



# PLANNING JUSTIFICATION REPORT & AGGREGATE RESOURCES ACT SUMMARY STATEMENT

## PREPARED FOR:

**Strada Aggregates Inc.**  
Lots 11 to 14, Concession 3, Township of  
Melancthon, County of Dufferin

File no. Y349I

January 2025

## Strada Pit & Quarry

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# 1.0 Executive Summary

Strada Aggregates Inc. ("Strada") operates the Melancthon Pit #1, Melancthon Pit #2 and Melancthon Pit Extension located on the west half of Lots 11, 12, 13 and 14, Concession 3, O.S., Township of Melancthon, in the County of Dufferin. These sites consists of three licences under the Aggregate Resources Act ("ARA") (Licence #129167, #625155, and #626199 respectfully) but operate as one consolidated pit operation. The existing pit licences only allow for the extraction of sand and gravel above the water table. The three licences contain a total licenced area of 149.0 hectares and an extraction area of 123.8 hectares. The licences are collectively permitted to ship 1.25 million tonnes per annum and utilize two entrance/exits on the 4<sup>th</sup> Line. The majority of truck traffic leaving the site utilizes the main haul route by traveling south on the 4<sup>th</sup> Line, east on County Road 17 and south on Highway 124.

Strada is applying for one new licence across the entire site to permit the Site to be operated as a below water Pit and Quarry. The new licence will occupy the same 149.0 hectare footprint as the existing licences. The limit of extraction for the pit will be 123.7 hectares and the limit of extraction for the quarry will be 65.7 hectares. The Pit and Quarry application proposes to issue a new licence for a Class A Pit and Quarry and simultaneously surrender existing Licences #626199, #625155, and #129167. The application also proposes to increase the permitted tonnage limit to 2 million tonnes per annum and will utilize the existing haul route.

The Site will be operated such that below the water table extraction of the pit and quarry material will occur in the northern two-thirds of the Site (i.e. existing licences #129167 and #626199). Extraction of quarry material will not occur in the southern third of the Site (i.e. existing licence #625155). This area will be used for a sand and gravel operation, wash plant with product stockpiles, water management for the quarry operation and a wetland creation area.

A Township of Melancthon Official Plan Amendment and Zoning By-law Amendment are required for the southern third of the Site due to the existing site-specific designation and zoning.

The proposed Strada Pit and Quarry is consistent with the Provincial Planning Statement (PPS), Dufferin County Official Plan and the Township of Melancthon Official Plan for the following reasons:

- Aggregate extraction is an established use on the site and in the area. The Site is identified for potential future extraction in the Dufferin County and Township of Melancthon Official Plans;
- The Dufferin County Official Plan identifies the Site as being within the Rural Lands and Agricultural Area where mineral aggregate extraction is a permitted use;
- The northern two-thirds of the Site is already designated in the Township Official Plan and zoned in the Township Zoning By-law to permit the Pit and Quarry operation. The southern one-third of the Site is already designated in the Township Official Plan and zoned in the Township Zoning By-law to permit the pit operation, however an Official Plan Amendment and Zoning By-law Amendment are required to permit the uses associated with the quarry operation;

- The Dufferin County and Township of Melancthon Official Plans identify the Site as being within a Sand and Gravel Resource Area;
- The Site contains approximately 97.29 million tonnes of a close to market high quality aggregate. The availability of aggregates close to market is important for economic, social and environmental reasons;
- The proposed quarry extraction area is located within the footprint of an existing approved pit operation that is already disturbed land and approved for above water extraction;
- The Natural Environment Report confirms that natural heritage features are located outside of the area of site disturbance and will not be negatively impacted with the exception of four small non-significant on-site wetlands and an area of on-site Eastern Meadowlark habitat that is proposed to be removed to construct the water management system. The application includes a mitigation plan to replace this habitat to ensure no negative impact and an overall net gain in ecological area and function;
- Rehabilitation of the pit and quarry includes the creation of a quarry lake, a quarry lake littoral zone (i.e. shoreline wetlands), vegetated side slopes around the lake, wetlands, an agricultural field, a meadow and woodlands. This proposed rehabilitation plan includes an overall increase in natural cover on the properties and a net gain of natural features within the area;
- Adjacent key natural heritage features and key hydrologic features will not be negatively impacted by the proposed pit and quarry and will be maintained in the long-term based on the proposed rehabilitation plan;
- No significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed pit and quarry;
- With the exception of one archaeological site, the balance of the Site does not contain archaeological resources. The one site that contains cultural heritage value or interest is located outside of the extraction limit and includes recommendations to ensure it is conserved;
- The proposed pit and quarry has been designed to minimize social impacts on surrounding sensitive receptors (noise, dust, blasting, water resources [i.e. wells] and traffic); and,
- The proposed pit and quarry has been designed to minimize impacts on surrounding agricultural uses and operations.

## 2.0 Introduction

Strada Aggregates Inc. ("Strada") operates the Melancthon Pit #1, Melancthon Pit #2 and Melancthon Pit Extension (collectively known as "the Site"), located at the following addresses in the Township of Melancthon, County of Dufferin, Ontario:

- 437159 4<sup>th</sup> Line
- 437213 4<sup>th</sup> Line
- 437163 4<sup>th</sup> Line
- 437101 4<sup>th</sup> Line
- 437075 4<sup>th</sup> Line
- 437031 4<sup>th</sup> Line

The Site is legally described as west half of Lots 11 to 14, Concession 3, Township of Melancthon, County of Dufferin. See **Figure 1** for the general location of the Site.

The Melancthon Pit #1, Melancthon Pit #2 and Melancthon Pit Extension consists of three licences under the Aggregate Resources Act ("ARA") (Licence #129167, #625155, and #626199 respectfully) but is operated as one consolidated pit operation. See **Figure 2**. The existing pit licences only allow for the extraction of sand and gravel above the water table. The three licences contain a total licenced area of 149.0 hectares and an extraction area of 123.8 hectares. The licences are collectively permitted to ship 1.25 million tonnes per annum and utilize two entrance/exits on the 4<sup>th</sup> Line. The majority of truck traffic leaving the Site utilizes the main haul route by traveling south on the 4<sup>th</sup> Line, east on County Road 17 and south on Highway 124.

Strada is applying for one (1) new licence across the entire site to permit the Site to be operated as a below water Pit and Quarry. The new licence will occupy the same 149.0 hectare footprint as the existing licences. The limit of extraction for the pit will be 123.7 hectares and the limit of extraction for the quarry will be 65.7 hectares. The three existing licences (Licence #129167, #625155, and #626199) would be surrendered at the time a new Pit and Quarry licence is issued.

The Site will be operated such that below the water table extraction of the pit and quarry material will occur in the northern two-thirds of the Site (i.e. existing licences #129167 and #626199). Extraction of quarry material will not occur in the southern third of the Site (i.e. existing licence #625155). This area will be used for a sand and gravel operation, wash plant with product stockpiles, and water management for the quarry operation. See **Figure 3**. There will be no change in the extraction limit for the existing pit. The new licence is proposed to ship 2 million tonnes per annum, and would utilize both the existing two entrance/exits and the existing haul route.

This report provides a summary of the proposed Strada Pit and Quarry application and the conclusions of the associated technical reports. This report also provides a summary and analysis of planning policy applicable to the Site, which includes the Provincial Planning Statement, County of Dufferin Official Plan, and Township of Melancthon Official Plan. Regulations and legislative requirements in the Township of Melancthon Zoning By-law have also been considered. The Aggregate Resources Act Summary Statement, as required for the Aggregate Resources Act application is also included in this report.

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## 2.1 Proposed Strada Pit/Quarry

Strada operates the existing Melancthon Pit located on the west half of Lots 11, 12, 13 and 14, Concession 3, O.S., Township of Melancthon, in the County of Dufferin. The Pit is located approximately 2 kilometers south-west of Horning Mills Village and is approximately 7 kilometers north of the Town of Shelburne. The Pit is located on the east side of 4<sup>th</sup> Line and north of County Road 17. See **Figure 1**. The operation consists of three existing Aggregate Resources Act (ARA) Class A Licences (#626199, #625155, and #129167) which permit the Site to operate as an above water table pit. See **Figure 2**. The Site has a combined approved licence area of 149.0 hectares and a combined approved extraction area of 123.8 hectares. The existing licences are permitted to ship 1.25 million tonnes per annum combined.

The Pit and Quarry application proposes to issue a new licence for a Class A Pit and Quarry and simultaneously surrender Licences #626199, #625155, and #129167. The new Class A Pit and Quarry licence would permit below the water table quarry extraction in the northern two-thirds of the Site. A sand and gravel operation, wash plant with product stockpiles, water management ponds and wetland creation are proposed for the southern third of the Site. See **Figure 3**. The ARA application also proposes to increase the permitted tonnage limit to 2 million tonnes per annum. A local Official Plan Amendment and Zoning By-law Amendment are required for the southern third of the Site due to the existing site-specific designation and zoning. The northern two-thirds of the site is already appropriately designated and zoned to permit the proposed quarry operation.

The proposed Pit and Quarry proposes to consolidate the existing hours of operation into one consistent set of hours across the entire site. The hours of operation are proposed as follows:

- **Extraction and processing** is permitted Monday to Saturday from 7:00am to 7:00pm excluding statutory holidays.
- **Shipping** is permitted Monday to Friday from 6:00am to 7:00pm and Saturdays from 6:00am to 5:00pm excluding statutory holidays.
- **Site preparation and rehabilitation** is permitted Monday to Friday from 7:00am to 5:00pm excluding statutory holidays and will primarily occur during periods of lower extraction during the shoulder seasons.
- **Blasting** is permitted Monday to Friday from 8:00am to 6:00pm only during daylight hours.
- No operations on Sundays and statutory holidays as defined in accordance with the Employment Standards Act.

Extraction and processing operations are expected to be limited in the winter and shipping activities are considered to be year-round activities. Additionally, stripping and rehabilitation activities will also occur; however, these will generally occur during periods of lower extraction during the shoulder seasons.

At the time quarry operations commence, it is expected that the available sand and gravel resource will have been extracted from all portions of the Site except for the northern portion of existing Licence 626199. Quarry operations will commence in Phase 1A which is located in the southern portion of

existing Licence 129167 and will operate concurrently with pit operations in Phase 2C which is located in the northern portion of existing Licence 626199.

The new licence is proposed to ship a maximum of 2 million tonnes per annum and will utilize both of the existing pit entrance/exits until Phase 3B is extracted. After which only the south entrance/exit will be used.

All material will be processed by portable plants within close proximity to the active pit and quarry working faces. The majority of processed aggregate will be stockpiled in the quarry area near the working face and will be shipped from the northern operational entrance/exit while the Site operates from Phase 1A to 3A. During extraction of Phase 3B, 4A and 4B, only the southern operational entrance/exit will be operational and all truck traffic will utilize this entrance/exit.

A portion of the processed material will also be transported via an internal connection to the wash plant within existing Licence 626155 where it will be washed. Aggregate that is washed will be stockpiled in the area surrounding the wash plant. All aggregate that is shipped from these stockpiles will utilize the southern operational entrance/exit.

Extraction of the Pit and Quarry will occur in four phases; Phases 1, 2, 3, and 4 with subphases Phases 1A, 1B, 2A, 2B, 2C, 3A, 3B, 4A, and 4B. Phasing of the operation will occur sequentially. The Pit and Quarry operation will occur concurrently during phases 1A, 1B, 2A and 2B at which time the pit material is expected to be exhausted. The quarry will operate on its own for Phases 2C, 3A, 3B, 4A and 4B.

Phases 1A, 1B, 2A, 2B, and 2C will extract lift 1 and 2. Phase 3A includes extraction of lift 3. Phase 3B, 4A and 4B include extraction of lifts 1, 2 and 3. **Figure 4** provides an operational schematic for the Site.

The first phase, Phase 1A, will require an initial sinking cut to commence extraction of the quarry material. Extraction would begin on the east edge of the Site moving north in Phase 1A. During Phase 1B, the extraction will occur in an east to west direction, stopping at the western extraction limit of the Site. Bench 1 and 2 will be removed in this phase.

During Phase 2, extraction will continue north along the east edge of the Site before changing direction towards the west edge of the Site. Extraction will be of Bench 1 and 2 throughout Phase 2A and 2B. During extraction in Phase 2, the previously extracted Phase 1A and 1B area will become the processing/stockpile area. Phase 2C will proceed for the Quarry Bench 1 and 2 extractions directed toward the northern edge of the Subject Lands. The Phase 2A area will become the new processing/stockpile area during Phase 2C extraction. Sand and gravel extraction is complete at this Phase.

Following, Phase 3 will continue from the north edge of the Site to the south. Phase 3A will be the commencement of Bench 3 removal. Phase 3B extraction will be directed east, removing one of the 4<sup>th</sup> Line access points as Bench 1, 2 and 3 will be extracted.

Phase 4 will continue to the south end of the extraction area, specifically in Phase 4A, it will be redirected to proceed on the western edge of the Site. In Phase 4B, Bench 1, 2, and 3 will be removed in both Phase 4A and 4B.

Throughout the pit portion of the operation, aggregate that will be extracted and transferred directly to a portable plant near the working area for the material to be crushed, screened and stockpiled. A portion of the extracted material will be hauled to the wash plant, while the remainder will be shipped from the

processing plant directly. The Pit extraction limit is expected to be up to 400,000 tonnes per year (of the maximum 2 million tonnage limit) until the material in the Pit has been exhausted. As mentioned previously, the exhaustion of the pit material is expected to occur by the end of Phase 2B.

For the quarry portion of the operation, aggregate will be extracted and transferred from the extraction face directly to a portable primary crusher by front-end loader. The material will then be conveyed back to a secondary plant for crushing, screening and stockpiling. A portion of the extracted material will be hauled to the wash plant, while the remainder will be shipped directly from the processing plant. The quarry extraction limit is expected to be 1.6 million tonnes per year simultaneously with the pit operations occurring. Once the pit operations cease, the quarry operations are expected to increase to 2 million tonnes per year.

Rehabilitation of the Pit and Quarry includes creation of a quarry lake, a quarry lake littoral zone (i.e. shoreline wetlands), vegetated side slopes around the lake, wetlands, agriculture, a meadow and woodlands. **Figure 5** provides a rehabilitation schematic for the Site and includes the creation of the following features as part of the final landform:

- A 63.1 ha quarry lake with a final lake elevation of 487.0 masl;
- A 1.8 ha quarry lake littoral zone around the edge of the lake;
- 21.6 ha of vegetated side slopes around the quarry lake;
- A 2.4 ha meadow in the southeast corner of the Site;
- 2 ha of wetland creation in the southeast portion of the Site;
- 3.7 ha of existing rehabilitated area from the previous pit operation;
- 24.2 ha of agricultural lands along the southern portion of the Site; and,
- 7.6 ha of woodlands along the eastern portion of the Site. This includes retention of the existing protected woodlands and creation of new woodlands to promote connectivity of existing features.

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## 2.2 Pre-Consultation

The Applicant completed pre-consultation with the County of Dufferin and Township of Melancthon on April 25, 2024.

Please see **Appendix A** for a copy of the pre-consultation request and record from this meeting.

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## 2.3 Required Applications

The Subject Lands are currently designated "Countryside Area" in the County of Dufferin Official Plan. The Subject Lands are located within the Rural Lands and are part of the Sand and Gravel Resource Area. An Official Plan Amendment to the County of Dufferin Official Plan is not required.

The following land use applications are required in order to permit extraction, as proposed, from the Strada Pit/Quarry:

- Aggregate Resources Act licence application for a Class A below the water table pit and quarry;
- An amendment to the Township of Melancthon Official Plan that proposes the following:
  - re-designate portions of the Subject Lands from "Extractive Industrial", subject to policy 5.6.2 (y) to "Extractive Industrial";
  - re-designate portions of the Subject Lands from "Extractive Industrial", subject to policy 5.6.2 (y) to "Environmental Protection", subject to policy 5.4.2 (j);
  - re-designate a portion of the Subject Lands from "Environmental Protection", subject to policy 5.4.2 (j) to "Extractive Industrial"; and,
  - amend the existing "Environmental Protection" designation text to modify a portion of site-specific policy Section 5.4.2 (j). A proposed draft Official Plan Amendment is attached as **Appendix B**.
- An amendment to the Township of Melancthon Zoning By-law 12-1979 as amended that proposes the following:
  - revise the boundaries of the 'Open Space Conservation' Exception one (OS2-1);
  - rezone the remainder of the Subject Lands to the 'Extractive Industrial Exception (M2-X)' zone;
  - delete the existing special provisions of the Extractive Industrial Exception three zone and replace them with new special provisions; and,
  - amend a portion of the existing OS2-1 zone text to modify the last sentence of the OS2-1 zone provision to reflect the changes in the adjacent Extractive Industrial zoning. A proposed draft Zoning By-law Amendment is attached as **Appendix C**.

The MNR is the approval authority for the application under the Aggregate Resources Act. The County of Dufferin is the approval authority for the Official Plan Amendment and the Township of Melancthon is the approval authority for the Zoning By-law Amendment.

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## 2.4 List of Technical Studies

The proposed Strada Pit/Quarry has been designed based on the recommendations and mitigation measures provided in the completed technical reports. These reports provide the basis of the operational controls and design of the proposed pit/quarry and have been considered in the preparing this report. Based on the pre-consultation meeting with the County of Dufferin and Township of Melancthon, and

provisions of the ARA, the following reports and plans have been submitted to constitute a complete application:

- 1) Aggregate Resources Act Site Plans for the proposed Strada Pit/Quarry, prepared by MHBC, dated January 2025;
- 2) Noise Impact Study, Strada Aggregates Strada Pit/Quarry Township of Melancthon, prepared by Aercoustics Engineering Ltd., dated January 24, 2025;
- 3) Strada Pit/Quarry Natural Environment Assessment, prepared by Natural Resource Solutions Inc., dated January 2025;
- 4) Cultural Heritage Screening Report, prepared by MHBC, dated January 2025;
- 5) Stage 1 Archaeological Assessment of Strada Aggregates Existing Melancthon Pit, Part of West Half of Lot 11 and the West Halves of Lots 12, 13, 14, Concession 3 Old Survey, Melancthon Township, Dufferin County, prepared by ASI, dated January 28, 2025;
- 6) Agricultural Impact Assessment, prepared by MHBC, dated January 2025;
- 7) Strada Pit/Quarry Level 1 and 2 Hydrogeological Assessment, prepared by Tatham Engineering Limited and EarthFX Incorporated, dated January 31, 2025;
- 8) Strada Shelburne Pit/Quarry Maximum Predicted Water Table Report, prepared by Tatham Engineering, dated January 13, 2025;
- 9) Blast Impact Analysis Strada Pit and Quarry Extension Part of Lots 11 to 14, Concession 3 Geographic Township of Melancthon Township of Melancthon County of Dufferin, prepared by Explotech, dated January 27, 2025;
- 10) Strada Aggregates Strada Pit/Quarry, Township of Melancthon, Ontario, Air Quality Assessment, prepared by RWDI AIR Inc., dated January 22, 2025; and,
- 11) Traffic Impact Study, Strada Aggregates, Strada Pit and Quarry, Township of Melancthon, Ontario prepared by HDR Inc, dated August 20, 2024.

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# 3.0 Subject Site and Surrounding Land Uses

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## 3.1 Description of the Subject Site and Adjacent Resources

The Melancthon Pit #1, Melancthon Pit #2 and Melancthon Pit Extension consists of three licences under the Aggregate Resources Act (“ARA”) (Licence #129167, #625155, and #626199 respectfully) but is operated as one consolidated pit operation. The existing pit licences only allow for the extraction of sand and gravel above the water table. The three licences contain a total licenced area of 149.0 hectares and an extraction area of 123.8 hectares. The Site is predominantly in active mineral aggregate extraction with remaining areas containing cleared agricultural land, woodlands and open space. No buildings or structures currently exist on the Site.

Surrounding uses predominately consist of agricultural operations, other established mineral aggregate operations and woodlands. Some rural residential properties are located throughout the countryside. The rural village of Horning’s Mills is located approximately 2km north-east of the Pit and Quarry. See **Figure 6**.

The Dufferin County Official Plan designates the Site as “Countryside Area” in Schedule B. See **Figure 7**. The Dufferin County Official Plan also identifies the Site as:

- Being located within the Agricultural Area and the Rural Lands designations (Schedule C). See **Figure 8**;
- Being identified as a Sand and Gravel Resource Area (Schedule D). See **Figure 9**;
- Containing Woodlands and Waterbody (Schedule E). See **Figure 10**;
- Being partly located within the County’s Preliminary Natural Heritage System (Schedule E1). See **Figure 11**; and,
- Containing a Vulnerable Aquifer classified as Low and High, in addition to being located within the Significant Groundwater Recharge Area (Appendix 2). See **Figure 12**.

The Township of Melancthon Official Plan as amended, designates the Site as “Extractive Industrial”, “Agricultural” and “Environmental Protection”. The “Environmental Conservation” overlay designation is also located on portions of the Site that are located outside of the existing approved pit extraction limit. Portions of the Extractive Industrial designation on the Site are subject to Section 5.6.2(x) and 5.6.2(y) of the Official Plan. The Environmental Protection designation is subject to Section 5.4.2(j) of the Official Plan. See **Figure 13**. The Township of Melancthon Official Plan also identifies the Site as:

- Containing a small portion of Locally Significant and Unevaluated Wetlands (Schedule D). See **Figure 14**;
- Containing Significant Woodlands (Schedule E). See **Figure 15**;
- Being located within the Medium and High Vulnerability aquifers and being located outside of a wellhead protection area (Schedule G). See **Figure 16**;
- Being mostly located within a Significant Groundwater Recharge Area (Schedule G1). See **Figure 17**; and,
- Being identified as a Sand and Gravel Resource Area (Schedule H). See **Figure 18**.

The Township of Melancthon Zoning By-law 12-1979, as amended by By-laws 46-2003, 9-2011 and 34-2018, zones the Site as:

- Extractive Industrial Exception four (M2-4);
- Extractive Industrial (M2);
- Extractive Industrial Exception three with a hold (M2-3(H));
- Open Space Conservation (OS2); and,
- Open Space Conservation Exception one (OS2-1). See **Figure 19**.

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### 3.1.1 On-Site Mineral Aggregate Resources

The Site is mapped as a Sand and Gravel Resource Area in the County of Dufferin Official Plan and the Township of Melancthon Official Plan. See **Figures 9 and 18**.

On-site geological testing has confirmed the presence of a high quality bedrock resource below the existing licenced sand and gravel resource. The on-site testing confirmed the available bedrock resource is comprised of aggregate formations that are regionally and provincially significant as they are formations that yield high quality aggregate products which can be utilized for a wide range of applications including road building, construction projects, and concrete and asphalt production.

The quarry contains approximately 73.133 million tonnes of high quality aggregate resources while the pit contains approximately 24.157 million tonnes of high quality aggregate resources. Currently the licences held by Strada permit 1.25 million tonnes per year to be shipped from the Site. The annual shipping limit for the proposed pit and quarry licence would increase to 2 million tonnes per year.

The Site is identified as a "Selected sand and gravel resource area, primary significance" within Resource Area 3 in the Province's Aggregate Resources Inventory Papers (ARIP #163). See **Figure 20**. The resources in this area are described as to be approximately 8 metres thick, with gravel amounts greater than 35%. Aggregate in this resource area contains material that is potentially suitable for a wide variety of aggregate products.

The Site is further identified as a Bedrock Resource area in the Province's Aggregate Resources Inventory Papers (ARIP #163). See **Figure 21**. This area is characterized as being located 8m to 15m below the surface and contains provincially significant resource formations.

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### 3.1.2 On-Site and Adjacent Agricultural Resources

The County of Dufferin Official Plan identifies the Site as being located within the "Agricultural Area" and "Rural Lands" and the Township of Melancthon Official Plan designates the Site as part "Extractive Industrial", "Agricultural" and "Environmental Protection". See **Figures 8 and 13**. The lands within the proposed extraction limit are currently approved for extraction in accordance with the existing ARA licences.

An Agricultural Impact Assessment (AIA) was completed by MHBC and is included as one of the technical studies submitted with the application.

The AIA concluded that impacts to adjacent agricultural operations will be minimized based on the required mitigation measures to protect surrounding agricultural land uses. Please refer to the AIA for the complete list of technical recommendations that provide mitigation measures to reduce the impacts of the proposed new licence on surrounding agricultural uses. These technical recommendations have been included on the ARA site plans.

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### 3.1.3 On-Site and Adjacent Key Natural Heritage Features and Key Hydraulic Features

The Dufferin County Official Plan identifies the Site and Subject Lands as containing Woodlands and Waterbody Natural Heritage Features (County Official Plan Schedule E) (see **Figure 10**), and being partly located within the County's Natural Heritage System (County Official Plan Schedule E1) (see **Figure 11**).

The Township of Melancthon Official Plan designates a portion of the Subject Lands as "Environmental Protection". An "Environmental Conservation" overlay designation is also located on portions of the Site that are located outside of the existing approved pit extraction limit. The Township of Melancthon Official Plan also identifies the Site as containing a small portion of Locally Significant and Unevaluated Wetlands (Township Official Plan Schedule D) (see **Figure 14**) and containing Significant Woodlands (Township Official Plan Schedule E) (see **Figure 15**).

Natural Resource Solutions Inc. prepared a Natural Environment Report that included a detailed field assessment of the Site and 120m surrounding the Site (known as the "study area"). The purpose of the Natural Environment Report is to identify natural environment features and potential significant species habitats that require consideration in the completion of impact studies associated with the proposed pit and quarry operations.

The Natural Environment Report confirmed the following natural heritage features are located on-site and/or adjacent to the Site:

- Areas of confirmed and potential threatened and endangered species habitat (Black Ash, Bobolink, Eastern Meadowlark, Little Brown Myotis, Northern Myotis, Tri-colored Bat);

- Significant wildlife habitat (Amphibian breeding (woodland habitats), and habitats for Eastern Wood-Pewee and Grasshopper Sparrow);
- Candidate significant wildlife habitat (Amphibian breeding (wetland habitat), Bat maternity colonies and habitats for the species of conservation concern Eastern Red Bat, Hoary Bat and Silver-haired Bat);
- Significant woodlands; and,
- Non-significant wetlands.

The Natural Environment Report confirms that the above noted features are located outside of the area of site disturbance and will not be negatively impacted with the exception of four small non-significant on-site wetlands and an area of on-site Eastern Meadowlark habitat that is proposed to be removed to construct the water management system.

The four small non-significant wetlands total 0.62 hectares. Two of these wetlands contain potential Species at Risk (Endangered) bat habitat, one of which provides confirmed amphibian breeding Significant Wildlife Habitat and the other provides candidate amphibian breeding Significant Wildlife Habitat. Removal of these four small non-significant wetlands will be mitigated through the creation of a 1.99 hectare wetland (including 15m buffer) to be created prior to the removal of the existing wetlands. The new wetland will ensure there are no negative impacts to wetlands and their amphibian breeding habitat functions, and results in an overall net ecological gain in wetland area and ecological function.

The portion of the on-site Eastern Meadowlark habitat (Species at Risk) that is proposed to be removed is 3.25 hectares in size. The removal of the potential bat habitat in the wetlands and the Eastern Meadowlark habitat will occur in accordance with the Endangered Species Act requirements. Compliance with the Endangered Species Act will ensure that impacts to individuals are avoided and that habitat impacts are adequately mitigated, such as through creation of new habitat to achieve a net gain in habitat area.

Please refer to the Natural Environment Report for details on the field studies to determine the Natural Heritage Features within the study area, a full assessment of the impacts on these features, and technical recommendations to minimize or otherwise mitigate potential impacts on the features from the Pit and Quarry. These technical recommendations have been included on the ARA site plans.

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### 3.1.4 On-Site and Adjacent Water Resources

A Level 1 and 2 Hydrogeological Assessment was prepared by Tatham Engineering Limited and EarthFX Incorporated for the proposed Strada Pit and Quarry application. The report consists of five components including a field program to characterize the existing conditions, data collection and assessment, a Conceptual Model Report, a Model Development and Calibration Report and an Impact Assessment Report. These components are included as appendices to the Hydrogeological Assessment.

The County of Dufferin and Township of Melancthon Official Plans identify the Subject Lands is predominately located within a highly vulnerable aquifer (see **Figures 12 and 16**) and a significant groundwater recharge area (see **Figures 12 and 17**). There are no watercourses located within the Subject Lands. The closest municipal drinking water source is located approximately 5km south in the

Town of Shelburne. The water resources report concludes that the recharge function of the Site will be maintained and the aquifer will be protected.

The Site is located in the Nottawasaga Valley Source Protection Area (SPA). The Nottawasaga Valley SPA falls within the South Georgian Bay Lake Simcoe (SGBLS) Source Protection Region (SPR) comprised of Black-Severn, Lake Simcoe, Nottawasaga Valley and Severn Sound watersheds under the jurisdiction of the Lake Simcoe Region Conservation Authority, Nottawasaga Valley Conservation Authority and Severn Sound Environmental Association (Approved South Georgian Bay Lake Simcoe Source Protection Plan, 2023). The Nottawasaga Valley SPA encompasses 3,600 km<sup>2</sup> of plan area.

A water management system has been designed to ensure that direct precipitation, surface water, and intercepted groundwater is managed on-site during the operation of the pit and quarry. The Site has been designed to ensure water is managed on-site and allowed to infiltrate back into the groundwater and surface water systems throughout the life of the operation and as part of rehabilitation. No off-site discharge is proposed and the rehabilitation plan does not require a perpetual active pumping regime.

The water management plan will maintain dry operating conditions within the extraction and operations areas while mitigating potential off-site impacts. The system includes the implementation of water control barriers, a buried tile drain and injection wells, quarry sumps, a settling pond and clean water pond, and infiltration ponds and barriers. Details of the water management system are provided in the Hydrogeological Assessment.

During the operational and rehabilitation periods, a multi-disciplinary detailed monitoring program will be implemented for the purpose of verifying that the extraction will not adversely impact surface water or groundwater resources. For information on private wells please see Section 3.3.1 of this report. The extensive monitoring program proposes the following elements:

- A long term groundwater monitoring program that consists of water level and water quality monitoring at 48 on-site well monitoring locations and five off-site well locations.
- A long term surface water monitoring program that consists of water level monitoring and streamflow monitoring at 12 key surface water features.

Overall, the assessment concludes that there will be no negative impacts to on-site and adjacent key hydrological and hydrologic features, there will be no changes to the overall surface water and groundwater flow system, water quality and quantity will be protected, and no municipal wellhead protection areas will be impacted.

Please refer to the Level 1 and 2 Hydrogeological Assessment for the complete list of technical recommendations to ensure the protection of sensitive surface water and sensitive groundwater receptors. These technical recommendations have been included on the ARA site plans.

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### 3.1.5 On-Site and Adjacent Cultural Heritage Resources

Within Ontario, cultural heritage resources consist of archaeological resources, built heritage resources, and cultural heritage landscapes.

Significant cultural heritage resources are identified in the Provincial Policy Statement 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, Regional and Town planning 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.

#### Built Heritage Resources and Cultural Heritage Landscape

A Cultural Heritage Screening Report was prepared by MHBC under the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* by the *Ontario Ministry of Tourism, Culture and Sport* (currently the Ministry of Citizenship and Multiculturalism). It was concluded the Site does not contain any potential built heritage resources and does not contain any significant cultural heritage landscape. Therefore, no further cultural heritage study is required.

#### Archaeological Resources

Archaeological Services Inc. ("ASI") conducted a Stage 1 Archaeological Assessment for the Site. The purpose of the Stage 1 Archaeological Assessment is to conduct a desktop background investigation to determine if the Site contains the potential for archaeological resource. The results of the Stage 1 Assessment concluded a significant portion of the study area does not exhibit archeological potential as approximately 93% of the property has been previously assessed through a series of earlier Stage 1 and 2 Archaeological Assessments.

The remaining 7%, consisting of woodlot areas in the northeast and eastern parts of the Site, has not been assessed and retains archaeological potential. A small portion of the eastern part of the Site does exhibit archaeological potential and this has been excluded from the limit of extraction and includes technical recommendations to conserve the archaeological area.

Please refer to the Stage 1 Archaeological Assessment for the complete list of technical recommendations to ensure the conservation of potential archaeological resources. These technical recommendations have been included on the ARA site plans.

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## 3.2 Surrounding Land Uses

The Strada Pit and Quarry is located in the Township of Melancthon at the following addresses:

- 437159 4th Line
- 437213 4th Line
- 437163 4th Line
- 437101 4th Line
- 437075 4th Line
- 437031 4th Line

The general surrounding area is defined by agricultural, forested, rural residential and mineral aggregate extractive land uses. The Pit and Quarry are located approximately 2 kilometers south-west of Horning Mills Village and is approximately 7 kilometers north the Town of Shelburne. More specifically, it is located on the east side of 4<sup>th</sup> Line, north of County Road 17.

Provincial, County and Township policies require new mineral aggregate operations to minimize social impacts on surrounding sensitive land uses. The ARA Provincial Standards require a noise study and blasting study be completed if there are sensitive receptors located within 500m of the proposed extraction area of the proposed quarry. The Township required an air quality assessment to be

completed. A summary of land uses within approximately 500 metres if the pit and quarry include (see **Figure 6**):

- North:** Agricultural lands, forested areas, open space and rural residential.
- East:** Agricultural lands, forested areas, open space, rural residential and an existing licenced pit (Licence #3512).
- South:** Agricultural lands, forested areas, open space and rural residential.
- West:** Agricultural lands, forested areas, open space, rural residential and an existing licenced pit (Licence #3726).

The surrounding rural residential dwellings are considered sensitive land uses and the proposed pit/quarry has been appropriately designed, buffered and/or separated to protect these uses from adverse impacts in accordance with provincial guidelines, standards and procedures.

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## 3.3 Mitigating Measures to Minimize Impacts on Surrounding Land Uses

Provincial, regional and local policies require that mineral aggregate operations minimize impacts on surrounding land uses. The operation is required to be appropriately designed, buffered and / or separated from sensitive land uses to prevent adverse effects from noise and other potential contaminants and minimize risk to public health and safety in accordance with provincial guidelines and standards.

The Pit and Quarry has been designed to minimize and avoid unacceptable impacts on surrounding sensitive land uses. The following matters have been considered in assessing land use compatibility on surrounding land uses including, but not limited to rural residential uses and agricultural operations.

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### 3.3.1 Wells

A Level 1 and 2 Hydrogeological and Hydrological report was prepared by Tatham Engineering Limited and EarthFX Incorporated for the proposed pit and quarry. One of the objectives of the hydrogeological and hydrological study was to assess potential impacts on surrounding private wells (residential and agricultural wells). Please refer to Section 3.1.4 of this report for a summary of the Level 1 and 2 Hydrogeological Assessment.

In the event that a water quality or quantity interference occurs on wells surrounding the Pit and Quarry, the Hydrogeological and Hydrological report has established a comprehensive well complaints response program for the life of the licence. The program is set up to immediately investigate the complaint, provide a temporary water supply to the well owner and determine if the interference is a result of the pit and quarry operation. If the well interference is determined to be attributed to the pit and quarry operation, a water supply restoration program will be implemented.

The water supply restoration program includes:

- Step 1: Well system rehabilitation: this includes the replacement or lowering of pumps, flushing the pump lines, well deepening, etc.

- Step 2: Well Replacements: if system rehabilitation is not an option, the well could be replaced with a new well further from the pit and quarry.
- Step 3: Water treatment considerations: appropriate water treatment will be incorporated into any restored water supply.

Please refer to the Level 1 and 2 Hydrogeological Assessment for the complete and detailed steps of the well complaints response program. This program has been included on the ARA site plans.

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### 3.3.2 Traffic

A Traffic Impact Study (TIS) was completed by HDR Inc. for the proposed pit and quarry. The proposed licence will have two (2) operational entrance/exits onto the 4<sup>th</sup> Line for truck traffic to utilize during operation until Phase 3B is extracted. At which time, all truck traffic will utilize the remaining south entrance/exit. The main haul route of south on Line 4 and east on County Road 17 towards County Road 124 will continue to be utilized for truck traffic.

The existing Pit, under the existing licences is permitted to ship 1.25 million tonnes per year. The proposed pit and quarry proposes to ship 2 million tonnes per year. The permitted shipping hours from the Site is Monday to Friday from 6:00am to 7:00pm and Saturdays from 6:00am to 5:00pm excluding statutory holidays.

The TIS was prepared to assess the transportation impacts, driveway sightlines and haul route as they relate to an increase from the approved 1.25 million tonne shipping limit for the existing pit compared to the proposed 2 million tonne shipping limit for the pit and quarry.

With respect to transportation impacts, the TIS concluded there is residual capacity in the road network and that any increase in traffic will have a nominal impact in terms of trips generated as well as operationally. There are no external road network improvements identified to support the increase in the yearly tonnage limit.

With respect to the driveway sightline assessment, the TIS concluded the sightlines are adequate for both the north and the south driveways, both for vehicles existing the driveways and those approaching the driveways.

With respect to the haul route assessment, the TIS concluded there were no sightline concerns along the haul route, road conditions are generally good along the haul route, and appropriate signage is present at the curves in the haul route to alert drivers to proceed with caution.

