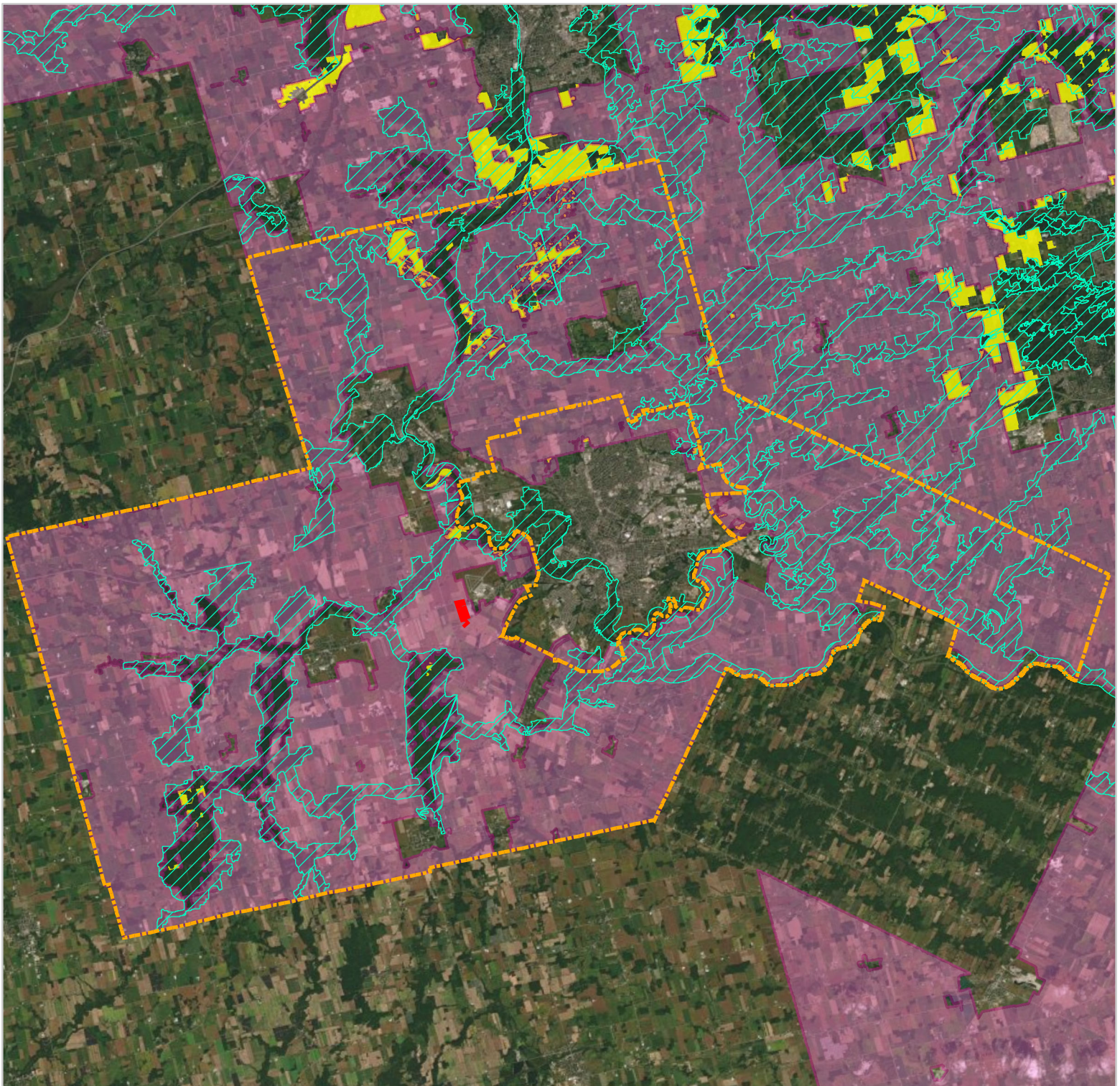


Figure 6:
GGH Provincial
Agricultural Mapping-
County of Brant

Legend

-  Brant County Boundary
-  Subject Lands
-  Natural Heritage System Area
-  Prime Agrigultural Area
-  Prime Agricultural Candidate Area

Date: July 30, 2020

Scale: 1:250,000

File: 9526FU

Drawn: GC



Document Path: K:\9526FU-Lafarge-Ginseng Farm Property-County of Brant\Rpt\Brant Growth Plan NHS AHS.mxd

Part of Lot 12
 Concession 5
 (former Geographic Township of Brantford)
 County of Brant

Source: Land Information Ontario (LIO) Open data



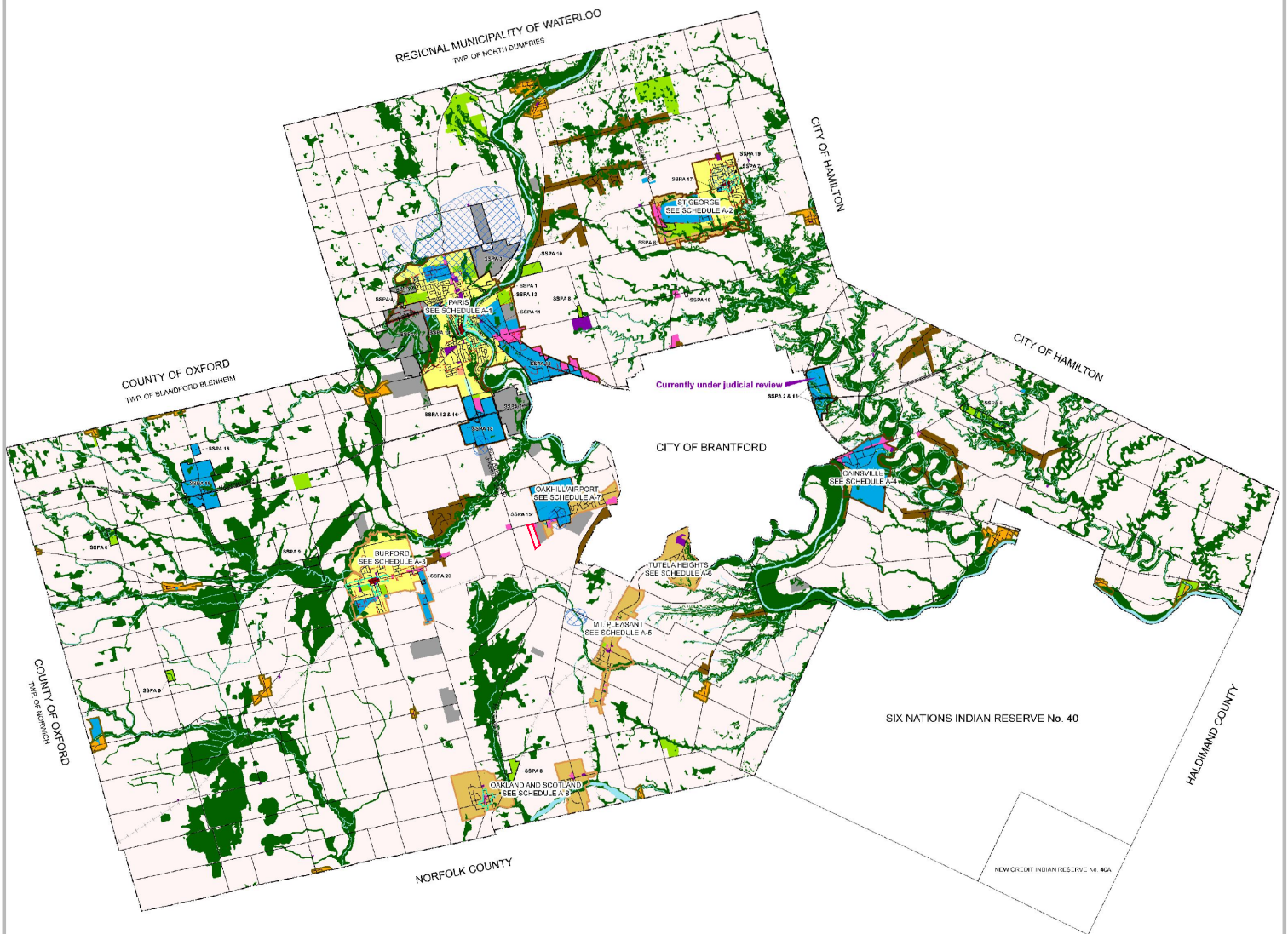


Figure 7:
**Lands designated
 'Agriculture' in the
 County of Brant**

Part of Lot 12
 Concession 5
 (former Geographic Township of Brantford)
 County of Brant

LEGEND

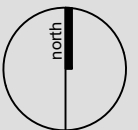
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- AGRICULTURE
- SUBURBAN RESIDENTIAL
- RURAL RESIDENTIAL
- INSTITUTIONAL
- GENERAL COMMERCIAL
- NATURAL HERITAGE SYSTEM
- WELLHEAD PROTECTION AREAS
- SECONDARY URBAN SETTLEMENT
AREA BOUNDARY

DATE: July 30, 2020

SCALE: NTS

FILE: 9526FU

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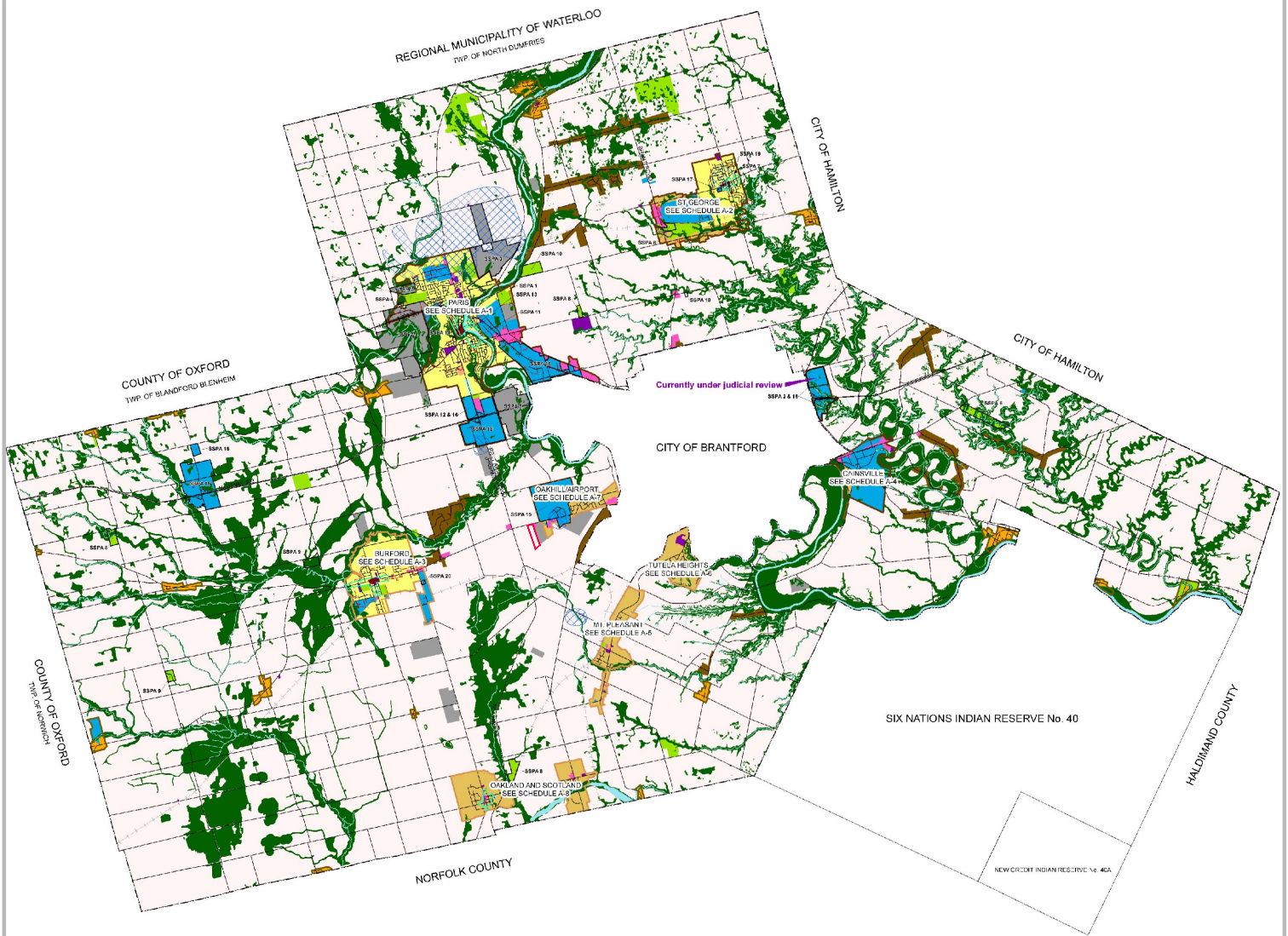