Based on the traffic impact assessment completed on the variables mentioned above, it is concluded that the routes used for the Pit and Quarry are sufficient and well-equipped to sustain the projected increased activity. As a result, no recommendations are provided.

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### 3.3.3 Noise

A Noise Impact Assessment was completed by Aercoustics for the Strada Pit and Quarry. The purpose for this assessment was to assess potential noise impacts from the proposed pit and quarry on surrounding sensitive receptors and to provide noise control recommendations to ensure the Pit and Quarry operations would satisfy the Ministry of the Environment, Conservation and Parks (MECP) noise

guidelines. The Noise Impact Assessment concluded that with the implementation of the recommended noise controls, the predictable worst case operating scenarios at the Strada Pit and Quarry will comply with MECP sound level limits. Please refer to the Noise Impact Assessment for the complete list of noise mitigation technical recommendations. These technical recommendations have been included on the ARA site plans.

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### 3.3.4 Blasting

A Blast Impact Analysis was completed by Explotech Engineering to ensure vibration and overpressure levels from on-site blasting can be carried out safely and designed to meet the Ministry of Environment, Conservation and Parks Model Municipal Noise Control By-law and guidelines.

The analysis concluded that the blasting operations for the proposed quarry portion of the operation can be carried out safely and within guidelines set by the Ministry of Environment, Conservation and Parks to protect surrounding buildings and structures. Blasting is not required for the pit portion of the operation. The report provides recommendations on how to mitigate blast impacts. Please refer to the Blast Impact Analysis for the complete list of technical recommendations. These technical recommendations have been included on the ARA site plans.

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### 3.3.5 Air Quality

An Air Quality Assessment was completed by RWDI for the Strada Pit and Quarry. The purpose of the Air Quality Assessment is to ensure the proposed pit and quarry can be operated in a manner that meets the Provincial requirements and criteria relating to the emission and control of airborne dust generated by the operation. The air quality assessment predicts that the Strada Pit and Quarry will be below all applicable air quality criteria at all surrounding sensitive receptors with the implementation of the recommended mitigation measures and Best Management Practices Plan. Please refer to the Air Quality Assessment for the complete list of technical recommendations and a copy of the Best Management Practices Plan for dust. These technical recommendations have been included on the ARA site plans.

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# 4.0 Planning Analysis

The following is a review of the land use policies contained in the Provincial Planning Statement, County of Dufferin Official Plan, Township of Melancthon Official Plan and Township of Melancthon Zoning By-law related to the proposed Strada Pit and Quarry. A policy analysis of the recently approved Provincial Planning Statement is also included in this section.

The entire licence boundary has been included in the policy analysis of Section 4 of this report to provide a comprehensive review of the Site, however it is noted that the only the southern portion of the Site is subject to the Planning Act applications.

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## 4.1 Provincial Planning Statement (2024)

This Provincial Planning Statement (“PPS”) was issued under Section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is a policy-led planning system that regulates development and the use of land province-wide to help achieve comprehensive, integrated and long-term planning.

Additionally, the PPS recognizes the Province’s rich cultural diversity as one of its distinctive and defining features. The Province also recognizes the unique role Indigenous communities have in land use planning and development, shaping the history and economy of the Province today, the contribution of Indigenous communities’ perspectives and traditional knowledge to land use planning decisions and the importance of consulting with Aboriginal communities on planning matters (The Role of the Provincial Planning Statement).

Portions of the proposed Strada Pit and Quarry are identified as being part of the County of Dufferin’s NHS on Official Plan Schedule E1 (**Figure 11**).

Furthermore, the County of Dufferin Official Plan, Schedule C (**Figure 8**) designates the Site as both “Agricultural Area” and “Rural Lands”. Therefore, Rural Area, Rural Lands, and Prime Agricultural Area policies in the PPS apply. However, it is noted that the portion of the Site subject to the Planning Act applications is only designated as “Rural Lands”.

The proposed Strada Pit and Quarry is required to be consistent with the requirements of the PPS. The following are policy excerpts from the PPS that are relevant to the proposed pit and quarry. A response follows each excerpt to demonstrate how the proposal is consistent with the PPS.

*"1. Healthy, integrated and viable rural areas should be supported by: (2.5)*

*a) building upon rural character, and leveraging rural amenities and assets;*

*d) using rural infrastructure and public service facilities efficiently;*

*e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*

*g) conserving biodiversity and considering the ecological benefits provided by nature; and*

*h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3. "*

**The proposed Pit and Quarry is located in a rural area that is identified as a Sand and Gravel Resource Area by the Dufferin County and Township of Melancthon Official Plans. The proposed Pit and Quarry will utilize the existing road network with two entrances on 4<sup>th</sup> Line and will proceed south to Dufferin County Road 17 to east on Dufferin County Road 124. The proposed Pit and Quarry will also provide employment opportunities and supports in diversifying the economic base from the Township of Melancthon and Dufferin County by leveraging the mineral aggregate resources to achieve this. Additionally, the biodiversity and ecological benefits provided by nature have been considered to ensure its conservation as part of rehabilitation. The management or use of mineral aggregate resources is considered to contribute to healthy, integrated and viable rural areas.**

*"1. On rural lands located in municipalities, permitted uses are: (2.6.1)*

*a) the management or use of resources;"*

**Existing licences 129167 and 625155 of the Subject Lands are located on rural lands as identified by the County of Dufferin and are proposed to continue to be utilized for the management of or use of mineral resources, which is a permitted use. Existing licence 626199 is located within the County's identified Prime Agricultural Area which will be discussed later in this section of the report.**

*"Development that can be sustained by rural service levels should be promoted. (2.6.2)"*

**The proposed Strada Pit and Quarry has been designed to be sustained by rural service levels through a number of means including:**

- **The creation of berms to mitigate acoustical impacts on the surrounding residential properties;**
- **The dust suppression notes listed on the site plans and the Best Management Practice Plan for Dust ensure dust will be mitigated on site to reduce impacts on air quality;**
- **Ensuring blasts are designed to occur within the provincial limits for overpressure and vibration;**
- **The extensive on-going water monitoring program will ensure surrounding wells and natural features will not be negatively impacted;**
- **The pit and quarry will utilize the existing haul route which has been confirmed to have capacity for the additional truck traffic; and,**

- **The proposed rehabilitation creates an end use for the site that will provide aquatic and terrestrial habitat and agricultural conditions that maintain the rural landscape.**

*"Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure."*(2.6.3)

**The proposed Pit and Quarry will utilize existing infrastructure available in the area. The Pit and Quarry will utilize 4<sup>th</sup> Line and County Rd 17 as the haul route. As discussed in the Traffic Impact Study Report, the utilized roads are equipped to sustain the increased traffic flow.**

*"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures."*(3.5.1)

**The proposed Pit and Quarry has been planned and developed to minimize and mitigate adverse effects on surrounding sensitive land uses. Refer to Section 3.3 of this report for details on the mitigation measures that will be implemented to minimize impacts on surrounding land uses.**

*"Natural features and areas shall be protected for the long term."*(4.1.1)

**A Natural Environment Report has been completed for the Subject Lands which confirmed that natural features and areas will be protected for the long term. Refer to Section 3.1.3 of this report for additional details on the Natural Environment Report.**

*"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."*(4.1.2)

**Portions of the Pit and Quarry are located within the County's identified Natural Heritage System. See Figure 11. A Natural Environment Report has been completed and the operation has been designed to retain the existing woodlands that are currently outside of the approved extraction limit for the approved pits. Diversity and connectivity of the natural features on the Subject Lands are also maintained as part of rehabilitation through the creation of various features including the quarry lake, shoreline wetlands, 2:1 vegetated side slope connections, wetland, woodland, grassland and agricultural field creation.**

*"Development and site alteration shall not be permitted in: (4.1.4)*

*a) significant wetlands in Ecoregions 5E, 6E and 7E<sup>1</sup>; and*

*b) significant coastal wetlands. "*

**A Natural Environment Report was conducted which concludes that the Subject Lands do not contain significant wetlands or significant coastal wetlands.**

*"Development and site alteration shall not be permitted in: (4.1.5)*

*b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>4</sup>;*

*d) significant wildlife habitat;*

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

**A Natural Environment Report was conducted which concludes that while significant woodlands are located on-site, the area proposed for extraction does not contain significant woodlands and that the on-site significant woodlands would not be negatively impacted by the development of the Pit and Quarry.**

**The Natural Environment Report has confirmed the Subject Lands contain significant wildlife habitat (Amphibian breeding (woodland habitats), and habitats for Eastern Wood-Pewee and Grasshopper Sparrow) and candidate significant wildlife habitat (Amphibian breeding (wetland habitat), bat maternity colonies and habitats for the species of conservation concern Eastern Red Bat, Hoary Bat and Silver-haired Bat), and concludes the above noted features are located outside of the area of site disturbance and will not be negatively impacted. See Section 3.1.3 of this report for additional details.**

*"Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements."(4.1.6)*

**A Natural Environment Report was conducted which concludes that the Subject Lands do not contain fish habitat.**

*"Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements."(4.1.7)*

**A Natural Environment Report was conducted which concludes that the Subject Lands contain confirmed and potential endangered and threatened species habitat for Black Ash, Eastern Meadowlark, Little Brown Myotis, Northern Myotis, and Tri-colored Bat.**

**The Natural Environment Report confirms that with the exception of the Eastern Meadowlark habitat that is proposed to be removed to construct the water management system, the above noted features are located outside of the area of site disturbance and will not be negatively impacted.**

**The portion of the on-site Eastern Meadowlark habitat (Species at Risk) that is proposed to be removed is 3.25 hectares in size. The removal of the potential bat habitat in the on-site non-significant wetlands and the Eastern Meadowlark habitat will occur in accordance with the Endangered Species Act requirements. Compliance with the Endangered Species Act will ensure that impacts to individuals are avoided and that habitat impacts are adequately mitigated, such as through creation of new habitat to achieve a net gain in habitat area.**

*"Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the*

*adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.” (4.1.8)*

**The ecological function of lands adjacent to the proposed Pit and Quarry has been evaluated in the Natural Environment Report. The report recommends mitigation measures to ensure there will be no negative impacts on the adjacent natural features or their ecological function as a result of the proposed extraction.**

*“Planning authorities shall protect, improve or restore the quality and quantity of water by: (4.2.1)*

*a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*

**A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed pit and quarry will protect sensitive surface water features and sensitive groundwater features across the watershed.**

*b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*

**The Hydrogeological Assessment concluded there would be no cross-watershed impacts.**

*c) identifying water resource systems;*

**The Hydrogeological Assessment identified water resource systems on-site and in the surrounding lands. No negative impacts to the water resource systems are expected and ongoing monitoring will ensure extraction does not negatively impact the systems.**

*d) maintaining linkages and related functions of water resources systems;*

**The Hydrogeological Assessment assessed for potential impacts resulting from extraction of aggregate in the proposed pit and quarry. The report concludes the proposed pit and quarry will not negatively impact the linkages and related functions of surrounding water resources.**

*e) implementing necessary restrictions on development and site alteration to:*

*1. protect all municipal drinking water supplies and designated vulnerable areas; and,*

**The Hydrogeological Assessment confirms that the nearest municipal source water intake zone is approximately 5km south in the Town of Shelburne. The report concludes that municipal wellhead protection areas will be protected. The Subject Lands are located within a designated vulnerable area. With the implementation of the water resources recommendations, the report concludes that the recharge function of the Subject Lands will be maintained and the aquifer will be protected.**

*2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*

**The Hydrogeological Assessment concludes that the proposed pit and quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed**

**to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features, and their hydrologic functions are protected.**

*f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and*

**A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed pit and quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected.**

*g) ensuring consideration of environmental lake capacity, where applicable."*

**There are no lakes located on-site or on adjacent lands to the pit and quarry. The Hydrogeological Assessment confirms that the proposed pit and quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features, and their hydrologic functions are protected.**

*"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, which may require mitigative measures and/or alternative development approaches."(4.2.2)*

**A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed pit and quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected.**

*"As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture." (4.3.1.2)*

**The portion of the Site that is subject to the Planning Act applications is designated rural and are not located within the County's prime agricultural area. An Agricultural Impact Assessment was completed to confirm the Pit and Quarry would not impact the surrounding agricultural uses.**

*"Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and nay associated Class 4 through 7 lands within the prime agricultural area, in this order of priority. (4.3.1.3)*

**The portion of the Site that is subject to the Planning Act applications is designated rural and are not located within the County's prime agricultural area. An Agricultural Impact Assessment was completed to confirm the Pit and Quarry would not impact the surrounding agricultural uses.**

*"Planning authorities may only permit non-agricultural uses in prime agricultural areas for: (4.3.5.1)*

*a) extraction of minerals, petroleum resources and mineral aggregate resources;"*

**The portion of the Site that is subject to the Planning Act applications is designated rural and are not located within the County's prime agricultural area. The application is to permit the extraction of mineral aggregate resources, which is a permitted and established use on the Site. An Agricultural Impact Assessment was completed to confirm the Pit and Quarry would not impact the surrounding agricultural uses.**

*"Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance."*(4.3.5.2)

**The portion of the Site that is subject to the Planning Act applications is designated rural and are not located within the County's prime agricultural area. An Agricultural Impact Assessment was completed to confirm the Pit and Quarry would not impact the surrounding agricultural uses and the technical recommendations on the removal, storage and placement of topsoil and subsoil during operations and rehabilitation have been included on the ARA site plans.**

*"Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified."*(4.5.1.1)

**The County and Township Official Plans identify the Subject Lands as part of their Sand and Gravel Resource Areas. As such, this area has been protected and managed through the County and Township Official Plans for existing and future mineral aggregate resource use.**

*"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."*(4.5.2.1)

**Detailed on-site rock quality and quantity testing has occurred which confirms that the Site contains approximately 97.29 million tonnes of high quality aggregate resource. This application will ensure that this high quality aggregate is protected for the long-term and used in a wise manner to support growth and infrastructure requirements.**

*"Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts."*(4.5.2.2)

**The application has been designed to ensure extraction is undertaken in a manner which minimizes social economic and environmental impacts. See Section 3.3 of this report for details on the mitigation measures that will be implemented to minimize impacts on surrounding land uses.**

*"Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration."*(4.5.3.1)

**The application has been designed to ensure progressive and final rehabilitation will be undertaken in a manner that promotes land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation of the Site was designed to incorporate a variety of land uses to provide consideration of surrounding land uses and approved land use designations.**

*"In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that: (4.5.4.1)*

- a) impacts to the prime agricultural areas are addressed, in accordance with policy 4.3.5.2; and*
- b) the site will be rehabilitated back to an agricultural condition."*

**The portion of the Site that is subject to the Planning Act applications is designated rural and are not located within the County's prime agricultural area. An Agricultural Impact Assessment was completed to confirm the Pit and Quarry would not impact the surrounding agricultural uses and the technical recommendations have been included on the ARA site plans. Additionally, 24.2 hectares of the portion of the Site subject to the Planning Act applications are proposed to be rehabilitated to an agricultural condition.**

*"Despite policy 4.5.4.1.b), complete rehabilitation to an agricultural condition is not required if: (4.5.4.2)*

- a) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and*
- b) agricultural rehabilitation in remaining areas is maximized."*

**Below water extraction of the consolidated bedrock material is not proposed to occur on the portion of the Site subject to the Planning Act applications. Rehabilitation of this portion of the Site includes a 24.2 hectare agricultural field, a 2.4 hectare grassland meadow, 7.6 hectares of forested area and a 2 hectare wetland. Agricultural rehabilitation of this area has been maximized to accommodate for the creation of the diversity of rehabilitated landforms that provide ecological benefits for terrestrial and aquatic species.**

*"Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."(4.6.1)*

**A Cultural Heritage Screening Report has been completed which concludes that no significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed Pit and Quarry.**

*"Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."(4.6.2)*

**A Stage 1 Archaeological Assessment has been completed for the Site which found that with the exception of one archaeological site, the balance of the Subject Lands do not contain archaeological resources. The one site that contains cultural heritage value or interest is located outside the extraction area and includes recommendations to ensure the area will be conserved until a Stage 4 assessment is completed for the specific areas.**

*"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved."* (4.6.3)

**A Cultural Heritage Screening Report has been completed which concludes that no protected heritage properties are identified on adjacent lands.**

*"Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed."*(5.3.1)

**The proposed Pit and Quarry represents the wise use and management of an aggregate resource in an area identified as a mineral aggregate resource area. The Site consists of existing ARA licenced properties currently under active operation as an above water pit. Two other licenced above water pits are located surrounding the Site. One adjacent licence is located to the east and the other is located to the west. The applications include multiple technical studies that have been completed to ensure the proposed Pit and Quarry will not negatively impact the surrounding uses and features. These studies take surrounding uses into consideration and have developed technical recommendations that have been included on the ARA site plans.**

In summary the proposed Strada Pit and Quarry is consistent with the policies of the Provincial Planning Statement.

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## 4.2 Dufferin County Official Plan

The County of Dufferin Official Plan received Provincial approval in March 2015 except for a few sections in the document that remain under appeal. Schedule B (**Figure 7**) of the Official Plan designates the Subject Lands as "Countryside Area" and Schedule C (**Figure 8**) designates the Site as "Agricultural Area" and "Rural Lands". The portion of the Site that is subject to the Planning Act applications is designated Rural Lands. Deposits of mineral aggregate resources are identified on Schedule D of the Dufferin County Official Plan (**Figure 9**) which identifies the Subject Lands as "Sand and Gravel Resource Area". The woodlots along the eastern portions of the Site and former hedgerows in the middle of the Site are identified as "Woodlands" on Schedule E (**Figure 10**) of the Official Plan. The following provides a policy analysis of all the applicable policies from the County of Dufferin Official Plan.

*"The planning framework and policies of this Plan are based on a number of goals which have been derived based on a reflection and interpretation of provincial policy and its application to Dufferin County. The goals of the County Official Plan include: (1.1.5)*

*b) Direct the majority of population and employment growth to the settlement areas to preserve and protect agricultural areas and the rural and natural character of the County and make efficient use of existing and planned infrastructure.*

*d) Protect, mineral, aggregates, and petroleum resources for their long-term use in a manner that is socially and environmentally responsible.*

e) *Protect, restore or, where possible, enhance natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and recognize the importance of the County as an important headwater area.*

f) *Protect natural heritage features and the environment and foster the creation of an enhanced and connected natural heritage system, and recognize the importance of provincially significant features and land forms located within the Niagara Escarpment, the Oak Ridges Moraine, and the Greenbelt Plan Area.*

h) *Protect significant cultural heritage and archaeological resources and the history and defining character of the County.*

i) *Promote economic development and diversification by encouraging and accommodating a wide range of commercial and industrial development to increase local employment opportunities."*

**Multiple technical studies have been completed for the proposed Pit and Quarry application to ensure it will preserve and protect agricultural areas and the rural and natural character, make efficient use of existing infrastructure, manages the on-site mineral aggregate resource for long term use, protects surface and groundwater resources, protects natural heritage features, protects archaeological resources and promotes economic development and diversification of employment opportunities.**

*"It is the policy of the County that: (3.10.1)*

a) *Significant built heritage resources and significant cultural heritage landscapes will be conserved.*

c) *A heritage impact assessment by a qualified professional will be required whenever cultural heritage resources may be impacted by a proposed development. Such an assessment will include recommendations regarding mitigation measures on how impacted cultural heritage resources will be conserved.*

f) *Development and site alteration will not be permitted on adjacent lands to protected heritage properties except where proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected property will be conserved."*

**A Cultural Heritage Screening Report has been completed which concluded the Site and adjacent lands do not contain any potential built heritage resources or significant cultural heritage landscapes. There are also no protected heritage properties adjacent to the Site. Therefore, no further cultural heritage study is required.**

*"It is the policy of the County that: (3.10.2)*

b) *Development and site alteration will not be permitted on lands containing archeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

c) *Archeological assessments carried out by consultant archaeologists licensed under the Ontario Heritage Act, will be required as a condition of any development proposal affecting areas containing a known archaeological site or considered an area of archaeological potential.*

d) *Archaeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the*

*Ministry of Tourism, Culture and Sport, as well as the terms and conditions of an archaeological licence under the Ontario Heritage Act.”*

**A Stage 1 Archaeological Assessment has been completed for the Site which found that with the exception of one archaeological site, the balance of the Site does not contain archaeological resources. The one site that contains cultural heritage value or interest is located outside the extraction area and includes recommendations to ensure the area will be conserved until a Stage 4 assessment is completed for the specific areas.**

*“It is the policy of this Plan to protect lands which are suitable for agricultural uses for the long-term. Non-agricultural uses may only be permitted in agricultural areas for the extraction of minerals, petroleum resources and mineral aggregate resources, and for limited non-residential uses in accordance with the policies of this Plan. Limited non-residential uses, including new or expanding recreational uses, may only be permitted in agricultural areas subject to the submission of appropriate studies, including an Agricultural Impact Assessment, provided that all of the following are demonstrated: (4.2.3.1)*

- ii. the lands do not comprise a specialty crop area; iii. alternative locations have been evaluated and,
  - a. there are clearly no other reasonable alternatives that are outside of prime agricultural areas; and*
  - b. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands;**

*vi. impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands will be minimized to the extent feasible.*

*A site-specific local municipal official plan amendment will be required to permit a nonagricultural use within the agricultural area, however, an amendment to this Plan will not be required.*

*The extraction of minerals, petroleum resources and mineral aggregate resources in prime agricultural areas, are permitted in accordance with the policies of Section 4.4.”*

**The portion of the Site that is subject to the Planning Act application is designated Rural Lands and are not located within the County’s Prime Agricultural Area. However, an AIA has been completed which has confirmed the proposed Pit and Quarry will not negatively impact the surrounding agricultural uses. A site-specific local municipal official plan amendment has been submitted to permit the proposed mineral aggregate use.**

*“The objectives of the rural lands are to: (4.3.1)*

- a) Promote development opportunities related to the management or use of resources; resource-based recreational uses (including recreational dwellings); tourism, limited residential development; home occupations and home industries; and other rural land uses that cannot be located in settlement areas;*
- b) Protect and promote agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices;*

c) Promote opportunities to support a diversified rural economy by protecting agricultural uses and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses;

d) Promote development that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes individual on-site sewage and individual on-site water services;

e) Accommodate development that is appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of infrastructure; and

f) Provide opportunities to locate new or expanding land uses that require separation from other uses, and that cannot be located in settlement areas.

g) Provide for the protection of natural heritage features and their ecological functions.”

**The proposed use is for the management and use of mineral aggregate resources and multiple technical studies have been completed with the application to ensure there will not be any negative impacts on the surrounding natural features, land uses and infrastructure. The Site has been designed to be compatible with the rural landscape and character through the recommendations from the technical studies. In addition, the proposed Pit and Quarry has been designed to be sustained by the existing available rural service levels as no on-site sewage or water services are required, and the Traffic Impact Study confirmed the existing haul route has the capacity for the traffic generated from the proposed operation.**

*"The following policies will apply in determining the uses that are permitted in the rural lands: (4.3.2)*

a) The primary use of land will be for:

i. the management or use of resources, such as forestry and mineral aggregate operations;”

**In accordance with this policy, mineral aggregate uses are a permitted use in the County’s designated rural lands.**

*"The following land use policies apply to the rural lands: (4.3.3)*

a) Rural lands are designated on Schedule C of this Plan and may be designated in the local municipal official plans, where applicable, and in accordance with the policies of this Plan.

c) Development in rural lands will be subject to the policies of Section 7.3, with respect to servicing.

d) The development of new or expanding uses must be compatible with the rural landscape and must be sustained by rural service levels.

g) Those uses that create or potentially create extreme environmental stress as a result of air, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an impact assessment satisfactory to the County and/or local municipality.

i) An appropriate separation distance, based upon the Ministry of the Environment’s relevant guidelines related to land use compatibility, will be established between a rural industrial land use and any sensitive

land use. This separation distance will be enforced through a site specific amendment to the applicable zoning by-law and/or through site plan control.

k) Access to a Provincial Highway, County road or municipal road will require approval from the Ministry of Transportation, County and/or local municipality, as applicable.”

**The portion of the Site that is subject to the Planning Act applications is designated Rural Lands in the County Official Plan. Multiple technical reports have been completed for the application to ensure the Site will be compatible with the rural landscape and surrounding land uses by ensuring air, noise and blast impacts will be mitigated as required by provincial regulations, and by maintaining the perimeter berms and vegetation along the 4<sup>th</sup> line and Highway 17 throughout the life of the operation. The technical studies conclude the setbacks included in the ARA site plans are sufficient to ensure land use compatibility between the Subject Lands and surrounding land uses. The TIS completed with the application confirms the existing haul route has the capacity for the traffic generated from the proposed operation. Refer to section 3.3 of this report that provides additional details on the mitigation measures that will be implemented to minimize impacts on the surrounding uses.**

*"The extraction of mineral aggregate resources will be undertaken in a manner which minimizes social, economic and environmental impacts and the appropriate use and management of mineral aggregate resources. (4.4.2)*

*Deposits of mineral aggregate resources are identified by the Ministry of Northern Development and Mines in the Aggregate Resources Inventory of Dufferin County, Paper 163-Revision 2, 2014, and are identified on Schedule D, in addition to identified mineral aggregate resources.*

*It is the policy of the County that:*

*a) In accordance with the Provincial Policy Statement, and the policies of this Plan, mineral aggregate resources will be protected for long-term use. Significant mineral aggregate resources are identified on Schedule D, which include significant sand and gravel resources and bedrock mineral aggregate resource areas. The identification of significant mineral aggregate resources does not presume that all lands located within these areas are suitable for the establishment of new or expansions to existing mineral aggregate operations. Furthermore, it is recognized that there is potential for deposits of mineral aggregate resources to exist outside of the areas identified on Schedule D for which there were no records existing at the time this Plan was prepared. The extraction of mineral aggregate resources may be permitted outside of the mineral aggregate resource areas identified on Schedule D where there is a sufficient quantity and quality of mineral aggregate resources to warrant extraction.”*

**The Subject Lands are located in an identified deposit of mineral aggregate resources in accordance with Schedule D of the Dufferin County Official Plan. See Figure 9.**

*"New or expanding mineral aggregate resource operations will be managed in a manner which minimizes social, economic and environmental impacts and the appropriate use and management of mineral aggregate resources. (4.4.2.1)*

*It is the policy of the County that:*

*a) New mineral aggregate resource operations or any expansion to an existing mineral aggregate resource operation that extends beyond the lands identified in the local municipal official plan will require an amendment to the local municipal official plan, and will conform to the policies of this Plan and the local municipal official plan. An amendment to this Plan will not be required for new or expanding mineral resource operations."*

**A municipal official plan amendment application has been submitted to permit the proposed mineral aggregate use.**

*"d) In considering new mineral aggregate resource operations or any expansion to an existing mineral aggregate resource operation, the County and local municipality will be satisfied that prior to approval of a local municipal official plan amendment that impacts are minimized with respect to the following:*

*i. surrounding land uses and siting of extraction operations, including demonstrating compatibility with the rural character and landscape, including visual impacts;*

**The Subject Lands are located in a rural area of the County and are located within an identified mineral aggregate resource area. The proposed Pit and Quarry is an existing aggregate operation, located in an area established with existing pits surrounding the Site on the east and west. The perimeter of the proposed operation will be screened with berms and trees, and the Site will operate within the provincial requirements for noise, air quality and blasting to assist with maintaining compatibility with the rural character.**

*ii. surrounding sensitive uses through adequate buffering, screening, and other mitigation measures;*

**A Noise Impact Assessment has been completed for the application which included recommendations for berming and noise mitigation requirements. These recommendations have been included on the ARA site plans for implementation as part of the operation.**

*iii. transportation infrastructure, particularly as it relates to County Roads and Provincial Highways;*

**A Traffic Impact Assessment has been completed which confirms the existing haul route, which will continue to be utilized for the proposed operation, has the capacity for the additional truck traffic that will be generated by the proposed Pit and Quarry's annual 2 million tonne shipping limit.**

*iv. surface water and groundwater quality and quantity, provincially significant natural features, natural heritage features and areas, and the environment;*

**A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed pit and quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected. A natural environment report has been completed which concludes that through the implementation of the recommended mitigation measures, there will be no negative impact to the on-site and adjacent natural heritage features and areas. Refer to section 3.3 of this report that outlines natural heritage features that exist on-site and the mitigation measures that will**

**be implemented to minimize impacts on the water systems and natural heritage features and areas.**

*v. social and community considerations;*

**The application represents a continued use of the existing licenced pits and has been designed based on the recommendations of the multiple technical reports to ensure impacts to the surrounding land uses are minimized.**

*vi. cultural heritage and archaeological resources;*

**A Cultural Heritage Screening Report has been completed which concludes that no significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed Pit and Quarry.**

**A Stage 1 Archaeological Assessment has been completed for the Site which found that with the exception of one archaeological site, the balance of the Site does not contain archaeological resources. The one site that contains cultural heritage value or interest is located outside the extraction area and includes recommendations to ensure the area will be conserved until a Stage 4 assessment is completed for the specific areas.**

*vii. noise, dust and vibration, in accordance with Provincial Standards;*

**Noise Impact, Air Quality and Blast Impact Assessments have been completed for the application. The recommendations of these assessments have been included on the ARA site plans to ensure the proposed Pit and Quarry is designed to operate in accordance with the provincial guidelines, standards and procedures for noise, dust and vibration. Implementation of these technical recommendations will ensure impacts on surrounding land uses are minimized.**

*viii. the removal and placement of fill, topsoil or overburden;*

**The Agricultural Impact Assessment includes recommendations on the removal, storage and placement of topsoil and subsoil during operations and rehabilitation. These recommendations have been included on the ARA site plans.**

*ix. demonstration that the final rehabilitation plan is consistent with the policies of this Plan and the local municipal official plan;*

**The rehabilitation plan for the Site provides for a quarry lake, a shoreline wetland around the perimeter of the quarry lake, a woodland to provide connection for existing significant woodlands, a wetland, meadow grasslands for bird species, and an agricultural field.**

*x. other matters identified by the Province, County, or local municipality, or identified in the local municipal official plan; and*

**Strada has pre-consulted with the County and Township to identify other matters so they can be incorporated into the design of the operation.**

*xi. requirements under the Aggregate Resources Act."*

**An ARA licence application for the Site to permit a pit and quarry has been submitted to the MNR concurrently with the Planning Act applications. The technical reports and site plans have been prepared in accordance with the applicable Provincial Standards as required under the ARA.**

*"f) A pre-application consultation meeting with the Province, County, local municipality and applicable Conservation Authority will be required to ensure that any specific requirements for each of the agencies are addressed to avoid overlap among the required studies, and such that the studies can satisfy all the requirements of the identified agencies. Following the pre-application consultation meeting, the County and/or local municipality to the extent of its jurisdiction, may appropriately scope, waive, or establish a peer review or other suitable evaluation process for any required study, at the expense of the applicant."*

**A pre-consultation meeting with County and Township staff was held on April 25, 2024. Please see Appendix A for a copy of the pre-consultation record.**

*"The County will require the rehabilitation of mineral aggregate resource operations after the extraction and other related activities has ceased.*

*It is the policy of the County that: (4.4.2.2)*

*a) Progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to minimize impacts, to the extent possible. Final rehabilitation will take into consideration the pre-extraction land use designation and conditions, and compatibility with the character of the surrounding land uses and approved land use designations, in consideration of the County Plan and local municipal official plan, as well as the opportunity to accommodate parks and open space uses."*

**The rehabilitation plan for the Site provides for a quarry lake, a shoreline wetland around the perimeter of the quarry lake, a woodland to provide connection for existing significant woodlands, a wetland, meadow grasslands for bird species, and an agricultural field. This plan has been designed with consideration for surrounding land uses and features to ensure land use compatibility, and maintain the rural character of the area once extraction operations on-site conclude.**

*"c) In prime agricultural areas, on prime agricultural land the extraction of mineral aggregate resources is permitted as an interim use provided the site will be rehabilitated back to an agricultural condition. Complete rehabilitation back to an agricultural condition is not required if:*

*i. 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;*

*ii. other mineral aggregate resource extraction alternatives have been considered by the proponent and found unsuitable. The consideration of other mineral aggregate resource extraction alternatives will include mineral aggregate resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as settlement areas, and, resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands will be protected in this order of priority: Canada Land Inventory Class 1, 2 and 3 lands; and*

*iii. agricultural rehabilitation in remaining areas is maximized.”*

**The portion of the Site that is subject to the Planning Act application is designated Rural Lands and are not located within the County’s Prime Agricultural Area. However, a portion of this area is proposed to be rehabilitated to an agricultural condition to reflect the general agricultural landscape of the surrounding area. The area to be rehabilitated to an agricultural condition has been maximized for the Subject Lands after taking other rehabilitation areas into consideration.**

*"Development and Site Alteration (5.3)*

*a) Development and site alteration will not be permitted in significant wetlands.*

**A Natural Environment Report was conducted which concludes that the Subject Lands do not contain significant wetlands.**

*b) Development and site alteration will not be permitted in*

*i. significant woodlands;*

*ii. significant valleylands;*

*iii. significant wildlife habitat; and,*

*iv. significant areas of natural and scientific interest,*

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

**A Natural Environment Report was conducted which concludes that while significant woodlands are located on-site, the area proposed for extraction does not contain significant woodlands and that the on-site significant woodlands would not be negatively impacted by the development of the Pit and Quarry.**

**The Natural Environment Report has confirmed the Subject Lands contain significant wildlife habitat (Amphibian breeding (woodland habitats), and habitats for Eastern Wood-Pewee and Grasshopper Sparrow) and candidate significant wildlife habitat (Amphibian breeding (wetland habitat), bat maternity colonies and habitats for the species of conservation concern Eastern Red Bat, Hoary Bat and Silver-haired Bat), and concludes the above noted features are located outside of the area of site disturbance and will not be negatively impacted. See Section 3.1.3 of this report for additional details.**

*c) Development and site alteration will not be permitted in fish habitat except in accordance with Provincial and Federal requirements.*

**A Natural Environment Report was completed which concludes that the Subject Lands do not contain fish habitat.**

*d) Development and site alteration will not be permitted in habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements.”*

**A Natural Environment Report was conducted which concludes that the Subject Lands contain confirmed and potential endangered and threatened species habitat for Black Ash, Eastern Meadowlark, Little Brown Myotis, Northern Myotis, and Tri-colored Bat.**

**The Natural Environment Report confirms that with the exception of the Eastern Meadowlark habitat that is proposed to be removed to construct the water management system, the above noted features are located outside of the area of site disturbance and will not be negatively impacted.**

**The portion of the on-site Eastern Meadowlark habitat (Species at Risk) that is proposed to be removed is 3.25 hectares in size. The removal of the potential bat habitat in the on-site non-significant wetlands and the Eastern Meadowlark habitat will occur in accordance with the Endangered Species Act requirements. Compliance with the Endangered Species Act will ensure that impacts to individuals are avoided and that habitat impacts are adequately mitigated, such as through creation of new habitat to achieve a net gain in habitat area.**

*"No development or site alteration will be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an EIS, that there will be no negative impact on the natural features or their ecological functions." (5.3.9)*

**The ecological function of lands adjacent to the proposed pit and quarry has been evaluated in the Natural Environment Report. The report recommends mitigation measures to demonstrate there will be no negative impacts on the adjacent natural features or their ecological function as a result of the proposed extraction.**

*"Where the policies of this Plan require that an Environmental Impact Study (EIS) is be prepared, such an EIS will be prepared in accordance with the policies of the local municipal official plan and the requirements of this Section. The purpose of an Environmental Impact Study is to: (5.3.11)*

*a) collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of natural heritage features and associated ecological and hydrological functions that exist;*

*b) to determine whether there are any additional natural heritage features on the lands and adjacent lands; and*

*c) make an informed decision as to whether or not the proposed development and/or site alteration will have a negative impact on the natural heritage features and ecological and hydrological functions."*

**A Natural Environment Report / Environmental Impact Study was prepared for the application which undertook a comprehensive field study and reporting regime to determine which natural heritage features and areas existing within the identified study area. The study also provided recommendations to ensure there would be no negative impacts on the features or their ecological and hydrological functions.**

*"The County and local municipalities will encourage the protection and restoration of natural heritage features and areas to improve the quality and quantity of water." (5.4.1.d)*

**The Natural Environment Report completed for the application concludes that with the implementation of the report recommendations, the existing natural heritage features will be protected. Furthermore, the rehabilitation plan proposes to establish a forested area that would connect two existing on-site woodlands thereby enhancing their overall ecological function.**

*"Prior to the approval of development applications within designated vulnerable areas, the proponents shall demonstrate to the satisfaction of the County, local municipality, Conservation Authority and Province, where necessary, that the quality and quantity of municipal drinking water sources will not be negatively impacted." (5.4.2.c)*

**A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed pit and quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected. The Hydrogeological Assessment confirms that the nearest municipal source water intake zone is approximately 5km south in the Town of Shelburne. The report concludes that municipal wellhead protection areas will be protected.**

*"Only those new commercial or employment uses that can meet the Ministry of the Environment's sound level criteria will be permitted." (6.3.5.c)*

*"The development of new employment uses and sensitive land uses will have regard for the Ministry of the Environment guidelines respecting separation distances between industrial uses and sensitive land uses." (6.3.5.d)*

**Through pre-consultation, County staff requested that the policies of Section 6.3.5 be addressed as it relates to human-made hazards. Section 6.3.5 speaks to managing noise, vibration and odour levels to ensure health and well-being, and in managing appropriate relationships between sensitive land uses, land uses that emit noise, vibration and/or odour.**

**The proposed Pit and Quarry represents the wise use and management of an aggregate resource in an area identified as a mineral aggregate resource area. The Site consists of existing ARA licenced properties currently under active operation as an above water pit. Two other licenced above water pits are located surrounding the Site. One adjacent licence is located to the east and the other is located to the west. The applications include multiple technical studies that have been completed to ensure the proposed Pit and Quarry will not negatively impact the surrounding uses and features.**

**Noise Impact, Air Quality and Blast Impact Assessments have been completed for the application and conclude that the Site can operate in accordance with the provincial guidelines, standards and procedures for noise, dust and vibration with the implementation of the required technical recommendations. The recommendations of these assessments have been included on the ARA site plans. Implementation of these technical recommendations will ensure impacts on surrounding land uses are minimized.**

*"The County will encourage the efficient use of existing and planned infrastructure, including the use of transportation demand management strategies, where feasible." (7.2.1.h)*

*"The impact of a development proposal on the transportation system, including the means of access, will be examined through a review of all documents deemed as appropriate by the County and/or local municipality and will generally include a traffic impact study. Only those development proposals that can be accommodated in the existing system will be permitted. Where the transportation system is not adequate, the County and/or local municipality will require, as a condition of development approval, that the proponent of the development:*

- i. improve the transportation system to accommodate the proposed development to the satisfaction of the County and/or local municipality, without the County or local municipality incurring any costs;*
- ii. make the necessary financial contributions for the required improvements; and/or*
- iii. dedicate rights-of-way for the development of roads."* (7.2.2.i)

**The proposed application represents the efficient use of existing infrastructure by utilizing the existing haul route for the existing approved pits. A TIS was prepared for the application which confirms the existing haul route has the capacity to handle the additional traffic generated from the operation. No new infrastructure or upgrades to the existing road system are required for this application.**

In summary, an Official Plan amendment to the County OP is not required and the proposed Strada Pit and Quarry conforms to the County of Dufferin Official Plan.