Figure 7:
**Lands designated
 'Agriculture' in the
 County of Brant**

Part of Lot 12
 Concession 5
 (former Geographic Township of Brantford)
 County of Brant

LEGEND

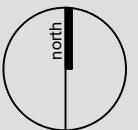
- Subject Lands
- AGRICULTURE
- SUBURBAN RESIDENTIAL
- RURAL RESIDENTIAL
- INSTITUTIONAL
- GENERAL COMMERCIAL
- NATURAL HERITAGE SYSTEM
- WELLHEAD PROTECTION AREAS
- SECONDARY URBAN SETTLEMENT
- AREA BOUNDARY

DATE: July 30, 2020

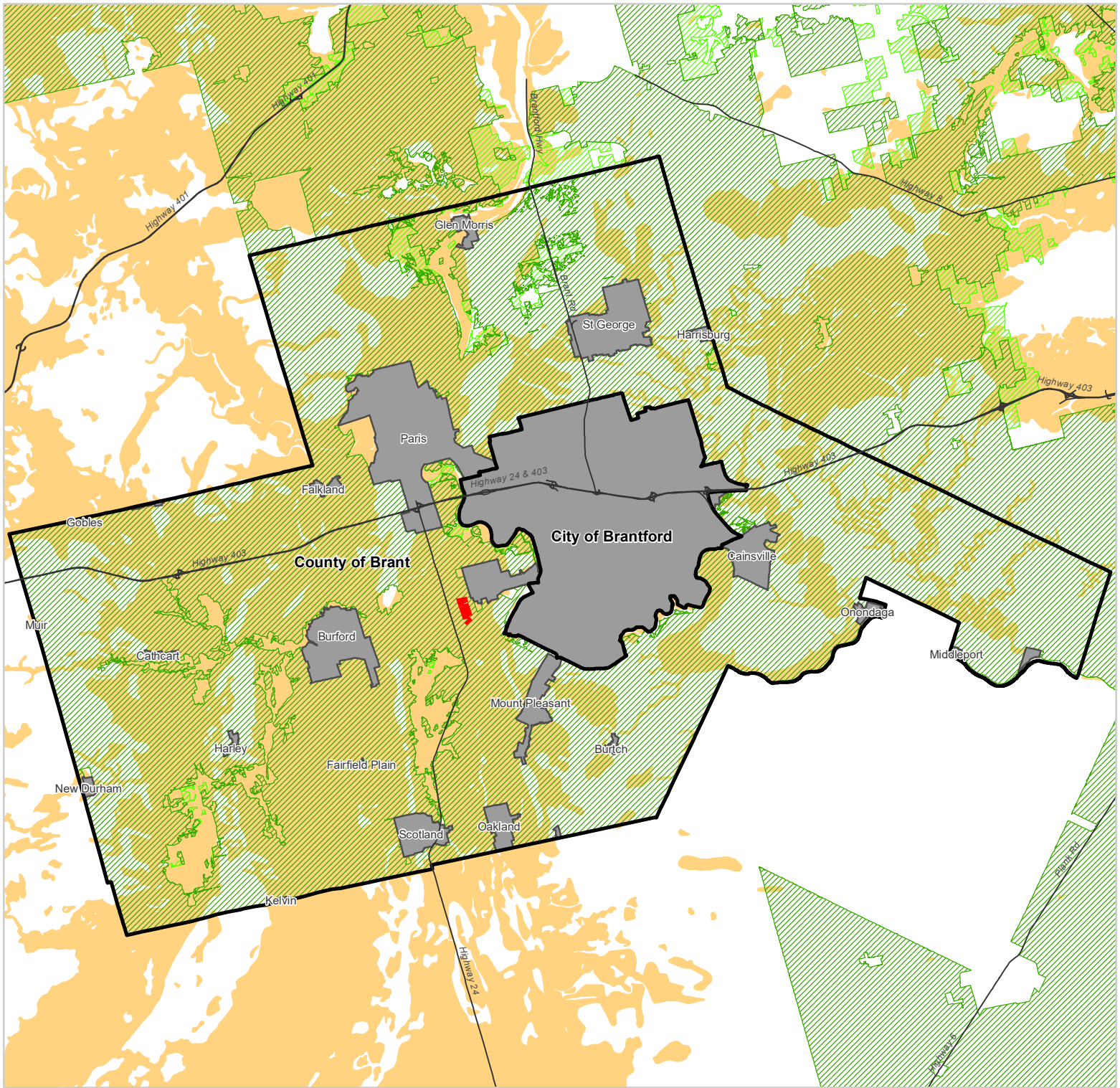
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**Figure 8:
Agricultural and
Aggregate Resource
Mapping- County of
Brant**

Part of Lot 12
Concession 5
(former Geographic Township of Brantford)
County of Brant

Legend

- Subject Lands
- County of Brant
- Settlement Boundary
- Prime Agricultural Area
- Prime Agricultural Candidate Area
- Sand & Gravel Resources

Source: Land Information Ontario (LIO) Open data

Date: July 30, 2020

Scale: 1:250,000

File: 9526FU

Drawn: GC

Document Path: K:\9526FU-Lafarge-Ginseng Farm Property-County of Brant\Rpt\OGS_Brant Growth Plan NHS AHS.mxd



3.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (May 2019)

In May 2019, the Province released A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”). This plan amended the 2017 Growth Plan.

The 2019 Growth Plan came into effect on May 16, 2019. All decisions regarding planning matters made on, or after, this date must conform to the 2019 Growth Plan, subject to any applicable transitions or regulations.

Section 4 of the Growth Plan states that the “GGH contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources”.

Further, the Growth Plan recognizes the importance of protecting and managing the GGH’s mineral aggregate resources:

“Building compact communities and the infrastructure needed to support growth requires significant mineral aggregate resources. The Aggregate Resources Act establishes the overall process for the management of mineral aggregate operations, and this Plan works within this framework to provide guidance on where and how aggregate resource extraction can occur, while balancing other planning priorities. The GGH contains significant deposits of mineral aggregate resources, which require long-term management, including aggregate reuse and recycling. Ensuring mineral aggregate resources are available in proximity to demand can support the timely provision of infrastructure and reduce transportation-related greenhouse gas emissions.” (4.1)

Mineral aggregate resources are required to build and maintain new and existing infrastructure as contemplated in the Growth Plan. The proposed Brantford Pit Extension will assist in supporting a strong and competitive economy within the County of Brant. The proposed pit will provide an essential construction material to support the growth management requirements within the GGH.

For context, within 30 km of the subject lands, the following areas have been designated for future growth in the Growth Plan:

1. City of Brantford
2. Paris
3. Cambridge
4. Kitchener
5. Hamilton
6. Ayr

Section 4.2.8 Mineral Aggregate Resources:

“Municipalities will develop and implement official plan policies and other strategies to conserve mineral aggregate resources, including:

- a) the recovery and recycling of manufactured materials derived from mineral aggregate resources for reuse in construction, manufacturing, industrial, or maintenance projects as a substitute for new mineral aggregate resources; and*

- b) *the wise use of mineral aggregate resources, including utilization or extraction of on-site mineral aggregate resources prior to development occurring.*" (4.2.8.1)

Aggregate recycling will continue to occur in the existing pit and no recycling activities are proposed in the pit extension. The pit extension represents the wise use of mineral aggregate resources as it will allow for the recovery of high-quality aggregate materials and will then be rehabilitated to a subsequent land-use.

"Notwithstanding the policies in subsections 4.2.1, 4.2.2, 4.2.3 and 4.2.4, within the Natural Heritage System, mineral aggregate operations and wayside pits and quarries are subject to the following.....: (4.2.8.2)

The Brantford Extension Pit is not located within the Growth Plan Natural Heritage System (**See Figure 5**).

In prime agricultural areas, applications for new mineral aggregate operations will be supported by an agricultural impact assessment and, where possible, will seek to maintain or improve connectivity of the Agricultural System. (4.2.8.3)

An Agricultural Impact Assessment (MHBC, July 2020) was completed for the proposed Brantford Extension Pit. The AIA concluded that no impacts are anticipated to the surrounding and adjacent agricultural uses or operations as a result of the proposed operations. In accordance with policy 2.5.4 of the PPS, extraction below water table is proposed. Therefore the subject lands will not be returned to an agricultural use.

"For rehabilitation of new mineral aggregate operation sites, the following apply:

- a) *the disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced;" (4.2.8.4 a)*

Extraction is proposed to occur both above and below the water table and the site will be rehabilitated to an open-water feature with a littoral area and naturalized side-slopes. As the subject lands are currently in an agricultural use, the proposed pit rehabilitation will result in an increase in ecological value and enhancement to the ecological integrity on the property and within the immediate area.

"b) if there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of the application:

- i. *the health, diversity, and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and*
- ii. *any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation; (4.2.8.4 b)*

There are no key natural heritage features or key hydrological features located on the site.

"c) aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation will meet the intent of policy 4.2.8.4 b); and" (4.2.8.4 c)

The below water table extraction will result in the creation of an aquatic feature. The north end of the open-water feature that is proposed will be rehabilitated to a shallow littoral area with emergent and riparian vegetation. In addition, nodal tree plantings are proposed in the area adjacent to the shallow littoral areas.

“d) outside the Natural Heritage System, and except as provided in policies 4.2.8.4 a), b) and c), final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. In prime agricultural areas, the site will be rehabilitated in accordance with policy 2.5.4 of the PPS, 2014.” (4.2.8.4 d)

The entire property is located outside the Natural Heritage System. As extraction is proposed below the water table, in accordance with policy 2.5.4 of the PPS, the Brantford Pit extension will be rehabilitated to an open-water feature with a shallow littoral area and naturalized side-slopes. The proposed pit extension will be rehabilitated comprehensively with the existing pit. This subsequent use appropriately reflects the long-term land use of the general area.

Based on the above, it is concluded that the proposed applications for the Brantford Pit Extension conform to the policies of the 2019 Growth Plan.

3.3 County of Brant Official Plan

The County of Brant Official Plan (the “Official Plan”) was adopted by the County of Brant on September 7, 2010 and approved by the Ministry of Municipal Affairs and Housing on August 10, 2012. As identified on Figure 6, the subject lands are designated *Agriculture* and the existing adjacent pit is designated *Resource Development*. The subject lands are also identified as Aggregate Resource of Tertiary Significant on Schedule E (Aggregate and Petroleum Resources).

In section 1.11.2.11 the County of Brant recognizes the importance of aggregate resources in their Official Plan by stating that *“The County of Brant is rich in quality mineral aggregate resource deposits. The richest deposits of sand and gravel are found in the northeast part of the County and extend south westerly through the north western area of the City of Brantford and into the former Township of Burford”*. This policy also provides a number of objectives with respect to resource development in the County, such as: promoting efficient and sustainable resource development, protecting mineral aggregate resources, promoting resource development opportunities where appropriate, protecting resource development opportunities from incompatible uses etc.

The subject lands are located within an Agricultural Area of the County of Brant and are currently designated Agriculture on Schedule A (Land Use) in the County’s Official Plan – See **Figure 9**. Aggregate resource extraction is recognized as an important secondary use in Agricultural Areas (S. 2.2.3.4). New non-agricultural uses are not permitted in the Agricultural designation unless specifically permitted (Policy 2.2.3.4 b); therefore, an Official Plan Amendment is required to re-designate the subject lands to *Resource Development* to permit aggregate extraction.

Section 2.3.3.2 Groundwater Protection

The subject lands are identified on Schedule C of the Official Plan (Natural Heritage System Features and Development Constraints) as being located in a Groundwater Recharge Area. Although not identified on Schedule A (Land Use Designation) the subject lands are also located in a WHPA-C. Identified WHPAs and groundwater recharge areas are to be protected to ensure the protection of the County's source water.

Within an identified WHPA and groundwater recharge area, the following uses are not permitted (2.3.3.2 c).

Aggregate extraction uses are not identified as being prohibited in WHPA or groundwater recharge areas.

"The establishment of any new aggregate extraction pit within a WHPA shall require a site specific assessment of the potential impact on the WHPA, including water quality and stream flow impacts" (2.3.3.2 f.)

The subject lands are located primarily in a WHPA-C (2-5 Year Time of Travel) for the Airport Well which is approximately 1.2 kilometres from the subject lands. The Hydrogeological Report (MTE, July 2020) undertook a specific assessment of the potential impact of the proposed aggregate operation on the WHPA. MTE concluded that as the proposed pit operation will not include any risky activities (such as waste disposal, use of chemical etc.), it meets all the requirements of the Source Protection Plan. From a Source Protection Plan perspective, MTE also predicts that the proposed extraction will not adversely affect Municipal Water Supply Wells. In accordance with the Prescribed Conditions developed to support the Aggregate Resources Act, a spills contingency plan will be developed prior to site preparation.

A Section 59 Screening Form is included in Appendix E of this Report.

2.3.4.2 Mineral Aggregate Resources

"As much of the mineral aggregate resource shall be made available to supply mineral resource needs, as close to market as possible" (2.3.4.2 a.)

As previously noted, the proposed extraction of mineral aggregate resources from the subject land will serve as an extension to an existing operation. This will allow for the Licensing of additional resources to provide a long-term supply of construction aggregates to local markets within the County of Brant.

"The County shall generally not permit new mineral aggregate operations within the Natural Heritage System designation, as identified on Schedule A and in accordance with the policies for this designation in Section 3.16. Prior to the development of new mineral aggregate operations within or adjacent to other natural heritage features and areas, an EIS shall be prepared to determine the significance of features and which demonstrates that there will be no negative impacts on significant natural features or their ecological function". (2.3.4.2 b)

The subject lands are not located in the Natural Heritage System designation as identified on Official Plan Schedule C.

The establishment of a new licensed mineral aggregate operation shall be required to obtain Official Plan and Zoning By-law Amendments. Applications shall be reviewed based on the following, as required by the County: (2.3.4.2.c)

i. compatibility with the surrounding land uses;

The operational design of the proposed pit extension incorporates the recommendations of the technical reports prepared for the application, including a Noise Impact Study and Air Quality Assessment. The recommendations from these reports are implemented on the Site Plan to ensure that the pit can operate within Provincial guidelines and minimize social and environmental impacts. This ensures that land use compatibility is achieved.

ii. impact of the proposed truck haul routes;

The proposed pit extension will utilize the existing pit's entrance onto Colborne Street and the established haul routes. No increase in tonnage is expected; therefore, no additional impacts to the existing haul route is anticipated. A Traffic Operations Assessment (LEA, August 2020) was completed for the proposed Brantford Extension Pit and concluded that the application is not expected to have a significant impact Colborne Street West.

iii. potential impact on groundwater quality and quantity, and Provincially significant, natural heritage features;

There are no Provincially significant natural heritage features located on the subject lands or on adjacent lands. The Hydrogeological Report (MTE, July 2020) assessed the potential impact of the proposed pit extension on groundwater quality and quantity and determined that, through the implementation of the contingency measures and the implementation of the monitoring program, the proposed extraction is not predicted to adversely affect groundwater quality or quantity.

iv. environmental impact and hydrogeological assessments of the area, as required,

The Natural Environment Report (Golder, July 2020) assessed the subject lands and adjacent lands and concluded that there will be no negative impacts to any significant natural features and functions based on the proposed operations. The Hydrogeological Report (MTE, July 2020) also confirmed that the pit extension is not predicted to adversely affect groundwater quality or quantity.

v. noise, dust and vibration assessments in accordance with the Provincial Standards of the Aggregate Resources Act, and ability to implement the attenuation and mitigation measures as recommended by the assessments;

The Operations Page of the proposed ARA Site Plan (drawing 2 of 3) identifies and implements all of the recommendations of the Noise and Air Quality Assessments; including berms, set-backs, processing restrictions, and mitigation other measures. In addition, the proposed Site Plan has been developed to ensure that all of the requirements of the Provincial Standards are met. MNRF will review the proposed Site Plan and Application documents to ensure that all Provincial Standards have been met and will be adhered to.

vi. *rehabilitation plans;*

Page 3 of 3 of the proposed Site Plan outlines the Rehabilitation Plan for the proposed pit extension. Operations include extraction of aggregate above and below the water table, therefore an open-water area will be created and the side-slope and setback areas will be naturalized with non-invasive vegetation. In addition, a shallow littoral area will be created at the north end of the pit, surrounded by nodal tree and shrub plantings.

vii. *matters raised by the Province or the appropriate Conservation Authority;*

A Pre-consultation meeting occurred with the County, Province, and Conservation Authority Staff in November 2019. All matters raised by agency staff during this meeting have been addressed in the application materials. As part of the submission of the *Planning Act* and *Aggregate Resource Act* Application, agency staff will have an opportunity to review the application package and provide any additional comments.

viii. *archaeological significance.*

A Stage 1 and 2 Archaeological Assessment was completed in 2019 (Stantec, January 2019). No archaeological resources were found on the subject lands and no additional archaeological investigations are required.

Where extraction is proposed below the water table, the following criteria shall be satisfied: (2.3.4.2.f)

i. a Permit To Take Water, in accordance with the Ontario Water Resources Act shall be required from the MOE where more than 50,000 litres a day of groundwater/surface water will be drawn. A hydrogeological study shall be conducted for aggregate operations that intend to use groundwater to wash aggregate and will use greater than 50,000 litres per day during this washing process;

Extraction of the proposed pit extension will employ sub-aqueous methods. No dewatering will occur and no aggregate washing is proposed. As such, a Permit to Take Water will not be required.

ii. in prime agricultural land, a substantial quantity of mineral aggregate is located below the water table warranting extraction below the water table;

iii. in prime agricultural land, other alternatives have been considered by the applicant and have been found unsuitable. Other alternatives include resources on land committed to future urban uses, areas of Canada Land Inventory Class 4 to 7 soils, and resources in the Agricultural Area where rehabilitation to agricultural uses is possible; and

iv. in prime agricultural land, in those areas remaining above the water table following extraction, agricultural rehabilitation shall be maximized

See discussion under PPS Policy 2.5.4.1 in Section 3.1 of this Report.

Section 3.16.3 Significant Habitat of Endangered Species and Threatened Species

No development or site alteration will be permitted in significant habitat of endangered species or threatened species except in accordance with provincial requirements (3.16.3 b)

Barn swallows were confirmed to be nesting in the barn on site. Because the barn will be removed as part of the proposed extraction, permitting under the Endangered Species Act (ESA) will be required to remove the confirmed barn swallow habitat. This activity is subject to O.Reg 242/08, s 23.5 (barn swallow) under the ESA. A *Notice of Activity* and compensation plan has been submitted to the MECP for review and approval.

Based on the policy analysis in this section, the required Official Plan Amendment to re-designate the property to *Resource Development* conforms to the County of Brant Official Plan. Included in Appendix B, is the proposed Draft County of Brant Official Plan Amendment Schedule.

3.4 County of Brant Zoning By-law

The proposed extension of the operation of the existing Brantford pit, is subject to the County of Brant Zoning By-law No. 61-16 (the “Zoning By-law”). The subject lands are currently zoned *Agricultural (A)*, and the adjacent existing Brantford pit is zoned Resource Extraction (EX), as identified on **Figure 10**.

According to Section 6 of the Zoning By-law, mineral aggregate operations are not identified as a permitted use within the *Agricultural (A)* zone. Therefore a Zoning By-law Amendment is required to re-zone the lands to permit a mineral aggregate operation.

According to Section 12.1 of the Zoning By-law, *the permitted uses with the Resource Extraction zone include:*

- *Existing uses*
- *Agricultural use*
- *Mineral aggregate operation*
- *Mineral aggregate resource conservation*
- *Pit*
- *Quarry*
- *Shipping container, in accordance with Section 4.35*

The requested Zoning By-law Amendment, to rezone the subject lands from the existing *Agricultural (A)* zone to the *Resource Extraction (EX)* zone, ensures that the proposed Brantford pit extension occurs in a manner that meets the provisions and general intent of the County of Brant Zoning By-law. Included in **Appendix C**, is the proposed Draft County of Brant Zoning By-law Amendment.

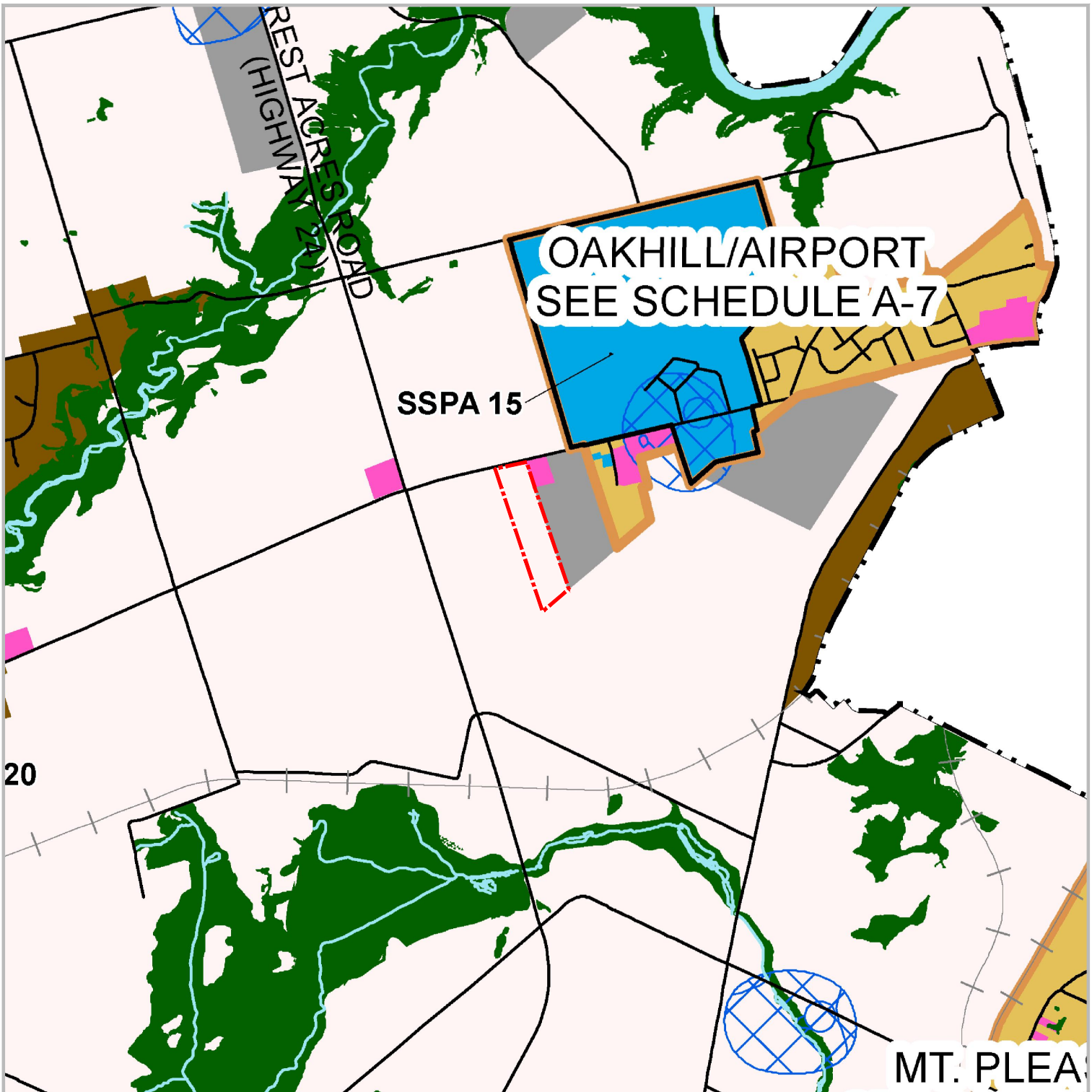


Figure 9
County of Brant
Official Plan
Schedule A- Land
Use

Part of Lot 12
 Concession 5
 (former Geographic Township of Brantford)
 County of Brant

LEGEND

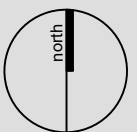
- Subject Lands
- AGRICULTURE
- SUBURBAN RESIDENTIAL
- RURAL RESIDENTIAL
- INSTITUTIONAL
- GENERAL COMMERCIAL
- NATURAL HERITAGE SYSTEM
- WELLHEAD PROTECTION AREAS
- SECONDARY URBAN SETTLEMENT AREA BOUNDARY