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## 4.3 Township of Melancthon Official Plan

The Township of Melancthon Official Plan was adopted by Township of Melancthon Council in August 2014. The Official Plan was approved by the Ministry of Municipal Affairs and Housing (MMAH) in March 2015 with modifications. Some of the modifications were appealed, and in September 2017 the OMB (now OLT) approved the final Official Plan. Schedule A-5 (as amended by OPA #2) of the Official Plan designates the Site as "Extractive Industrial", "Agricultural" and "Environmental Protection". The "Environmental Conservation" overlay designation is also located on a portion of the Site. Portions of the Extractive Industrial designation on the Site is subject to Section 5.6.2(x) and 5.6.2(y) in the Official Plan. The Environmental Protection designation is subject to Section 5.4.2(j) in the Official Plan. The portion of the Site that is subject to the Planning Act Applications is designated "Extractive Industrial" subject to Section 5.6.2(y) and "Environmental Protection" subject to Section 5.4.2(j) (**Figure 13**). Schedules D and E identify the Site contains some locally significant and unevaluated wetlands, and significant woodlands (**Figures 14 and 15**). Schedules G and G1 identify the Site is located within medium and high vulnerability aquifers, and a significant groundwater recharge area (**Figures 16 and 17**). The Site is not located within a wellhead protection area. Schedule H identifies the Site as being located within a Sand and Gravel Resource Area (**Figure 18**). The following provides a policy analysis of all the applicable policies from the Township of Melancthon Official Plan.

*"General Environmental Planning Policies (3.4.1)*

*b) In accordance with the policies of section 5.4 and the Provincial Policy Statement, there shall be no development or site alteration in provincially significant wetlands."*

**A Natural Environment Report was conducted which concludes that the Subject Lands do not contain significant wetlands.**

*"Assessing Environmental Impact (3.4.2)*

*b) Except for situations addressed in the policies of subsections 3.4.2(h), (i) and (j) below and subject to all other applicable policies of this Plan, in order to achieve the objectives for the protection of the natural environment, development proponents shall be required to prepare an Environmental Impact Study (EIS) for any proposal that is within the areas referenced in section 3.4.1 or where the policies of this Plan require such a study."*

**A Natural Environment Report has been completed for the application which serves as the required Environmental Impact Study. Refer to Section 3.1.3 of this report for additional details on the NER. The technical recommendations from the NER have been included in the ARA site plans.**

*"Land Use Compatibility (3.6)*

*a) In general, some land uses may be sensitive to odour, noise or other emissions associated with uses or facilities such as industries, commercial operations or highways. Other uses may be incompatible as a result of impacts from the form and structure of the buildings, the loss of privacy or the nature of the proposed use. It is a policy of this Plan that incompatible uses shall be separated or otherwise buffered from each other in accordance with Ministry of the Environment and Climate Change guidelines and the OMAFRA Minimum Distance Separation Formulae. In addition, the Township may implement its own setback or separation standards through the provisions of the implementing Zoning By-law provided doing so would not conflict with any policy of the PPS, Provincial Plans or Provincial legislation or regulations.*

*c) Where a proposed land use is likely to be significantly adversely affected by, or have significant adverse impacts on existing land uses in the area, Council may require a study to assess these impacts in accordance with the applicable guidelines of the Ministry of the Environment and Climate Change and other appropriate planning standards. A noise, vibration, odour and/or particulate impact assessment may be required as part of the study.*

*d) Any required study shall determine if the potential adverse impacts can be mitigated and include recommendations for mitigation measures, where necessary. Any approval of the proposed land use shall be conditional on the implementation of the study's recommendations."*

**The portion of the Site that is subject to the Planning Act Applications is located in a rural area of the County and Township, and are located within an identified mineral aggregate resource area. The proposed Pit and Quarry is an existing aggregate operation, located in an area established with existing pits surrounding the Site on the east and west. The perimeter of the proposed operation will be screened with berms and trees. Technical studies have been completed which confirm that with the implementation of the technical recommendations, the Site will operate within the provincial requirements for noise, air quality and blasting to assist with maintaining compatibility with the rural character. See Section 3.3 of this report for additional details on the mitigation measures that will be implemented to minimize impacts on surrounding land uses.**

*"Cultural Heritage Resources (3.8)*

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

**A Cultural Heritage Screening Report has been completed which concludes that no significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed Pit and Quarry.**

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

*j) Development on lands containing significant archaeological or other cultural heritage resources shall avoid or appropriately address these resources. Where an area is identified as having archaeological potential, an assessment by a qualified professional shall be carried out prior to any development occurring. Any development approval shall reflect the findings and recommendations of the archeological assessment."*

**A Cultural Heritage Screening Report has been completed which concluded the Site and adjacent lands do not contain any potential built heritage resources or significant cultural heritage landscapes. There are also no protected heritage properties adjacent to the Site. Therefore, no further cultural heritage study is required.**

**A Stage 1 Archaeological Assessment has been completed for the Site which found that with the exception of one archaeological site, the balance of the Site does not contain archaeological resources. The one site that contains cultural heritage value or interest is located outside the extraction area and includes recommendations to ensure the area will be conserved until a Stage 4 assessment is completed for the specific areas.**

*"The policies of this section apply to lands within the primary mineral aggregate resource areas shown on Schedule H and as described in subsection 3.17.1(e). These policies are intended to implement the purposes and objectives discussed or referenced in section 3.17.1. ((3.17.2.a)*

*New mineral resource operations or any expansion of an existing mineral aggregate operation will be permitted only through an amendment to this Plan and only in compliance with the following policies and all other applicable polices of this Plan. (3.17.2.b)*

*Any such amendment to this Plan for a new mineral aggregate operation or any expansion of an existing mineral aggregate operation that extends beyond its designated area shall comply with the policies of section 5.6, Extractive Industrial, all water resource related policies of this Plan and all other applicable policies. (3.17.2.c)"*

**The Subject Lands are located within the identified sand and gravel resource area on Schedule H. The Strada Pit and Quarry is considered an expansion to the existing pit operation and a Township Official Plan Amendment and Zoning By-law Amendment have**

**been submitted to the Township to permit the use. While the expansion application does not propose to increase the existing area designated extractive industrial, the policies of Section 5.6 are reviewed below to provide justification of how the application complies with those policies.**

*"No planning or development approval will be granted for a private sector proposal and no support will be given for any undertaking of any government or its agencies unless the proponent conclusively demonstrates that there is clear and full compliance with all applicable water resource related policies and that there will be no negative impacts on water resources."*(4.1)

**A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed pit and quarry will protect the quality and quantity of water resources. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected. Refer to Section 3.1.4 and 3.3.1 of this report for additional details about the on-site and surrounding water resources, and mitigation measures that will be implemented to ensure no negative impacts on water resources. The hydrogeological assessment includes technical recommendations to ensure the ongoing monitoring and protection of water resources. These recommendations have been included on the ARA site plans.**

*"All development and site alteration within a hydrologically sensitive feature including a permanent or intermittent stream, wetland, seepage area or spring or within any adjacent Environmental Protection designation or Environmental Conservation overlay designation, is prohibited except in compliance with the policies of section 5.4, Environmental Protection, section 5.5, Environmental Conservation, and all other related policies."*(4.3.d).

**A Natural Environment Report and a Hydrogeological Assessment have been completed. These reports documented the on-site and adjacent natural heritage features and key hydrological features and confirmed that with the implementation of the technical recommendations, these features will not be negatively impacted. The technical recommendations have been included on the ARA site plans.**

*"An application for development or site alteration on lands within the area of influence of a hydrologically sensitive feature such as a recharge area that extends beyond either the feature itself or any adjacent Environmental Protection designation, may require a hydrological evaluation prepared by qualified persons. Where required by the Township, a hydrological evaluation shall:*

- i) demonstrate that the development or site alteration will have no adverse effects on the hydrologically sensitive feature or on the related hydrological functions of that feature;*
- ii) identify planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the hydrologically sensitive feature; and*
- iii) determine the required separation distance from the feature and provide for the maintenance and, where possible, improvement or restoration of natural self sustaining vegetation within that separation area. (4.3.e)"*

**A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed pit and quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface**

**water features and sensitive groundwater features are protected. The Hydrogeological Assessment includes recommendations that. Please refer to the Hydrogeological Assessment for the complete list of technical recommendations to ensure the protection of sensitive surface water and sensitive groundwater receptors. These technical recommendations have been included on the ARA site plans.**

*"Groundwater resources are found throughout the Township. Groundwater needs to be protected to promote public health and as an essential resource for rural water supplies, agricultural production and the future sustainability of the Township. It is the intent of this Plan that all development shall be subject to the following policies to ensure water quality and quantity are not adversely affected. Specifically, it is the Township's intent that land use development and the development of groundwater resources will not:*

- i) significantly alter groundwater recharge or discharge,*
- ii) impair groundwater or surface water quality, or*
- iii) negatively impact groundwater supplies. (4.4.b)"*

**The Subject Lands are located within a designated vulnerable area. With the implementation of the water resources recommendations, the Hydrogeological Assessment concludes that the recharge function of the Subject Lands will be maintained, the aquifer will be protected, and groundwater and surface water quality will not be negatively impacted.**

*"The following policies are intended to apply an appropriate level of protection for such aquifers and thereby implement this Plan's many related and fundamental planning policies and objectives. These policies shall apply with regard to the aquifer vulnerability mapping as shown on Schedule G.*

- i) Within the areas classified as "High Vulnerability" on Schedule G, any development proposal having the potential to adversely affect groundwater resources shall be required to provide an assessment of groundwater impacts in compliance with all related policies of this Plan.*
- ii) Approval for such development shall be given only if comprehensive, substantiated documentation confirms that there will be no negative effects on the quantity or quality of groundwater.*
- iii) Within the areas classified as "Medium Vulnerability" on Schedule G, the policies of items i and ii above may apply depending on an evaluation of such factors as the nature of the proposed development, local drainage characteristics and the proximity to areas classified as High Vulnerability.*
- iv) Utilizing this general policy framework as a basis, implementing documents and procedures, possibly including zoning by-law provisions, may identify, among other things, the types of development that will be subject to this policy and the nature of groundwater impact documentation to be required."(4.4.1.c)*

**The Site is located within a designated vulnerable area in accordance with Schedule G. A hydrogeological assessment was been completed which confirmed that the recharge function of the area will be maintained, the aquifer will be protected, and groundwater and surface water quality will not be negatively impacted by the operation of the Pit and Quarry. Refer to Section 3.1.4 and 3.3.1 of this report for additional details about the on-site and surrounding water resources, and mitigation measures that will be implemented to ensure no negative impacts on water resources.**

*"a) All major residential, commercial, industrial and institutional development proposals shall be supported by a stormwater management report prepared by a qualified professional and utilizing best management practices to ensure that any potential adverse drainage impacts are appropriately mitigated in accordance with the requirements of the Township, the conservation authority, and any other Authority having jurisdiction. In general, stormwater management reports should be prepared in accordance with the Stormwater Management Planning and Design Manual, or its equivalent, as prepared by the Ministry of the Environment and Climate Change and/or any other applicable design requirements of any other Authority having jurisdiction." (4.7)*

**While a stand-alone Stormwater Management Report is not a typical report requirement for mineral aggregate applications. During pre-consultation with the County and Township, the County engineering department requested that the water resources report include a section about stormwater management. This has been included in the completed hydrogeological assessment which confirms that water will be managed on-site. No off-site discharge of surface water is proposed.**

Section 5.0 of the Township Official Plan outlines the Land Use Policies for each designation. The Site is designated as "Extractive Industrial", "Agricultural" and "Environmental Protection". The "Environmental Conservation" overlay designation is also located on a portion of the Site. Portions of the Extractive Industrial designation on the Site are subject to Section 5.6.2(x) and 5.6.2(y) in the Official Plan. The Environmental Protection designation is subject to Section 5.4.2(j) in the Official Plan.

Extraction is not proposed to occur within portion of the Site designated Agricultural. The portion of the Site that is subject to the Planning Act application is designated "Extractive Industrial" and "Environmental Protection". Therefore, an analysis of the Agricultural designation has not been included in this section of the report. The purpose of the Official Plan Amendment is to re-designate portions of the "Extractive Industrial" and "Environmental Protection" to permit the creation of a new wetland. See **Appendix B** for a copy of the draft Official Plan Amendment by-law.

*"Site Specific Policies Relating to Part of the West Half of Lots 11 and 12, Concession 3, O.S.*

*Notwithstanding the other policies of this section, including subsection 5.4.1, Permitted Uses, the lands designated "Environmental Protection" in part of the West Half of Lots 11 and 12, Concession 3, O.S., shall be used only for purposes relating to the conservation of natural features and wildlife habitat. Any portion of these lands forming part of a buffer adjacent to a natural feature such as a wetland or pond may also be used for such purposes as fencing or berms designed to protect the natural feature from the effects of any permitted use within the adjacent lands designated Extractive Industrial. The policies of subsection 5.6.2(z)(vii) also apply to these lands." (5.4.2.j)*

**The location of the on-site Environmental Protection zone is proposed to be amended for the purposes of creating a new on-site wetland. This is required as the proposal includes relocating the existing on-site wetlands to permit the area to be utilized as a water management pond for the quarry operation. The draft Official Plan Amendment proposes to carry forward the site specific policy in section 5.4.2.j, with the exception of the deletion of the final sentence in that policy. See Appendix B for a copy of the draft Official Plan Amendment by-law.**

*"a) Subject to the application of the related planning policies including the policies of section 5.6.2, the following uses shall be permitted within areas designated Extractive Industrial: mineral aggregate operations, mineral aggregate resource conservation, agriculture, forestry and non-intensive outdoor recreational uses."*(5.6.1)

*"General Policies for the Extractive Industrial Designation (5.6.2)*

*c) New mineral aggregate operations or the expansion of existing mineral aggregate operations beyond the area designated on the schedules to this Plan will require amendments to both this Plan and the Zoning By-law. Notwithstanding the applicable provisions of the Planning Act, as a minimum requirement, notification concerning such amendments shall be provided to all owners of properties within 400 metres of the subject land and to all owners of properties fronting on that portion of the proposed aggregate haul route that follows local Township roads. In view of the significance of most proposed mineral aggregate operations, newspaper notices also will be used for any quarry proposal and for most sand and/or gravel pit proposals.*

**While the proposed Strada Pit and Quarry does not expand the existing operation beyond the existing designated area, Planning Act applications to amend the Township Official Plan and Zoning By-law have been submitted. Strada will work with Township staff to ensure circulation and notification of the applications are undertaken in accordance with the above policy.**

*d) Prior to the submission of an application for the required amendments relating to a new or expanded mineral aggregate operation, the municipality will require a meeting with the applicant, the County, provincial representatives and any other affected agency such as the conservation authority, having jurisdiction. The intent is to identify the issues, the documentation requirements and the evaluation process. In preparation for such a meeting applicants should review the relevant policies under section 7.13, Pre-Application Consultation and Complete Applications. All such pre-application consultation requirements referenced in the Planning Act and that involve Provincial ministries shall be co-ordinated through the Ministry of Municipal Affairs and Housing.*

**Pre-consultation with the County of Dufferin and Township of Melancthon has been undertaken. See Appendix A for a copy of the pre-consultation record.**

*Location Criteria, Use of Prime Agricultural Land and Related Policies*

*f) The potential effects of new or expanded mineral aggregate operations on existing incompatible, sensitive or environmentally significant uses, areas or features will be a primary consideration in the evaluation of any related application for amendments to this Plan and the Zoning By-law. Detailed impact studies will be required in the following areas near the sites of such applications and the findings*

*of such studies may result in the denial of the application or the imposition of appropriate setbacks and other mitigation measures:*

- i) within 300 metres of any Community designation for a pit and within 500 metres for a quarry;*
- ii) within 300 metres of any registered or draft approved residential plans of subdivision outside Community designations;*
- iii) for a pit, within 300 metres of any sensitive uses, including rural residential lots and dwellings, as defined either in section 9 or by Provincial guidelines, and within 500 metres for a quarry; and, iv within 120 metres of areas included in an Environmental Protection designation or an Environmental Conservation overlay designation.*

**Detailed technical reports including water resources, natural environment, noise impact, blast impact, air quality, traffic impact, cultural heritage, archaeological and agricultural impact assessments have been completed to ensure the proposed Pit and Quarry will not negatively impact the surrounding features and land uses. Mitigation measures have been recommended by the technical reports to mitigate any potential impacts to the surrounding features and land uses. The technical studies conclude the setbacks included in the ARA site plans are sufficient to ensure land use compatibility between the Subject Lands and surrounding land uses. These recommendations and setbacks have been included on the ARA site plans.**

*g) Applications for Official Plan or Zoning By-law amendments to permit new or expanded mineral aggregate operations will be evaluated on a case by case basis to determine the best haul route.*

**The Pit and Quarry application proposes to utilize the existing haul route for the existing pit operation. The haul route travels south on the 4<sup>th</sup> Line, east on County Road 17 towards County Road 124. A Traffic Impact Assessment was completed for the application and confirmed the existing haul route is in good condition and has enough capacity for the increase in truck traffic associated with the proposed Pit and Quarry 2 million tonne annual shipping limit. No alternative haul routes are proposed.**

*j) Mineral aggregate extraction shall be undertaken in a manner which minimizes social and environmental impacts."*

**Detailed technical studies for water resources, environmental impact, noise impact, blast impact, agricultural impact and air quality have been completed to ensure the proposed Pit and Quarry is planned and developed to minimize and mitigate impacts on surrounding sensitive land uses. Refer to Section 3.3 of this report for details on the mitigation measures that will be implemented to minimize impacts on surrounding features and land uses.**

*"Application Documentation and Evaluation Criteria*

*n) Council will proceed with the required amendment to this Plan only when the applicant has satisfactorily demonstrated that the proposal will not have any negative impacts. The applicant also shall have entered into an agreement with the Township to protect all nearby private wells and, if there*

*is any loss of quantity or quality of water, to be responsible for either restoring those wells to their original working conditions or replacing them. In addition, the applicant must have complied with all of the applicable requirements of section 7.13 for a complete application and must have documented or fulfilled the following:*

*i) That the application complies with all of the applicable policies of this Plan;*

**This Planning Report documents how the application complies with the applicable policies of the Official Plan.**

*ii) That the municipal planning related components of the material required for a license application under the Aggregate Resources Act is provided to the Township;*

**The ARA licence application will be submitted concurrently with the Planning Act application. The Township will receive a copy of that submission.**

*iii) That all environmental studies, as required by this Plan and all relevant plans, policies, legislation, regulations and guidelines, have been completed and that these studies clearly demonstrate that there will be no negative impacts on significant natural heritage features and areas or on the associated ecological functions;*

**The Natural Environment Report provides recommendations to minimize or otherwise mitigate potential impacts from the Pit and Quarry. The report concludes that the proposed Pit and Quarry is not anticipated to cause negative impacts to the existing natural features and their associated ecological functions. Refer to Section 3.1.3 of this report for additional details on the Natural Environment Report.**

*iv) That all water resource related studies, as required by this Plan and all relevant plans, policies, legislation, regulations, and guidelines, have been completed and that these studies clearly document that wells, vulnerable groundwater and surface water, sensitive surface water and groundwater features, and their hydrologic functions will be protected or improved;*

**The Hydrogeological and Hydrological Report was prepared in accordance with the Aggregate Resources of Ontario Provincial Standards, and the County and Township Official Plans. The report assessed whether there is potential for adverse effects to groundwater and surface water resources and their uses. The report concluded that the proposed pit and quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected.**

*v) That the applicant has entered into an agreement to undertake any required groundwater, environmental or other monitoring program required by the municipality;*

**The required monitoring programs have been incorporated into the ARA site plans which are legally binding on the licensee. Strada also maintains operating agreements with the Township for their existing operations which include monitoring requirements.**

*vi) That there is compliance with the haul route related policies of subsection (q) of this section including the requirement to provide a Traffic Impact Study and that, where necessary, the applicant has entered into the required agreement concerning funding for related road improvements and other matters;*

**The Subject Lands are located on and utilize an existing approved haul route. No new entrances or changes to the haul route are proposed as part of the application. A Traffic Impact Study has been completed which confirms the existing haul route is in good condition, does not require any road improvements and has capacity for the additional truck traffic.**

*vii) That the applicant has entered into any required operational agreement with the Township in accordance with the policies of subsection (s) of this section;*

**Strada currently maintains operating agreements with the Township for their existing operations and will work with the Township through this application process to ensure the requirements of this policy are satisfied.**

*viii) That provincial guidelines for noise and vibration levels will be met with the land use planning aspects of any related mitigation measures being acceptable to the municipality;*

**Noise Impact and Blast Impact Assessments have been completed for the proposed Pit and Quarry. The recommendations of these assessments have been included on the ARA site plans to ensure the proposed Pit and Quarry is designed to operate in accordance with the provincial requirements for noise and vibration. Implementation of these technical recommendations on the ARA site plans will ensure impacts on surrounding land uses are minimized.**

*ix) That dust and any other air emissions will be mitigated on-site to the extent feasible, through land use planning, such as the implementation of required setbacks through the Zoning By-law, being acceptable to the municipality;*

**Dust is required to be mitigated on site and specific mitigation measures are noted on the site plans. An Air Quality Assessment was prepared and a Best Management Practice Plan for dust mitigation has been developed and will be implemented for the Pit and Quarry operation.**

*x) That any other studies or documentation required to address specific aspects of a site or application have been satisfactorily completed;*

**In addition to the above discussed reports, Cultural Heritage, Agricultural Impact, and Archaeological assessments have been completed for the proposed Pit and Quarry to ensure impacts to on-site and surrounding cultural heritage, archaeological and agricultural resources have been mitigated in accordance with Provincial, County and Municipal policies, guidelines, standards and procedures.**

*xi) That the rehabilitation will be progressive, will minimize the extent of the disturbed area in accordance with the policies of subsection (r) of this section, and will comply with other applicable policies of this Plan such as those in subsection (j) of this section;*

**The rehabilitation plans require progressive rehabilitation during the life of the operation as the resource is extracted to reduce the extent of disturbed area where possible.**

*xii) That the proposal minimize impacts on surrounding land uses and views by means such as screening, phasing and the direction of extraction; and,*

**The Pit and Quarry operation will be screened with perimeter berms along 4<sup>th</sup> Line, the north and south boundaries, and portions of the eastern boundary. Trees have been planted on portions of the berm along 4<sup>th</sup> line to provide for additional screening measures to minimize impacts.**

*xiii) That all issues and concerns arising from the municipal review and evaluation process have been addressed to the satisfaction of the Township."*

**Comments provided by the County and Township through pre-consultation have been implemented in the applicable reports. Strada will work with the Township throughout the application process to address any municipal comments raised.**

*"Provision of Information to the Township and the Public*

*o) When applications for extractive industrial Official Plan amendments are being considered, the following information shall be provided to the Township by the applicant and made available to the public for review at the Township office:*

- i) detailed site, operational and rehabilitation plans, as required by the Aggregate Resources Act;*
- ii) all reports prepared by the applicant as required by this Plan and the Aggregate Resources Act; and,*
- iii) any other required information as identified in the pre-application consultation meeting referenced in subsection (d) of this section."*

**The above noted required plans and reports will be submitted to the Township as part of the Planning Act application submission and will remain available for the public throughout the review and decision period of the applications.**

*"Policies Related to Mineral Aggregate Haul Routes*

*p) In addition to any other policies of this Plan and the requirements of other agencies, the following policies shall apply with regard to designated Mineral Aggregate Haul Routes and the traffic impacts resulting from mineral aggregate operations.*

- i) All extractive industrial related traffic shall utilize Provincial Highways, Arterial Roads and, where necessary, the designated Mineral Aggregate Haul Routes on Township roads as shown on the*

*schedules to this Plan. New Mineral Aggregate Haul Routes may be designated through the policies of subsection 5.6.2(h) above.*

- ii) Whenever possible, the use of internal traffic connections between abutting or adjacent mineral aggregate operations will be encouraged to minimize the number of accesses and the length of travel on the identified haul routes.*
- iii) Any new or expanded mineral aggregate operation proposed on a designated or proposed Mineral Aggregate Haul Route shall provide a Traffic Impact Study, prepared in accordance with the applicable policies of sections 6.2.5 and 6.2.6 of this Plan, documenting the potential impacts on the designated or proposed haul routes and identifying the road improvements, if any, required to accommodate the additional projected traffic.*
- iv) An applicant for an extractive industrial Official Plan amendment shall enter into an agreement with the municipality, in accordance with the policies of section 6.2.6 of this Plan, addressing such aspects as:
  - I. routes to be used by trucks carrying aggregate;*
  - II. cost sharing arrangements regarding capital improvements to, and maintenance of roads and other facilities as required by reason of the proposed extractive industrial development;*
  - III. phasing of such improvements, if appropriate;*
  - IV. a requirement to amend the agreement, if necessary, when there is a change in the mineral aggregate operation's license that increases the tonnage limit; and,*
  - V. the provision of any required securities.**
- v) Any expansion of an existing pit or quarry will require the execution of a new agreement with the municipality under the policies of this subsection and section 6.2.6."*

**The proposed Pit and Quarry will utilize the existing entrance/exits and approved haul route currently utilized by the existing licenced pits. A Traffic Impact Assessment has been completed which confirms the existing haul route, which will continue to be utilized for the proposed operation, is in good condition, does not require any road improvements and has the capacity for the additional truck traffic that will be generated by the proposed Pit and Quarry's 2 million tonne annual shipping limit.**

*"Visual Impact and Site Rehabilitation Related Policies*

*(q) In order to preserve the area's rural and scenic character, mineral aggregate operations shall mitigate any visual impact with measures such as berms and vegetation that reflect the character of the Township's natural landscape. The following policies shall apply in this regard.*

- ii) The Township will ask the Ministry of Natural Resources to include provisions or features such as the following in the site, operational and rehabilitation plans for new pit licenses:*

- I) *the use of small operational phases and progressive rehabilitation to limit the extent of the disturbed area;*
- II) *orienting the direction of extraction to minimize adverse impacts on views from adjacent lands and roads and from more distant view points;*
- III) *the development of variable berms and mature vegetative screens prior to the commencement of the extractive operation in order to replicate the area's natural topography and soften or eliminate views of the excavation;*
- IV) *utilization of offset entrances to screen the extractive operation from the abutting public road; and,*
- V) *at the completion of the extractive industrial operation, full rehabilitation of the site to return it to a condition which complements its rural setting.*

*iii) The Township may require the applicant to enter into an agreement concerning the implementation of any Township required visual impact mitigation measures or site rehabilitation and monitoring requirements. Such agreements may include provisions requiring the applicant to provide financial securities to be used to rectify any failures with regard to these requirements."*

**The Pit and Quarry operation will be screened with perimeter berms along 4<sup>th</sup> Line, the north and south boundaries, and portions of the eastern boundary to reduce any visual impacts. Trees have been planted on portions of the berm along 4<sup>th</sup> line to provide for additional screening measures to minimize impacts. These trees are proposed to be retained for the life of the Pit and Quarry.**

**The proposed rehabilitation plan creates an end use for the Site that will provide aquatic and terrestrial habitat and agricultural conditions that maintain the rural landscape. This includes the creation of a quarry lake, a quarry lake littoral zone (i.e. shoreline wetlands), vegetated side slopes around the lake, wetlands, an agricultural field, a meadow and woodlands.**

*"Operational or Other Agreements with the Municipality*

*r) The Township may require an applicant for a mineral aggregate resources operation related planning amendment or may request the owner of an existing mineral aggregate resources operation to enter into or amend an agreement relating to such matters as are required to meet the policies of this Plan. Such an agreement may address items such as haul routes and the related improvements and maintenance, groundwater or other environmental monitoring, the rectification of any significant adverse impacts such as loss of quality or quantity of water in local wells, and the provision of financial securities to be used to address any failures in mitigation measures such as road improvements and maintenance, well replacement or site rehabilitation."*

**Strada previously entered into agreements with the Township through the approval process for their existing pit operations. The existing operating agreements address items**

**such as haul routes and the related improvements and maintenance, groundwater and environmental monitoring, and site rehabilitation. Strada will work with the Township through this application process to ensure the requirements of this policy are satisfied.**

*"Use of Site After Rehabilitation*

*w) Post-rehabilitation uses shall comply with all applicable policies of this Plan, particularly those intended to achieve compatibility between new and existing uses."*

**The rehabilitation plan for the Site provides for a quarry lake, a shoreline wetland around the perimeter of the quarry lake, a woodland to provide connection for existing significant woodlands, a wetland, meadow grasslands for bird species, and an agricultural field. These features are being created to maximize agricultural rehabilitation and enhance the ecological diversity of the Site as they are common features found in the rural landscape. As a result, the rehabilitation plan will maintain compatibility for new and existing uses in the area.**

*"Arterial Roads (6.2.3)*

*a) All County roads within the Township at the time of the preparation of this Plan are designated "Arterial Road" on the attached schedules. These are roads designed and intended to be used to accommodate larger volumes of primarily through traffic at higher operating speeds traveling between major traffic generating areas, provincial highways or other arterial roads.*

*d) Development proposals in areas not fronting directly on an arterial road but having the potential to generate large volumes of new traffic onto such a road may be referred to the County by the applicant or the Township for review. Related traffic impact studies may be required by the County."*

*"Mineral Aggregate Haul Routes (6.2.5)*

*b) Consistent with the policies of subsection 5.6.2(q), all traffic associated with existing or future mineral aggregate operations will be generally directed to Arterial Roads, Provincial highways, and those Township road sections designated as Mineral Aggregate Haul Routes on the schedules to this Plan. The policies of this section of the Plan apply primarily to those portions of local Township roads that are so designated.*

*c) Provincial highways and Arterial Roads are the most appropriate roads to accommodate potentially large volumes of truck traffic. Where a haul route utilizes a Provincial highway or Arterial Road, the requirements of the agency having jurisdiction over the road shall be met prior to Township approval of any related amendments to this Plan or the zoning by-law.*

*d) Where a haul route for a new or expanded mineral aggregate operation proposes to utilize a Township road section designated or proposed to be designated as a Mineral Aggregate Haul Route, all applicable requirements of this Plan shall be met, particularly those relating to a traffic impact study and a road related agreement, as contained in sections 5.6.2 (q) and 6.2.6. The intent is to ensure that, at the applicant's expense and on an as-required basis, the affected municipal roads are upgraded and maintained at the standard needed to accommodate the additional traffic."*

*"Traffic Impact Studies (6.2.6)*

*a) Council will require applicants proposing any form of development having the potential to generate significant amounts of traffic to provide a Traffic Impact Study assessing the potential impacts on the Township's road system resulting from the proposed land use. Such a study shall include the following components as a minimum requirement:*

- i) a clear description of the specifics of the proposed development;*
- ii) the physical characteristics of roads serving the site and current traffic volumes, including peak hour volumes, on those roads;*
- iii) projected new traffic volumes, including turning movements, to be generated by the proposed development over at least a ten year period and an assignment of those volumes to the road network;*
- iv) assessment of the improvements to the road system required to accommodate the increase in traffic volume and the scheduling of those improvements; and,*
- v) estimated costs for the implementation of the identified improvements.*

*b) In addition to the above, in the case of proposed new or expanded mineral aggregate operations, the Traffic Impact Study shall also comply with the policies of section 6.2.5 and subsection 5.6.2(q) of this Plan."*

**A Traffic Impact Assessment has been completed which confirms the existing haul route, which will continue to be utilized for the proposed operation, is in good condition, does not require road improvements and has the capacity for the additional truck traffic that will be generated by the proposed Pit and Quarry's 2 million tonne shipping limit. The existing haul route utilizes a portion of the 4<sup>th</sup> Line, which is a Township road, and County Roads 17 and 124. These roads are arterial roads that are designed and intended to be used to accommodate larger volumes of traffic.**

*"Stormwater management and drainage impacts shall be fully addressed prior to development proceeding in order to identify and prevent any potential flooding, erosion or deterioration of watercourses either on or off the site." (6.3.2.a)*

**While a stand-alone Stormwater Management Report is not a typical report requirement for mineral aggregate applications. During pre-consultation with the County and Township, the County engineering department requested that the water resources report include a section about stormwater management. This has been included in the completed hydrogeological assessment which confirms that water will be managed on-site. No off-site discharge of surface water is proposed.**

In summary the proposed Strada Pit and Quarry conforms to the Township of Melancthon Official Plan.

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## 4.4 Township of Melancthon Zoning By-law

The Site is currently zoned 'Extractive Industrial (M2)', 'Extractive Industrial Exception three Hold (M2-3(H))', 'Extractive Industrial Exception (M2-4)', 'Open Space Conservation (OS2)' and 'Open Space Conservation Exception one (OS2-1)' in the Township of Melancthon Zoning By-law 12-1979 as amended.

The southern portion of the Site that is subject to the Planning Act applications is zoned 'Extractive Industrial Exception three Hold (M2-3(H))' and 'Open Space Conservation Exception one (OS2-1)'. See **Figure 19**.

To conform with the Township of Melancthon Official Plan, a Zoning By-law amendment is required for the southern portion of the Site that is zoned 'Extractive Industrial Exception three Hold (M2-3(H))' and 'Open Space Conservation Exception one (OS2-1)'. The mapping changes portion of the Zoning By-law amendment are to revise the boundaries of the 'Open Space Conservation' Exception one (OS2-1) and rezone the remainder of the Subject Lands to the 'Extractive Industrial Exception (M2-X)' zone. The text changes portion of the Zoning By-law amendment will delete the existing special provisions of the Extractive Industrial Exception three zone and replace them with new special provisions, and modify the last sentence of the OS2-1 zone special provision to reflect the changes in the adjacent Extractive Industrial zoning. A copy of the draft Zoning By-law Amendment is enclosed in **Appendix C**.

The following uses would be permitted in the Extractive Industrial Exception (M2-X) zone:

- An above the groundwater table sand and gravel extraction operation approved by the Ministry of Natural Resources under the Aggregate Resources Act;
- Accessory and associated uses to the on-site sand and gravel extraction operation and the adjacent sand, gravel and rock quarry extraction operation on West Half of Lots 13 and 14, Concession 3, O.S. as approved by the Ministry of Natural Resources under the Aggregate Resources Act. This shall include facilities for washing, sorting, stockpiling, screening and crushing the extracted materials, facilities for aggregate recycling, and facilities for the management and infiltration of water collected from the adjacent sand, gravel and rock quarry extraction operation; and,
- Agriculture and reforestation.

Notwithstanding the zone regulation provisions in Section 13.3, the minimum setbacks and related provisions related to the permitted uses on the Subject Lands shall be those applied in association with any licence issued under the Aggregate Resources Act.

The uses permitted in the Open Space Conservation Exception (OS2-1) zone include the following and are not proposed to change:

- Purposes relating to the conservation of natural features and wildlife habitat. Any area of these lands forming part of a buffer adjacent to a natural feature such as a wetland or pond may also be used for such purposes as fencing or berms designed to protect the natural feature from the effects of any permitted uses within the adjacent M2 and M2-4 zoned lands.