DATE: January, 2020

SCALE: NTS

FILE: 9526FU

DRAWN: GC



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

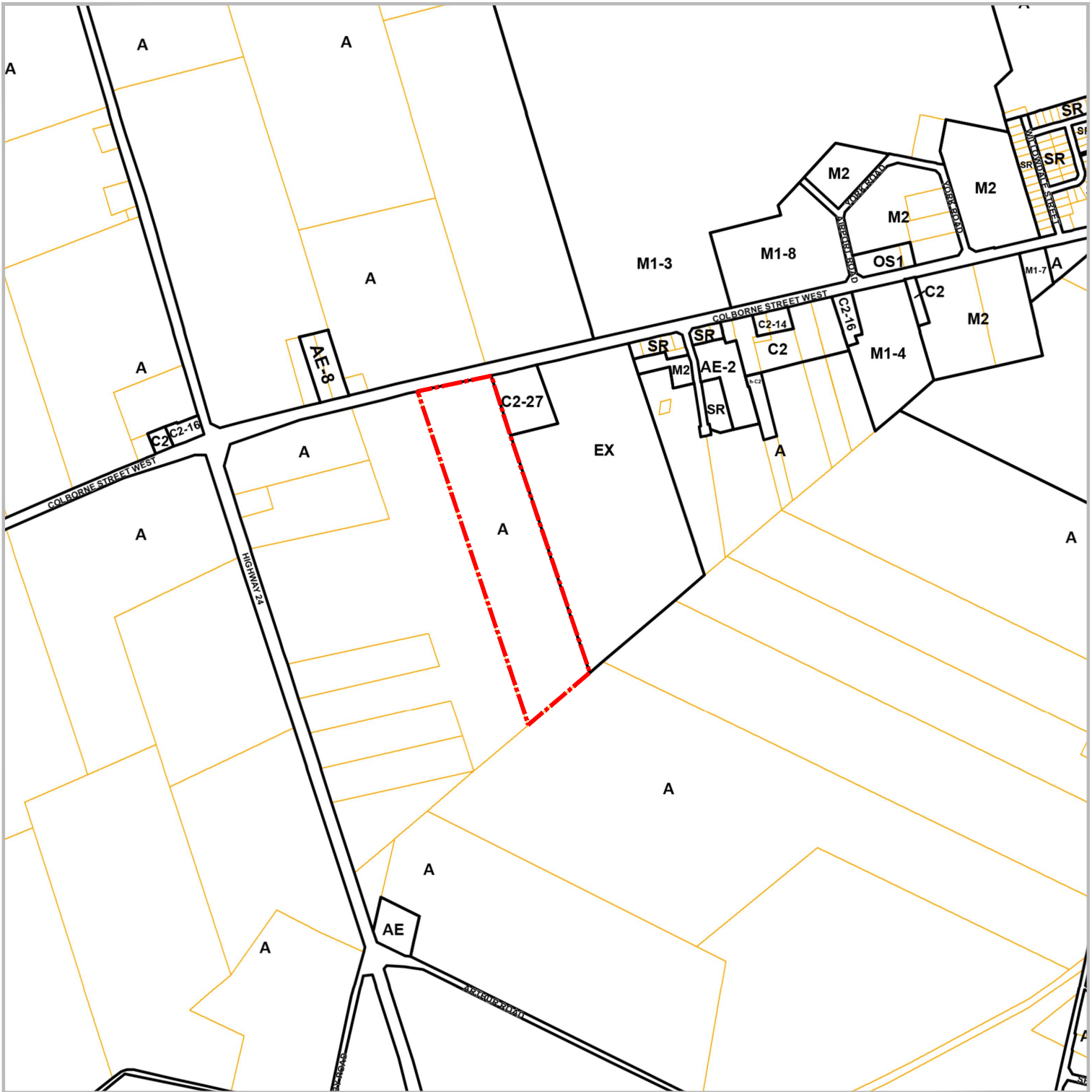



Figure 10
County of Brant
Zoning By-law
No. 61-16

Part of Lot 12
 Concession 5
 (former Geographic Township of Brantford)
 County of Brant

LEGEND

 Subject Lands

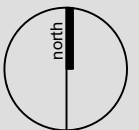
- A- Agricultural Zone
- AE- Agricultural Employment Zone
- SR- Suburban Residential Zone
- C2- General Commercial
- M1- Prestige Industrial
- M2- Light Industrial
- EX- Resource Extraction Zone
- NH- Natural Heritage Zone
- OS- Open Space Zone

DATE: January, 2020

SCALE: NTS

FILE: 9526FU

DRAWN: GC



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4.0 Aggregate Resources Act Summary Statement

Lafarge Canada Inc. ("Lafarge") is applying for a Category 1, Class A Licence (below water) under the Aggregate Resources Act ("ARA") for a property located at Part of Lot 12, Concession 5, in the County of Brant. The purpose of the proposed Licence is to expand the existing Brantford pit that is currently licenced under the ARA (licence #5515). The existing Brantford pit Licence is about 29.4 ha (72.64 acres) and the area proposed to be Licence is approximately 20 ha (49.42 acres) with a limit of extraction of about 17 hectares (42 acres).

As identified on page 2 of 3 of the site plans, the proposed pit extension is to be operated in three sequential phases in a south to north direction. The scales and established entrance at the existing Brantford pit will be used and the proposed maximum annual tonnage for the proposed licence will be 1,000,000 tonnes/annually.

The complete Licence application consists of the following:

4.1 Site Plans

The Site Plans are included in the application package and are comprised of 3 pages that provide details and drawings on:

Page 1: Existing Features Plan

Page 2: Operational Plan

Page 3: Rehabilitation Plan

4.2 Technical Reports

2.2.1 & 2.2.2	A Hydrogeological Level 1 and 2 Assessment (MTE, July 2020)
2.2.3, 2.2.4	Natural Environment Level 1 and 2 I Report (Golder, July 2020)
2.2.5, 2.2.6	Stage 1 and 2 Archaeological Assessment (Stantec, January 2019)
2.2.8	Noise Impact Study, Aercoustics, June 25, 2020
2.2.9	Each report includes the qualifications and experience of the individual (s) that have prepared the report.

In addition to the required studies, an Agricultural Impact Study (MHBC, July 2020), Air Quality Study (R.J. Burnside & Associates Ltd, August 2020), and Traffic Operations Assessment (LEA, August 2020) were also completed.

4.3 Summary Statement: Required Information

The following Sections are structured to provide information required under the Provincial Standards for Category 1, Class "A" Licence for a pit operation which intends to extract aggregate material from below the established groundwater table.

S. 2.1.1 Planning and Land Use Considerations

The proposed extension to the Brantford Pit represents good planning and is consistent with the Provincial Policy Statement 2020 and conforms to the Place to Grow: Growth Plan (2019) and the County of Brant Official Plan (2012) as further outlined within Section 3 of this Report.

S. 2.1.2 Agricultural Classification of the Proposed Site

The proposed pit extension is located on lands identified to be predominately Class 2 soils according to CLI soil mapping and as confirmed by on-site soil investigations⁷. As further identified within provincial mapping, the subject lands are identified as being within a *Prime Agricultural Area*, but are outside of a Specialty Crop Area. Although the subject lands are located within a prime agricultural area, there is a substantial quantity of quality aggregate below the water table to warrant extraction. As outlined in Section 3.1 of the Report, the lands are not proposed to be returned to an agricultural condition in accordance with section 2.5.4.1 of the PPS.

S. 2.1.3 Quality and Quantity of Aggregate On-site

The proposed Brantford pit extension is identified as a Mineral Aggregate Resource Area in Provincial and County mapping (see section 2.2 of this Report). In addition, site specific investigations of the property have confirmed the availability of approximately 2.3 million tonnes of aggregate resource below the water table and about 1.9 million tonnes above the water table. These high quality sand and gravel resources are suitable for road based granular construction materials and may also be suitable for the manufacturing of asphalt and concrete. No more than 1,000,000 tonnes will be shipped from the proposed pit extension each year, with an annual expected tonnage of 250,000 - 500,000 tonnes per year. The Brantford Pit Extension proposes a tonnage condition of 1,000,000 tonnes/per year in order to allow the pit to be able to supply large construction contracts. No significant increase to the historic annual shipped volumes that is currently produced from the existing Brantford Pit is anticipated. The proposed Brantford Extension Pit is expected to operate for about 20 years, based on market demand.

S. 2.1.4 Main Haulage Routes

Aggregate resources extracted, processed, and shipped from the Brantford Extension Pit will be transported to local markets within and surrounding the County of Brant. Access to the extension area will be through an operational entrance along the common boundary shared with the existing pit. The established entrance onto Colborne Street at the existing Brantford Pit (ARA# 5515) it will be used as the main external entrance where the scales and scale house will be located.

⁷ DBH Soil Survey, Brantford Pit Extension, 2018

The current haul roads will continue to be used. At Colborne Street, truck traffic will either turn left (west) onto Colborne Street and then right (north) onto Highway 24/Rest Acres Road to access the 403. Alternatively, trucks may turn right (east) onto Colborne Street to make local deliveries in the City of Brantford area. About a 50/50 split of trucks turning east and west is expected. As no increase in tonnage is proposed between the two licences, no new impacts to the existing haul road is anticipated. As requested by the County of Brant a Traffic Operations Assessment (LEA, August 2020) was completed for the *Planning Act* submission.

S. 2.1.5 Progressive and Final Rehabilitation

The proposed pit extension will be rehabilitated to an open-water feature with naturalized side-slopes. Extraction and progressive rehabilitation of the site will be in three sequential phases in a south to north direction. Following completion of extraction in each phase, the above water side-slopes will be graded to a 3:1 slope and seeded with a non-invasive grass/legume seed-mix. Slopes will be created through a combination of cut and fill and/or backfill methods. No importation of fill is proposed. To the extent possible, the above the water table side slopes will be graded to create an irregular shoreline. In Phase 3, a shallow littoral area will be created along the north shoreline. The shallow littoral area will include nodal shrub plantings near the shore, woody debris and boulders, etc. to provide waterfowl and reptile basking, bird perching, and waterfowl nesting locations; and will incorporate a combination of fine sand and coarse stone on the bottom. All ground covers on the side slopes will be maintained and replaced should they fail to establish or control erosion. Trees and shrubs will also be maintained.

The proposed pit extension will be rehabilitated comprehensively with the existing pit to the east to create one large open-water feature with naturalized side slope and setback areas. The proposed final rehabilitated land-use will be appropriate for the surrounding and adjacent rural uses.

4.4 Surface Water

The Hydrogeological Investigation (MTE, July 2020) undertook an investigation and assessment of potential impacts to surface and groundwater resources. There is one small anthropogenic pond located near the center of the property. There are no watercourses or wetlands located on the subject lands or adjacent lands. No washing or settling ponds are proposed.

There will be no discharge to any existing surface water bodies or courses during or after extraction activities and no impacts to existing surface water are expected as a result of the creation of ponds from the proposed extension.

4.5 Groundwater Elevation

The Hydrogeological Investigation, dated July 2020 and prepared by MTE, identified the water table elevations at about 238 masl.

As identified on the proposed Site Plans, extraction at the Brantford pit extension will occur below the water table to a depth of about 223masl.

The proposed pit extension meets the general intent of the requirements identified in the Provincial Application Standards Category 1, Class “A” Licence for a Pit Operation.

5.0 CONCLUSIONS

The proposed extension of the Brantford Pit will allow secure additional high quality aggregate resources that will supply local construction projects within and around the County of Brant. No increase to the historic annual shipped tonnage of the existing pit in combination with the new licence is anticipated. No significant natural heritage features (except for barn swallow habitat), surface water features or significant cultural heritage resources are located within the proposed licence boundary.

The Brantford Extension Pit has been designed to minimize impacts on adjacent sensitive receptors (noise, air, water supply and traffic) and to ensure that there will be no negative impacts to surface and ground water resources as well as natural heritage features. The barn swallow habitat on-site will be removed and replaced as required by the regulations of the *Endangered Species Act*.

The subject lands are considered Prime Agricultural Lands. In accordance with Policy 2.5.4.1 of the PPS, there is a sufficient quantity of high-quality aggregate resources available on the property to warrant below water table extraction. The subject lands will be rehabilitated comprehensively with the existing pit to an open-water feature surrounded by naturalized areas.

As demonstrated in this Report, the proposed Brantford Extension Pit is:

- Consistent with the Provincial Policy Statement 2020;
- Conforms to the Growth Plan 2019;
- Conforms to the County of Brant Official Plan 2012; and,
- Includes all of the information required by the Aggregate Resources Act Provincial Standards.

It is concluded that the proposed development is desirable, appropriate, and represents good planning.