The new "Extractive Industrial Exception" (M2-X) zone and revised boundaries of "Open Space Conservation" Exception one (OS2-1) conforms with the Township of Melancthon Official Plan and Zoning By-law, as amended.

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# 5.0 Aggregate Resources Act Summary Statement

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## 5.1 Introduction

Strada Aggregates Inc. (“Strada”) operates the Melancthon Pit #1, Melancthon Pit #2 and Melancthon Pit Extension (collectively known as “the Site”), located at the following addresses in the Township of Melancthon, County of Dufferin, Ontario:

- 437159 4<sup>th</sup> Line
- 437213 4<sup>th</sup> Line
- 437163 4<sup>th</sup> Line
- 437101 4<sup>th</sup> Line
- 437075 4<sup>th</sup> Line
- 437031 4<sup>th</sup> Line

The Site is legally described as west half of Lot 11 to 14, Concession 3, Township of Melancthon, County of Dufferin. See **Figure 1** for the general location of the Site.

The Melancthon Pit #1, Melancthon Pit #2 and Melancthon Pit Extension consists of three licences under the Aggregate Resources Act (“ARA”) (Licence #129167, #625155, and #626199 respectfully) but is operated as one consolidated pit operation. See **Figure 2**. The existing pit licences only allow for the extraction of unconsolidated material above the water table. The three licences contain a total licenced area of 149.0 hectares and an extraction area of 123.8 hectares. The licences are collectively permitted to ship 1.25 million tonnes per annum and utilize two entrance/exits on the 4<sup>th</sup> Line. The majority of truck traffic leaving the Site utilizes the main haul route by traveling south on the 4<sup>th</sup> Line, east on County Road 17 and south on Highway 124.

The Site contains a large quantity of unconsolidated sand and gravel resource near the surface and high quality consolidated bedrock resource underneath. As a result, Strada is applying for a Class A Licence under the Aggregate Resources Act for an expansion of the current approved Pit operation (Licences #626199, #625155 and #129167) to permit a below the water table pit and quarry in addition to the existing above water pit operation. The new licence will occupy the same 149.0 hectare footprint as the existing licences. The limit of extraction for the pit will be 123.7 hectares and the limit of extraction for the quarry will be 65.7 hectares. The three existing licences (Licence #129167, #625155, and #626199) would be surrendered at the time a new Pit and Quarry licence is issued.

The Site will be operated such that below the water table extraction of the pit and quarry material will occur in the northern two-thirds of the Site (i.e. existing licences #129167 and #626199). Extraction of quarry material will not occur in the southern third of the Site (i.e. existing licence #625155). This area will be used for a sand and gravel operation, wash plant with product stockpiles, and water management from the quarry operation. See **Figure 3**. There will be no change in the extraction limit for the existing

pit. The new licence is proposed to ship 2 million tonnes per annum, and would utilize both the existing two entrance/exits and the existing haul route.

Extraction of the Pit and Quarry will occur in four phases; Phases 1, 2, 3, and 4 with subphases Phases 1A, 1B, 2A, 2B, 2C, 3A, 3B, 4A, and 4B. At the time quarry operations commence, it is expected that the available sand and gravel resource will have been extracted from all portions of the Site except for the northern portion of existing Licence 626199. Quarry operations will commence in Phase 1A which is located in the southern portion of existing Licence 129167 and will operate concurrently with pit operations in Phase 2C which is located in the northern portion of existing Licence 626199.

Phasing of the operation will occur sequentially. The Pit and Quarry operation will occur concurrently during phases 1A, 1B, 2A and 2B at which time the pit material is expected to be exhausted. The quarry will operate on its own for Phases 2C, 3A, 3B, 4A and 4B.

Phases 1A, 1B, 2A, 2B, and 2C will extract lift 1 and 2. Phase 3A includes extraction of lift 3. Phase 3B, 4A and 4B include extraction of lifts 1, 2 and 3. **Figure 4** provides an operational schematic for the Site.

The first phase, Phase 1A, will require an initial sinking cut to commence extraction of the quarry material. Extraction would begin on the east edge of the Site moving north in Phase 1A. During Phase 1B, the extraction will occur in an east to west direction, stopping at the western extraction limit of the Site. Bench 1 and 2 will be removed in this phase.

During Phase 2, extraction will continue north along the east edge of the Site before changing direction towards the west edge of the Site. Extraction will be of Bench 1 and 2 throughout Phase 2A and 2B. During extraction in Phase 2, the previously extracted Phase 1A and 1B area will become the processing/stockpile area. Phase 2C will proceed for the Quarry Bench 1 and 2 extractions directed toward the northern edge of the Site. The Phase 2A area will become the new processing/stockpile area during Phase 2C extraction. Sand and gravel extraction is complete at this Phase.

Following, Phase 3 will continue from the north edge of the Site to the south. Phase 3A will be the commencement of Bench 3 removal. Phase 3B extraction will be directed east, removing one of the 4<sup>th</sup> Line access points as Bench 1, 2 and 3 will be extracted.

Phase 4 will continue to the south end of the extraction area, specifically in Phase 4A, it will be redirected to proceed on the western edge of the Site. In Phase 4B, Bench 1, 2, and 3 will be removed in both Phase 4A and 4B.

The new licence is proposed to ship a maximum of 2 million tonnes per annum and will utilize both of the existing pit entrance/exits until Phase 3B is extracted. After which only the south entrance/exit will be used.

All material will be processed by portable plants within close proximity to the active pit and quarry working faces. The majority of processed aggregate will be stockpiled in the quarry area near the working face and will be shipped from the northern operational entrance/exit while the Site operates from Phase 1A to 3A. During extraction of Phase 3B, 4A and 4B, only the southern operational entrance/exit will be operational and all truck traffic will utilize this entrance/exit.

A portion of the processed material will also be transported via an internal connection to the wash plant within existing Licence 626155 where it will be washed. Aggregate that is washed will be stockpiled in

the area surrounding the wash plant. All aggregate that is shipped from these stockpiles will utilize the southern operational entrance/exit.

Throughout the pit portion of the operation, aggregate that will be extracted and transferred directly to a portable plant near the working area for the material to be crushed, screened and stockpiled. A portion of the extracted material will be hauled to the wash plant, while the remainder will be shipped from the processing plant directly. The Pit extraction limit is expected to be up to 400,000 tonnes per year (of the maximum 2 million tonnage limit) until the material in the Pit has been exhausted. As mentioned previously, the exhaustion of the pit material is expected to occur by the end of Phase 2B.

For the quarry portion of the operation, aggregate will be extracted and transferred from the extraction face directly to a portable primary crusher by front-end loader. The material will then be conveyed back to a secondary plant for crushing, screening and stockpiling. A portion of the extracted material will be hauled to the wash plant, while the remainder will be shipped directly from the processing plant. The quarry extraction limit is expected to be 1.6 million tonnes per year simultaneously with the pit operations occurring. Once the pit operations cease, the quarry operations are expected to increase to 2 million tonnes per year.

Once extraction of aggregate material is complete, the Site will be rehabilitated to create a quarry lake, a quarry lake littoral zone (i.e. shoreline wetlands), vegetated side slopes around the lake, wetlands, an agricultural field, a meadow and woodlands. **Figure 5** provides a rehabilitation schematic for the Site.

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## 5.2 Site Plans

The site plans provide details of existing features, the operational plan, operational notes, progressive and final rehabilitation, and cross-sections of existing conditions and final rehabilitation of the Site. The site plans are included in the application package and includes all of the recommendations from the various technical reports.

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## 5.3 Part 1.0 – Summary Statement

The following sections are structured to provide information on the study and technical report requirements required by the Aggregate Resources Act Provincial Standards for an Aggregate Resources Act Summary Statement for the proposed Strada Pit/Quarry.

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### 5.3.1 Standard 1.1 – Agricultural Classification of the Proposed Site

The lands within the proposed extraction limit are predominantly disturbed by the existing pit operation with some vacant land remaining around the fringes of the operation. There are no agricultural buildings or structures located on-site. The surrounding lands are predominantly characterized by large parcels of land which are actively cash cropped, as well as wooded areas, pasture lands, livestock farms, and mineral aggregate operations. While some smaller rural residential lots are located around the Site, mineral aggregate operations and agriculture are the most common uses of land immediately surrounding the Site. See **Figure 6**.

An Agricultural Impact Assessment (AIA) was completed by MHBC and is included as one of the technical studies submitted with the application. Canadian Land Inventory soils mapping produced by the Province identifies the Site as being comprised of Class 1 and 2 soils. See Figure 4 of the AIA. The on-site soil

survey previously completed on the undisturbed portions of the Site show that the lands contain CLI Class 2 and 3 soils. Overall, provincial mapping and the soil survey confirm that the Site is prime agricultural land as defined by the Province. The Site and adjacent lands do not contain specialty crop nor are there special climatic conditions that suggest that this area should be identified as a specialty crop area.

The County of Dufferin Official Plan identifies the Site as being located within the “Agricultural Area” and “Rural Lands” and the Township of Melancthon Official Plan designates the Site as “Extractive Industrial”, “Agricultural” and “Environmental Protection”. See **Figures 8 and 13**. The lands within the proposed extraction limit are currently approved for extraction in accordance with the existing ARA licences.

While Aggregate extraction is permitted on prime agricultural land within prime agricultural areas in accordance with the PPS, Dufferin County Official Plan and Township of Melancthon Official Plan, since the lands are considered prime agricultural land, agricultural rehabilitation is required in accordance with PPS Policy 4.5.4.1. Exemptions to this rehabilitation requirement are provided in PPS Policy 4.5.4.2 subject to certain criteria as outlined in the policy.

Rehabilitation to an agricultural condition is required for a portion of the Site that will not be extracted below the water table. As such, rehabilitation to an agricultural condition is maximized as part of the final rehabilitation plan in the southern portion of the Site. This portion of the Site will be rehabilitated to a mixture of agricultural land, wetland and woodland where the portion of the pit is located. The portion of the Site where the quarry is located will be rehabilitated to a lake with natural features on the surrounding slopes. **Figure 5** provides a rehabilitation schematic.

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### 5.3.2 Standard 1.2 – Planning and Land Use Considerations

To permit the proposed Pit and Quarry, a Township of Melancthon Official Plan Amendment and Zoning By-law Amendment are required before an Aggregate Resources Act licence can be issued.

The proposed Strada Pit and Quarry is consistent with the Provincial Planning Statement (PPS), Dufferin County Official Plan and the Township of Melancthon Official Plan for the following reasons:

- Aggregate extraction is an established use in the area and the Site is identified for potential future extraction in the Dufferin County and Township of Melancthon Official Plans;
- The Dufferin County Official Plan identifies the Site as being within the Rural Lands and Agricultural Area where mineral aggregate extraction is a permitted use;
- The northern two-thirds of the Site is already designated in the Township Official Plan and zoned in the Township Zoning By-law to permit the Pit and Quarry operation. The southern one-third of the Site is already designated in the Township Official Plan and zoned in the Township Zoning By-law to permit the pit operation, however an Official Plan Amendment and Zoning By-law Amendment are required to permit the uses associated with the quarry operation;
- The Dufferin County and Township of Melancthon Official Plans identify the Site as being within a Sand and Gravel Resource Area;

- The Site contains approximately 97.29 million tonnes of close to market high quality aggregate. The availability of aggregates close to market is important for economic, social and environmental reasons;
- The proposed quarry extraction area is located within the footprint of an existing approved pit operation that is already disturbed land and approved for above water extraction;
- The Natural Environment Report confirms that natural heritage features are located outside of the area of site disturbance and will not be negatively impacted with the exception of four small non-significant on-site wetlands and an area of on-site Eastern Meadowlark habitat that is proposed to be removed to construct the water management system. The application includes a mitigation plan to replace this habitat to ensure no negative impact and an overall net gain in ecological area and function;
- Rehabilitation of the pit and quarry includes the creation of a quarry lake, a quarry lake littoral zone (i.e. shoreline wetlands), vegetated side slopes around the lake, wetlands, an agricultural field, a meadow and woodlands. This proposed rehabilitation plan includes an overall increase in natural cover on the properties and a net gain of natural systems within the area;
- Adjacent key natural heritage features and key hydrologic features will not be negatively impacted by the proposed pit and quarry and will be maintained in the long-term based on the proposed rehabilitation plan;
- No significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed pit and quarry;
- With the exception of one archaeological site, the balance of the Site does not contain archaeological resources. The one site that contains cultural heritage value or interest is located outside of the extraction limit and includes recommendations to ensure it is conserved;
- The proposed pit and quarry has been designed to minimize social impacts on surrounding sensitive receptors (noise, dust, blasting, water resources [i.e. wells] and traffic); and,
- The proposed pit and quarry has been designed to minimize impacts on surrounding agricultural uses and operations.

See Sections 2.0, 3.0, and 4.0 of the Planning Justification Report for additional information.

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### 5.3.3 Standard 1.3 – Source Protection

The Dufferin County Official Plan identifies the Strada Pit and Quarry as:

- Being outside of an identified Wellhead Protection Area (County Official Plan Appendix 2); and,
- Being located within a Vulnerable Aquifer classified as Low, Medium and High, in addition to being located within a Significant Groundwater Recharge Area (County Official Plan Appendix 2). See **Figure 12**.

The Township of Melancthon identifies the Strada Pit and Quarry as:

- Being outside of an identified Wellhead Protection Area (Township Official Plan Schedule G);
- Being located within the Medium and High Vulnerability aquifers (Township Official Plan Schedule G). See **Figure 16**; and,
- Being mostly located within a Significant Groundwater Recharge Area (Township Official Plan Schedule G1). See **Figure 17**.

Tatham Engineering Limited and EarthFX Incorporated completed a Hydrogeological Assessment which assessed the application for potential source water protection impacts. The assessment confirmed the Site is located in the Nottawasaga Valley Source Protection Area, which is located within the overarching South Georgian Bay-Lake Simcoe Protection Area and the closest municipal drinking water source is located approximately 5km south in the Town of Shelburne. This municipal drinking water source relies on groundwater resources for its water supply. The Site is not located within this municipal drinking water source boundary.

The proposed Pit and Quarry will extract below the established water table, will require dewatering activities during the life of the operation and the quarry portion of the Site will be rehabilitated back to a lake once extraction is complete. The province of Ontario has identified 21 prescribed drinking water threats under the Clean Water Act and it is also noted that aggregate extraction is not one of those 21 prescribed drinking water threats. The Hydrogeological and Hydrological Report completed an extensive conceptual site model, and ground and surface water monitoring programs to determine the impacts of the proposed pit and quarry on the surrounding water resources. The report concluded that the proposed quarry will not negatively impact surrounding sensitive ground water and sensitive surface water regimes. Furthermore, the hydrogeological assessment concludes that the recharge function of the vulnerable area will be maintained and the aquifer that the Site is located on will be protected.

To confirm that the proposed Pit and Quarry is not impacting water resources, a detailed groundwater monitoring program will be conducted during extraction of the Site. Refer to Section 3.1.4 and 3.3.1 of this report for additional details about the on-site and surrounding water resources, and mitigation measures that will be implemented to ensure no negative impacts on water resources. The hydrogeological assessment includes technical recommendations to ensure the ongoing monitoring and protection of water resources. These recommendations have been included on the ARA site plans.

Furthermore, the development of a Spills Contingency Plan is required to address any potential spills from equipment on-site.

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#### 5.3.4 Standard 1.4 – Quality and Quantity of Aggregate On-Site

The Site is mapped as a Sand and Gravel Resource Area in the County of Dufferin Official Plan and the Township of Melancthon Official Plan. See **Figures 9 and 18**.

On-site geological testing has confirmed the presence of a high quality bedrock resource below the existing licenced sand and gravel resource. The on-site testing confirmed the available bedrock resource is comprised of aggregate formations that are regionally and provincially significant as they are

formations that yield high quality aggregate products which can be utilized for a wide range of applications including road building, construction projects, and concrete and asphalt production.

The quarry contains approximately 73.133 million tonnes of high quality aggregate resources while the pit contains approximately 24.157 million tonnes of high quality aggregate resources. Currently the licences held by Strada permit 1.25 million tonnes per year to be shipped from the Site. The annual shipping limit for the proposed pit/quarry licence would increase to 2 million tonnes per year.

The Site is identified as a "Selected sand and gravel resource area, primary significance" within Resource Area 3 in the Province's Aggregate Resources Inventory Papers (ARIP #163). See **Figure 20**. Aggregate in this resource area contains material that is potentially suitable for a wide variety of aggregate products.

The Site is further identified as a Bedrock Resource area in the Province's Aggregate Resources Inventory Papers (ARIP #163). See **Figure 21**. This area is characterized as being located 8m to 15m below the surface and contains provincially significant resource formations.

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### 5.3.5 Standard 1.5 – Main Haulage Routes and Proposed Truck Traffic

A Traffic Impact Study was completed by HDR Inc. (HDR) to:

- address transportation impacts, including the site access, driveway sightlines and site traffic volumes generated by the pit/quarry;
- assess the potential impacts to the road network; and,
- recommend potential improvements to the road network to accommodate the projected traffic generated by the pit/quarry.

The Strada Pit and Quarry is proposed to have the following hours of operation for shipping:

- Monday to Friday from 6:00am to 7:00pm and Saturdays from 6:00am to 5:00pm excluding statutory holidays.

A proposed 2 million tonnes per year are to be shipped from the operation. Two entrances/exits are proposed on 4<sup>th</sup> Line. The proposed primary haul route will follow 4<sup>th</sup> Line towards County Road 17, and then east towards Dufferin Road 124 where the trucks then divert along Dufferin County Road 124. See **Figure 1** for route reference.

With respect to transportation impacts, the TIS concluded there is residual capacity in the road network and that any increase in traffic will have a nominal impact in terms of trips generated as well as operationally. There are no external road network improvements identified to support the increase in the yearly tonnage limit.

With respect to the driveway sightline assessment, the TIS concluded the sightlines are adequate for both the north and the south driveways, both for vehicles existing the driveways and those approaching the driveways.

With respect to the haul route/road network assessment, the TIS concluded there were no sightline concerns along the haul route, road conditions are generally good along the haul route, and appropriate signage is present at the curves in the haul route to alert drivers to proceed with caution.

Based on the traffic impact assessment completed on the variables mentioned above, it is concluded that the routes used for the Pit and Quarry are sufficient and well-equipped to sustain the projected increased activity. As a result, no technical recommendations are provided.

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### 5.3.6 Standard 1.6 – Progressive and Final Rehabilitation

The proposed Strada Pit and Quarry has been designed with a phasing plan that is integrated with the surrounding lands to minimize disturbance. The pit/quarry has been designed to be extracted in four (4) phases (Phase 1, 2, 3 and 4) with each phase containing sub-phases (Phases 1A, 1B, 2A, 2B, 2C, 3A, 3B, 4A, and 4B). The quarry operation will commence in Phase 1 and extract in a north direction for Phases 1 and 2. Phases 3 and 4 will be extracted in a south direction. The operational plan schematic of the proposed pit and quarry is included as **Figure 4**.

Rehabilitation of the Pit and Quarry includes the creation of a quarry lake, a quarry lake littoral zone (i.e. shoreline wetlands), vegetated side slopes around the lake, wetlands, an agricultural field, a meadow and woodlands. **Figure 5** provides a rehabilitation schematic for the Site and includes the creation of the following features as part of the final landform:

- A 63.1 ha quarry lake with a final lake elevation of 487.0 masl;
- A 1.8 ha quarry lake littoral zone around the edge of the lake;
- 21.6 ha of vegetated side slopes around the quarry lake;
- A 2.4 ha meadow in the southeast corner of the Site;
- 2 ha of wetland creation in the southeast portion of the Site;
- 3.7 ha of existing rehabilitated area from the previous pit operation;
- 24.2 ha of agricultural lands along the southern portion of the Site; and,
- 7.6 ha of woodlands along the eastern portion of the Site. This includes retention of the existing protected woodlands and creation of new woodlands to promote connectivity of existing features.

Creation of the 2 hectare wetland will occur prior to commencement of Phase 1 of the quarry operation as the existing on-site wetlands are located in an area required for water management from the quarry.

The vegetated side slopes, forested area, and grassland meadow features will be created as part of rehabilitation to provide habitat for a variety of terrestrial species. The side slopes will be completed once final extraction limits and depths in the pit and quarry are met. The sidesloping will be progressive throughout the life of the operation and the flooding of the quarry to create the lake will occur once extraction at the Site is complete.

The agricultural lands will be completed as excess soils are imported to bring this portion of the Site back up to existing grades after the wash plant and stockpiling operations conclude. This portion of the Site will be graded to drain towards the wetland so that it is a self sustaining feature through receiving of surface water runoff.

See the Aggregate Resources Act site plans for additional details regarding the operational and rehabilitation design.

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## 5.4 Part 2.0 – Technical Reports

The following study requirements for the Class A licence are fulfilled by this application. Each report includes the qualifications and experience of the individual(s) that have prepared the report.

- 2.1 "Strada Shelburne Pit/Quarry Maximum Predicted Water Table Report", Tatham Engineering, dated January 13, 2025;
- 2.2 "Strada Pit/Quarry Natural Environment Assessment", Natural Resource Solutions Inc., January 2025;
- 2.3 "Cultural Heritage Screening Report", MHBC, January 2025;
- 2.4 "Stage 1 Archaeological Assessment, Strada Aggregates Existing Melancthon Pit, Part of West Half of Lot 11 and the West Halves of Lots 12, 13, 14, Concession 3 Old Survey, Melancthon Township, Dufferin County", Archaeological Services Inc., January 28, 2025;
- 2.5 "Agricultural Impact Assessment", MHBC, January 2025;
- 2.6 "Strada Pit/Quarry Level 1 and 2 Hydrogeological Assessment", Tatham Engineering Limited and EarthFX Incorporated, dated January 31, 2025;
- 2.7 "Blast Impact Analysis Strada Pit and Quarry Extension Part of Lots 11 to 14, Concession 3 Geographic Township of Melancthon Township of Melancthon County of Dufferin", Explotech, January 27, 2025; and,
- 2.8 "Noise Impact Study, Strada Aggregates Strada Pit/Quarry Township of Melancthon", Aercoustics Engineering Ltd., January 24, 2025.

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### 5.4.1 Other Technical Reports Submitted

- "Traffic Impact Study, Strada Aggregates, Strada Pit and Quarry, Township of Melancthon, Ontario", HDR Inc, August 20, 2024.
- "Strada Aggregates Strada Pit/Quarry, Township of Melancthon, Ontario, Air Quality Assessment", RWDI AIR Inc., January 22, 2025.

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# 6.0 Summary & Findings

For the reasons summarized in this report the proposed Strada Pit and Quarry represents the wise use and management of rural resources, is in the public interest and the proposed Strada Pit and Quarry application:

- Is consistent with the Provincial Planning Statement;
- Conforms to the Dufferin County Official Plan;
- Conforms to the Township of Melancthon Official Plan as amended; and,
- Meets the requirements of the ARA Summary Statement.

Respectfully submitted,

## MHBC



Brian Zeman, BES, MCIP RPP  
Partner



James Newlands, HBComm, MSc, MCIP, RPP  
Associate

# FIGURES

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**FIGURE 1  
SITE LOCATION**

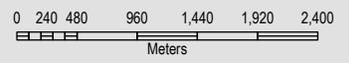
**Strada Pit and Quarry**  
Part of Lots 11 to 14, Con. 3  
Township of Melancthon  
County of Dufferin

**LEGEND**

- Subject Site / Proposed Licence Boundary
- Adjacent ARA Licences

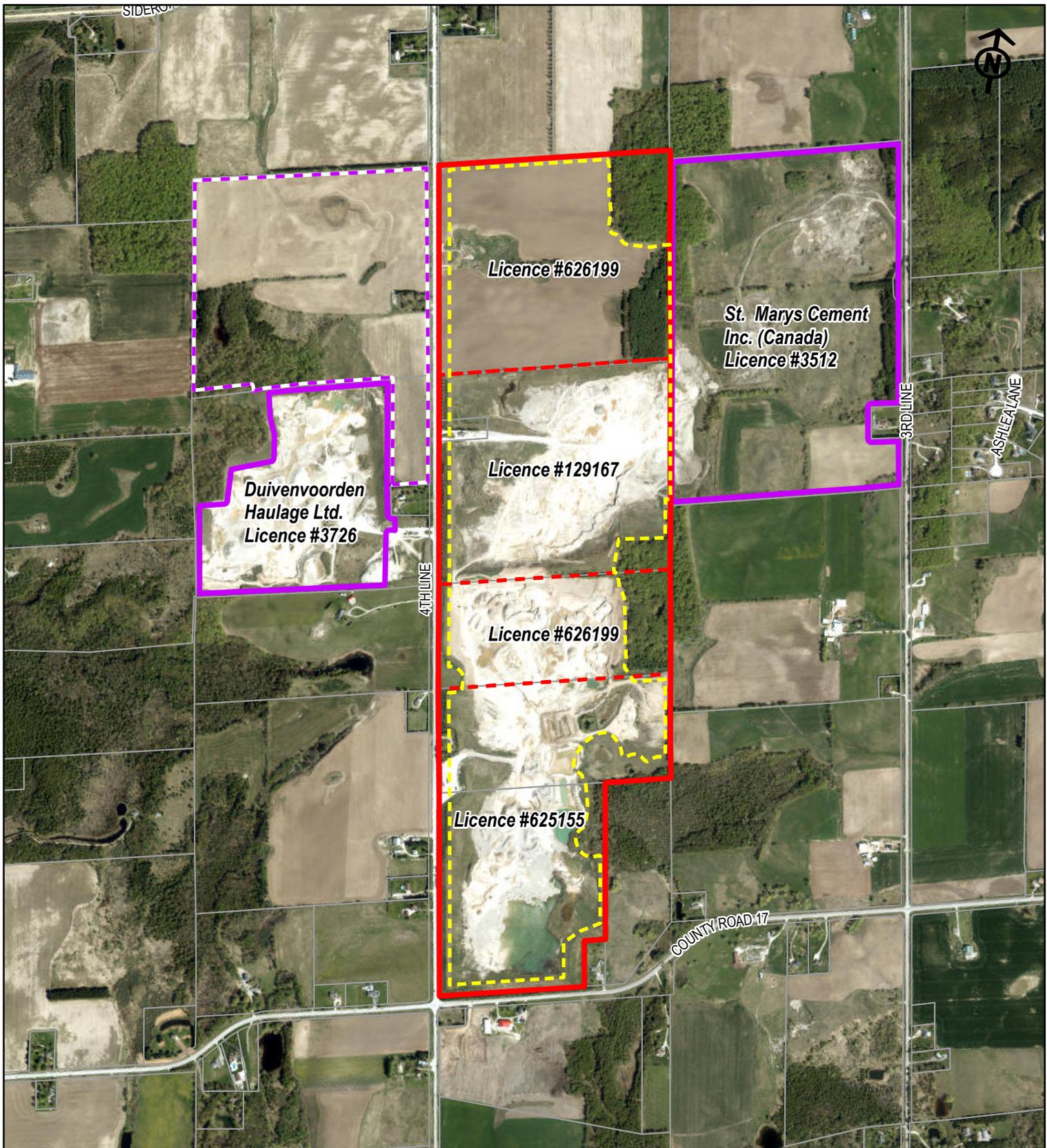
DATE Jan. 17, 2025

SOURCES ESRI



Y349I - Report Figures





**FIGURE 2  
EXISTING PIT  
LICENCES**

**Strada Pit and Quarry**  
Part of Lots 11 to 14, Con. 3  
Township of Melancthon  
County of Dufferin

**LEGEND**

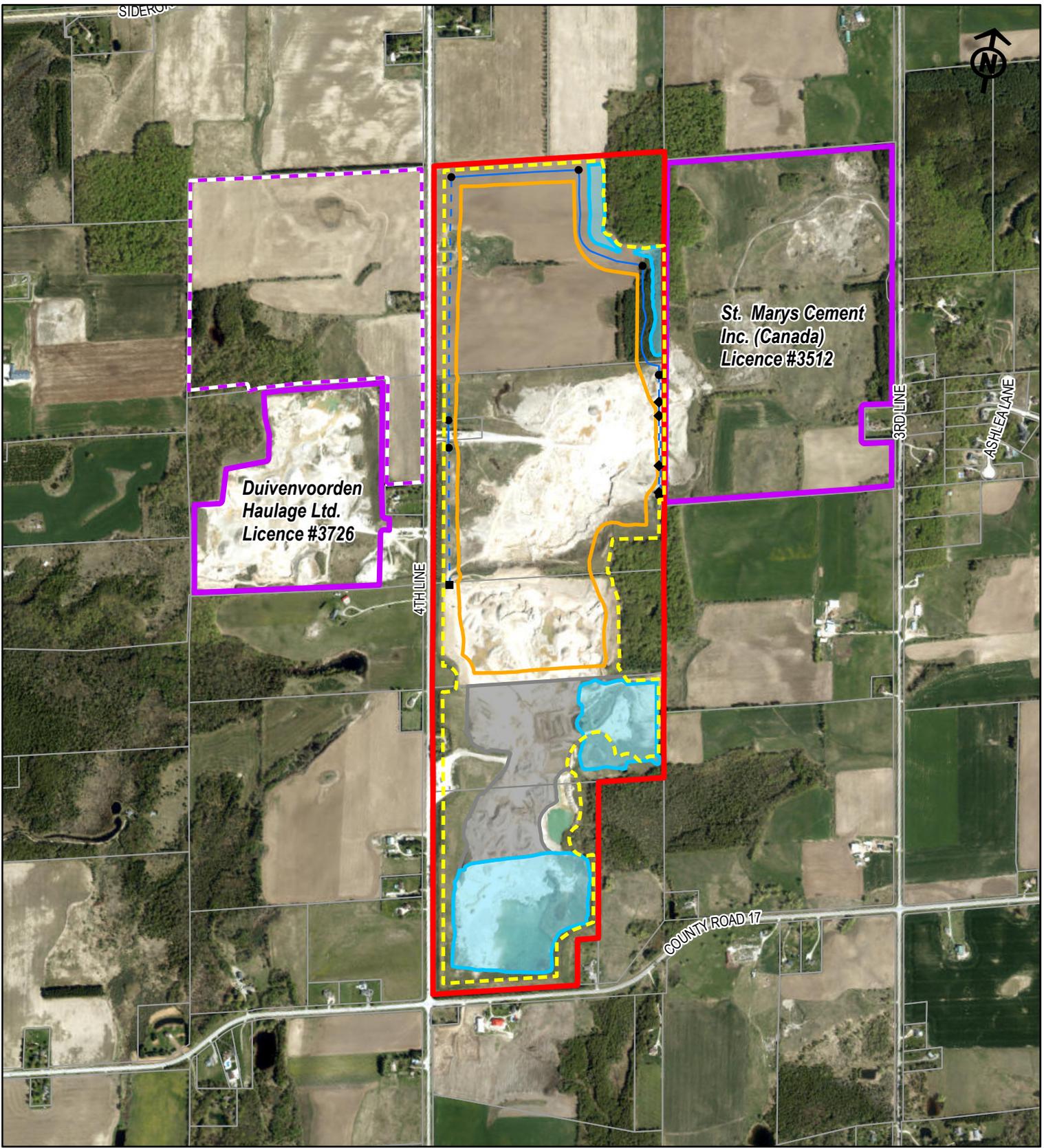
- Subject Site / Proposed Licence Boundary
- Existing Pit Licences
- Pit Limit of Extraction
- Adjacent ARA Licences
- Potential Expansion Area to Licence #3726

DATE Jan. 17, 2025

SOURCES ESRI



Y349I - Report Figures



**FIGURE 3**  
**PROPOSED PIT AND QUARRY LICENCE AERIAL CONTEXT**

**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

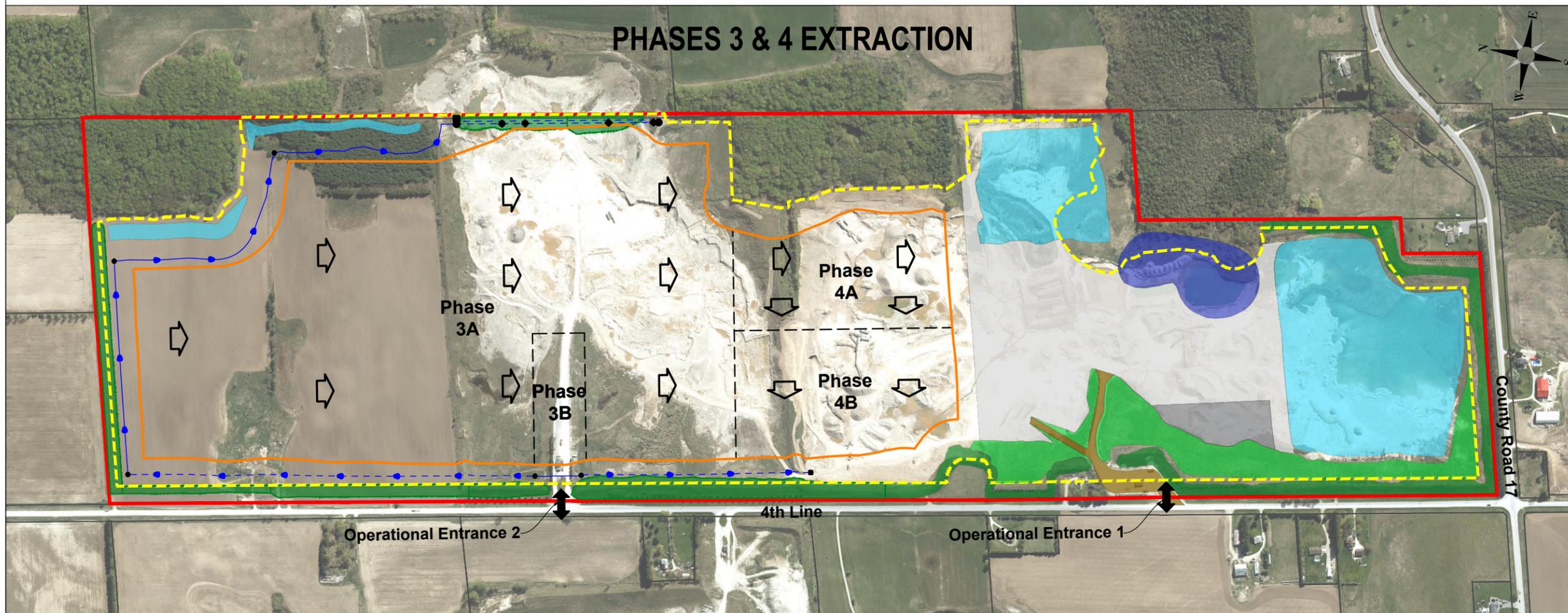
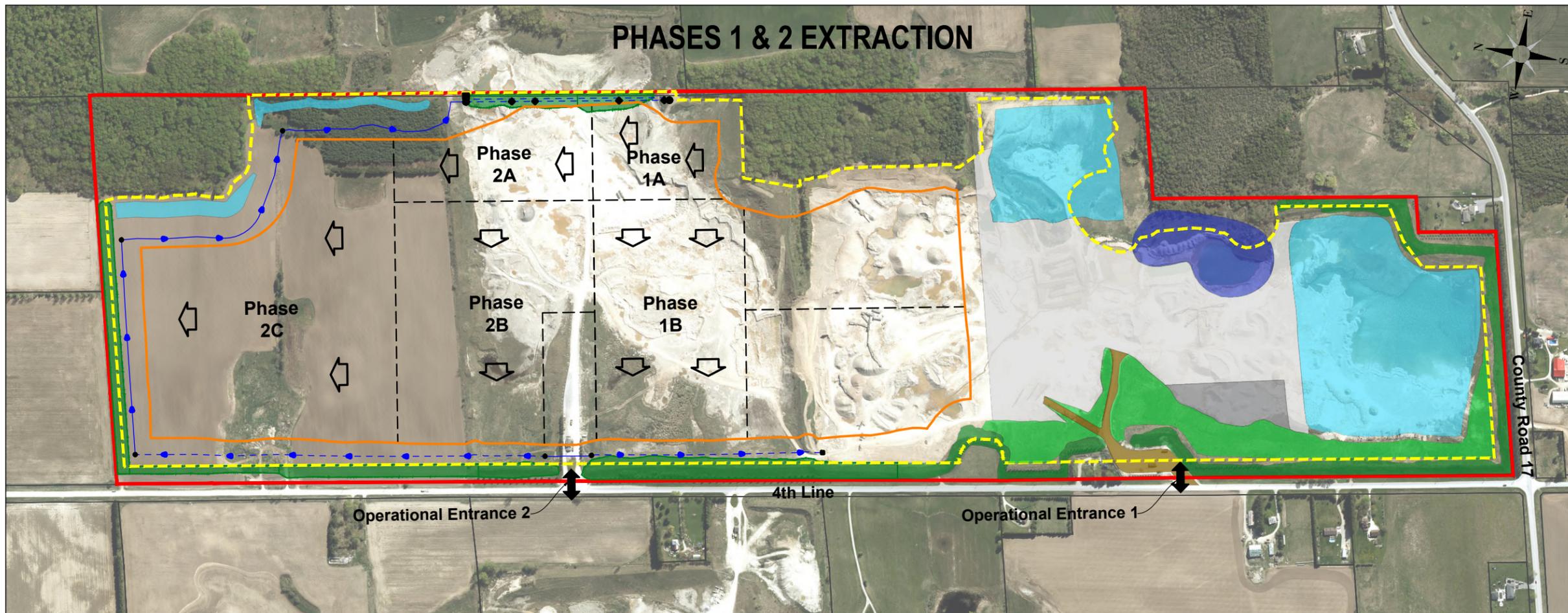
**LEGEND**

- Subject Site / Proposed Licence Boundary
- Pit Limit of Extraction
- Quarry Limit of Extraction
- Water Management Area
- Wash Plant and Product Stockpile Area
- Adjacent ARA Licences
- Potential Expansion Area to Licence #3726
- Buried Tile Drain
- Continuous - Solid Tile Drain
- Dashed - Perforated Tile Drain
- Wrapped in Filter Sock
- ◆ Injection Well
- Inspection Port
- Pump Station

DATE Jan. 29, 2025

SOURCES ESRI

0 60 120 240 360 480 600  
 Meters



**FIGURE 4  
OPERATIONAL SCHEMATICS**

**Strada Pit and Quarry**

Part of Lots 11 to 14, Con. 3  
Township of Melancthon  
County of Dufferin

**LEGEND**

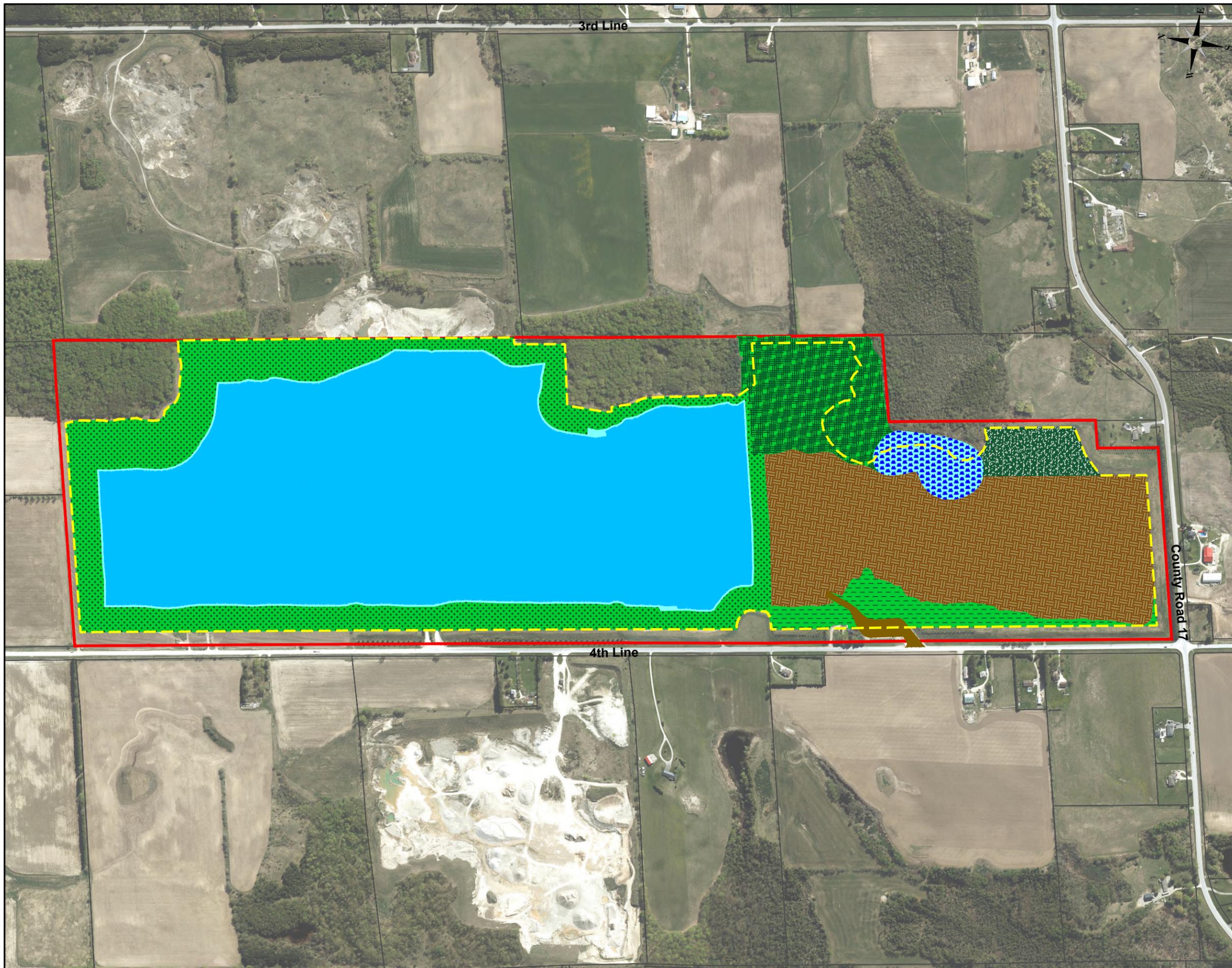
- Licence Boundary
- Pit Limit of Extraction
- Quarry Limit of Extraction
- Created Wetland
- Acoustic Berm
- Previously Rehabilitated Area
- Wash Plant / Product Stockpile Area
- Recycling and Scrap Area
- Driveway
- Water Infiltration Management Areas
- Phase Boundary
- Direction of Extraction
- — — Buried Tile Drain  
Continuous - Solid Tile Drain  
Dashed - Perforated Tile Drain Wrapped in Filter Sock
- ◆ Injection Well
- Inspection Port
- Pump Station

DATE January 27, 2025

SOURCES ESRI Aerial Imagery 2024

SCALE 0 100 200 Meters

Y349I Strada- Melancthon KW File\Drawings\Figures



**FIGURE 5**  
**REHABILITATION SCHEMATIC**

**Strada Pit and Quarry**  
Part of Lots 11 to 14, Con. 3  
Township of Melancthon  
County of Dufferin

**LEGEND**

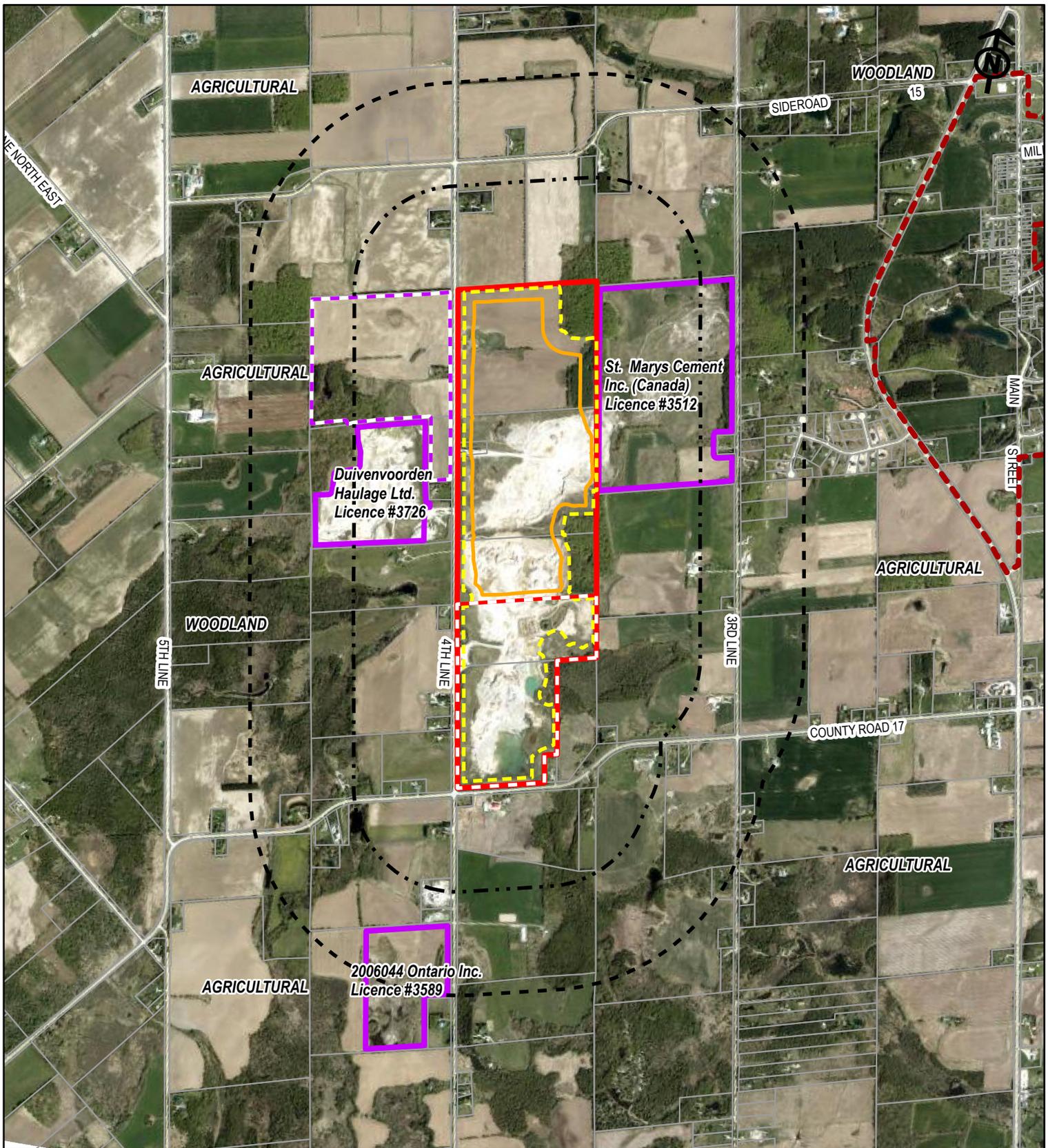
- Licence Boundary
- Pit Limit of Extraction
- Agricultural Land
- Meadow
- Woodland
- Vegetated Side Slope
- Existing Rehabilitated Area
- Quarry Lake Littoral Zone
- Wetland
- Lake
- Driveway

DATE January 27, 2025

SOURCES ESRI Aerial Imagery 2024

SCALE 0 100 200 Meters

Y349I Strada- Melancthon KW File\Drawings\Figures



**FIGURE 6**  
**SURROUNDING USES**

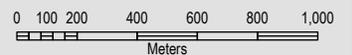
**Strada Pit and Quarry**  
Part of Lots 11 to 14, Con. 3  
Township of Melancthon  
County of Dufferin

**LEGEND**

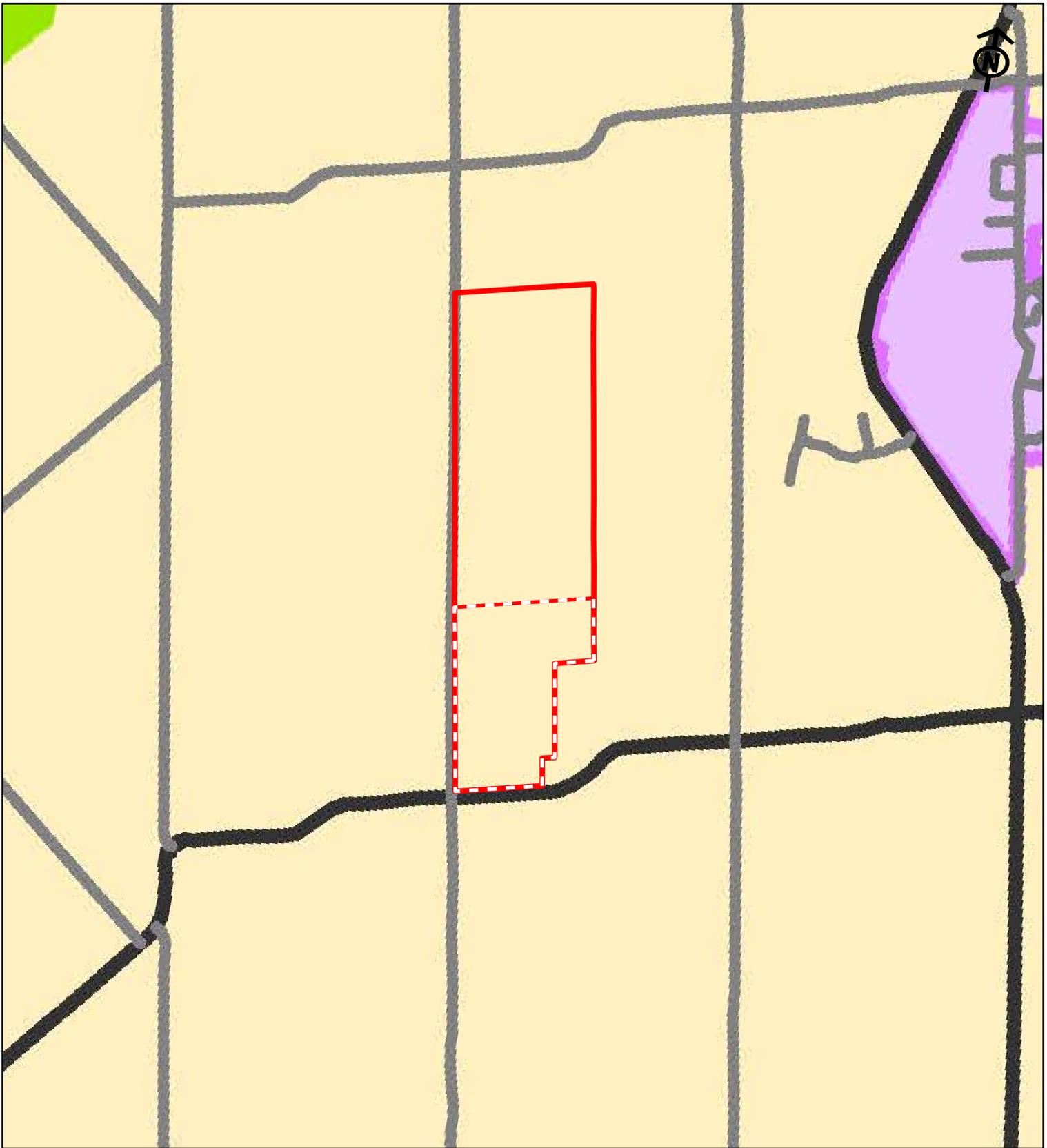
- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Pit Limit of Extraction
- Quarry Limit of Extraction
- Adjacent ARA Licences
- Potential Expansion Area to Licence #3726
- Settlement Boundary - Horning's Mills
- 500m Offset
- 1km Offset

DATE Jan. 29, 2025

SOURCES ESRI



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**FIGURE 7  
COMMUNITY STRUCTURE  
AND LAND USE**

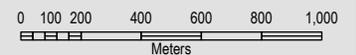
County of Dufferin Official Plan  
Schedule B  
**Strada Pit and Quarry**  
Part of Lots 11 to 14, Con. 3  
Township of Melancthon  
County of Dufferin

**LEGEND**

- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Countryside Area
- Community Settlement (S. 3.3.3)
- Provincially Significant Wetlands (S. 5.3.1)

DATE Jan. 17, 2025

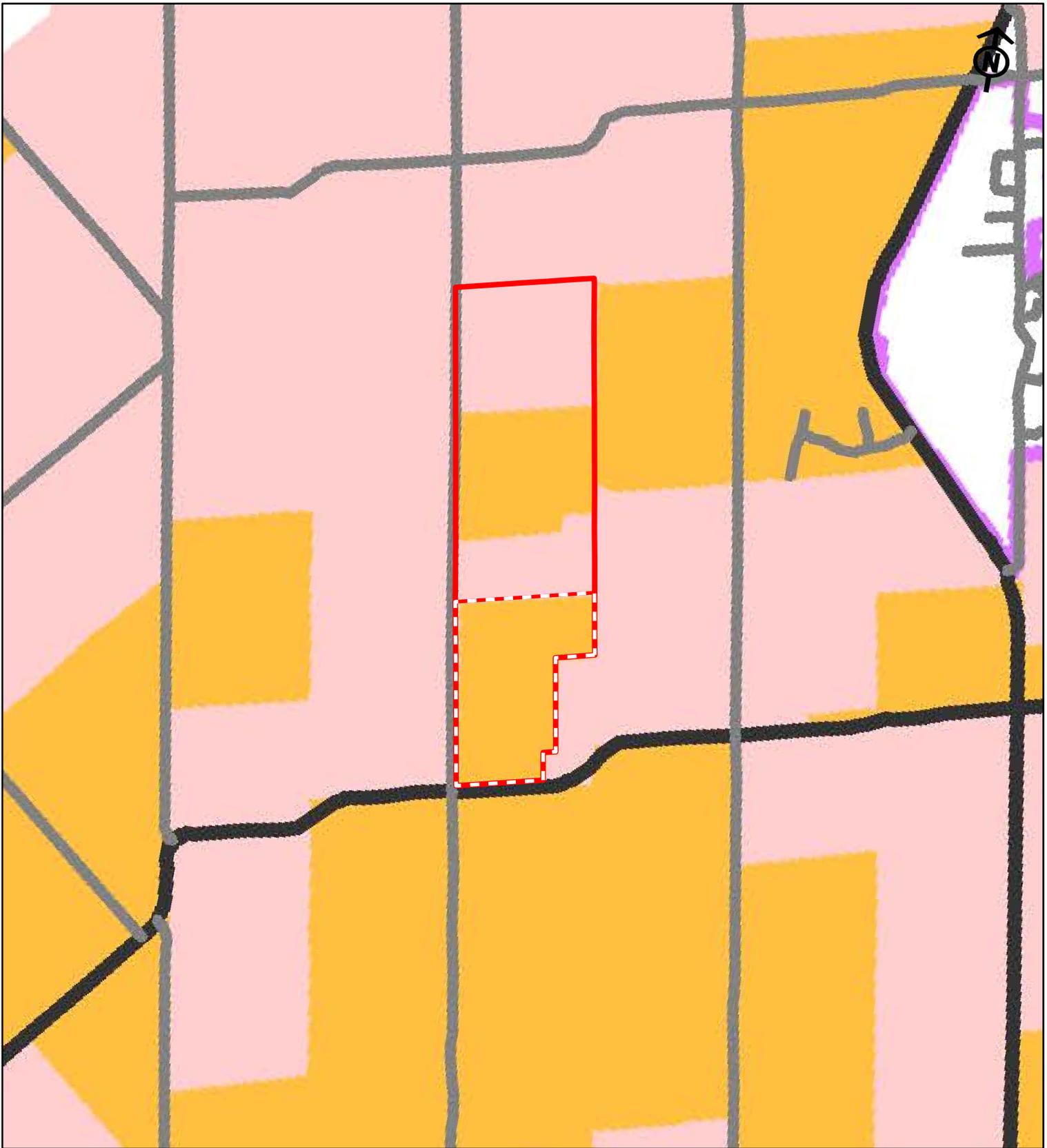
SOURCES  
County of Dufferin Official Plan Schedule B



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URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE



**FIGURE 8**  
**AGRICULTURAL AREA**  
**AND RURAL LANDS**

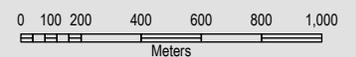
County of Dufferin Official Plan  
 Schedule C  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

-  Subject Site / Proposed Licence Boundary
-  Portion of site subject to Planning Act Applications
-  Community Settlement Area
-  Agricultural Area (S. 4.2)
-  Rural Lands (S. 4.3)

DATE Jan. 17, 2025

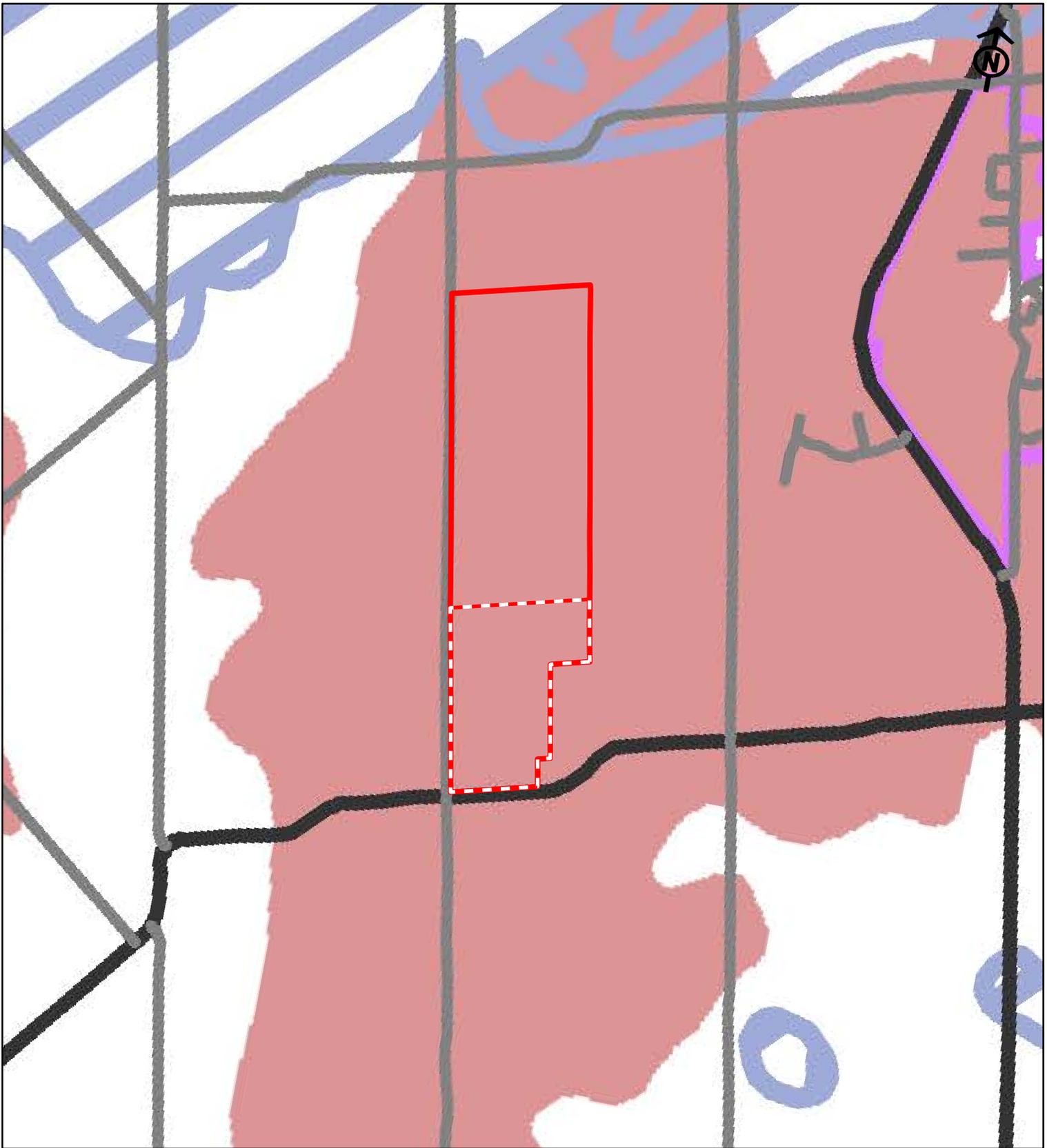
SOURCES  
 County of Dufferin Official Plan Schedule C



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 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE



**FIGURE 9**  
**MINERAL AGGREGATE**  
**RESOURCE AREAS**

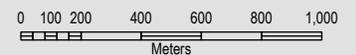
County of Dufferin Official Plan  
 Schedule D  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Community Settlement Area
- Sand and Gravel Resource Area
- Bedrock Resource Area

DATE Jan. 17, 2025

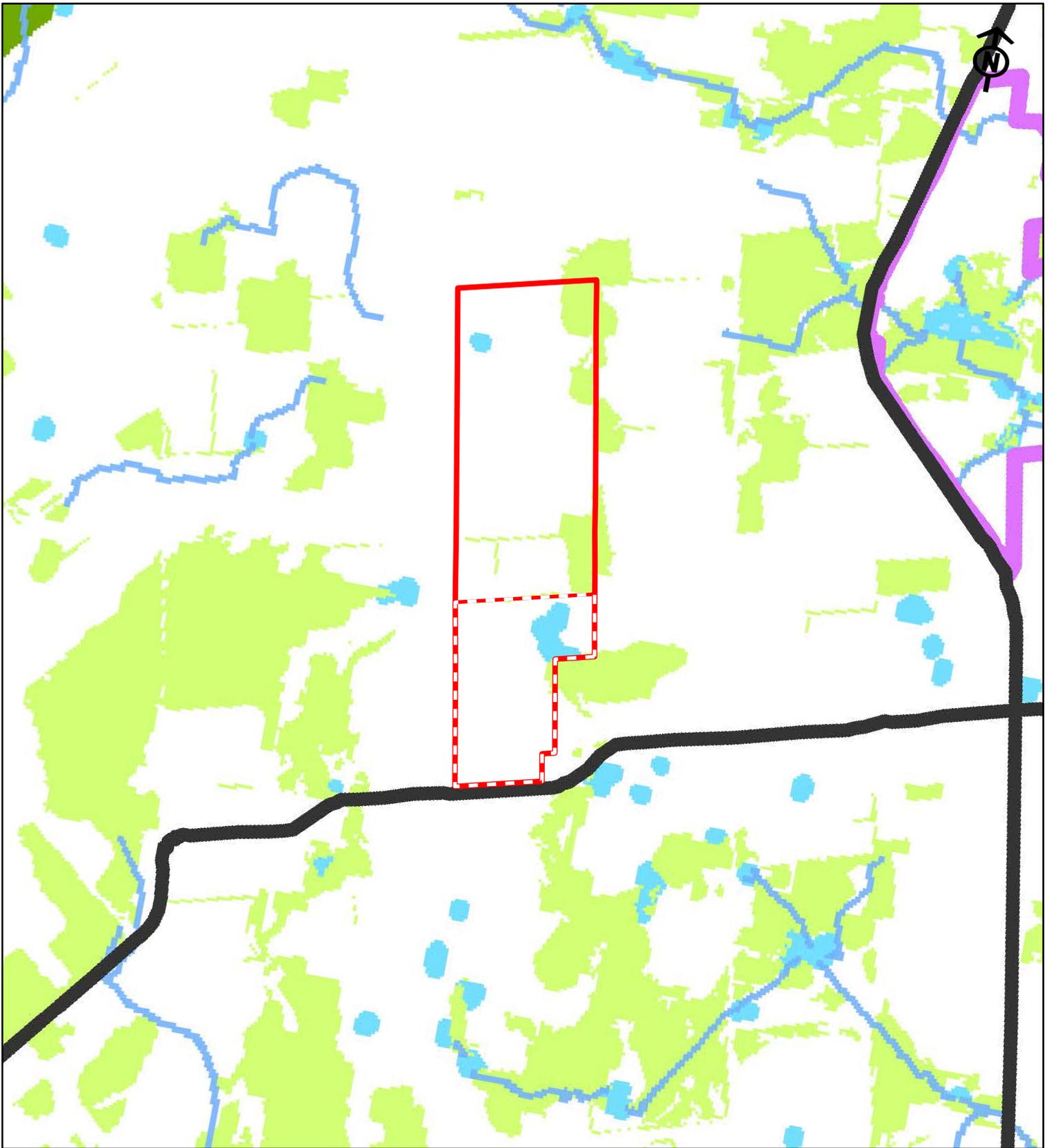
SOURCES  
 County of Dufferin Official Plan Schedule D



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 & LANDSCAPE  
 ARCHITECTURE



**FIGURE 10**  
**NATURAL HERITAGE**  
**FEATURES**

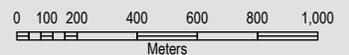
County of Dufferin Official Plan  
 Schedule E  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Community Settlement Area
- Provincially Significant Wetlands (S. 5.3.1)
- Woodlands (S. 5.3.4)
- Waterbody
- Watercourse

DATE Jan. 17, 2025

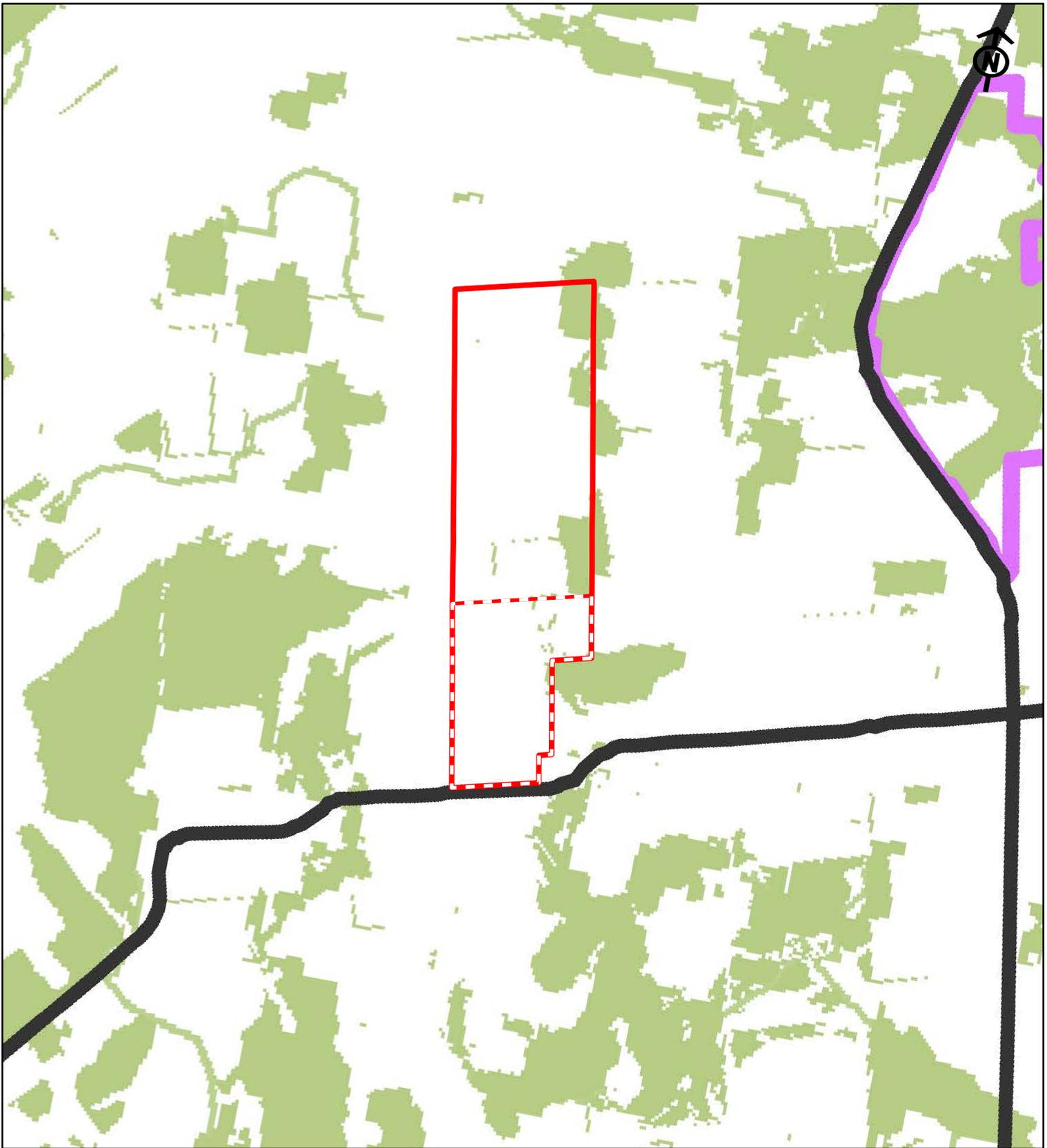
SOURCES  
 County of Dufferin Official Plan Schedule E



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 ARCHITECTURE



**FIGURE 11**  
**NATURAL HERITAGE SYSTEM**

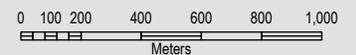
County of Dufferin Official Plan Schedule E1  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Community Settlement Area
- County Preliminary Natural Heritage System (S. 5.2)

DATE Jan. 17, 2025

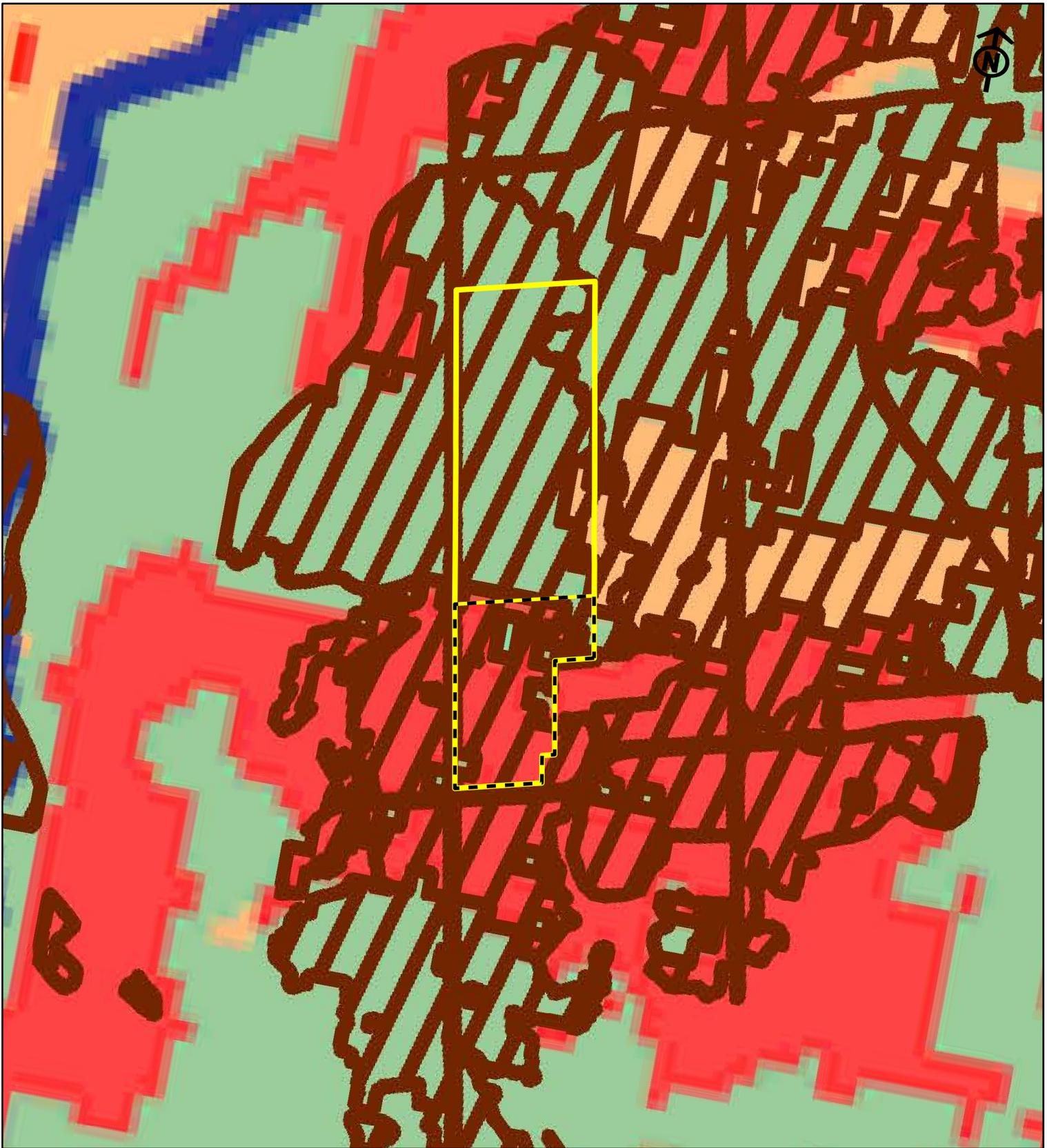
SOURCES  
 County of Dufferin Official Plan Schedule E1



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PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE



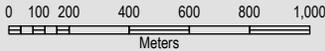
**FIGURE 12**  
**SOURCE WATER PROTECTION**