Respectfully submitted by,

MHBC



Caitlin Port
MES, MCIP, RPP/Planner



James Parkin
MES, MCIP, RPP/Partner

Appendix A

County of Brant Record of Pre-Consultation

FILE REFERENCE	1044 Colborne Street West
STATUS	Proposing to expand their existing Brantford Pit to the west
COUNTY OF BRANT PLANNER	Ruchika Angrish

MEETING DATE	November 26, 2019
ATTENDEES (COUNTY OF BRANT)	Ruchika Angrish, Rob Walton, Doug Lyons, Julie Tot, Lori Fox, Tom Waldschmidt, Pam Duesling, Alex Davidson
ATTENDEES (NON COUNTY OF BRANT)	Nathan Garland, James Parkin, Carol Siemiginowsk, Caitlin Port, David Stubbs, Mike Bingham, Barb Slattery, Melinda Thompson, Kristy Sutherland, Lorraine Moir, Graham Buck
LOCATION	66 Grand River Street North, Lobby Meeting Room

MEETING PURPOSE	The Applicant Lafarge is proposing to expand their existing Brantford Pit to the west and are requesting a pre-submission consultation meeting with the County to discuss the required Official Plan and Zoning By-Law Amendment Applications
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MINUTES	ACTIONS ITEMS
OVERVIEW OF PROPOSAL	
<ul style="list-style-type: none"> ▪ Lafarge has locations across the globe. ▪ Make aggregates, concrete and redi-mix. ▪ Operate over 100 sites in Ontario with two (2) main operations in County of Brant. ▪ West Paris (larger operation) and have applied for an expansion there in the last few years. This is where they make their premium products. ▪ Brantford Pit (Burford) Colborne Street just west of the City of Brantford - operation for number of years (pit since 1950's/1960's) and Lafarge has been operating it for 30 years makes granular road base materials. ▪ Products are produced by portable plants. Mostly subcontracted. Material shipped out onto Colborne street (East or West), ▪ The pit is a below water operation (below water extraction started about 10 or so years ago) and is 30% extracted below water. ▪ The proposed expansion is property directly west of existing pit. 	

- The proposed licenced area will be about 20 hectares with limited extraction of 17 hectares (below and above water table extraction).
- Will replace the reserves at the existing licence once it is depleted
- Operate with existing pit in similar fashion.
- Would use existing entrance at the existing pit therefore no new proposed entrance.
- Using same haul route that the current pit uses. (50/50 split on Colborne Street)
- Operation would be from 7 am to 7 pm. There may be additional shipping during 6am and 7am in the morning depending on the needs of the product.
- Currently property is in agricultural condition and has been for a long time. No natural heritage features except for some barn swallows which will be addressed through the EIS.
- No natural heritage on rest of property.
- All trucks coming or going (no increase) will be the same as historically being done. It is a continuation of the current business.
- Phase 1 there will be a gated access, and Phase 2 it will be a berm.
- Archaeological Assessment has been completed
- Final rehabilitation will be lake continuous with the existing pit with a shallow and naturalize slope zones.
- Applications required would include - Class a category 2 pit: Aggregate Resources Act Licence, ZBA and OPA.
- Looking to submit early next year and submit all applications concurrently.
- Studies in Technical Investigation that have been undertaken or currently being undertaken are:
 - Hydrogeology Report Level 1 and Level 2 (MTE), Natural Environment Report Level 1 & 2, Archaeological Assessment Report (Stage 1 and Stage 2 - submitted to Ministry and signed off), Noise Assessment Report, Agricultural Impact Report (Class 2), Planning Justification Report, Aggregate Report. All these documents will be submitted as part of the applications.
- Not sure if properties will be merged but was noted that it would be the County of Brant's preference.
- Intent is to extend the life of the operation but is a continuation of reserves of the current application.

MINUTES	ACTIONS ITEMS
DEVELOPMENT ENGINEERING COMMENTS:	
<p>LOT GRADING</p> <ul style="list-style-type: none"> ▪ Site alteration By-law will only be required if work is being done before application, if not it will not be required. A copy of by-law was provided. <p>DED</p> <ul style="list-style-type: none"> ▪ Traffic impact study as this development in on an arterial road, detailed report required. Can provide TOR if required. ▪ Farmhouse on property is going to be demolished. There is an existing entrance to this building. A Public Works permit would be required to remove or upgrade the entrance. ▪ Phase 1 there will be a gated access, and in Phase 2 it will be a berm. May want a second access if property is not merged. Have it temporary approval to have this road closed and can only use during construction and then addressed at end of project. ▪ May need acceleration and deceleration lanes at the property and a scoped TIS could be considered. ▪ Provide for existing traffic counts, what is going on (peak days), look at how the traffic currently works and how it will work with the new proposal. ▪ SWM report. It was noted that everything is going to end up in the lake. The lake is going to occupy most of the existing pit and with the new pit. Minus the side slope areas. ▪ The applicant stated that SWM report is not normally required for a pit. More in depth comments regarding the SWM will be in the hydrogeological analysis. Infiltration around the pond and any waters being directed around the berm would require infiltration. MTE will have a report on surface water and catchment areas. ▪ This property is in a source water protection area. Requirements under this would need to be addressed. ▪ No new buildings being proposed. Existing temp building (scale house) but no other buildings. ▪ Berm proposed along the West, East and North of Colborne Street. 6 or 7 metres to help with noise. ▪ No road widening would be required. 	

MINUTES	ACTIONS ITEMS
ZONING COMMENTS:	
<ul style="list-style-type: none"> ▪ Question about the life of the property. This would be addressed in the justification report. It is dependent on the need of the product. May have to provide a range of the entire operation. ▪ Apply to remove the existing setbacks and give an entire rage of the proposed project. ▪ concrete recycling on the site - it was noted on the proposed application there is no concrete asphalt recycling on new operation but there is a recycling area on the existing and not looking to expand. ▪ Zoning comments will be provided with minutes 	

MINUTES	ACTIONS ITEMS
BUILDING COMMENTS / FIRE COMMENTS:	
<p>FIRE</p> <ul style="list-style-type: none"> ▪ Removal of driveway for the farmhouse, ensure that entrance and access to all areas of the site for firefighting/emergency access. ▪ Can show on additional mapping through OPA/ZBA applications what movements would be happening within the property. Relate it with the existing property and new proposed operation with access maps. 	

MINUTES	ACTIONS ITEMS
PUBLIC WORKS COMMENTS:	
<p>WATER</p> <ul style="list-style-type: none"> ▪ This development is in the middle of our source water protection and want to ensure that mining below the water is not a threat, significant concerns with this development, but will work with the applicants to address these concerns through this process. ▪ More detailed comments will be provided once a review of the provided Hydrogeological Report is obtained. ▪ It was noted that there would be no washing proposed on the property. ▪ The applicant noted that they are currently working on finalizing the depth of the below water extraction and this will be provided at a later date with the report and will be reviewed at that time. ▪ It was asked to the developer of how close to the water table would the pit floor be. It is noted that it be one (1) metre to one point five (1.5) metres. ▪ Significant concerns with regards to hydrocarbons and fuel storage. Ensure that all requirements are being met to ensure clean water on property. ▪ Monitoring plans as the pit is in the flow area that goes directly to the well. There will be a monitoring program (will come out in Hydrogeological Report) ▪ Noted - keep the water cold, helps keep things from growing in it therefore the water stays clean. <p>PUBLIC WORKS</p> <ul style="list-style-type: none"> ▪ Will have further comments to provide at a later date when more in-depth reports are provided. 	

MINUTES	ACTIONS ITEMS
UTILITY COMMENTS:	
<p>GRCA COMMENTS:</p> <ul style="list-style-type: none"> ▪ EIS required (species at risk (barn swallows)) ▪ Hydrogeological Report is required and would provide more detail of where the water is flowing. ▪ Sub watershed study - priority watersheds (on edge of Whitemans Creek and Lower Grand York (not a priority). Ask that this be addressed and can be scoped. ▪ Grand River Cumulative Report document is available on the GRCA website. List of items to check and evaluate. ▪ Tier 3 water budget (was done for Whitemans Creek), will highlight some of the concerns and help to address any further comments. <p>DAVID STUBB (MMAH)</p> <ul style="list-style-type: none"> ▪ Nothing specific to add at this time. Once a full submission is submitted, it will be reviewed further and will address any comments that come up. ▪ Would like a look at Planning Justification Report, would look at PPS and Growth Plan and have further comments from the documents. <p>BARB SLATTERY (MECP)</p> <ul style="list-style-type: none"> ▪ Would be reviewing the technical information to respond to planning approvals required but also to respond to ARA application that is being submitted. ▪ The scope of review will be restricted to MECP requirements <ul style="list-style-type: none"> ▪ Air, Water, Land and Species at Risk. ▪ ARA licence application - reviewing the Hydrogeological Report for Level 2, Source Water Protection perspective, and studies required for any approvals. ▪ Lafarge does not have any specific permits for this site. ▪ There is no requirements for a permit to take water. It was noted that Lafarge is extracting in the wet. There has never been any washing and no washing is being proposed. 	

MINUTES	ACTIONS ITEMS
UTILITY COMMENTS:	
<p>MNR</p> <ul style="list-style-type: none"> ▪ Address the noise and there are specific requirements portable plants being moved around the site and would be required to be reviewed by the ministry and addressed. ▪ Air quality report - has not been required under aggregate resources act. ▪ Will look at the guide to see if this needs to be addressed or if a best practice plan needs to be completed. Address in the site plan report. <p>KRISTY SUTHERLAND MNR</p> <ul style="list-style-type: none"> ▪ ARA application will be reviewed by MNR once it has been submitted. ▪ Looking for clarification if property would be merged together or keeping them are two separate licence numbers. This may be addressed further by the developer. ▪ Proposing to remove the setback between the two properties then the requirements of the lake would become one and further rehabilitation plan would need to be addressed. <p>LORRAINE MOIR FIRST NATIONS CONSULTATION</p> <ul style="list-style-type: none"> ▪ This development is in the Grand River notification area. Six Nations, Mississauga of the Credit First Nations would to be consulted and all reports to be circulated to them for review and comments. ▪ As about consulting Haudenosaunee Confederate Council. It would not be impacting any of their harvesting rights, it was noted that they would not need to be circulated on the documents. <p>GRAHAM BUCK MNR</p> <ul style="list-style-type: none"> ▪ Interested in the wetland feature the property. With this being a locally significant area, it would be addressed by the GRCA. MNR has the lead for provincially significant area. <p>MIKE BINGHAM SOURCE WATER PROTECTION</p> <ul style="list-style-type: none"> ▪ Would need a Section 59 submission with the application. It is a required notice under the Clean Water Act. It is a screening form to look at what threats are related to the application and of what is being proposed on the property. ▪ If any other material brought in for rehabilitation plan, this may need to be looked at and addressed further. ▪ If there is any septic or any proposed septic would need to be reviewed. ▪ Hydrogeology report will be reviewed. 	

MINUTES	ACTIONS ITEMS
PLANNING COMMENTS:	
<ul style="list-style-type: none"> ▪ It was noted that a Site Plan application is not required due to the ARA process. It was noted that municipalities cannot impose site plan on aggregate operations. ▪ In the Official Plan talks about where the aggregated resources are going and keeping them local, it was asked to the developer if this is being addressed. It was noted that is will be in the Justification Report as to what the products are used and where they are going. ▪ The Official Plan talks about the Aggregate Impact Assessment (section 2342H of the policy) and asked that this to be addressed in Justification Report under “Aggregate Impact Assessment”. ▪ No archeological significance found on property. An Archaeological Assessment Report (Stage 1 and Stage 2) was completed. ▪ This is a Class 2 soils and ask developer to confirm that there is no other alternative use on lower quality soils. ▪ With the surrounding uses around the development. Have asked the developer if they have reached out to the neighbours and do plan prior to or at the time of submission to talk with neighbouring properties in the areas. It was noted that an Open house (requirement of ARA) will be held. It was also noted that signs must be put up around the property and a notice in the local paper ▪ Agricultural Impact Assessment report will be completed. ▪ With the existing pit, it was noted that the whole area is shown as extractable water area and no timeframe of the life of the existing pit operation. It is dependent on the requirement of the product. This can be addressed in the submission. ▪ It was noted that there is no application for any concrete and recycling on the new submission. It was also noted that there is currently concrete and recycling on the existing site. This will be noted in the Justification Report. ▪ County of Brant has an Aggregate Resources Guide, part of our Transportation Master Plan, it was provided to the developer stating other reports that may be required under the guide. ▪ Aggregate Guide August 2015 – that this document be reviewed and the requirements need to be addressed. With the new OP being worked on we as that the items stated in the Aggregate Resource Guided be looked at (i.e. dust, TIC, etc.) 	

MINUTES	ACTIONS ITEMS
PLANNING COMMENTS:	
<p>SUBMISSION REQUIREMENTS:</p> <ul style="list-style-type: none"> ▪ With initial submission, we require a couple hard copies along with digital copies of all documents. Once applications are deemed complete, we will send out a request for comments to both internal/external agencies. ▪ Will provide an updated fee schedule for applications. ▪ This application will be part of a two meeting cycle process. The first meeting to Planning Advisory Committee would be only for information purposes, once comments have been received and have been addressed, will follow with a recommendation meeting. ▪ It was noted that the County of Brant has asked for the developer to reach out to residents in the area to ensure that they are knowing what is being addressed. Directly east of existing operation we ask that these neighbours in particular to ensure that they know what is being done on the property. ▪ Any studies that require to be peer reviewed, the costs associated with the review and any further costs would be downloaded to the developer. We will let the developer know what materials are being sent for peer review. ▪ Request a copy of the legal survey of the property. It was noted that the developer would have this document at time of purchasing. ▪ Source Water Protection Screening form will be sent with the minutes. 	

SPECIFIC DECISIONS / FOLLOW UP REQUIRED	All comments will be forwarded onto the Consultant and Developer along with additional comments and forms.
--	--

CIRCULATION LIST	Nathan Garland, James Parkin, Carol Siemiginowsk, Caitlin Port, David Stubbs, Mike Bingham, Barb Slattery, Melinda Thompson, Kristy Sutherland, Andrea Hicks, John Morrissey, Graham Buck, Lorraine Moir
	Ruchika Angrish, Rob Walton, Doug Lyons, Julie Tot, Lori Fox, Tom Waldschmidt, Pam Duesling, Don Cunningham, Jennifer Boyer, Jessica Kitchen, Andre Gravelle, Rob Trotter, Alex Davidson

Appendix B
Draft County of Brant Official Plan Amendment Schedule

DRAFT

DRAFT BY-LAW NUMBER xx-20

-of-

THE CORPORATION OF THE COUNTY OF BRANT

To amend the Official Plan of the County of Brant (Lafarge Canada Inc.,
1044 Colborne Street West, County of Brant)

WHEREAS an application was received from MHBC Planning, on behalf of Lafarge Canada Inc., Owners of Con 5 Part of Lot 12, County of Brant, located at 1044 Colborne Street West, County of Brant, to change the designation from Agricultural to Resource Development. The purpose of the Amendment No ___ is to change the current Agricultural designation on Schedule 'A' and Schedule 'A-1' in order to permit the resource extraction uses on the subject lands. The Municipal Council of the Corporation of the County of Brant, in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. **THAT** Amendment No. ___ to the Official Plan of the County of Brant consisting of Schedules "A" and "A-1" is hereby adopted. Schedules 'A' and 'A-1' are hereby amended to change the land use designation from Agricultural to Resource Development.
2. **THAT** the Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs and Housing for approval of the aforementioned Amendment No. ___ to the Official Plan of the County of Brant.
3. This by-law shall come into force on the day of final passing thereof.

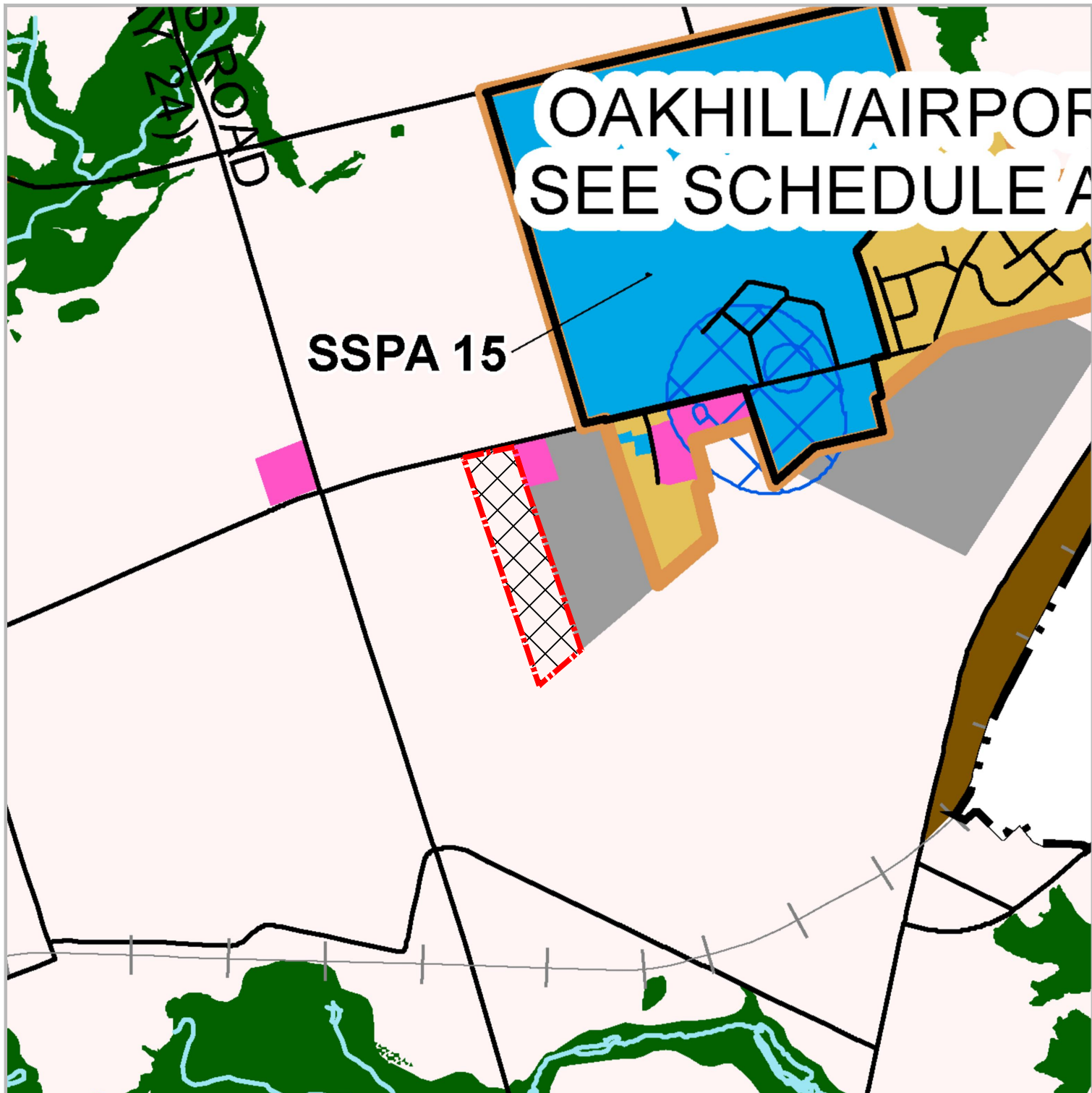
READ a first and second time, this ____ day of _____, 2020.

READ a third time and finally passed in Council, this ____ day of _____, 2020.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor



Heather Boyd, Clerk



Official Plan Amendment

Part of Lot 12
 Concession 5
 (former Geographic Township of Brantford)
 County of Brant

LEGEND

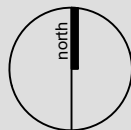
-  Lands to be redesignated Resource Development
-  AGRICULTURE
-  SUBURBAN RESIDENTIAL
-  RURAL RESIDENTIAL
-  INSTITUTIONAL
-  GENERAL COMMERCIAL
-  RESOURCE DEVELOPMENT
-  NATURAL HERITAGE SYSTEM
-  WELLHEAD PROTECTION AREAS
-  SECONDARY URBAN SETTLEMENT AREA BOUNDARY

DATE: January, 2020

SCALE: NTS

FILE: 9526FU

DRAWN: GC



K:\9526FU-LAFARGE-GINSENG FARM PROPERTY-COUNTY OF BRANT\RP\TAMEND_OP_SCHEDA_LANDUSE.DWG



**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Appendix C
Draft County of Brant Zoning By-law Amendment Schedule

Appendix D

CV's of Report Authors



CURRICULUM VITAE

James D. Parkin, BES, MCIP, RPP

EDUCATION

1982
Bachelor of Environmental Studies
(Honours) Department of
Geography (University of Waterloo)

James Parkin is a Partner at MHBC Planning and has been with the firm since 1989. Mr. Parkin is a land use planner with experience in rural and resource planning. He has been extensively involved in planning related to mineral aggregate resources across the Province. He has advised aggregate producers, municipalities and industry associations on many specific applications and planning policy development.

Mr. Parkin provides project management and planning evaluations related to Planning Act, Aggregate Resources Act and Provincial Plan matters. He is certified by the Minister of Natural Resources to prepare site plans under the Aggregate Resources Act. He has provided expert evidence before the Ontario Municipal Board and Joint Board.

Prior to joining MHBC, Mr. Parkin was employed by the Ministry of Natural Resources and held a variety of field and main office positions in the aggregate resources program.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners (CIP)
Full Member, Ontario Professional Planners Institute (OPPI)
Canadian Land Reclamation Association - Ontario Chapter Past President

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CURRICULUM VITAE

James D. Parkin, BES, MCIP, RPP

PROFESSIONAL HISTORY

1996 - Present	Partner, MacNaughton Hermsen Britton Clarkson Planning Limited
1989 - 1996	Senior Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
1988 - 1989	Policy Development Officer - Planner, Ministry of Natural Resources, Queen's Park
1987 - 1988	Mineral Resources Administrator, Ministry of Natural Resources, Carleton Place
1984 - 1987	Pit and Quarry Inspector, Ministry of Natural Resources, Maple District
1984	Geological Assistant, Ministry of Natural Resources, Industrial Minerals Section
1983	Junior Pit and Quarry Inspector, Ministry of Natural Resources, Owen Sound District
1982	Environmental Coordinator, Anaconda Canada Exploration, Bathurst, New Brunswick

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CURRICULUM **VITAE**

James D. Parkin, BES, MCIP, RPP

SELECTED EXPERIENCE

Planning evaluations and analysis for mineral aggregate development and resource management. Reserve volume estimates.

Coordinating the design and preparation of site plans under the Aggregate Resources Act. Certified to prepare site plans by the Minister of Natural Resources pursuant to Section 8 (4) of the Aggregate Resources Act.

Advise on general provincial and municipal planning issues and formulate input to provincial policy initiatives and municipal planning exercises (e.g. Niagara Escarpment Plan Review, ORMCP, Provincial Policy, Regional/County Official Plans, Local Official Plans).

Provide expert planning evidence before the Ontario Municipal Board and Joint Board.

Research and preparation of Planning Reports and Aggregate Resources Act Reports for license and permit applications.

Project management and co-ordination for preparation of Aggregate Resources Act, Planning Act and Niagara Escarpment Plan applications.

Conduct Notification and Consultation procedures under the Aggregate Resources Act. Public consultation programs and Liaison Committees.

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CURRICULUM **VITAE**

James D. Parkin, BES, MCIP, RPP

Aggregate Resources Act licence and site plan amendments, licence transfers, rehabilitation/redevelopment and post approval problem solving.

Assess compliance of pit and quarry operations with site plans and conditions of approval and prepare Compliance Assessment Reports.

Expertise related to Niagara Escarpment Plan including Visual Impact Assessment, designation criteria, Development Permits and Plan Amendments.

Conduct investigations and studies to recommend mapping of resource areas and policies for Official Plans.

Expropriations and resource valuation related projects

Policy research and review including background studies such as 2010 and 2016 State of the Aggregate Resource in Ontario Study (SAROS), Agricultural Impact Assessment and Rehabilitation Best Practice.

Project management and co-author for Aggregate Resources Inventory Papers.

Policy development and implementation of Provincial (Ontario) policies and legislation relating to aggregate resources, including the Mineral Aggregate Resources Policy Statement and Aggregate Resources Act (Ministry of Natural Resources, Queens Park).

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Administration of Aggregate Resources Program including administration and enforcement of the Pits and Quarries Control Act and implementation of the Mineral Aggregate Resources Policy Statement (Ministry of Natural Resources, Carleton Place and Maple District Offices).

Compilation and computerization of provincial aggregate production, rehabilitation and legislation enforcement data; research and analysis of provincial data; assisting with the research and publication of reports dealing with rehabilitation and industrial minerals (Ministry of Natural Resources, Queen's Park).

Implementation of the Pits and Quarries Control Act as it applies to wayside pits (Ministry of Natural Resources, Owen Sound District Office).

Implementation of revegetation program, mine water treatment, surface drainage control, pollution controls, mine site safety, public and government relations (Anaconda - Caribou Mine Site, New Brunswick).

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SAMPLE PROJECTS

Aecon - Due Diligence Acquisition

Aecon - Oliver Pit

Aecon - Pinchin Pit - post approval liaison

Aggregate Producers Association of Ontario - Wetlands Policy Statement review

Aggregate Producers Association of Ontario - Regional Municipality of Peel Official Plan

Aggregate Producers Association of Ontario - Clarington Official Plan

Aggregate Producers Association of Ontario - Oak Ridges Moraine

Aggregate Producers Association of Ontario - PPS Review

Aggregate Producers Association of Ontario - Various Presentations

Aggregate Producers Association of Ontario - Regional Municipality of Durham Official Plan Review

Aggregate Producers Association of Ontario - Niagara Escarpment Plan Review

Aggregate Producers Association of Ontario - Response to Provincial Planning Reforms

Amherst Quarries- Applications and Review of Adjacent Proposals

Armbro Inc. - Pinchin Pit applications, Town of Caledon

Armbro Inc. - Property investigations

Arriscraft- Due Diligence

Beachvilime - Hayes Property license application and Planning Act approvals

Blueland Farms- McCormick Pit applications (Caledon)

Brampton Brick - Cheltenham Quarry, post approval issues

Brock University – Niagara Escarpment Plan Urban Area designation

Bruman Leasing- North Bay Licencing Application

Caledon Sand & Gravel - Caledon Pit Extension applications

Canada Building Materials - Brighton Pit

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Canada Building Materials- Bromberg/Ayr Pit
 Canada Building Materials- Eramosa Pit
 Canada Building Materials- Huxley Pit
 Canada Building Materials - North Dorchester Pit applications
 Canada Building Materials- Olalondo Road Pit
 Canada Building Materials- Puslinch Applications
 Canada Building Materials - Mosport Pit applications, Aggregate
 Capital Paving- Pit Application
 Carmeuse Canada Ingersol- Site Plan Amendments
 Cavanaugh OPA 76 Appeal (Ottawa)
 Cavanaugh- Almonte Quarry Expansion
 Resources Act/ Planning Act approvals
 Canada Building Materials - Cannington Pit, Aggregate Resources
 Act and planning approvals
 Cedarhurst Quarries and Crushing Limited - Coboconk Quarry
 licensing and replacement site plans
 City of Brampton - Shales Resources Review and Peer Review
 City of London - Subwatershed Study
 City of Kitchener - West Side Study
 City Sand & Gravel - St. John's Newfoundland Expropriation
 Colacem L'Original Cement Plant
 Con-Strada Construction- Property Investigations
 Cornwall Gravel Company Limited - Bonville Quarry license
 application and Planning Act approvals
 County of Wellington- Aikensville Pit Peer Review
 Cox Construction - Puslinch Pit extension
 Cut Above Natural Stone- quarry expansion and rezoning
 Cut Above Natural Stone- Site Plan Amendments
 Dufferin Aggregates - Acton Quarry development permits
 Dufferin Aggregates - Milton Quarry Extension Applications
 Dufferin Aggregates - Property investigations and reserve strategy
 Dufferin Aggregates- Screening the Gap

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Dunnville Rock Products, Waterford Group - Dunnville Quarry
Eagle Rock - Maple Pits, License transfer and amendments
E.C. King Contracting - Sydenham Quarry
Empire Communities- Nash Neighborhood Visual Impact Assessment, City of Hamilton
Erie Sand & Gravel - Zoning By-law appeals
Erie Sand & Gravel - Pelee Quarries
Erie Sand & Gravel- Aggregate Resources Act Matters and Applications.
Everest Tree Farm- Bruce County Building Stone Quarry
Federal White Cement - Zorra Township licensing and replacement site plan
Floyd Preston - Mountain Lake Quarry
General Chemical - MacGregor Quarry Zoning By-law appeals
Genuine Springs - Water Supply approvals
Global Stone/Ingersoll Lime Limited - Zorra Township Quarry
Golder Associates- Planning Services for Environmental Assessments
Gormley Aggregates - Property Investigations
Graham Brothers - Valuation Court Case
Graham Brothers - Caledon Pit extension
Guelph Dolime - Site redevelopment plans
Halminen - Buckhorn Quarry
Halton Crushed Stone/Lee Sand & Gravel - property investigations
Halton Crushed Stone- Erin Pit expansion including visual impact assessment
Hard Rock Paving - Law Quarry
Harnden & King Construction - Scugog Pit extension, Aggregate Resources Act and Planning Act
Hockley- Licence transfer
Hydro One- Aggregate Resource Assessment for Bruce to Milton Transmission Line
James Dick Construction- Peel & Caledon Greenbelt Conformity

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James D. Parkin, BES, MCIP, RPP

James Dick Construction - Caledon reserve property Official Plan referral

James Dick Construction - Oro Pit Aggregate Resources and Planning Act applications Act

James Dick Construction - Oshawa Harbour Aggregate Handling Facility

James Dick Construction - Rockfort Quarry planning and visual impact assessment and Caledon OPA 161

James Dick Construction- Adjala Pit

James Dick Construction-Erin Pit

James Dick Construction – Reid Road Reservoir Quarry

J.C. Duff - Limehouse Expansion

Jennison Construction- Huron County

Jennison Construction- Staffa Pit

Karson Kartage- Pit and Quarry Management

K.J. Beamish - Campbell Quarry Aggregate Resources Act license and Planning Act approvals

KPM Reid Pit Opening

KPM Brantford- Plant Expansion

Kraus Holdings Limited - Gehl Place Pit license application and planning approvals

Lac Minerals - Property Investigations

Lafarge Canada - Boland Pit

Lafarge Canada- Cambridge Pit

Lafarge Canada - Centreville Quarry applications

Lafarge Canada- Goodwood Pit

Lafarge Canada- Fonthill Pit

Lafarge Canada- Hagersville Quarry

Lafarge Canada - Hewlitt Pit

Lafarge Canada- Manitoulin Aggregates Permit

Lafarge Canada - Manitoulin Meldrum Bay Quarry rezoning

Lafarge Canada - McGill Property

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Lafarge Canada - Middlesex Centre Aggregate Resource Act and Planning Act applications
 Lafarge Canada - Regan Pit Extension
 Lafarge Canada- Site Plan Amendments Various Locations
 Lafarge Canada - Warren Merger
 Lafarge Canada- West Paris Pit
 Lafarge Canada- Woodstock Site Plan Amendments
 Lafarge Canada- Biodiversity Rehabilitation Plans
 Lavis Contracting- Huron County Pits Applications
 Limehouse Clay- ARA Licence and NEC Plan Amendment
 Livingston Excavating – Simcoe
 Lilycrop Expropriation
 Lockyer Brothers - Walker Pit Aggregate Resources Act application and Planning Act approvals
 Ministry of Agricultural Food and Rural Affairs-Guidance for Agricultural Impact Assessment
 Ministry of Natural Resources- Class B Site Plans
 Ministry of Natural Resources - Provincial Policy Statement Training Manual
 Ministry of Natural Resources SAROS-State of Aggregate Resources of Ontario Study, 2009 Updates Papers 1, 2, 4 and 5
 Ministry of Natural Resources- SAROS 2016 update
 Ministry of Natural Resources- Rehabilitation Best Practices (2017)
 Ministry of Northern Development and Mines - Dufferin County Aggregate Resources Inventory Paper
 Ministry of Northern Development and Mines - Durham Region Aggregate Resources Inventory Paper
 Ministry of Transportation - Aggregate permit applications
 Municipal Contracting - Rocky Lake Quarry Mineral Resource Study (Halifax, Nova Scotia)
 Nelson Aggregates Co. Burlington Quarry Extension
 New Tecumseth - Peer Review

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Ontario Stone Sand and Gravel Association (OSSGA) - City of Ottawa
 Official Plan
 OSSGA- Cumulative Impacts GRCA
 OSSGA- Policy Review and Rehabilitation Research
 OSSGA- PPS Review Submission
 OSSGA- Provincial Plan Reviews
 OSSGA- Region of Waterloo Official Plan Appeals
 Oxford Sand and Gravel - Reid Pit Aggregate Resources Act license
 and Planning Act approvals
 Prince Edward County- Property Investigation
 Queenston Quarry Reclamation Company- Rehabilitation and
 Redevelopment Plans, Visual Impact Assessment
 Ripple Holdings- Due Diligence on Acquisition of Building Stone
 Quarry
 R.W. Tomlinson - Moodie Road License application and Planning Act
 approvals
 R.W. Tomlinson - City of Kawartha Lakes Brechin Quarry
 R.W. Tomlinson - Rideau Road and Brickyards Quarry Expansion
 R.W. Tomlinson- Property Investigations
 R.W. Tomlinson- Reid's Mills Sand Pit Application
 Regional Municipality of Ottawa-Carleton - Mineral Resource Study
 Regional Municipality of Ottawa-Carleton - Policy Implementation
 Training Seminar
 Robins - Alnwick Township Pit Aggregate Resources Act license and
 Planning Act approvals
 RSI - Consolidated Board applications site plan amendments
 SASE Aggregates- Uxbridge Pit Applications
 Seeley and Arnill Aggregates - Oro Township Aggregate Resources
 Act licensing
 Seeley and Arnill Aggregates - Orillia Quarry Aggregate Resources
 Act license and Planning Act
 Shelter Valley Aggregates Limited - Class A Pit Application

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Spartan Ready-Mix Concrete Batching Plant- Township of Uxbridge
 St. Marys Cement - Bowmanville Quarry
 St. Mary's Cement- St. Mary's Quarry
 St. Mary's Cement – Thomas St. Pit/Quarry Expansion
 Standard Aggregates - Consent appeal, Glenelg Township
 Standard Aggregates - Mono Pit Consent appeal
 Steed and Evans - City of Cambridge asphalt plant and recycling
 Stelco Steel Inc. - replacement site plans and site plan amendments
 Strada Aggregates- Shelburne Pit expansions
 Summit Aggregates-rezoning to permit recycling
 Sunrock Canada – Burnt River Quarry and property acquisitions
 Tackaberry - Maple Grove Quarry
 Tackaberry - Sweets II Pit License
 TCG Materials - West Brantford Pit Extension
 TCG Materials - Fonthill Pit
 Telephone City Aggregates - Pottruff Road
 Town of Clarington - Zoning By-law Prosecution
 Town of Vaughan - OPA 332 and Consolidated Board Hearing for Avondale Clay Pit
 Township of Guelph Eramosa - Holman Pit application review
 Township of Perth East - Property valuation and site plan amendments
 United Aggregates - Caledon Pit rehabilitation project and geological mapping
 United Aggregates - Acton Quarry replacement site plans and Niagara Escarpment Plan Amendment
 United Counties Prescott and Russel- Peer Reviews, Aggregate Resources Background Study Various Clients- 50 Aggregate Resources Act Replacement Site Plans 1990-1994
 Various clients - Property investigations
 Various Clients- Municipal Official Plan Reviews
 Various clients - Compliance Assessment Reports

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James D. Parkin, BES, MCIP, RPP

Walker Environmental-Southwest Landfill EA Studies and OPA policy
Walker Industries- Severn Quarry Marshalling Yard Rezoning
Washington Sand and Gravel- Ayr Pit Extension
Waterford Dunnville Quarry
Waterford- Wainfleet Law Quarry
Whitchurch Stouffville aggregate producers - OPA and ZBA appeals
on aggregate related uses
Wimpey Minerals - Nolan Quarry Aggregate Resources Act license
and Planning Act approvals
Zorra Township Cement and Lime Producers - Oxford County
Official Plan review

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Appendix E

Section 59 notice



CURRICULUMVITAE

Caitlin Port, MES, MCIP, RPP

EDUCATION

2013
Master of Environmental Studies in Planning
University of Waterloo

2009
Bachelor of Environmental Studies
Honours Environment & Resource Studies
Biology Minor
University of Waterloo

Caitlin Port, is a Senior Planner with MHBC specializing in aggregate resource management and rural land use planning.

Ms. Port has coordinated and prepared a number of aggregate projects across southern and central Ontario, including Licence Applications, Official Plan Amendments, and Zoning By-Law Amendments. She has experience writing and analyzing planning policies, preparing Planning Justification Reports, presenting at Public Meetings, and participating in Ontario Municipal Board Hearings.

In addition, Ms. Port has authored three studies on aggregate rehabilitation in Ontario for the Ontario Stone, Sand, and Gravel Association and has presented on aggregate rehabilitation to a number of academic, municipal and community groups.

Ms. Port is a Registered Professional Planner and is qualified by the Ontario Municipal Board as an expert in Land Use Planning.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners (CIP)
Full Member, Ontario Professional Planners Institute (OPPI)

PROFESSIONAL HISTORY

2017 - Present Senior Planner,
MacNaughton Hermsen Britton Clarkson Planning Limited

2014 - 2017 Planner,
Skelton Brumwell and Associates Ltd.

2013 - 2013 Field and Research Assistant,
Ontario Stone, Sand, and Gravel Association

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CURRICULUMVITAE

Caitlin Port, MES, MCIP, RPP

SELECTED AGGREGATE RESOURCES PROJECT EXPERIENCE

- Reid Road Reservoir Quarry – Co-Author *Aggregate Resources Act* Summary Statement and assist with preparation, submission, and circulation of the Licence Application. Participate in meetings with agencies to discuss and resolve objections
- Brickyards Quarry - Co-Author *Aggregate Resources Act* Summary Statement and assist with preparation, submission, and circulation of the Licence Application.
- Aggregate Rehabilitation Best Management Practices – Undertake a comprehensive literature and research review and summary results in a report to the Ministry of Natural Resources and Forestry. Prepare and submit set of Aggregate Rehabilitation Best Management Practices to the Ministry of Natural Resources and Forestry.
- VicDom Sand and Gravel Utica Pit – Coordinate and undertaken an Aggregate Resources Act Licence Application, Regional of Durham Official Plan Amendment, Township of Uxbridge Official Plan Amendment, Township of Uxbridge Zoning By-Law Amendment.
- Lippa Pit and Quarry - Coordinate and undertaken an Aggregate Resources Act Licence Application, Official Plan Amendment, and Zoning By-Law Amendment. Participate in several meetings with residents and the Cottagers Association and undertake First Nations engagement.
- VicDom Sand and Gravel Brock Road Amalgamation – Coordinate and undertake Licence Amendments, License Transfer, Major and Minor Site Plan Amendments, and development of a new Site Plan for the amalgamation of four separate Pit Licenses

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CURRICULUMVITAE

Caitlin Port, MES, MCIP, RPP

- Giofam Investments Inc. – Coordinated preparation for an OMB Hearing & provided Expert Testimony on the *Aggregate Resources Act* Licence Application and *Planning Act Applications*.
- Miller Paving Ltd. – Coordinated the Aggregate Resources Act Licence Application and coordinate OMB Hearing Preparation
- Undertake various planning reviews and due diligence reports for clients across Ontario
- Authored the Ontario Stone, Sand, and Gravel Association *Study of Aggregate Site Rehabilitation in Ontario Study* Part II (2013) and Part II Addendum (2014)
- Authored the Ontario Stone, Sand, and Gravel Association *Aquatic Aggregate Rehabilitation Study* (2017)

SELECTED MUNICIPAL PLANNING EXPERIENCE

- Erin Estate Weddings – Zoning By-Law Amendment to permit a wedding event use on the property
- Hearthstone Homes – Plan of Vacant Land Condominium to permit a 20 unit condominium development.
- Colacem Cement Plan – Assist with the preparation of evidence and materials for a Local Planning Appeal Tribunal Hearing on a Official Plan Amendment and Zoning By-Law Amendment to permit the establishment of a cement plant.
- Victoria Mews Seniors Housing Community – Zoning By-Law Amendment and Site Plan Application for a 30 unit residential housing project in Victoria Harbour

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CURRICULUMVITAE

Caitlin Port, MES, MCIP, RPP

- Granite Ridge Phase II Subdivision - Plan of Subdivision, Condominium Application, Official Plan Amendment, Zoning By-Law Amendment, to permit the development of a 33 lot estate residential subdivision with common element features including a central water feature and open space
- Undertook a planning review and public consultation as part of the development of the Delphi Point ANSI Park Management Plan for the Town of the Blue Mountains
- Stewart Industrial Development – Zoning By-Law Amendment and OMB Hearing Preparation
- Various Consent and Minor Variance Applications across central Ontario

PUBLICATIONS

- Port, C. (February 2015). The Real Story, Avenues, Volume 5, Issue 1, pp 17-18 Port, C. (2015). Study of Aggregate Site Rehabilitation in Ontario, Part III, Study Addendum. The Ontario Stone, Sand, & Gravel Association.
- Port, C & Moos, M. (2014). Growing food in the suburbs: estimating the land potential for sub-urban agriculture in Waterloo, Ontario. Journal of Planning Practice and Research. 29(2), 152-170
- Port, C. (February 2014). Closing the Gap. Avenues, Volume 4, Issue 1, pp 10-13 Port, C. & Scott, M. (2014).
- Study of Aggregate Site Rehabilitation in Ontario, Part II, Consolidated Report 2010-2013. The Ontario Stone, Sand, & Gravel Association. Port, C. (2013). Reducing aggregate-related land use conflicts. Ontario Planning Journal, 28, 4 (pg.18)

CONTACT

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Appendix E
Section 59 notice

Clean Water Act - S.59: Restricted Land Use
Screening Form

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE COUNTY OF BRANT)	
Date Received:	Received By:

The information on this form will help the County of Brant determine if a development or building application is subject to any Part IV policies under the Grand River Source Protection Plan. These policies include Prohibitions and the requirement for a Risk Management Plan. A Risk Management Plan must be agreed to or established by the Risk Management Official prior to Development or Building Approvals.

PROPERTY INFORMATION
1044 Colborne Street West

Street Address
292000402005400

Property Roll Number

CONTACT INFORMATION

Carol Siemiginowski, Land Manager Lafarge Canada Inc.

Name of Applicant, including Company Name (if applicable) and primary contact person
6509 Airport Road, Mississauga L4V 1S7

<i>Mailing Address</i>	<i>Postal Code</i>
905-738-2985	carol.siemiginowski@lafargeholcim.com
<i>Tel.</i>	<i>Email</i>

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- | | |
|---|---|
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Consent/Severance | <input type="checkbox"/> Site Plan Approval |
| <input checked="" type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Condominium |
| <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Official Plan Amendment |

SOURCE PROTECTION VULNERABLE AREA

SELECT ONE:

- Airport
- Mount Pleasant
- St. George
- Paris North
- Bethel Road
- City of Brantford
- Ohsweken

SELECT ALL THAT APPLY:

- | | |
|--|---|
| <input type="checkbox"/> WHPA-A (10) | <input type="checkbox"/> IPZ-2 (9) |
| <input type="checkbox"/> WHPA-B (10) | <input type="checkbox"/> IPZ-2 (8) |
| <input type="checkbox"/> WHPA-B (8) | <input type="checkbox"/> IPZ-3 (8) |
| <input checked="" type="checkbox"/> WHPA-C (8) | <input type="checkbox"/> ICA (CHLORIDE) |
| | <input type="checkbox"/> ICA (NITRATE) |

Clean Water Act - S.59: Restricted Land Use
Screening Form

CURRENT AND PROPOSED PROPERTY USE

Are there any active or inactive wells on the property? Yes No

Is the proposed use of the property solely Residential? Yes No
If yes, respondent can continue to the Signature of Applicant section.

Does the proposed use of the property include commercial, industrial, or agricultural uses? Yes No
If yes, respondent must complete the rest of this screening form.

Describe the current land use at the property

Agricultural

Describe the proposed land use at the property. Attach a Site Plan or sketch of the property.

Proposed extension to the existing Lafarge Brantford Gravel Pit.
See Planning Justification and Site Plan.

Clean Water Act - S.59: Restricted Land Use
Screening Form

PROPOSED ACTIVITIES ON THE PROPERTY

Please check all activities that may be associated with the proposed land use.

Fuel Handling and Storage

- Liquid Fuel Storage (gasoline, diesel, etc.) *Indicate maximum quantity* _____
- Fuel Oil Storage, including home heating oil (or waste oil if used as a fuel)
Indicate maximum quantity _____

Chemical Handling and Storage: Organic Solvents or Dense Non-Aqueous Phase Liquids (DNAPL)

Please check any liquid products that will be used, stored, or sold in ANY quantity.

- Paints and other coatings (stains, enamels, lacquers, rust paint, etc.)
- Solvent-based degreasers or metal parts washing liquids
- Automotive aerosol products
- Dry cleaning chemicals
- Furniture strippers
- Liquid adhesives (solvent cement, craft adhesive, industrial adhesives, etc.)
- Organic or chlorinated solvents (see Appendix A)
- Vinyl chloride monomer
- Other (please list) _____

Waste Disposal

- Any lands or buildings where waste is deposited, disposed of, handled, stored, transferred, treated, or processed.

Snow Storage and Road Salt Application, Handling, and Storage

- Road salt applied to parking areas, driveways, or walkways
- Road salt stored indoors
- Road salt stored outdoors
- Road salt stored in quantities greater than 5 tonnes
- Snow storage area with a maximum footprint larger than 0.01 hectares (10m x 10m)

Nutrients and Pesticides

- Application of Agricultural Source Material (ASM) to Land (e.g. manure)
- Application of Non-agricultural Source Material (NASM) to Land (e.g. unprocessed plant material)
- Storage of ASM or NASM
- Use of land as livestock grazing, pasturing, outdoor confinement area, or farm-animal yard
- Storage of Commercial Fertilizer *Indicate type and maximum quantity* _____
- Storage of Pesticides *Indicate type and maximum quantity* _____

Clean Water Act - S.59: Restricted Land Use
Screening Form

SIGNATURE OF APPLICANT

Please sign below to certify that the information provided above is accurate and complete to the best of your knowledge. Understand that incomplete or inaccurate information may result in future involvement of the Risk Management Official to ensure compliance with applicable Provincial legislation.

Printed Name and Signature of Applicant

Date

Please submit this form to the Risk Management Official or email a copy to sourcewater@brant.ca. For further information, call Mike Bingham, Risk Management Official, at 519-442-6324 ext-3050.

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE RISK MANAGEMENT OFFICIAL)

ACTION REQUIRED

- Application can proceed as written. S.59 Notice is not required under Policy BC-CW-1.3:
 - Residential Use
 - Significant Drinking Water Threat is not proposed
- Application can proceed as written. S.59(2)(a) Notice to be issued by RMO
- Risk Management Plan to be negotiated before current application can be processed by the County
- Risk Management Plan to be negotiated at future stage (specify)
 - Building Permit
 - Consent/Severance
 - Zone Change
 - Subdivision
 - Minor Variance
 - Site Plan Approval
 - Condominium
 - Official Plan Amendment
- Activity is Prohibited. Application cannot proceed as written

Mike Bingham, Risk Management Official

Date

- RMO has informed the Development Services Department of required action
- RMO has informed applicant of required action

Application number:		notice number (if different):	
Date Received:		reviewed by:	

Clean Water Act - S.59: Restricted Land Use
Screening Form

APPENDIX A

Agricultural Source Material

- 1 Manure produced by farm animals, including associated bedding materials.
- 2 Runoff from farm-animal yards and manure storages.
- 3 Washwaters from agricultural operations that have not been mixed with human body waste.
- 4 Organic materials produced by intermediate operations that process materials described in paragraph 1, 2 or 3.
- 5 Anaerobic digestion output, if,
 - i. the anaerobic digestion materials were treated in a mixed anaerobic digestion facility,
 - ii. at least 50 per cent, by volume, of the total amount of anaerobic digestion materials were on-farm anaerobic digestion materials, and
 - iii. the anaerobic digestion materials did not contain sewage biosolids or human body waste.
- 6 Regulated compost as defined in subsection 1 (1) of Ontario Regulation 106/09 (Disposal of Dead Farm Animals) made under the Act.

Non-Agricultural Source Material

Category 1: e.g. Leaf and yard waste that has not been composted.

Category 2: e.g. organic waste matter that contains no meat or fish, food processing at a bakery.

Category 3: e.g. pulp and paper biosolids, paunch manure and sewage biosolids.

Organic Solvents

- 1 Carbon tetrachloride - production and consumption are controlled. It was commonly used as component for domestic cleaning fluids and degreaser in industry. It may also be found in solvents and dry cleaning agents.
- 2 Chloroform – May be found in pesticides, solvents and cleaning agents.
- 3 Dichloromethane – May be found in paint strippers and degreasers.
- 4 Pentachlorophenol – May be found in pesticides and disinfectants.

Dense Non-Aqueous Phase Liquids (DNAPL)

Common uses include, but are not limited to:

- 1 Acetone
- 2 Paint Thinner
- 3 Turpentine
- 4 Dry cleaning solvents
- 5 Cleaners, degreasers and lubricants for engine parts, tires, brakes, etc.
- 6 Paint and furniture strippers
- 7 Wood finish, stains and coatings
- 8 Adhesives and sealants