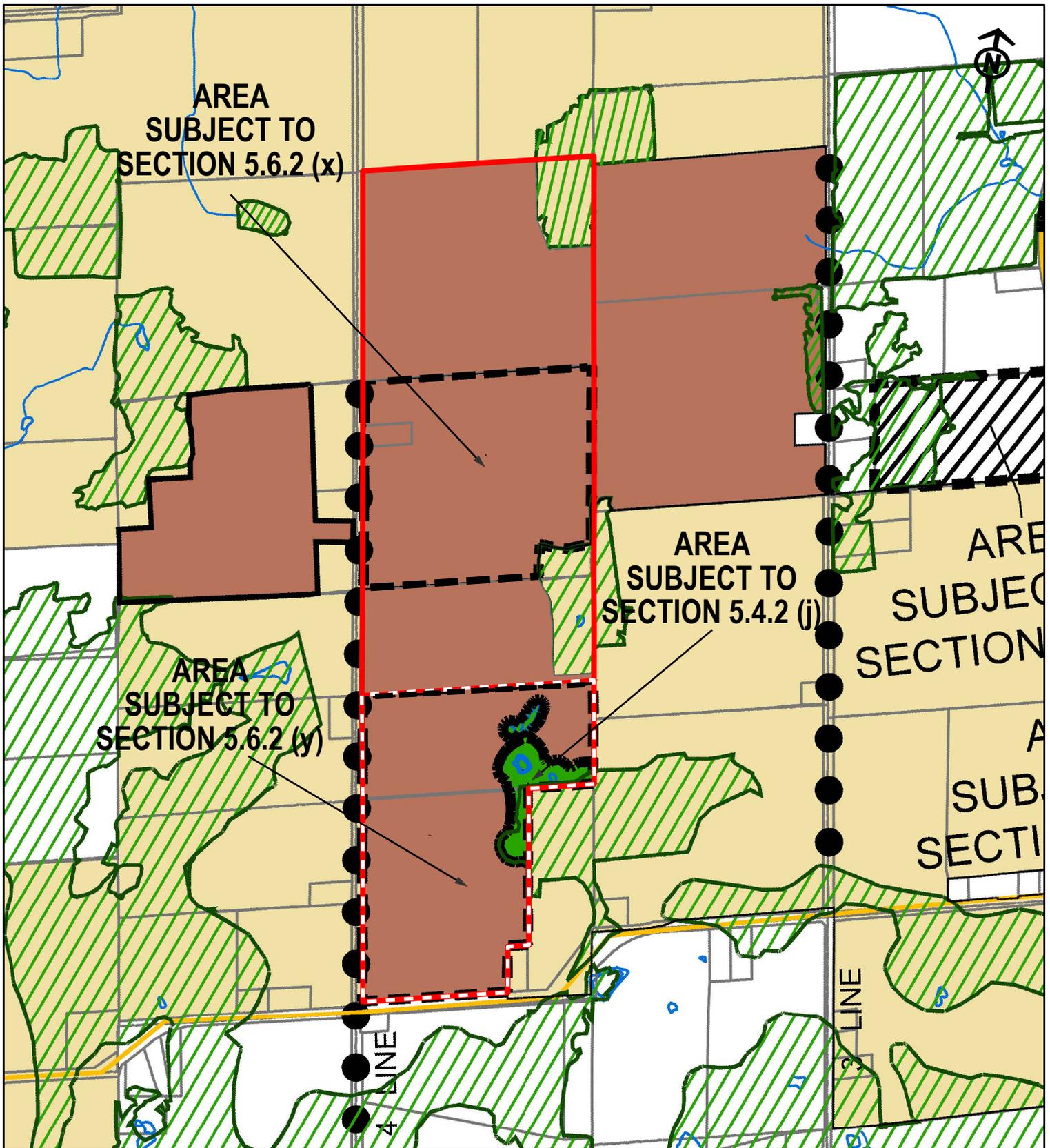
County of Dufferin Official Plan  
 Appendix 2  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

-  Subject Site / Proposed Licence Boundary
-  Portion of site subject to Planning Act Applications
-  Source Protection Area
-  Significant Groundwater Recharge Area

- Vulnerable Aquifer**
-  High
  -  Medium
  -  Low

DATE	Jan. 17, 2025
SOURCES	County of Dufferin Official Plan Appendix 2
	
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**FIGURE 13**  
**LAND USE AND**  
**ROADS PLAN**

Township of Melancthon Official Plan  
 Schedule A-5 Revised with OPA 2

**Strada Pit and Quarry**

Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

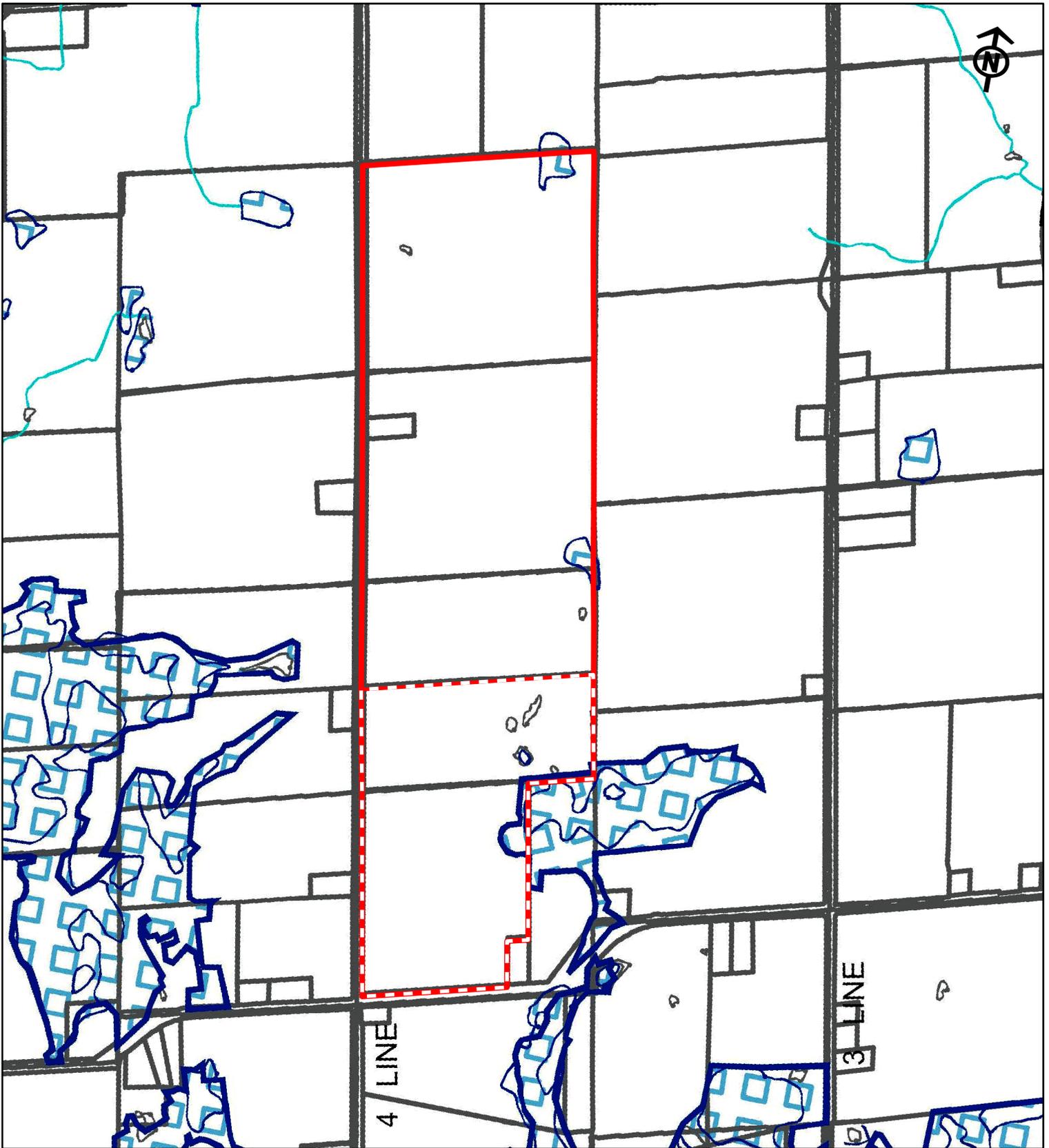
- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Agricultural
- Rural
- Environmental Conservation
- Environmental Protection
- Extractive Industrial
- Arterial Road
- Local Road
- Existing Mineral Aggregate Haul Route

DATE Jan. 20, 2025

SOURCES  
 Township of Melancthon Official Plan  
 Schedule A-5 Revised with OPA 2



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**FIGURE 14**  
**NATURAL HERITAGE 1**  
**WETLANDS**

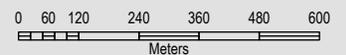
Township of Melancthon Official Plan  
 Schedule D  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

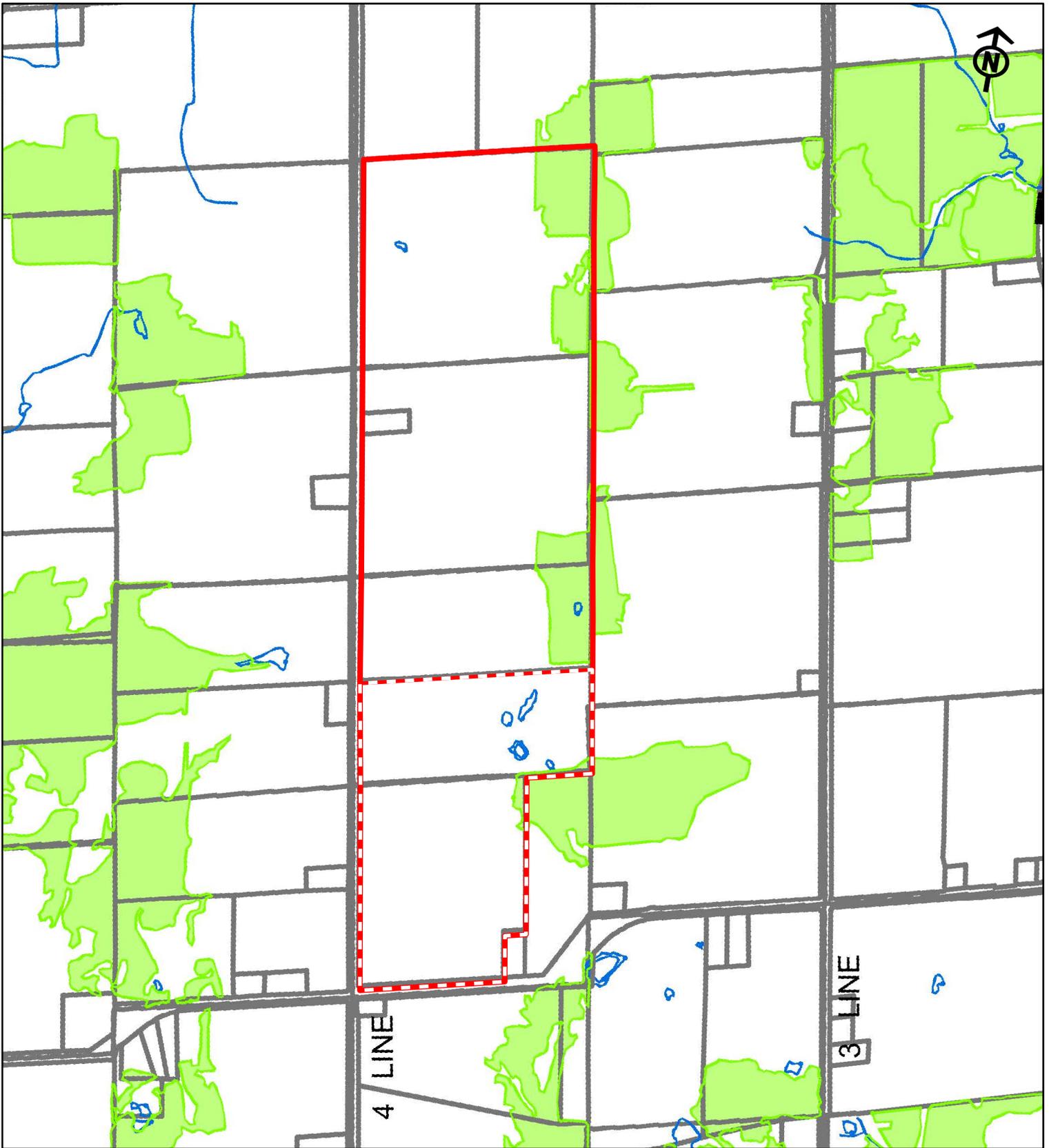
- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Locally Significant and Unevaluated Wetlands

DATE Jan. 17, 2025

SOURCES  
 Township of Melancthon Official Plan Schedule D



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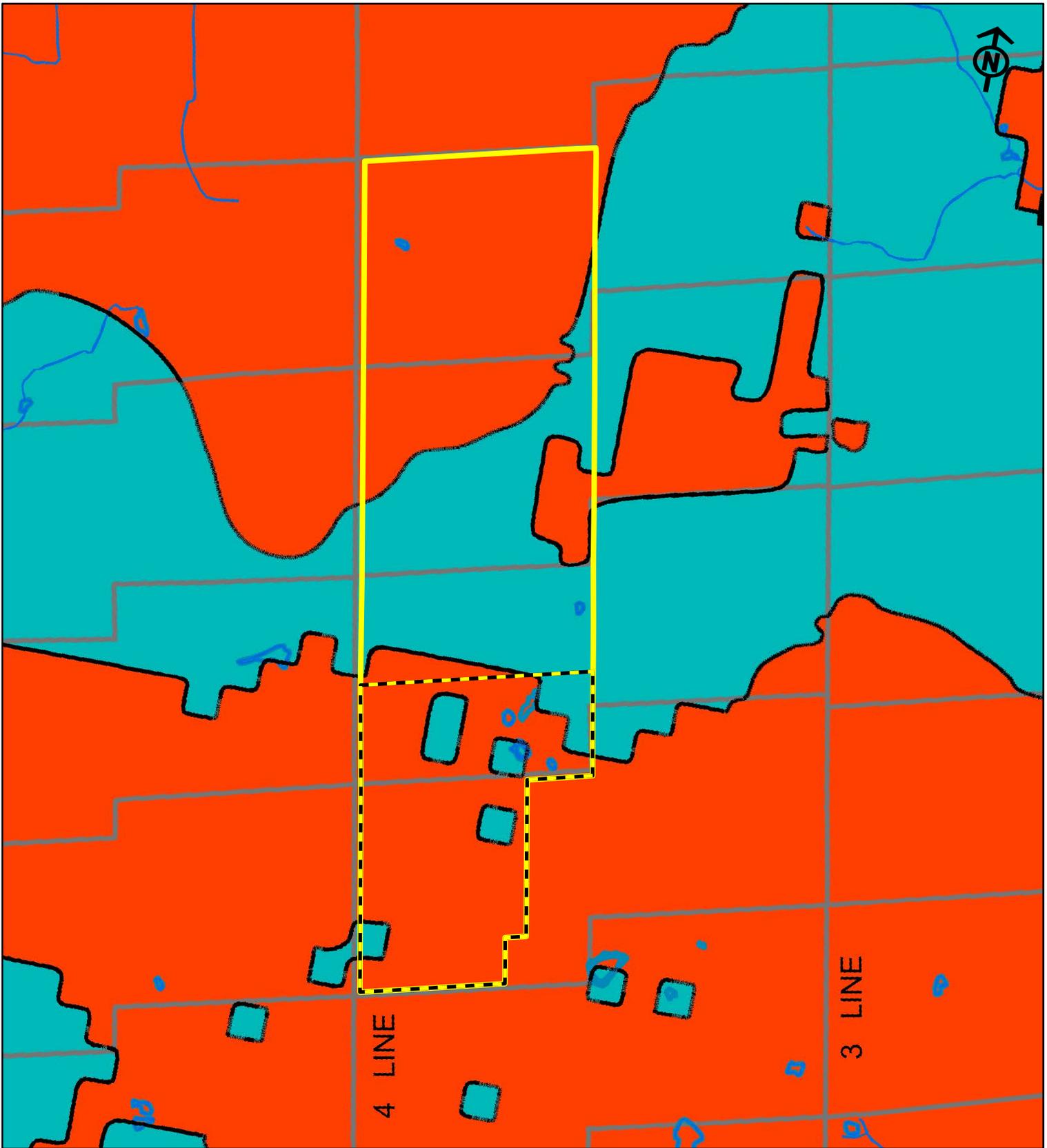
**FIGURE 15**  
**NATURAL HERITAGE 2**  
**WOODLANDS, WILDLIFE**  
**HABITAT AND ANSI**  
 Township of Melancthon Official Plan Schedule E  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

- LEGEND**
- Subject Site / Proposed Licence Boundary
  - Portion of site subject to Planning Act Applications
  - Significant Woodlands  
- Primarily 20+ Hectares

DATE	Jan. 17, 2025
SOURCES	Township of Melancthon Official Plan Schedule E
0 60 120 240 360 480 600  Meters	

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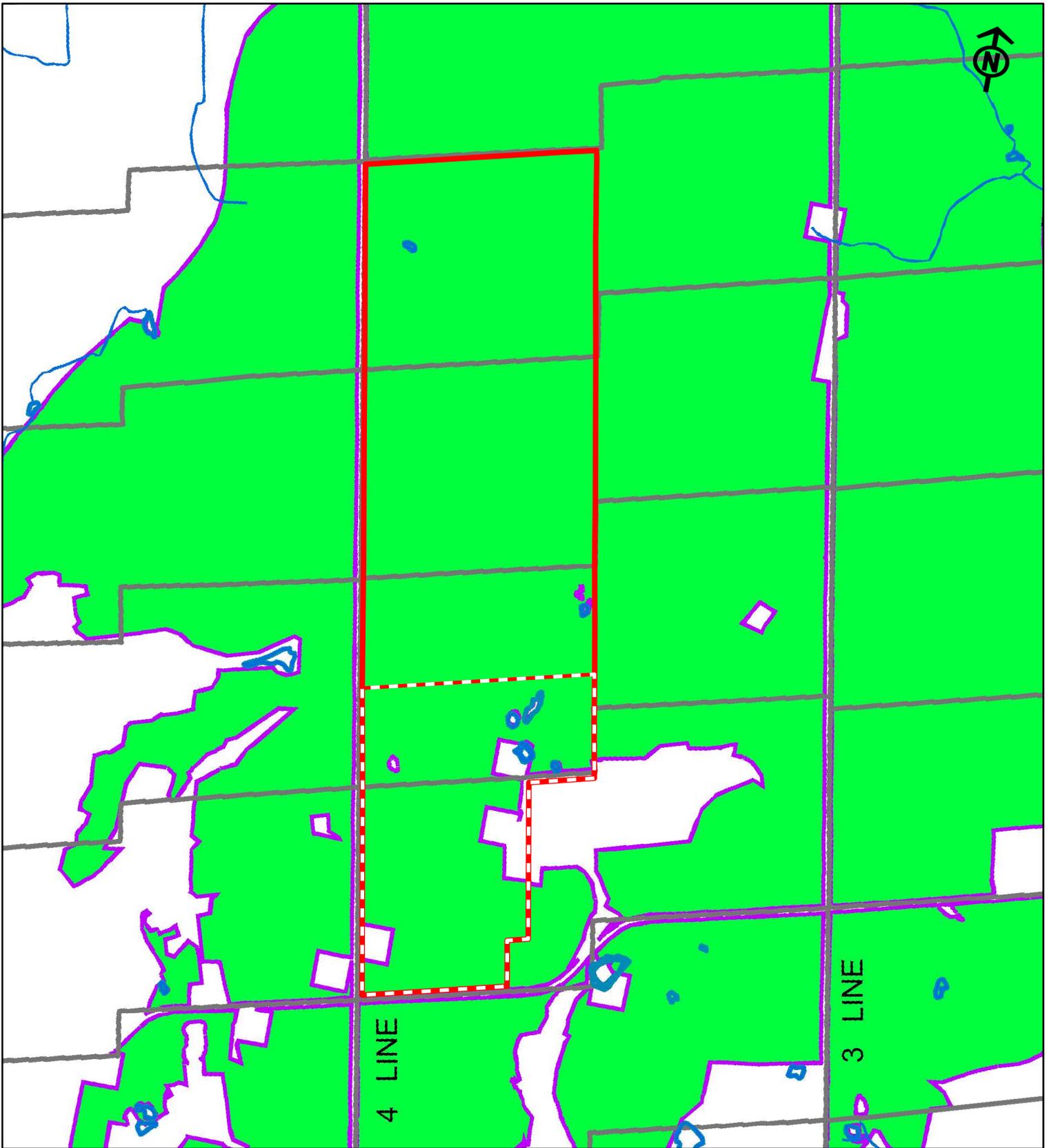
**FIGURE 16**  
**AQUIFER VULNERABILITY AND WELLHEAD PROTECTION AREAS**  
 Township of Melancthon Official Plan Schedule G  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

- LEGEND**
- Subject Site / Proposed Licence Boundary
  - Portion of site subject to Planning Act Applications
  - Medium Vulnerability
  - High Vulnerability

DATE	Jan. 17, 2025
SOURCES	Township of Melancthon Official Plan Schedule G

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**FIGURE 17**  
**SIGNIFICANT GROUNDWATER RECHARGE AREAS**

Township of Melancthon Official Plan Schedule G1  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

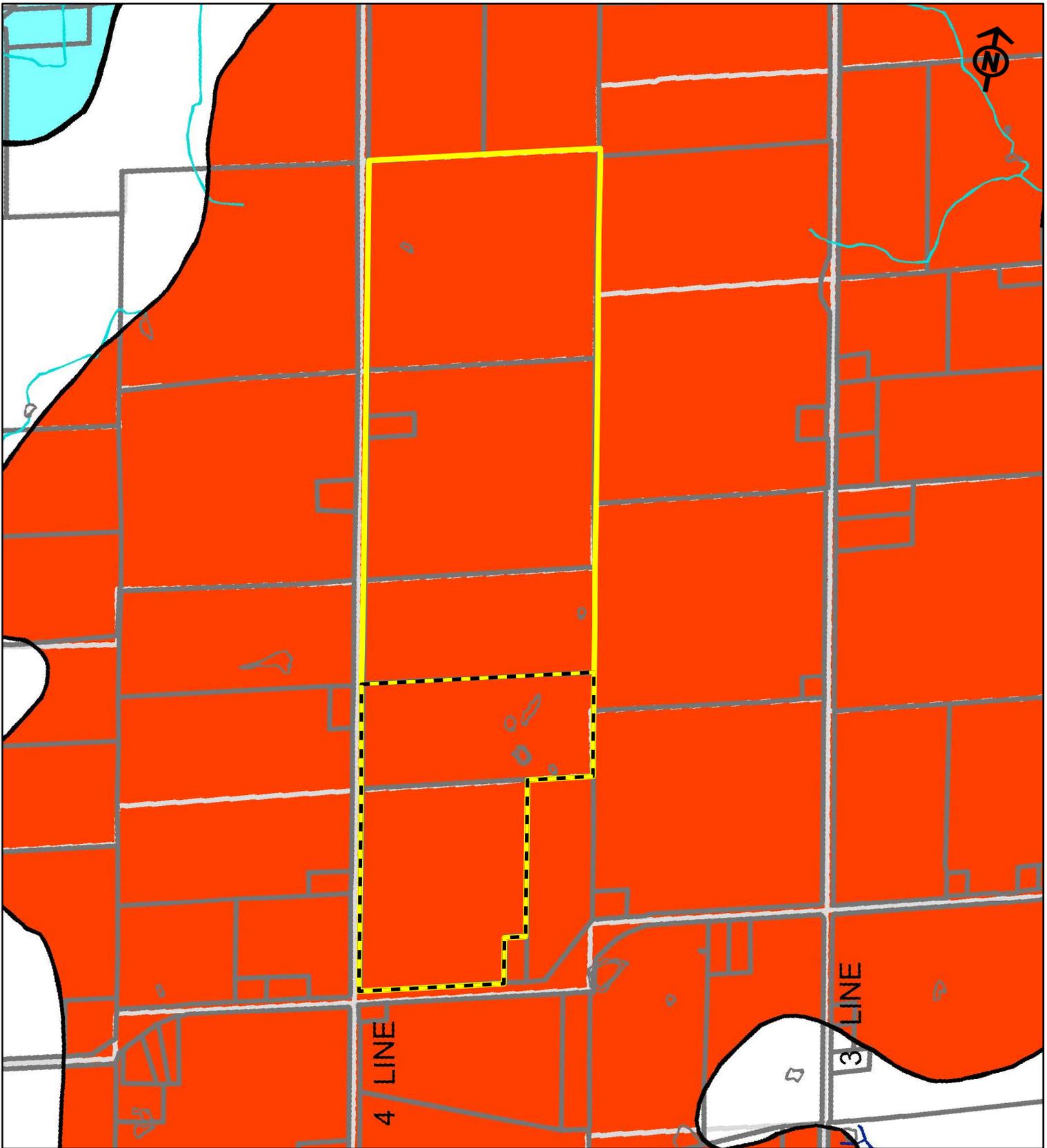
- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Significant Groundwater Recharge Areas

DATE Jan. 17, 2025

SOURCES  
 Township of Melancthon Official Plan Schedule G1



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**FIGURE 18**  
**PRIMARY MINERAL**  
**AGGREGATE RESOURCE**  
**AREAS**

Township of Melancthon Official Plan Schedule H

**Strada Pit and Quarry**

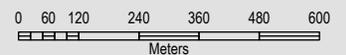
Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

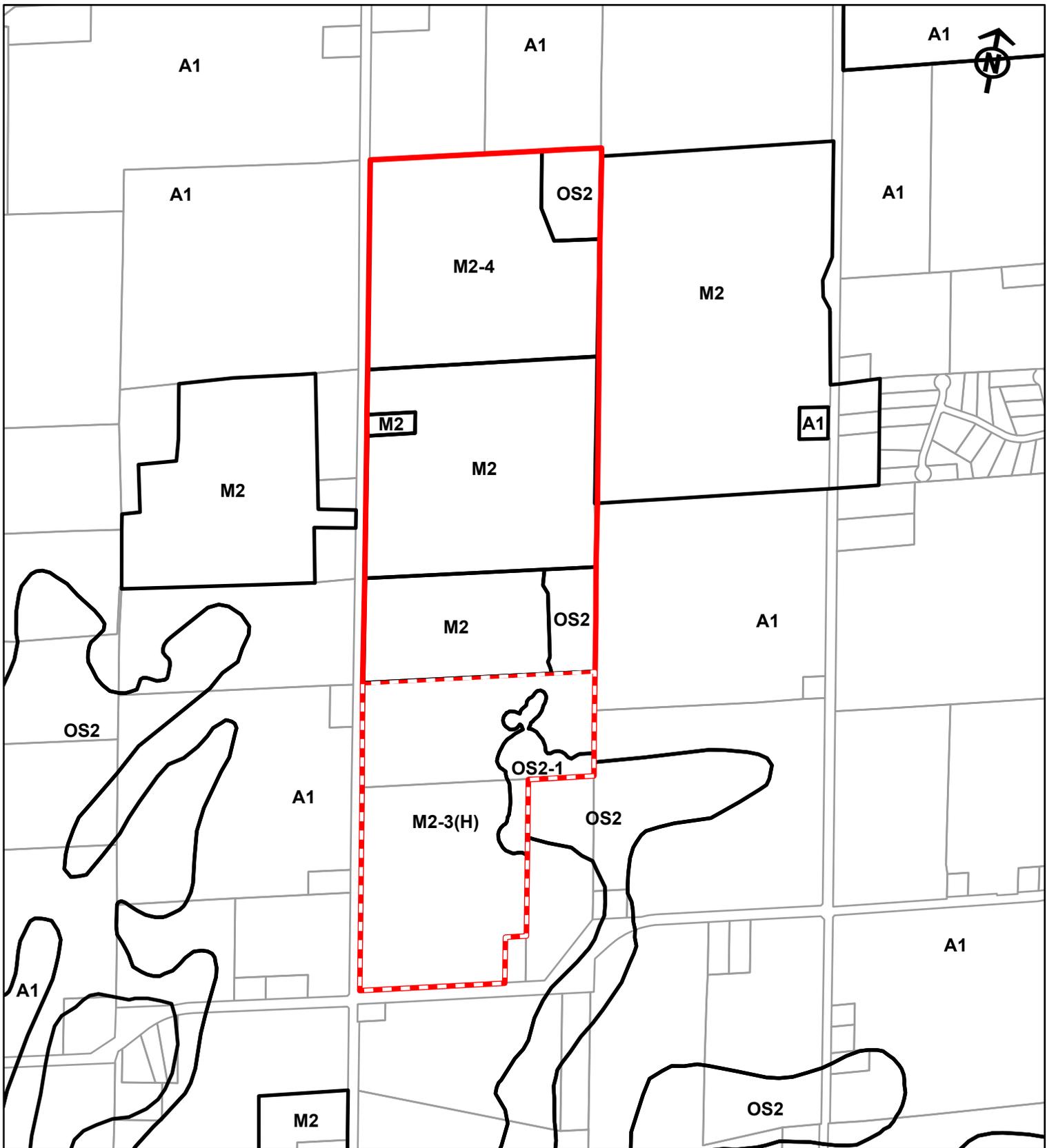
-  Subject Site / Proposed Licence Boundary
-  Portion of site subject to Planning Act Applications
-  Sand and Gravel Resource Area
-  Bedrock Resource Area (Within 8m of Surface)

DATE Jan. 17, 2025

SOURCES  
 Township of Melancthon Official Plan Schedule H



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**FIGURE 19**  
**ZONING**

Township of Melancthon Zoning By-Law  
12-1979 as Amended by 12-1982  
Schedule A, and further amended  
by by-laws 46-2003, 9-2011, and 34-2018

**Strada Pit and Quarry**

Part of Lots 11 to 14, Con. 3  
Township of Melancthon  
County of Dufferin

**LEGEND**

 Subject Lands

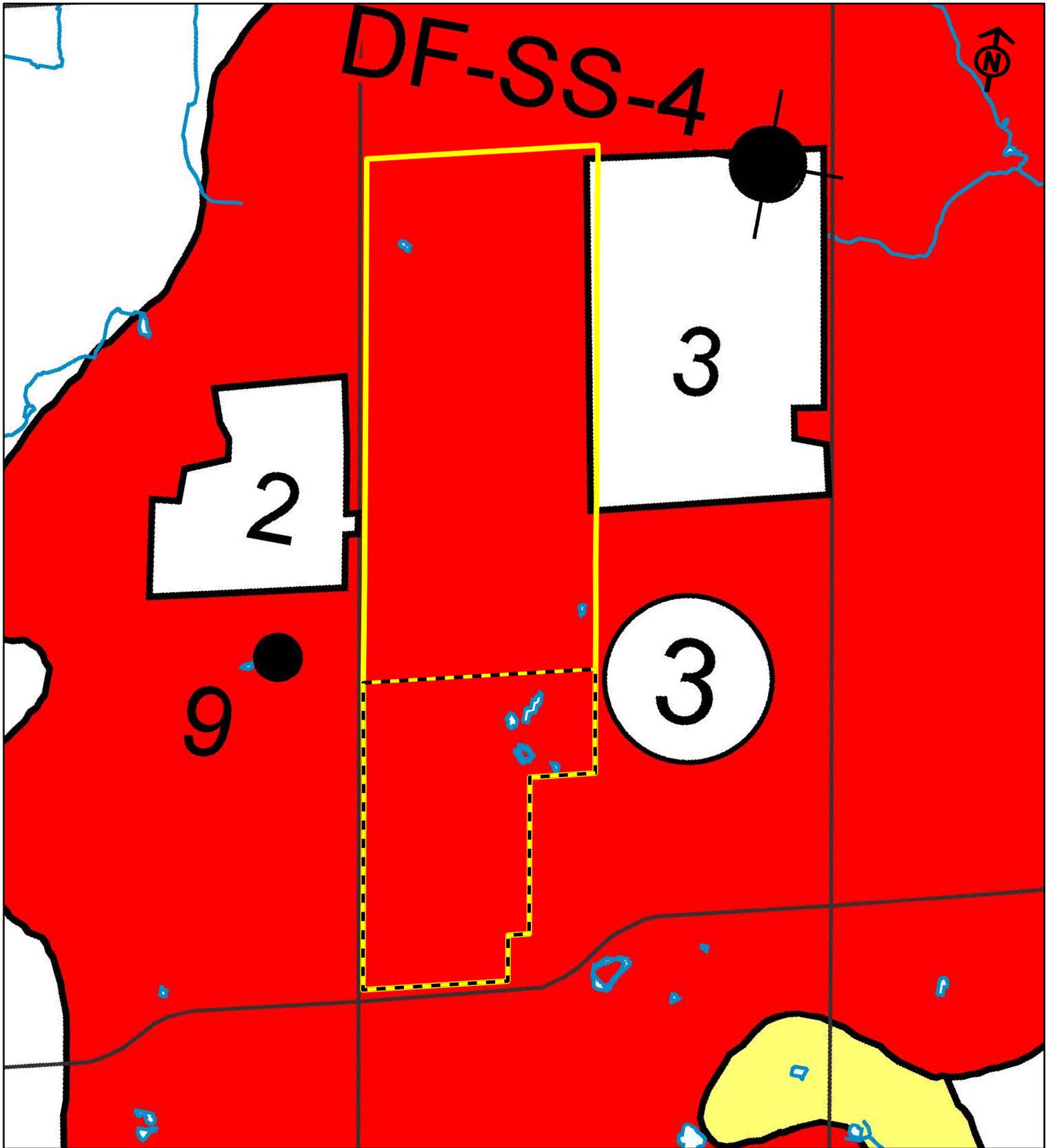
 Zone Boundary

DATE Jan. 17, 2025

SOURCES Township of Melancthon Zoning By-Law  
12-1979 as Amended by 12-1982  
Schedule A, and further amended  
by by-laws 46-2003, 9-2011, and 34-2018

0 60 120 240 360 480 600  
Meters

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**FIGURE 20**  
**SAND AND GRAVEL**  
**RESOURCES**

Aggregate Resources Inventory Paper  
 163—Revision 2 MAP 1  
**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Con. 3  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

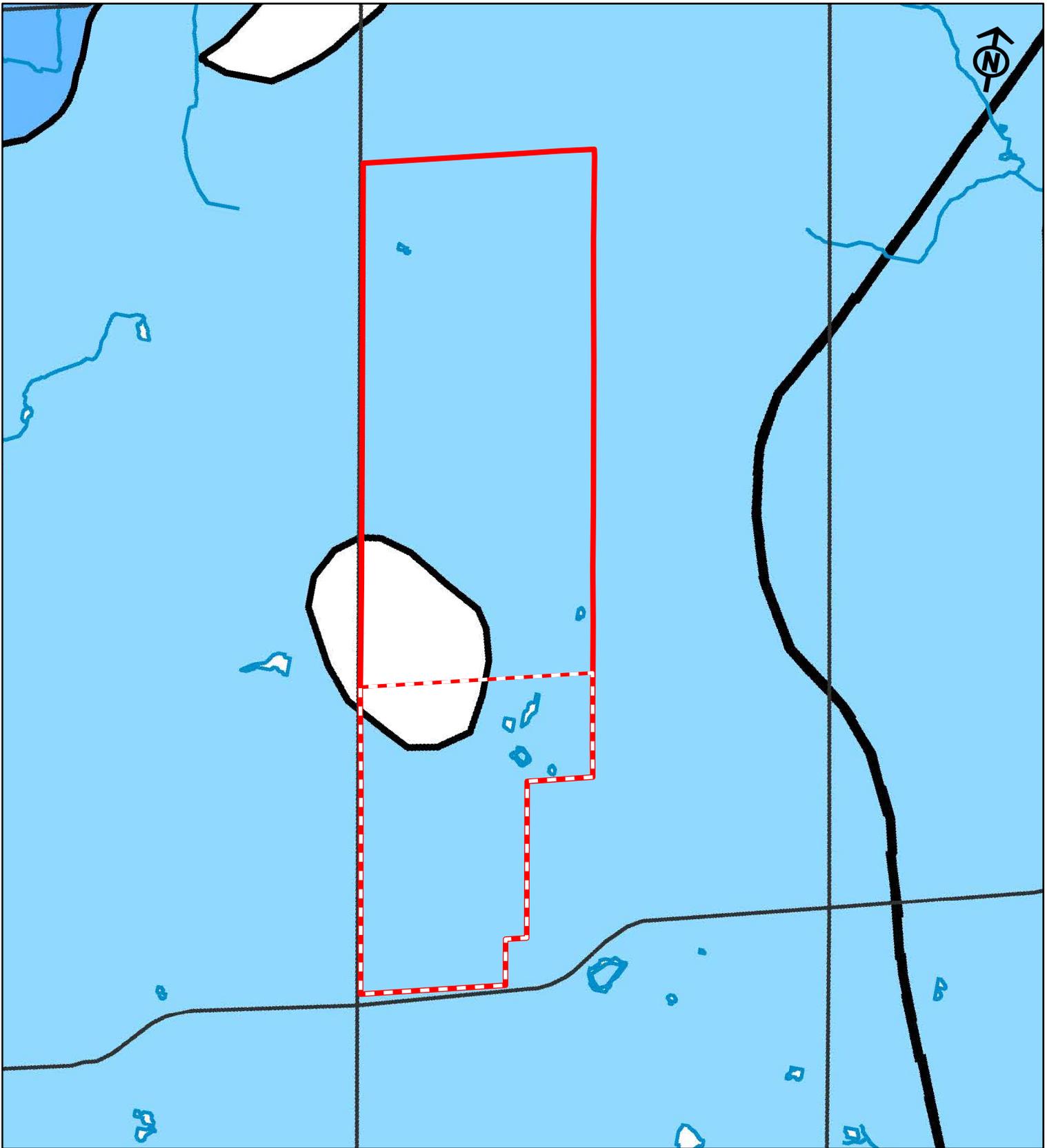
- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Selected Sand and Gravel Resource Area, primary significance
- Sand and gravel deposit, tertiary significance
- Licenced property boundary
- <sup>18</sup> Unlicensed sand or gravel pit (i.e., abandoned pit or wayside pit operating on demand under authority of a permit).
- Sample site

DATE Jan. 17, 2025

SOURCES  
 Aggregate Resources Inventory Paper 163—Revision 2 MAP 1

0 60 120 240 360 480 600  
 Meters

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**FIGURE 21**  
**BEDROCK RESOURCES**

Aggregate Resources Inventory Paper  
163—Revision 2 MAP 2  
**Strada Pit and Quarry**  
Part of Lots 11 to 14, Con. 3  
Township of Melancthon  
County of Dufferin

**LEGEND**

- Subject Site / Proposed Licence Boundary
- Portion of site subject to Planning Act Applications
- Paleozoic bedrock covered by drift (see Table 4); drift thickness is generally 1 to 8 m (3 to 25 feet). Bedrock outcrops may occur.
- Paleozoic bedrock covered by drift (see Table 4); drift thickness is generally 8 to 15 m (25 to 50 feet). Isolated bedrock outcrops may occur.
- Paleozoic bedrock covered by drift; drift thickness is generally greater than 15 m (50 feet).

DATE Jan. 17, 2025

SOURCES  
Aggregate Resources Inventory Paper 163—Revision 2 MAP 2



Y349I - Report Figures



# A

---

## **Appendix A: Pre-consultation Record**

**From:** James Newlands

**Sent:** April-03-24 9:59 AM

**To:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>

**Cc:** Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; Grant Horan <[GHoran@Strada-Aggregates.com](mailto:GHoran@Strada-Aggregates.com)>; Greg Richards <[Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)>; Liam Morgan <[lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca)>; Diksha Marwaha <[dmarwaha@dufferincounty.ca](mailto:dmarwaha@dufferincounty.ca)>; Denise Holmes <[dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca)>; Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>

**Subject:** RE: Melancthon Township - Proposed Strada Quarry - Planning Act Approvals

Good morning Silva,

Further to our below correspondence, please see attached a pre-consultation request form for Strada Aggregate's properties at 437075 and 437031 4<sup>th</sup> Line, Melancthon. Please see the form for the details on the application. We have also attached two figures to provide additional land use context.

A cheque in the amount of \$1,000 is being mailed to the County office under separate cover. Based on the County's Pre-application Consultation By-law, it is understood that the required deposit amount will be determined after staff have had a chance to review the application. If there are any questions about it, we would be happy to discuss.

We are requesting a meeting with the County to discuss the potential Planning Act application requirements for these two properties. As part of this meeting we would take the opportunity to provide you with background context of the project and future application. If you could please let me know of your availability, I would be happy to circulate a meeting invite link.

We look forward to working with you on this application.  
Thanks,

**JAMES NEWLANDS**, HBCComm, MSc, MCIP, RPP | Associate

## **MHBC** Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 234 | C 705 238 0540 | F 705 728 2010 | [jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)

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**From:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>

**Sent:** March-12-24 1:19 PM

**To:** James Newlands <[jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)>

**Cc:** Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; Grant Horan <[GHoran@Strada-Aggregates.com](mailto:GHoran@Strada-Aggregates.com)>; Greg Richards <[Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)>; Liam Morgan <[lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca)>; Diksha Marwaha <[dmarwaha@dufferincounty.ca](mailto:dmarwaha@dufferincounty.ca)>; Denise Holmes <[dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca)>; Kaitlin Dinnick <[kdinnick@melancthontownship.ca](mailto:kdinnick@melancthontownship.ca)>

**Subject:** RE: Melancthon Township - Proposed Strada Quarry - Planning Act Approvals

Good afternoon, James.

I think under the county policy - we still require a pre consultation for aggregate expansion just to make sure that the policy requirements are met, and we have everything we need in place.

it shouldn't take that long once we receive a complete precon submission - I will communicate with you accordingly by end of this week.

Thanks

S

**Silva Yousif, Senior Planner PMP, MCIP, RPP, EIT | Development and Tourism |  
County of Dufferin**

Phone: 519-941-2816 Ext. 2509 | [syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca) | 30 Centre St, Orangeville,  
ON L9W 2X1

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Collaboration | Accountability | Innovation | Compassion | Courage

**From:** James Newlands <[jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)>  
**Sent:** Tuesday, March 12, 2024 8:54 AM  
**To:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>  
**Cc:** Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; Grant Horan <[GHoran@Strada-Aggregates.com](mailto:GHoran@Strada-Aggregates.com)>; Greg Richards <[Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)>  
**Subject:** Melancthon Township - Proposed Strada Quarry - Planning Act Approvals

Good morning Silva,

I understand you are the County's Planner for Melancthon Township. I contacted the Township CAO and she has directed me to contact you.

MHBC is working with Strada Aggregates on a potential quarry within their existing licenced pits on the 4<sup>th</sup> Line in Melancthon and we would appreciate an opportunity to speak with you to give you an overview of the application and discuss Planning Act requirements.

Below is the email I sent to the Township so that you have it for some background information prior to the meeting. If you could let me know of some times you are available to meet, I would be happy to coordinate availability with Strada and get a meeting set up.

Thanks and please let me know if you have any questions,

**JAMES NEWLANDS**, HBComm, MSc, MCIP, RPP | Associate

## **MHBC** Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 234 | C 705 238 0540 | F 705 728 2010 | [jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)

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**From:** James Newlands <[jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)>  
**Sent:** Tuesday, February 27, 2024 3:54 PM  
**To:** Denise Holmes <[dholmes@melancthontownship.ca](mailto:dholmes@melancthontownship.ca)>  
**Cc:** Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; Grant Horan <[GHoran@Strada-Aggregates.com](mailto:GHoran@Strada-Aggregates.com)>; Greg Richards <[Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)>  
**Subject:** Strada Aggregates - Proposed Quarry - Planning Act Approvals

Good afternoon Denise,

As you may be aware, MHBC is working with Strada Aggregates on the proposed quarry application at Strada's existing Pits on the 4<sup>th</sup> Line. Strada owns the following six properties which make up the existing pit lands:

- 437213 4<sup>th</sup> Line
- 437163 4<sup>th</sup> Line
- 437159 4<sup>th</sup> Line
- 437101 4<sup>th</sup> Line
- 437075 4<sup>th</sup> Line
- 437031 4<sup>th</sup> Line.

We would like the opportunity to set up a meeting with Township staff and/or planning consultant to discuss Planning Act requirements for the most southern properties at 437075 4<sup>th</sup> Line and 437031 4<sup>th</sup> Line.

Ive attached a document that contains two figures - one showing the Official Plan designations for Strada's properties and the second showing the Zoning for Strada's properties. Some context for the overall quarry application is:

- All six properties are proposed to be licenced under the Aggregate Resources Act.
- The extent of quarry extraction is proposed to occur within the northern two thirds of the site on the following properties:
  - o 437213 4<sup>th</sup> Line
  - o 437163 4<sup>th</sup> Line
  - o 437159 4<sup>th</sup> Line
  - o 437101 4<sup>th</sup> Line
- MHBC is of the opinion that based on the Township's Official Plan designation and Zoning for those properties, that no Planning Act approvals are required for the above four properties for the quarry extraction since it is a permitted use.
- The southern properties at 437075 4<sup>th</sup> Line and 437031 4<sup>th</sup> Line are proposed to be used for aggregate processing (shown by the purple hatching on the attached figures) and water management from the operation (shown by the blue hatching on the attached figures). We would like to set up a meeting with the Township to discuss Planning Act requirements for this portion.

If you could let me know when the Township would be available for a call, I will be happy to circulate a Zoom or Teams meeting invite.

Thanks and looking forward to hearing from you,

**JAMES NEULANDS**, HBComm, MSc, MCIP, RPP | Associate

**MHBC** Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 234 | C 705 238 0540 | F 705 728 2010 | [jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)

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[www.dufferincounty.ca](http://www.dufferincounty.ca)

**For Office Use Only**

File Number: \_\_\_\_\_  
Roll Number(s): \_\_\_\_\_  
Application Fee: \_\_\_\_\_  
Application Received: DD/MM/YYYY Application Deemed Complete: DD/MM/YYYY

**Section One: General Information****Pre-consultation Procedure**

The County of Dufferin requires applicants to meet with the County's planning staff prior to submitting an application under the *Planning Act*. Pre-consultation meetings are hosted by the County and are required to be attended by the applicant or their representative(s). The pre-consultation meeting allows the applicant and/or their representative(s) to present and discuss the development proposal with relevant staff, and also allows staff to clarify the application process, provide preliminary comments on the proposal, identify any key issues and the approvals that will be required, as well as determine which technical studies and supporting information/materials must be submitted with the planning application in order to be considered a complete application under the *Planning Act*.

**Fees**

In accordance with the County of Dufferin Tariff of Fees By-law, a Pre-Application Consultation Fee is required for all Pre-Consultation Applications.

Tariff of Fees By-law

Pre-Application Consultation By-law

The fees may be submitted online or in the form of a cheque made payable to The Corporation of the County of Dufferin. The application will not be processed until the applicable fee has been paid.

**Timing and Complete Application Requirements:**

Please note that from the date of the notice of a complete application, the County expects to take 6-8 weeks to review, circulate and organize the Pre-Consultation Meeting involving the applicant, local municipal and County planning staff, and other relevant agencies where necessary.

Please also ensure that the following materials are submitted in support of the Complete Pre-Consultation Application Submission Package

Complete Application Package List:

- Pre-Consultation Application form.
- A Planning Justification Brief 1-page max. outlining the nature of the proposal.
- Aerial Photo with Concept Plan overlaid.
- Site Plan of the subject property indicating:
  - property address/location, property lot lines and setbacks;
  - location of proposed development/building(s);
  - location of existing development/building(s);
  - proposed use;
  - proposed and/or existing entrance; and
  - any other pertinent information.
- Application Fees. (Photocopy of the Cheque + invoice or receipt)

Complete and return the pre-consultation request and the supporting material via email to:

County of Dufferin – Attention Planning Division, ([planner@dufferincounty.ca](mailto:planner@dufferincounty.ca))

Subsequent to a pre-consultation meeting, the County will provide the applicant and/or owner with a signed Record of Pre-consultation. The Record will contain a list of information and materials that will be required to process the subject application(s) and meet the requirements of a complete application under the Planning Act.

**Section Two: Application Information****1. Property Owner's Information**

Owner's Name:	<u>Strada Aggregates c/o Grant Horan</u>		
Mailing Address:	<u>30 Floral Pkwy</u>	Postal Code:	<u>L4K R41</u>
	<u>Concord</u>	Home Phone:	<u></u>
Email Address:	<u>ghoran@strada-aggregates.com</u>	Work Phone:	<u>(905) 738-2200</u>

**2. Agent/Applicant Information**

(Name of person to be contact about the application, if different from the owner)

Name of Contact: MHBC Planning c/o Brian Zeman  
Mailing Address: 113 Collier Street Postal Code: L4M 1H2  
Barrie Home Phone: \_\_\_\_\_  
Email Address: bzeman@mhbcplan.com Work Phone: 705-728-0045

**3. Authorization Form**

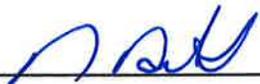
The Owner(s) formal authorization permitting the applicant to make this application on the Owner(s) behalf to the County of Dufferin.

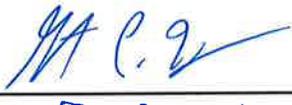
I/We Strada Aggregates c/o Grant Horan, the owner(s) of the property

subject of this application, hereby authorize

MHBC Planning c/o Brian Zeman

to make this application on my/our behalf to the County of Dufferin.

Witness: 

Owner's Signature: 

Date: March 28, 2024

Date: March 28, 2024

**Section Three: Subject Property****1. Location of the Subject Land**

Street Name and Number: 437075 and 437031 4th Line

Registered Plan Number: \_\_\_\_\_ Part/Block/Lot: West Pt Lot 11 & 12

Reference Plan Number: \_\_\_\_\_ Parcel/Roll No.: \_\_\_\_\_

Concession & Lot Number: Concession 3 O.S.

Lot Area (sq.m. / ha): 47.6ha Lot Frontage (m/ ft.): Approx. 875m

**Section Four: Property Information****1. Describe the Current Land Use(s) on the Property:**

Mineral aggregate operation. Licenced pit under the Aggregate Resources Act (Licence #625155).

**2. Current Official Plan Designation**

County OP: Rural Lands

Local OP: Extractive Industrial & Environmental Protection

Does the proposed use comply with the existing Official Plan designation(s)?

Yes:  No:

If no, explain the amendment(s) required:

Strada is proposing to establish a quarry within the foot print of their existing licenced pits on the 4th Line in Melancthon. The properties at 437075 4th Line and 437031 4th Line are proposed to be used for aggregate processing and water management from the operation. Extraction of quarry material is not proposed on these two properties.

Please see the attached PDFs.

We believe that no amendment to the County Official Plan is required. We wish to discuss with staff the requirement for Planning Act approvals at the local level.

**3. Easements and Encumbrances**

Are there any easements and encumbrances on  
the property?

Yes:

No:

If yes, please list:

N/A

**Section Five: Property Description**

**1. Existing Property Description**

Describe the current buildings or structures on the property and the natural features and vegetation on the property and adjoining property: (Should further space be required for responses, or to provide additional information to assist staff in considering the proposal, please provide by attachment).

Current buildings or structures: Scale house for the operation.

Natural features and vegetation on Site: Gravel pit operation, wetlands and forested area.

Surrounding natural features and vegetation: woodlands, wetlands, and agricultural fields.

## 2. Proposed Development Description

Provide a detailed description of the proposed development: (Should further space be required for responses, or to provide additional information to assist staff in considering the proposal, please provide by attachment).

Strada Aggregates is proposing to establish a quarry within the foot print of their existing licenced pits on the 4th Line in Melancthon. Strada owns the following six properties which make up the existing pit lands:

- 437213 4th Line
- 437163 4th Line
- 437159 4th Line
- 437101 4th Line
- 437075 4th Line
- 437031 4th Line.

We would like the opportunity to set up a meeting to discuss Planning Act requirements for the most southern properties at 437075 4th Line and 437031 4th Line.

Attached is a document that contains two figures - one showing the municipal Official Plan designations for Strada's properties and the second showing the municipal Zoning for Strada's properties. Some context for the overall quarry application is:

- All six properties are proposed to be licenced under the Aggregate Resources Act.
- The extent of quarry extraction is proposed to occur within the northern two thirds of the site on the following properties:
  - o 437213 4th Line
  - o 437163 4th Line
  - o 437159 4th Line
  - o 437101 4th Line
- MHBC is of the opinion that based on the Official Plan designations and Zoning for these properties, that no Planning Act approvals are required for the above four properties for the quarry extraction since it is a permitted use.
- The southern properties at 437075 4th Line and 437031 4th Line are proposed to be used for aggregate processing (shown by the purple hatching on the attached figures) and water management from the operation (shown by the blue hatching on the attached figures).

**Section Six: Authorization**

**1. Affidavit or Sworn Declaration**

I, Strada Aggregates c/o Grant Horan of the municipality of Vaughan  
make an oath and say (or solemnly declare) that the information contained in this application is true  
and that the information contained in the documents that accompany this application is true.

SWORN remotely by Grant Horan, stated as being located in the City of Vaughan in the Province of  
Ontario, before me at the City of Barrie this 1 day of April, 2024, in accordance with O. Reg.  
431/20, Administering Oath or Declaration Remotely

K Clements  
Commissioner's Signature

Kimberley Anne Clements, a Commissioner,  
etc., Province of Ontario, for MacNaughton  
Hermes Britton Clarkson Planning Limited.  
Expires August 17, 2024.

MA C. Z  
Owner's Signature

**2. Permission to Enter Property**

I/We, Strada Aggregates c/o Grant Horan hereby authorize the members of the  
Committee of Adjustment, members of the staff of the County of Dufferin and designated consultants  
to enter onto the above noted property for the limited purposes of evaluating the merits of this  
application over the time this application is under consideration by the County of Dufferin.

April 01 2024

MA C. Z

Date: April 01 2024 Owner's Signature: MA C. Z  
Please be aware that the Site is an active licenced pit under the ARA. If the County needs to enter the Site please  
first contact Strada to arrange a time to do so.

**3. Information Authorization of the Owner**

If the applicant is not the owner of the land that is the subject of this application, complete the  
authorization of the owner concerning personal information set out below.  
Strada Aggregates c/o Grant Horan am the owner of the land that is subject to this application for  
approval of a Planning Act application and for the purposes of the *Freedom of Information and Protection*  
*of Privacy Act*, I authorize MHBC Planning c/o Brian Zeman  
as my agent for this application, to provide any of my personal information that will be included in this  
application or collected during the processing of the application.

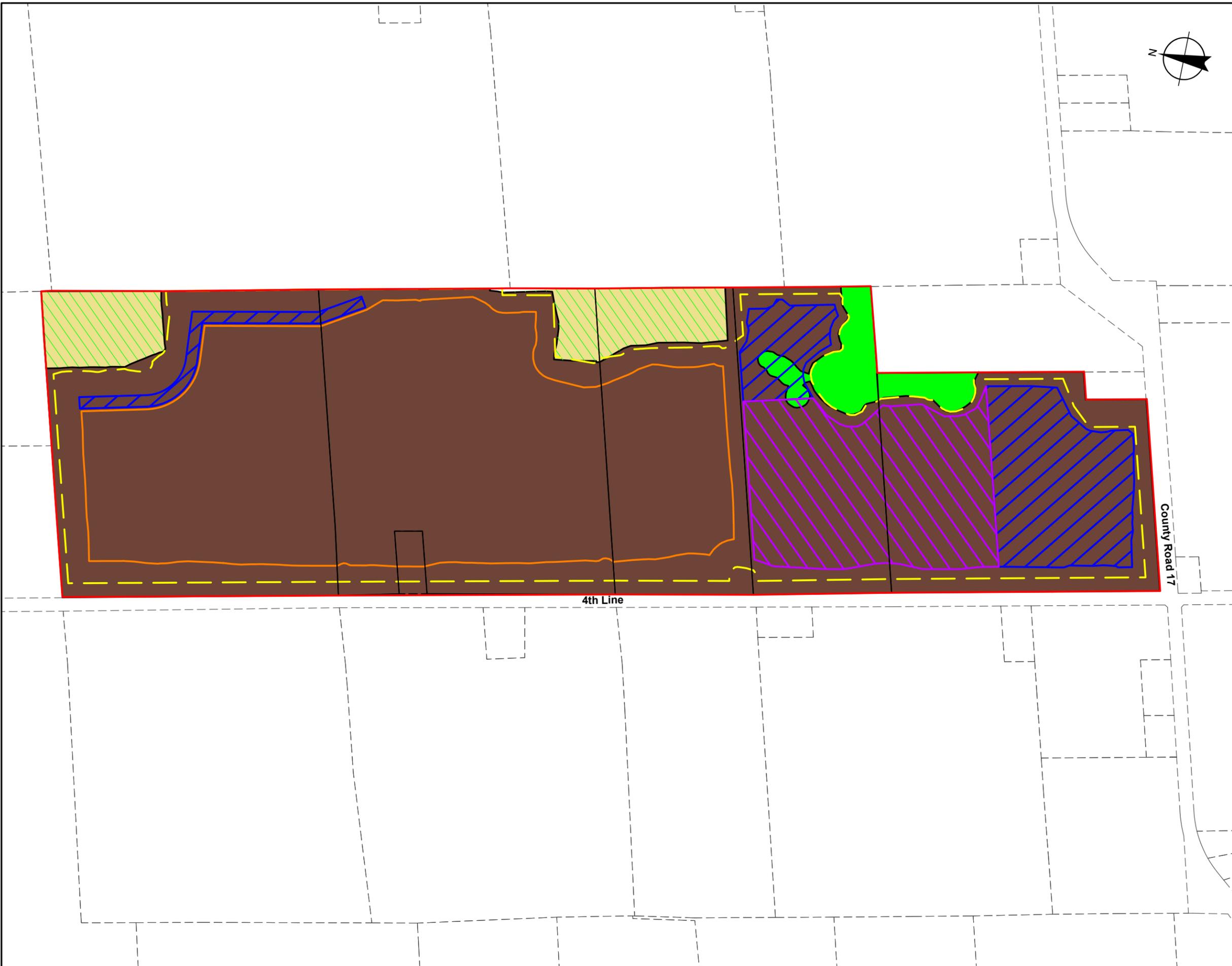
April 01 2024

MA C. Z

Date: April 01 2024 Owner's Signature: MA C. Z

**Print**

The personal information collected on this form is collected under the authority of the *Planning Act* and will be used during the Pre-Consultation process. Questions about the collection should be directed to the Clerk at 519.941.2816 x2504.



**FIGURE 1**  
**STRADA QUARRY**  
**EXISTING LAND USE**

**Strada Pit and Quarry**  
 Part of Lots 11 to 14, Concession 3  
 Geographic Township of Melancthon  
 Township of Melancthon  
 County of Dufferin

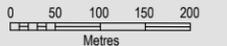
**LEGEND**

- Licence Boundary
- Pit Limit of Extraction
- Quarry Limit of Extraction
- Extractive Industrial
- Environmental Protection
- Environmental Conservation Overlay
- Agricultural
- Existing Wash Plant (To be Used For Pit/Quarry)
- Proposed Water Mitigation / Infiltration Areas

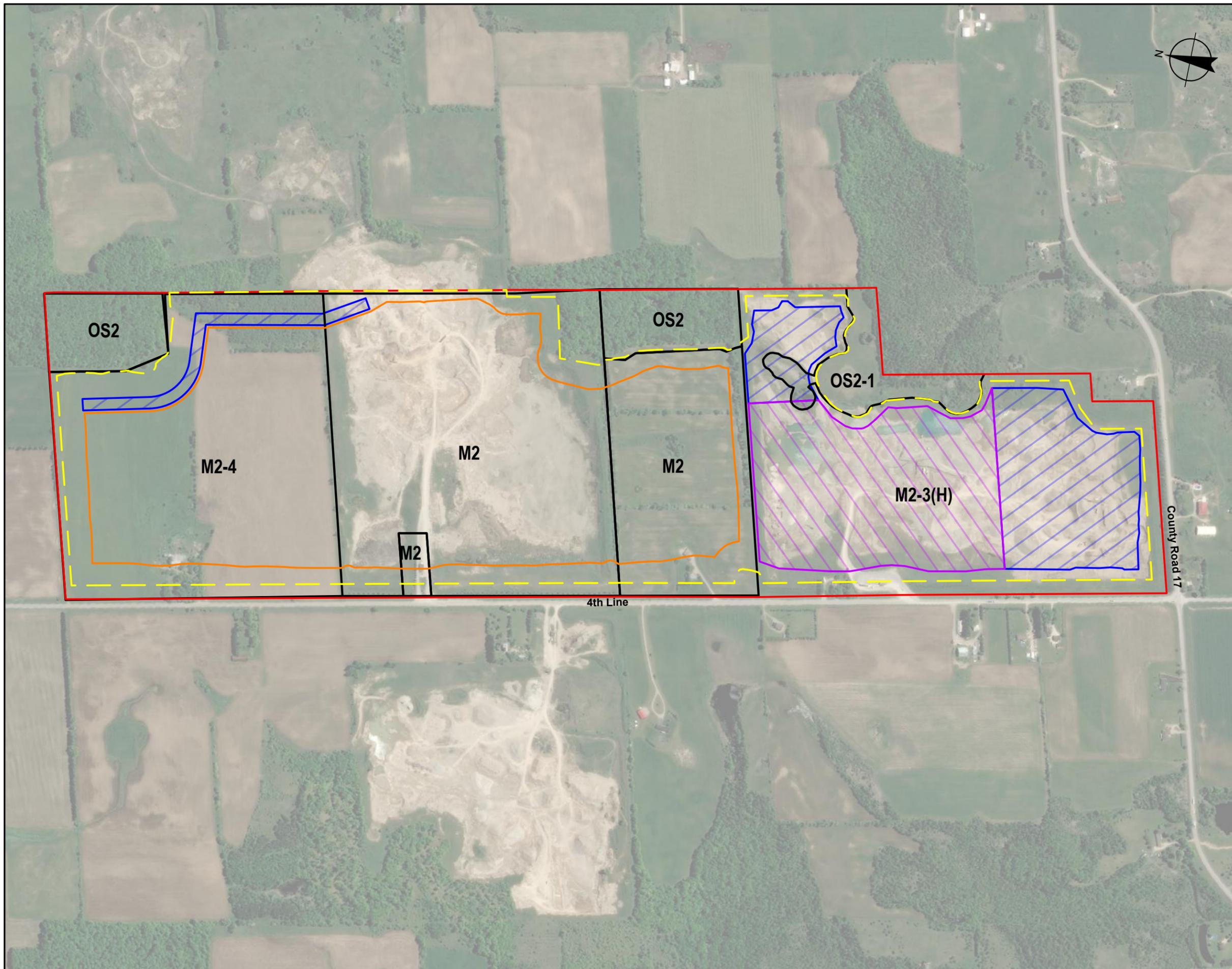
**NOTE:**  
 Other than washing, all other processing for the Quarry is completed within the Quarry Limit of Extraction

DATE February 5, 2024

SOURCES Parcel Fabric from Dufferin County GIS

SCALE 

N:\Brian\Y349\ Strada- Melancthon KW File\Drawings\Zoning



**FIGURE 2**  
**STRADA QUARRY**  
**EXISTING ZONING**

**Strada Pit and Quarry**

Part of Lots 11 to 14, Concession 3  
 Geographic Township of Melancthon  
 Township of Melancthon  
 County of Dufferin

**LEGEND**

- Licence Boundary
- Pit Limit of Extraction
- Quarry Limit of Extraction
- Zone Boundary
- Existing Wash Plant (To be Used For Pit/Quarry)
- Proposed Water Mitigation / Infiltration Areas

**NOTE:**

Other than washing, all other processing for the Quarry is completed within the Quarry Limit of Extraction

DATE February 5, 2024

SOURCES  
 Aerial photography from Microsoft Bing, date unknown  
 Parcel Fabric from Dufferin County GIS

SCALE  
 0 50 100 150 200  
 Metres

N:\Brian\Y349\ Strada- Melancthon KW File\Drawings\Zoning

## MEMORANDUM

**Date:** May 30, 2024

**To:** Applicant: MHBC Planning c/o Brian Zeman ([bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com))  
Owner: Strada Aggregates c/o Grant Horan ([ghoran@strada-aggregates.com](mailto:ghoran@strada-aggregates.com))

**From:** Planning and Development, County of Dufferin

**Subject:** Record of Pre-Consultation – PCON 13-24 - Proposed Aggregate Processing-437075 4th Line and 437031 4th Line

---

This memorandum will confirm that a pre-consultation meeting was conducted with respect to the above-noted proposal, and the results of the meeting and related circulation are outlined below.

Virtual Pre-Consultation Date: April 25<sup>th</sup>, 2024

Parties in Attendance: County of Dufferin Representatives

Silva Yousif	Senior Planner
Liam Morgan	Development Planner
Diksha Marwaha	Planning Coordinator
Shophan Daniel	Engineering Review Lead
Mike Hooper	Manager of Engineering
Kristina Millar	Plans Examiner

The comments from the pre-consultation meeting are as follows:



**Comments by Building Services**

We have no concerns or comments about this application.

Thanks,

A handwritten signature in black ink, appearing to be 'DK' or similar initials, written in a cursive style.

Doug Kopp, Plans Examiner

### **Comments by Public Works – Engineering Division**

The County of Dufferin Engineering Services Division has reviewed the PreCon submission.

During the meeting the applicant's agent (MHBC) explained to the County, that there are several reports being completed as part of the application process. County staff requests that all the reports and plans be circulated to the County for review. These include:

- Water Resources Study
- Natural Environment Study
- Traffic Impact Study
- Noise Impact Assessment
- Blast Impact Assessment
- Agricultural Impact Assessment
- Air Quality Assessment

Additionally, the county requests that a stormwater management report be included in the complete submission package.

Please note that any reports requiring a peer review will be sent to the County's appointed consultant. All costs associated with the peer reviews will be the applicant's responsibility and the funds shall be provided to the County upon request.

If you have any questions, please contact the undersigned.



Shophan Daniel, C.E.T., GDPA  
Engineering Review Lead | Public Works Department  
[sdaniel@dufferincounty.ca](mailto:sdaniel@dufferincounty.ca)

**Comments by Planning Division**

Preliminary comments from the Planning division are provided below:

- The subject lands are designated as *Rural* under both the in-effect (2017) and Council adopted (2024) Official Plans.
- The subject lands are also located in a *Sand and Gravel Resource Area* under Schedule D of the County Official Plan.
- The subject lands are in Nottawasaga Valley Conservation Authority jurisdiction.
- County Official Plan amendment is **not required** at this point in time, as per Schedule D – Aggregate Resources of the County Official Plan.
  - No *Planning Act* applications are required at the County level for lands known as 437213, 437163, 437159, and 437101 4<sup>th</sup> Line.
- Local Official Plan amendment and Zoning By-law amendment are **required** for lands known as 437075 and 437031 4<sup>th</sup> Line to permit the proposed aggregate processing and water management uses.
- County staff recommend submitting the OPA and ZBA applications for the entirety of the site(s) to cover all relevant changes of use and designations.
- It should be noted that Planning staff determined that a Township pre-consultation application was **not required** due to the initial proposal by the applicant not indicating any building or construction.
- The applicant is to submit the local OPA and ZBA concurrently. The applications will be reviewed by Planning staff concurrently.

County Planning has no concerns with the proposed application. County Planning staff request that the following materials be submitted as part of the applications:

- Planning Justification Report
- Archaeological Study
- Man-Made Hazard Assessment
- Agricultural Impact Assessment
- Natural Heritage Impact Assessment
- Traffic Impact Study

Kind regards,



**Liam Morgan**

Development Planner

Phone: 519-941-2816 Ext. 2511

lmorgan@dufferincounty.ca



If the applicant is to proceed forward with any application, they are to submit the application(s) and all required studies to the Township. Please keep Dufferin County informed with respect to the status and the decision of the Council related to the subject application.

Should you have any questions pertaining to this letter, please do not hesitate to contact the undersigned.

Sincerely,

Diksha Marwaha  
Planning Coordinator  
Phone: 519-941-2816 Ext. 2516  
[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)

**From:** James Newlands

**Sent:** May-02-24 9:00 AM

**To:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>

**Cc:** Brian Zeman <[bzeman@mhbcpplan.com](mailto:bzeman@mhbcpplan.com)>; 'ghoran@strada-aggregates.com' <[ghoran@strada-aggregates.com](mailto:ghoran@strada-aggregates.com)>; Greg Richards <[Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)>; Diksha Marwaha <[dmarwaha@dufferincounty.ca](mailto:dmarwaha@dufferincounty.ca)>; Liam Morgan <[lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca)>; [mhooper@dufferincounty.ca](mailto:mhooper@dufferincounty.ca); [sdaniel@dufferincounty.ca](mailto:sdaniel@dufferincounty.ca); [kmillar@dufferincounty.ca](mailto:kmillar@dufferincounty.ca)

**Subject:** Strada Pit/Quarry - Pre Consultation Notes

Good morning Silva,

Thank you County of Dufferin Planning, Building and Engineering staff for taking the time to meet with MHBC and Strada last week to discuss Strada's proposed Pit/Quarry located within their existing Pit licence on the 4<sup>th</sup> Line in Melancthon Township.

I understand that you will be circulating pre-consultation minutes from the meeting but in the mean time, I wanted to provide you with my notes of the key planning related items discussed during the meeting. It is my understanding that:

- No County OPA is required to permit the proposed use across the entire site.
- The County is in agreement that no Planning Act applications are required for the properties at 437213, 437163, 437159 and 437101 4<sup>th</sup> Line (i.e. the northern two-thirds of the site) where the quarry extraction will occur as that portion of the site is permitted for pit and quarry extraction.
- The properties at 437075 and 437031 4<sup>th</sup> Line (i.e. the southern third of the site) will require a Township OPA and ZBA to permit the proposed aggregate processing and water management uses from the pit/quarry operation.
- County planning staff would prefer that the OPA and ZBA applications be submitted as a new designation and zoning for the site rather than attempting to revise parts of the existing site-specific designation and zoning. Strada is supportive of this approach and is willing to work with the County and Township on the best way to achieve this.
- Strada is aiming to submit the OPA and ZBA applications concurrently in the coming months and will be happy to work with the Township on the best way to review and process the applications given current staff resource levels at the Township and County.
- Strada is preparing the following 10 studies that will make up the study requirements for the applications:
  - o Water Resources Study
  - o Natural Environment Study
  - o Planning Justification Report and Aggregate Resources Act Summary Statement
  - o Traffic Impact Study
  - o Archaeological Study
  - o Noise Impact Assessment
  - o Blast Impact Assessment
  - o Agricultural Impact Assessment
  - o Cultural Heritage Assessment
  - o Air Quality Assessment

Please let me know if I've mischaracterized anything, otherwise looking forward to receiving the final pre-consultation minutes.

Thanks and talk soon,

**JAMES NEULANDS**, HBComm, MSc, MCIP, RPP | Associate

**MHBC** Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 234 | C 705 238 0540 | F 705 728 2010 | [jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)

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**From:** James Newlands  
**Sent:** July-30-24 8:32 AM  
**To:** 'Liam Morgan' <[lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca)>  
**Cc:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>; Diksha Marwaha <[dmarwaha@dufferincounty.ca](mailto:dmarwaha@dufferincounty.ca)>; Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; [ghoran@strada-aggregates.com](mailto:ghoran@strada-aggregates.com); [Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)  
**Subject:** RE: County Record of Pre-Consultation - PCON 13-24- Proposed Aggregate Processing- 437075 4th Line and 437031 4th Line

Hi Liam

Thank you for the second quick response to my questions. I will take this back to our project team so they are aware of this requirement as they prepare this report.

Thanks,

**JAMES NEWLANDS**, HBComm, MSc, MCIP, RPP | Associate

**MHBC Planning, Urban Design & Landscape Architecture**

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 234 | C 705 238 0540 | F 705 728 2010 | [jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)

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**From:** James Newlands  
**Sent:** July-25-24 2:18 PM  
**To:** 'Liam Morgan' <[lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca)>  
**Cc:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>; Diksha Marwaha <[dmarwaha@dufferincounty.ca](mailto:dmarwaha@dufferincounty.ca)>; Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; ghoran@strada-aggregates.com; [Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)  
**Subject:** RE: County Record of Pre-Consultation - PCON 13-24- Proposed Aggregate Processing- 437075 4th Line and 437031 4th Line

Hi Liam,

Thank you for confirming this item. We will be sure to address this in our PJR and the other relevant studies.

Talk soon,

**JAMES NEWLANDS**, HBComm, MSc, MCIP, RPP | Associate

**MHBC Planning, Urban Design & Landscape Architecture**

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 234 | C 705 238 0540 | F 705 728 2010 | [jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)

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**From:** Liam Morgan <[lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca)>  
**Sent:** July-25-24 12:19 PM  
**To:** James Newlands <[jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)>  
**Cc:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>; Diksha Marwaha <[dmarwaha@dufferincounty.ca](mailto:dmarwaha@dufferincounty.ca)>; Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; ghoran@strada-aggregates.com; [Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)  
**Subject:** RE: County Record of Pre-Consultation - PCON 13-24- Proposed Aggregate Processing- 437075 4th Line and 437031 4th Line

Hi James,

I can only speak to the comments by the Planning division; however, I will circulate your question to our engineering division for their response. As it relates to the Man-Made Hazard Assessment, the County is in agreeance that a separate report is not required. We will request that discussion occur in the PJR, Noise Impact Study, and Air Quality Study regarding any present Man-Made Hazards, their impacts, and mitigative approaches to be implemented to address those hazards.

As a final note, the County's initial request for Man-Made Hazard Assessment arose from section 6.3.5 of the County Official Plan. Please ensure that the policies under that section have been addressed prior to your submission.

Best regards,

**Liam Morgan, Development Planner | Development and Tourism | County of Dufferin**

Phone: 519-941-2816 Ext. 2511 | [lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca) | 30 Centre St, Orangeville, ON L9W 2X1

[DufferinCounty.ca](http://DufferinCounty.ca) | [JoininDufferin](http://JoininDufferin) | [DufferinMuseum.com](http://DufferinMuseum.com)

**From:** James Newlands <[jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)>  
**Sent:** Thursday, July 25, 2024 11:27 AM  
**To:** Liam Morgan <[lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca)>  
**Cc:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>; Diksha Marwaha <[dmarwaha@dufferincounty.ca](mailto:dmarwaha@dufferincounty.ca)>; Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; ghoran@strada-aggregates.com; [Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)  
**Subject:** RE: County Record of Pre-Consultation - PCON 13-24- Proposed Aggregate Processing- 437075 4th Line and 437031 4th Line

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good morning Liam,

Thank you for circulating the attached pre-consultation minutes for the proposed Strada Pit/Quarry application in Melancthon Township.

There are two comments in the pre-consultation minutes that I would like to clarify with the District before we submit the application. These comments are with regard to:

- 1) **Comments by Public Works – Engineering Division.** Request that a stormwater management report be included in the complete submission.

**MHBC response:** Please note that separate stormwater management reports are not a typical requirement for aggregate applications. However, our team has confirmed that they will include a stormwater management section within the Water Resources Study. Therefore, a separate stormwater management report will not be included in the application submission. Please note that the application currently proposes to manage all stormwater on-site.

- 2) **Comments by Planning Division.** Request that a Man-Made Hazard Assessment be submitted.

**MHBC response:** Please note that this type of report is not a typical requirement for aggregate applications. The following technical studies are currently being prepared for the application to ensure potential impacts from the operation are mitigated:

- Water Resources Report
- Natural Environment Report
- Traffic Impact Study
- Archaeological Impact Assessment
- Noise Impact Study
- Blast Impact Study
- Agricultural Impact Assessment
- Cultural Heritage Assessment
- Air Quality Study

The Planning Justification Report will outline how all these studies will ensure impacts are mitigated. Furthermore the PJR will also include a policy analysis of the PPS with respect to Human Made Hazards. We would like to confirm with the County that a 'Man-Made Hazard Assessment' is not required as a separate study, and that instead such an assessment is included as part of the technical studies and Planning Report policy analysis.

If you have any questions, please do not hesitate to contact me.

Thanks,

**JAMES NEULANDS**, HBComm, MSc, MCIP, RPP | Associate

**MHBC Planning, Urban Design & Landscape Architecture**

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 234 | C 705 238 0540 | F 705 728 2010 | [jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)

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**From:** Liam Morgan <[lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca)>  
**Sent:** May-30-24 11:47 AM  
**To:** James Newlands <[jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)>  
**Cc:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>; Diksha Marwaha <[dmarwaha@dufferincounty.ca](mailto:dmarwaha@dufferincounty.ca)>; Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; ghoran@strada-aggregates.com; [Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)  
**Subject:** County Record of Pre-Consultation - PCON 13-24- Proposed Aggregate Processing- 437075 4th Line and 437031 4th Line

Hi James,

I hope all is well! Please find attached the County record of pre-consultation for your review.

Best regards,

**Liam Morgan, Development Planner | Development and Tourism | County of Dufferin**

Phone: 519-941-2816 Ext. 2511 | [lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca) | 30 Centre St, Orangeville, ON L9W 2X1

[DufferinCounty.ca](http://DufferinCounty.ca) | [JoininDufferin](http://JoininDufferin) | [DufferinMuseum.com](http://DufferinMuseum.com)

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**From:** Liam Morgan <[lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca)>  
**Sent:** July-29-24 12:18 PM  
**To:** James Newlands <[jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)>  
**Cc:** Silva Yousif <[syousif@dufferincounty.ca](mailto:syousif@dufferincounty.ca)>; Diksha Marwaha <[dmarwaha@dufferincounty.ca](mailto:dmarwaha@dufferincounty.ca)>; Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; ghoran@strada-aggregates.com; [Greg.Richards@strada-aggregates.com](mailto:Greg.Richards@strada-aggregates.com)  
**Subject:** RE: County Record of Pre-Consultation - PCON 13-24- Proposed Aggregate Processing- 437075 4th Line and 437031 4th Line

Hi James,

I received a response from the engineering team regarding your comment. They stated that they are accepting of adding a section within the water resource study as long as the information that is captured is information typically shown within a SWM study.

Best regards,

**Liam Morgan, Development Planner | Development and Tourism | County of Dufferin**

Phone: 519-941-2816 Ext. 2511 | [lmorgan@dufferincounty.ca](mailto:lmorgan@dufferincounty.ca) | 30 Centre St, Orangeville, ON L9W 2X1

[DufferinCounty.ca](http://DufferinCounty.ca) | [JoininDufferin](http://JoininDufferin) | [DufferinMuseum.com](http://DufferinMuseum.com)

# B

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## **Appendix B: Proposed Draft Official Plan Amendment**

**THE CORPORATION OF THE TOWNSHIP OF MELANCTHON**

**BY-LAW NO. XX-2025**

**A By-law to adopt an Official Plan Amendment [redacted] (OPA XX) for the Township of Melancthon**

**WHEREAS** Section 17 and 22 of the Planning Act, R.S.O., 1990, c.P.13 authorizes Council to adopt an Official Plan Amendment that applies to the Township and to adopt amendments to the Official Plan.

**AND WHEREAS**, the Council of the Corporation of the Township of Melancthon deems it to be in the public interest to pass a by-law to adopt an Official Plan Amendment to its current Official Plan to amend the existing site-specific policies for an existing mineral aggregate extraction located at the West Half of Part of Lots 11 and 12, Concession 3 O.S.;

**NOW THEREFORE** the Council of the Corporation of the Township of Melancthon, in accordance with the provisions of the Planning Act, R.S.O., 1990, c.P.13, as amended, hereby enacts as follows:

1. **THAT** Official Plan Amendment XX (OPA XX) to the Township of Melancthon Official Plan, being the attached text and Schedule 'A' is hereby adopted.
2. **AND FURTHER THAT** the Clerk is hereby authorized and directed to make application to the County of Dufferin for approval of the aforementioned Official Plan Amendment for the Township of Melancthon to provide such information as required in Section 17 (23) of The Planning Act, R.S.O., 1990 c.P.13, as amended.

This By-law shall come into force and take effect on the day of passing thereof, subject to the approval of the County of Dufferin.

READ a first, second and third time and finally passed this XX of XXXX, 2025.

---

Mayor

---

Clerk

**AMENDMENT NO. XX  
TO THE TOWNSHIP OF MELANCTHON  
OFFICIAL PLAN**

**This Amendment applies to:**

**Lands located in the West Half of Part of Lots 11 and 12, Concession 3 O.S. in the  
Township of Melancthon.**

**(Adopted MONTH DAY, 2025)**

## **CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan of the Township of Melancthon consists of three parts.

**Part A** – The Preamble, consisting of the purpose, location and basis of the Amendment, does not constitute part of this Amendment.

**Part B** – The Amendment consisting of the noted text constitutes Amendment No. **XX** to the Official Plan for the Township of Melancthon.

**Part C** – The Appendices.

## **PART A – THE PREAMBLE**

### **PURPOSE**

The purpose of this Amendment is to redesignate lands to permit the continued use of extraction of mineral aggregate, permit the use of the subject lands for aggregate processing and water management from the on-site mineral aggregate operation and adjacent mineral aggregate operation under the same Aggregate Resources Act licence, and permit the creation of a wetland.

The lands subject to this application are currently used as an approved above water Pit licenced under the Aggregate Resources Act (ARA) and operate as part of a large Pit operation that occupies the lands located on West Half of Part of Lot 11 and West Half of Lots 12, 13 and 14, Concession 3 O.S.

The applicant is submitting an ARA Licence for a Class A Pit and Quarry located on West Half of Part of Lot 11 and West Half of Lots 12, 13 and 14, Concession 3 O.S. This ARA licence would permit the extraction of aggregate below the water table in the lands located on the West Half North Part of Lot 12 and West Half of Lots 13 and 14, Concession 3 O.S. No below water extraction is proposed in the lands subject to this Official Plan Amendment application.

The Official Plan of the Township of Melancthon currently designates the lands subject to this Official Plan Amendment application as “Extractive Industrial” subject to Section 5.6.2(y) and “Environmental Protection” subject to Section 5.4.2(j)”. The applicant has made an application to amend the Official Plan to permit the aggregate processing and water management from the on-site mineral aggregate operation and adjacent mineral aggregate operation under the same Aggregate Resources Act licence, and permit the creation of a wetland. The area subject to this Amendment is 47.6 hectares (117.6 acres). The subject land has frontage along 4<sup>th</sup> Line and County Road 17.

A companion amendment to the Township of Melancthon Zoning Bylaw 12-1979 has also been submitted to the Township.

The lands subject to this Official Plan Amendment application are proposed to be designated “Extractive Industrial”, “Environmental Protection” subject to site specific policy 5.4.2(j).

### **LOCATION**

The Amendment affects the following specific areas in the Township of Melancthon:

1. Lands located in West Half of Part of Lots 11 and 12, Concession 3 O.S.

## **BASIS**

The basis and authority for the amendment is fundamentally derived from the following policy documents:

1. Section 17 and 22 of The *Planning Act*, which authorizes a Municipality to amend its Official Plan.
2. Section 4.5 of The Provincial Planning Statement (2024), which permits mineral aggregate extraction.
3. Section 4.3.2.a.i. of the County of Dufferin Official Plan, which permits mineral aggregate extraction on rural lands, subject to the policies of Section 4.4.
4. Section 5.6.2 of the Township of Melancthon Official Plan, which permits mineral aggregate extraction on rural lands subject to a number of policies to address and assess impacts of the operation.

In consideration of the above-mentioned policy documents, the Township of Melancthon finds the proposed amendment to be appropriate for the following reasons:

1. The identification, impact assessment, and mitigation of the proposed pit and quarry on natural heritage features and functions has been suitably addressed. Key natural areas have been identified and protected by this amendment.
2. The assessment of surface and groundwater features and functions has been suitably addressed.
3. Noise impacts have been assessed and have been demonstrated to be consistent with Provincial guidelines.
4. The assessment of impacts on agricultural operations and the agricultural resource base has been considered and it has been concluded that mineral aggregate extraction is not anticipated to have a significant negative impact on the long term agricultural uses and operations on the subject lands and within the primary/secondary study areas.
5. An assessment of cultural and heritage resources has been undertaken and the Ministry of Citizenship and Multiculturalism has issued a clearance letter to address the Stage 1 Archaeological assessment. A Stage 4 assessment is still to be undertaken and extraction is not authorized in the affected area until this assessment has been completed and cleared by the Ministry of Citizenship and Multiculturalism.
6. The proposed pit and quarry will utilize a Township road already designated as a haul route by the Township of Melancthon Official Plan.

7. On balance, this amendment is considered to be consistent with Provincial Policy and has addressed applicable development policies of the County and Township Official Plans.

## **PART B – THE AMENDMENT**

1. Schedule “A-5”, of the Official Plan of the Township of Melancthon is hereby further amended by redesignating portions of the Subject Lands from “Extractive Industrial”, subject to policy 5.6.2 (y) and “Environmental Protection”, subject to policy 5.4.2 (j) to “Extractive Industrial”.
2. Schedule “A-5”, of the Official Plan of the Township of Melancthon is hereby further amended by redesignating portions of the Subject Lands from “Extractive Industrial”, subject to policy 5.4.2 (j) to “Environmental Protection”, subject to policy 5.4.2 (j).
3. Schedule ‘A’ attached hereto shall form part of this By-law.
4. Section 5.4.2 (j), Extractive Industrial Exceptions, is hereby amended to read as the following:

***Site Specific Policies Relating to Part of the West Half of Part Lots 11 and 12, Concession 3, O.S.***

- j. Notwithstanding the other policies of this section, including subsection 5.4.1, Permitted Uses, the lands designated “Environmental Protection” in part of the West Half of Part Lots 11 and 12, Concession 3, O.S., shall be used only for purposes relating to the conservation of natural features and wildlife habitat. Any portion of these lands forming part of a buffer adjacent to a natural feature such as a wetland or pond may also be used for such purposes as fencing or berms designed to protect the natural feature from the effects of any permitted use within the *adjacent lands* designated Extractive Industrial.
5. Section 5.6.2 (y), Extractive Industrial Exceptions is hereby amended to be deleted in its entirety.

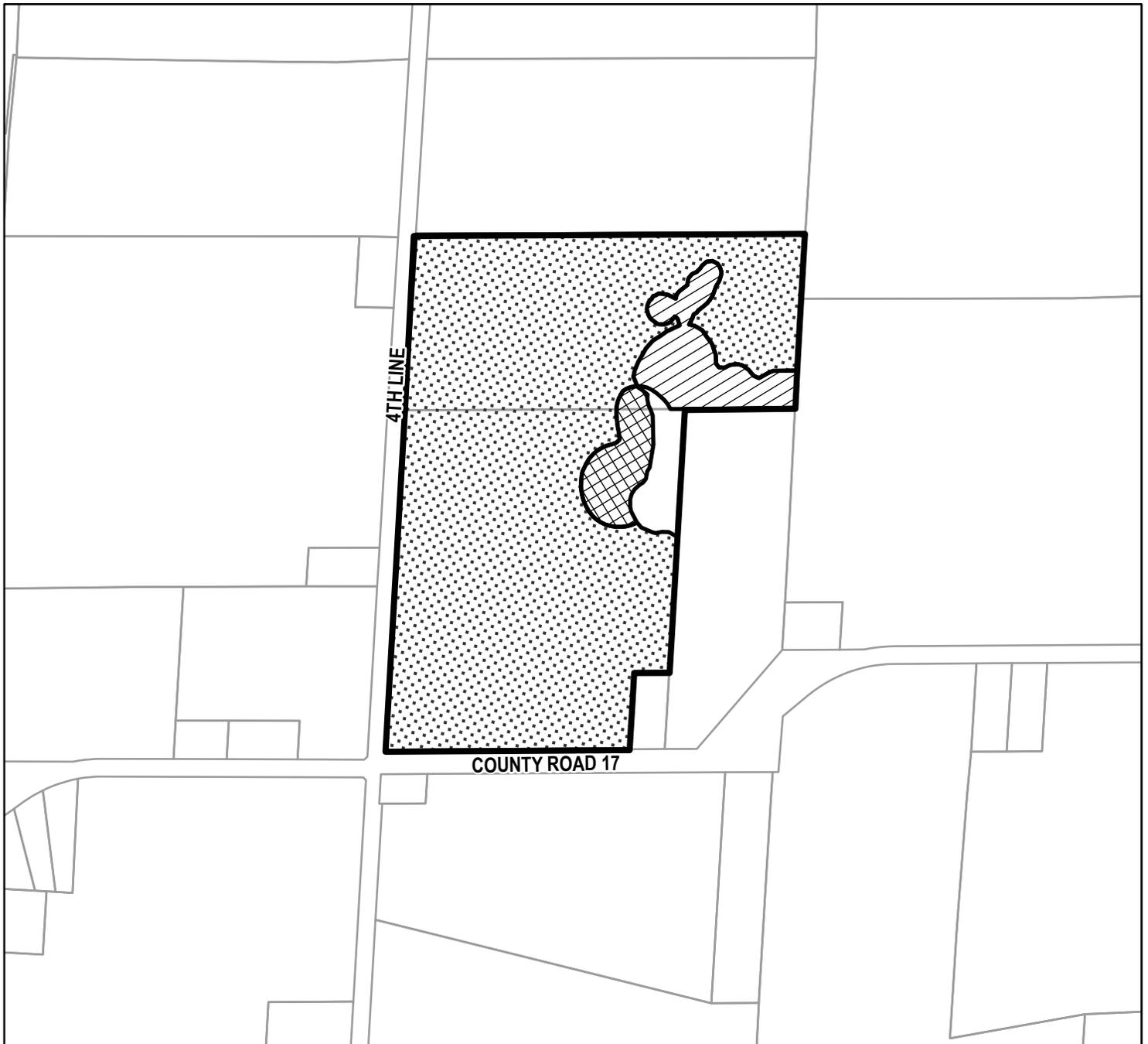
## **PART C – THE APPENDICES**

1. Natural Environment Report (*Natural Resource Solutions Inc.*)
2. Level 1 and 2 Hydrogeological Assessment (Tatham Engineering Limited and EarthFX Incorporated)
3. Noise Impact Analysis (*Aeroustics Engineering Ltd.*)
4. Stage 1 Archaeological Assessment (*Archaeological Services Inc.*)
5. Cultural Heritage Impact Assessment (*MHBC*)
6. Planning Justification Report and ARA Summary Statement (*MHBC*)
7. Traffic Impact Study (*HDR Inc.*)
8. Air Quality Assessment (*RWDI AIR Inc.*)
9. Agricultural Report (*MHBC*)
10. Blast Impact Assessment (Explotech)

# Official Plan Amendment No. \_\_\_\_\_

## Schedule 'A'

West Half of Part Lots 11 & 12, Con. 3  
Township of Melancthon  
County of Dufferin



-  Lands to be redesignated from Environmental Protection Site Specific Policy 5.4.2(j) to Extractive Industrial
-  Lands to be redesignated from Extractive Industrial Site Specific Policy 5.6.2 (y) to Environmental Protection Site Specific Policy 5.4.2 (j)
-  Lands to be redesignated from Extractive Industrial Site Specific Policy 5.6.2 (y) to Extractive Industrial
-  Lands to remain Environmental Protection Site Specific Policy 5.4.2(j)

# C

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## **Appendix C: Proposed Draft Zoning By-law Amendment**

# **THE CORPORATION OF THE TOWNSHIP OF MELANCTHON**

## **BY-LAW NO. XX-2025**

**Being a By-law to amend By-law No. 12-1979, as amended, the Zoning By-law for the Township of Melancthon for the lands located in the West Half of Parts of Lots 11 and 12, Concession 3 O.S. in the Township of Melancthon, County of Dufferin.**

**WHEREAS** By-law No. 12-79 as amended is the main governing Zoning By-law of the Corporation;

**AND WHEREAS** the Council of the Corporation of the Township of Melancthon is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990;

**AND WHEREAS** Strada Aggregates Inc. has submitted an application to amend the Township's Zoning By-law, and the Corporation of the Township of Melancthon is in agreement with this request;

**NOW THEREFORE** be it enacted as a By-law of the Corporation of the Township of Melancthon as follows:

1. Schedule "A-14" to Zoning By-law No. 12-1979 as amended, is further amended by re-zoning lands located in the West Half of Part of Lots 11 and 12, Concession 3, O.S. from the Extractive Industrial Exception three (3) with a holding (M2-3(H)) and Open Space Conservation Exception one (1) (OS2-1) to Extractive Industrial Exception X (M2-X) and Open Space Conservation Exception one (1) (OS2-1).
2. Schedule 'A' attached hereto shall form part of this By-law with such schedule including the subject lands in the Extractive Industrial Exception X (M2-X) and Open Space Conservation Exception one (1) (OS2-1) Zones.
3. In all other respects, the provisions of By-law 12-1979, as amended shall apply.
4. Section 13.5, Extractive Industrial Exceptions, is hereby amended by deleting the subsection after subsection 13.5 b) and replacing it with the following:

- c. Notwithstanding the permitted uses of Section 13.2, the lands located in the West Half of Part of Lots 11 and 12, Concession 3, O.S., and zoned M2-X on Schedule "A-14", shall be used for only the following uses:
- An above the groundwater table sand and gravel extraction operation approved by the Ministry of Natural Resources under the Aggregate Resources Act;
  - Accessory and associated uses to the on-site sand and gravel extraction operation and the adjacent sand, gravel and rock quarry extraction operation on West half of lots 13 and 14, Concession 3, O.S. as approved by the Ministry of Natural Resources under the Aggregate Resources Act. This shall include facilities for washing, sorting, stockpiling, screening and crushing the extracted materials, facilities for aggregate recycling, and facilities for the management and infiltration of water collected from the adjacent sand, gravel and rock quarry extraction operation; and,
  - Agriculture and reforestation.

No concrete batching plant or asphalt plant is permitted as either a permitted use or accessory use.

Notwithstanding the Zone Regulation provisions in Section 13.3, the minimum setbacks and related provisions related to the above noted permitted uses on the subject lands shall be those applied in association with any licence issued under the Aggregate Resources Act.

Any agricultural use shall comply with the applicable provisions of Section 4.3.

5. Section 18, Open Space Conservation (OS2) Zone of By-law 12-79, is amended by revising the following subsection after subsection 18.4 to read as follows:

“18.5 EXCEPTIONS

- a. Notwithstanding the permitted uses of subsection 18.2 and the zone regulations of subsection 18.3, the lands included in the area zoned OS2-1 on Schedule “A-14” in part of the West half of Part of Lots 11 and 12, Concession 3, O.S., shall be used only for purposes relating to the conservation of natural features and wildlife habitat. Any area of these lands forming part of a buffer adjacent to a natural feature such as a wetland or pond may also be used for such purposes as fencing or berms designed to protect the natural feature from the effects of any permitted use within the adjacent M2 and M2-X zoned lands.”

This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST, SECOND AND THIRD TIME and finally passed on the XX day of XXXX 2025.

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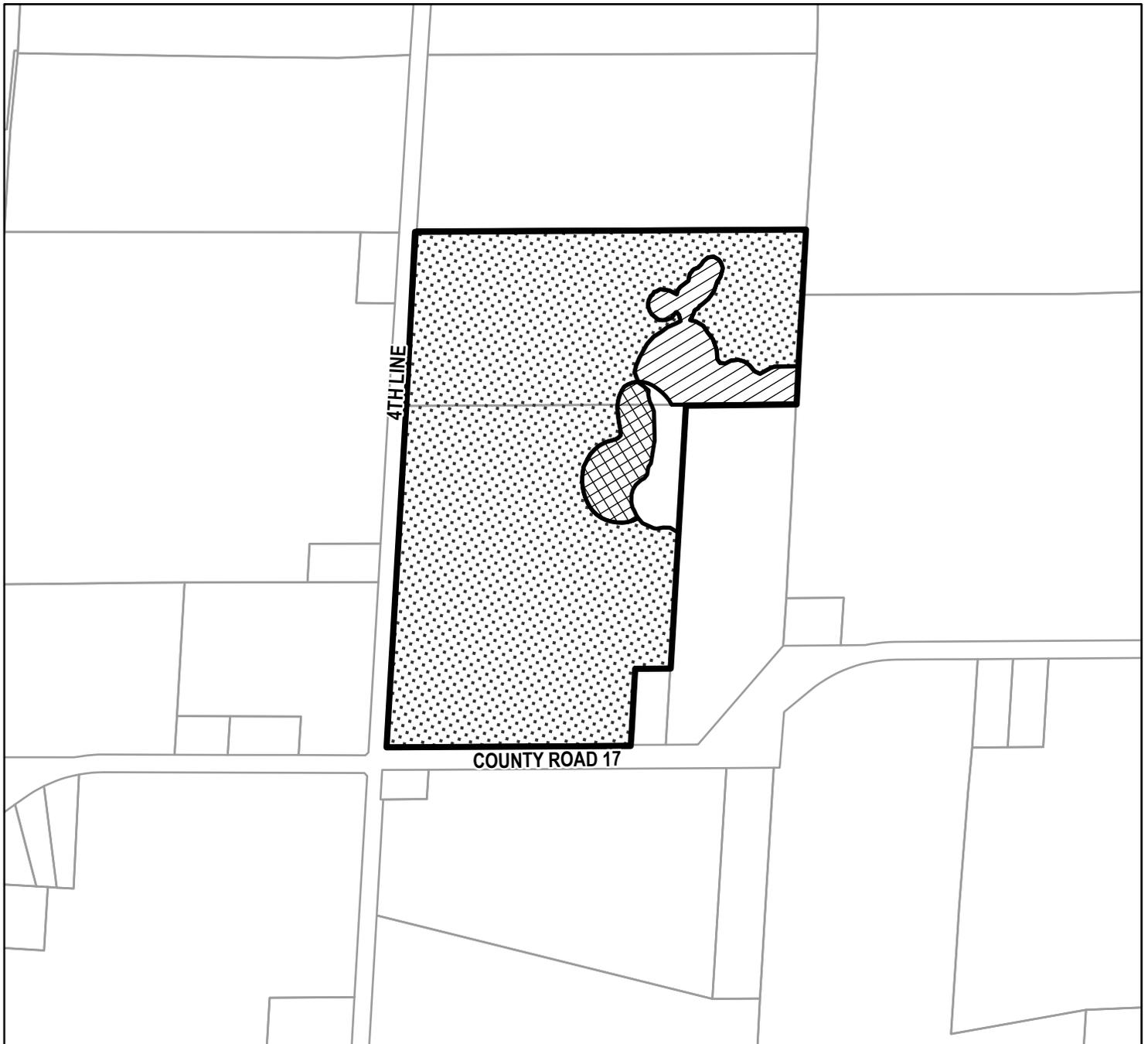
Mayor

---

Clerk

# Schedule 'A'

West Half of Part Lots 11 & 12, Con. 3  
Township of Melancthon  
County of Dufferin



Lands to be rezoned from Open Space (OS2-1) Zone  
to Extractive Industrial (M2-X) Zone



Lands to be rezoned from Extractive Industrial (M2-3(H)) Zone  
to Open Space (OS2-1) Zone



Lands to be rezoned from Extractive Industrial (M2-3(H)) Zone  
to Extractive Industrial (M2-X) Zone



Lands to remain Open Space (OS2-1)

This is Schedule 'A' to Zoning By-law 12-1982  
Passed this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# D

## Appendix D: Curriculum Vitae

## Education

### University of Waterloo

Bachelor of Environmental Studies,  
Honours of Urban and Regional  
Planning  
1998

## Professional Associations

Registered Professional Planner

Member, Canadian Institute of  
Planners (CIP)

Full Member, Ontario Professional  
Planners Institute (OPPI)

Certified by the Province of Ontario  
to prepare Aggregate Resources Act  
Site Plans

## Contact

113 Collier Street  
Barrie, ON  
L4M 1H2

T: 705 728 0045 x226  
C: 705 627 9004  
bzeman@mhbcplan.com  
www.mhbcplan.com

# Brian A. Zeman

## BES, MCIP, RPP

Brian Zeman, Partner of MHBC, joined MHBC as a Planner in 1998 after graduating from the University of Waterloo with a Bachelors Degree in Urban and Regional Planning.

Mr. Zeman provides planning services for all aspects of the firm's activities including residential, commercial and industrial uses while specializing in aggregate resource planning. He has experience in aggregate site planning, licensing and processes relating to aggregate applications and in project coordination and management. Mr. Zeman also has extensive experience as an expert witness at the Ontario Land Tribunal.

Mr. Zeman is a member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

## Professional History

**Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited (2024 – Present)

**President**, MacNaughton Hermsen Britton Clarkson Planning Limited (2014 – 2024)

**Vice President**, MacNaughton Hermsen Britton Clarkson Planning Limited (2010 – 2014)

**Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited (2005 – 2009)

**Associate**, MacNaughton Hermsen Britton Clarkson Planning Limited (2004 – 2005)

**Senior Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited (2001 – 2004)

**Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited (1998 – 2001)



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

## Professional Experience

- Research, preparation and co-ordination of reports / applications under the Planning Act, Niagara Escarpment Planning and Development Act, Oak Ridges Moraine Conservation Act, and the Aggregate Resources Act.
- Facilitate public meetings on major development applications.
- Project management for major development applications.
- Undertake Aggregate Compliance Assessment Report inspections and preparation of reports.
- Planning evaluations and analysis for mineral aggregate development and resource management.
- Conduct notification and consultation procedures under the Aggregate Resources Act.
- Aggregate Resources Act site plan amendments.
- Planning evaluations for residential developments.
- Registration and planning of residential developments.
- Planning assessment for commercial, retail, office and industrial developments.
- Restoration planning for pits and quarries and preparation of recreational afteruse plans.
- Research and preparation of reports /evidence for hearings before the Ontario Land Tribunal, Environmental Review Tribunal and the Joint Board.
- Provide expert planning evidence before the Ontario Land Tribunal, Environmental Review Tribunal and the Joint Board.

## Selected Project Experience

### Mineral Aggregate Operations

- 1300488 Ontario Ltd. – Ramara Landscaping Quarry
- 2223117 Ontario Inc. – Gibraltar Sand and Gravel Pit Extension
- Aecon - Oliver Pit Site Plan Amendment
- Arbour Farms – Arbour Farms Pit
- Blue Mountain Aggregates - Pit Deepening and Extension
- Brampton Brick - Cheltenham Quarry Site Plan Amendment
- Brampton Brick - Niagara Escarpment Development Permit
- Cliff's Natural Resources – Chromite Aggregate Project
- Drain Bros. – Weir Pit Site Plan Amendment
- Dufferin Aggregates – Aberfoyle Pit 2 Site Plan Amendment
- Dufferin Aggregates - Acton Quarry Afteruse Plan
- Dufferin Aggregates - Acton Quarry Extension
- Dufferin Aggregates – Cedar Creek and Alps Pit
- Dufferin Aggregates – Chudyk Pit
- Dufferin Aggregates – City of Hamilton Official Plan
- Dufferin Aggregates – Clarington Official Plan Review
- Dufferin Aggregates – Mill Creek Pit Site Plan Amendment



- Dufferin Aggregates - Milton Comprehensive Zoning By-law
- Dufferin Aggregates - Milton Quarry Afteruse Plan
- Dufferin Aggregates – Milton Quarry East Extension
- Dufferin Aggregates – Ready Mix Waterford
- Dufferin Aggregates - Region of Halton Official Plan
- Dufferin Aggregates – Teedon Pit Extension
- Dufferin Aggregates – Toronto Port Lands appeal
- Dufferin Aggregates - Town of Halton Hills Official Plan
- Dufferin Aggregates – Town of Halton Hills Zoning By-law
- E.C. King Contracting - Sydenham Quarry Extension
- Green Infrastructure Partners Inc. - Elginburg Quarry Extension
- Green Infrastructure Partners Inc. – McCarthy Quarry Site Plan Amendment
- Green Infrastructure Partners Inc. – McMillan Quarry Site Plan Amendment
- Erie Sand & Gravel - Pelee Quarries
- Fowler Construction Company Limited – Childs Pit/Quarry
- Fowler Construction Company Limited – Fleming Quarry Extension
- Fowler Construction Company Limited – Rosewarne Pit Quarry Site Plan Amendment
- Freymond Lumber Ltd. – Freymond Quarry
- Freymond Lumber Ltd. – Class B Pit Site Plans and Licence Amendment
- J.C. Rock – Crookston Quarry Licence Amendment
- J.C. Rock – Laxton Quarry - Site Plan Amendment
- Lafarge Canada – Avening Pit Extension
- Lafarge Canada – Brechin Quarry Site Plan Amendment
- Lafarge Canada – Casey Pit Severance
- Lafarge Canada – Coldwater Quarry Site Plan Amendment
- Lafarge Canada – City of Hamilton Official Plan
- Lafarge Canada – Dundas Quarry Site Plan Amendment
- Lafarge Canada - Dundas South Quarry Extension
- Lafarge Canada – Goodwood Pit Extension
- Lafarge Canada – Greek Pit Site Plan Amendment
- Lafarge Canada – Hamills Pit Site Plan Amendment
- Lafarge Canada - Lawford Pit
- Lafarge Canada – Lakeridge Pit Site Plan Amendment
- Lafarge Canada – Limebeer Pit
- Lafarge Canada – Mosport Pit Site Plan Amendment
- Lafarge Canada – Norman Pit
- Lafarge Canada – Pit 3 Extension
- Lafarge Canada – Stouffville Pit Fill Permit
- Lafarge Canada - Wawa Site Plans
- Livingston Excavating and Trucking Inc. – Emerson Pit
- Livingston Excavating and Trucking Inc. - Simcoe Pit
- Lux Aggregates Ltd. – Hillsdale Pit Site Plan Amendment
- Malcon Sand and Gravel Corp. – Site Plan Amendment
- Nelson Aggregate Co. - Burlington Quarry Extension
- Nelson Aggregate Co. – Lincoln Quarry Site Plan Amendment
- NRK Holdings Inc. – Kingfisher Quarry South Site Plan Amendment
- Petersburg Sand Company – Middle Street Pit
- Pitway Holdings - Brillinger Pit
- Pitway Holdings - Naylor/Forman Pit
- Pioneer Construction-Aggregate Resources Act Licensing-Thunder Bay
- Roc Terra Soils Management Inc. – Cook Pit Site Plan Amendment
- The Sarjeant Company Limited – Waverley Pit 1 and 2 Site Plan Amendment
- The Sarjeant Company Limited – Oro Pit Site Plan Amendment
- St. Marys Cement - Bowmanville Quarry Deepening
- St. Marys Cement - Bowmanville Quarry Site Plan Amendment
- St. Marys Cement - Clarington Comprehensive Zoning By-law
- St. Marys Cement – Westside Marsh Project
- St. Marys Cement – CBM Caledon Pit/Quarry
- Steed & Evans - Contractor's Yard - Site Plan Amendment
- Walker Aggregates – Uppers Quarry

## Residential

- Activa Group - Laurentian Subdivision, Kitchener
- Adventure Farm – Kirkwall Subdivision, Hamilton
- Crisdawn Construction Inc. – Barrie Annexation Lands
- Elm Wasaga Lands (2019) Inc. - Cut and Fill Permit Application
- Gies Construction - Old Chicopee Drive, Waterloo
- Hazad Construction - Conestoga Golf Course Subdivision
- Kulmatycky Rezoning, Plan of Subdivision, Area Study - Town of Paris
- Lincoln Village Subdivision - Phase 2 and 3, Waterloo
- Paris Land Development Limited - Subdivision
- Pine Valley Homes - Ainsley Estates, Town of Wasaga Beach
- Region of Durham - Homefounders Subdivision
- Riverbank Estates Inc. - Subdivision, Kitchener
- Tanem Developments - Bridge Street Subdivision
- University of Guelph - Canadian Tire
- YMCA – Redevelopment of Site, Barrie
- Zavarella Construction Ltd. – Consent Rezoning, Plan of Subdivision/Area Study, Town of Paris

## Commercial

- Home Depot - Barrie, Kitchener, Markham, Mississauga, Richmond Hill and Whitby
- University of Guelph - Commercial Centre
- University of Guelph - Office/Research Park

## Publications

- Co Author of the "State of the Aggregate Resource in Ontario Study Paper 2 - Future Aggregate Availability & Alternatives Analysis, Prepared for the Ministry of Natural Resources dated December 2009.

## Education

### University of Guelph

Master of Science,  
Rural Planning and Development  
2017

### Lakehead University

Bachelor of Commerce (Honours)  
Business Administration  
2015

## Professional Associations

Registered Professional Planner

Full Member, Canadian Institute of  
Planners (CIP)

Full Member, Ontario Professional  
Planners Institute (OPPI)

Member, Ontario Expropriation  
Association

Committee Member, Ontario Stone,  
Sand & Gravel Association (OSSGA)  
Ecology Committee

Committee Member, Ontario Stone,  
Sand & Gravel Association (OSSGA)  
Land Use Committee

## Contact

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jnewlands@mhbcplan.com  
www.mhbcplan.com

# JAMES NEWLANDS

**HBCComm., MSc., MCIP, RPP**

James Newlands is an Associate with MHBC and has worked for the firm since 2017. James provides planning research, evaluation and analysis for all aspects of the firm's activities and has experience in the preparation, coordination and project management of Planning Act applications and Aggregate Resource Act applications. James provides advice to Clients on a variety of land use planning issues.

James received his Bachelor of Commerce (Honours) in Business Administration from Lakehead University in 2015 and his Masters of Science in Rural Planning and Development from the University of Guelph in 2017.

Prior to joining the firm, James worked at the Township of Ramara as a Planning Student where he was involved in a variety of tasks. Such tasks included coordinating various development application reviews, assisting with Committee of Adjustment applications, participating in Planning Act public meetings and open houses, supporting planning and building staff members in their day-to-day duties, providing quality customer service to members of the public, and assisting with Planning and Building related inquiries. This prior work experience along with his graduate research experience at the University of Guelph has provided him with a solid foundation focusing in rural land use planning.

James is a Registered Professional Planner and is a member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

## Professional History

**Associate**, MacNaughton Hermsen Britton Clarkson Planning Limited [MHBC] (January 2022 – Present)

**Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited [MHBC] (May 2017 – January 2022)

**Planning Student**, Township of Ramara (April 2016 – April 2017)

## Professional Experience

James' experience includes land use planning due diligence investigations, project management and coordination of development and aggregate projects, preparation of applications and reports for Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision, Site Plan Approvals, Consents, Minor Variances, Aggregate Resources Act new and expanding licence applications, and Aggregate Site Plan Amendments. James also provides advice to clients on a variety of land use planning issues.

## Selected Project Experience

- J.C. Rock – Crookston Quarry Licence Amendment
- CRH Canada Group Inc. – Flamboro Quarry Licence and Site Plan Amendment
- Nelson Aggregates Co. – Burlington Quarry Site Plan Amendment
- St. Marys CBM Aggregates – Flamborough property Severances and Minor Variance
- Fowler Construction – Childs Pit & Quarry Extension
- Fowler Construction – Fleming Quarry Extension
- Fowler Construction – Fleming Quarry Site Plan Amendment
- Fowler Construction – Sage Creek Lands - Zoning By-law Amendment and Consent
- Lafarge Canada Inc. – New Lowell property Severances and Zoning By-law Amendment
- Lafarge Canada Inc. – Greek Pit – Site Plan Amendment
- Lafarge Canada Inc. – Coldwater Quarry – Site Plan Amendment
- Lafarge Canada Inc. – Lakeridge Pit – Site Plan Amendment
- Lafarge Canada Inc. – Pit 3 Extension
- The Sarjeant Company Limited – Waverley Pit 1 and 2 – Site Plan Amendment
- The Sarjeant Company Limited – Oro Pit 3 – Site Plan Amendments
- Ramara Landscaping Quarry – Zoning By-law Amendment and ARA Licence
- LCP Quarry Limited - Brechin Quarry
- Yonge GO Village Subdivision, Barrie – Draft Plan of Subdivision
- DiPoce Subdivision, Barrie – Zoning By-law Amendment and Draft Plan of Subdivision
- McNabb Subdivision, Collingwood – Draft Plan of Subdivision
- Northern Shield Developments – Affordable Housing Development, Orillia – Consent, Minor Variance and Site Plan Control
- 2924 Concession 7, Township of Adjala-Tosorontio – Zoning By-law Amendment and Consent
- 1109 Meadowview Road, City of Kawartha Lakes – Zoning By-law Amendment and Consent
- 4774 and 4772 Cedar Point Lane, Township of Ramara – Consent and Minor Variance



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE