

PLANNING REPORT

PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

HIDDEN QUARRY

**PART OF LOT 6
CONCESION 1
TOWNSHIP OF GUELPH-ERAMOSIA
(FORMER TOWNSHIP OF ERAMOSIA)
COUNTY OF WELLINGTON**

OCTOBER, 2016

PREPARED FOR:

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1. INTRODUCTION

1.1 Description of Development

James Dick Construction Limited (JDCL) has operated a commercial aggregate and concrete business in southern Ontario since the early 1960's. The customer base for JDCL's business activities is primarily road construction projects, however JDCL also supplies private sector consumers with construction aggregate and concrete fine and coarse aggregate. In an effort to maintain reserves of high quality aggregate, JDCL purchased the subject property, located on Part of Lot 6, Concessions 1 in the Township of Guelph-Eramosa, former Township of Eramosa, County of Wellington (Map 1 – Location Map) in 1989.

JDCL has an extended history of planning-related approvals on the subject property. Since 1989, the property was identified in the Township of Eramosa's Official Plan as an Existing Gravel Pit Operation. In 1993, when the former Township of Eramosa updated its local Official Plan, the site was identified as an Aggregate Resource area, in recognition of its future possible use as a quarry. JDCL has attempted to keep both the Township of Guelph-Eramosa and County of Wellington well-informed as to its interest in developing a quarry on the subject property.

Recently, the applicant submitted an application for an Official Plan Amendment to the County of Wellington and an application for a Zoning By-law Amendment to the Township of Guelph-Eramosa to permit the use of the site as a mineral aggregate operation. An application for a Class A – Category 2 Quarry Licence was submitted to the Ministry of Natural Resources and Forestry ("MNRF") in 2012. This licence application was objected to by several parties and is now at the Ontario Municipal Board ("OMB") awaiting a hearing.

The total area of the lands in question is approximately 39.9 ha, however the proposed area to be extracted is approximately 24.9 ha.

The licence sought is a Class A – Category 2 licence with extraction permitted both above and below the established water table. The proposed zoning application does not seek approval for the following land uses: Ready-mix concrete plant, asphalt plant, aggregate transfer station or a waste recycling depot.

1.2 Proposed Planning Amendments

The Hidden Quarry is designated Prime Agricultural, Greenlands and Core Greenlands in the County of Wellington Official Plan (1999, Last Revision September 1, 2016). An Official Plan Amendment ("OPA") is required to permit the establishment of a new mineral

aggregate operation on the subject property. Map 2 illustrates the official plan designations onsite and on adjacent lands.

The subject property is also mapped within the Mineral Aggregate Resource Overlay as shown on Schedule C of the County of Wellington Official Plan. Lands within the Mineral Aggregate Resource Overlay represent areas of high potential for mineral aggregate extraction.

The subject land is zoned Agricultural (“A”) and Environmental Protection (“EP”) in the Township of Guelph-Eramosa Comprehensive Zoning By-law (Map 3). A Zoning By-law Amendment (“ZBA”) is required to permit the establishment of a new mineral aggregate operation on the subject land. The ZBA will change the zone from Agricultural to Extractive Industrial. As well, a site-specific EP zone will be created to permit the establishment of a creek crossing for a future internal haul road. A draft of the ZBA is attached to this report.

1.3 Purpose of the Study

This report addresses the following matters:

- a) the impact on adjacent land uses and residents and public health and safety;
- b) the impact on the physical (including natural) environment;
- c) the capabilities for agriculture and other land uses;
- d) the impact on the transportation system;
- e) existing and potential municipal water supply resource areas (in accordance with Section 4.9.5 and 4.9.5.13 of the OP and the applicable Source Protection Plan);
- f) the possible effect on the water table or surface drainage patterns;
- g) the manner in which the operation will be carried out;
- h) the nature of rehabilitation work that is proposed;
- i) the effect on cultural heritage resources and other relevant matters deemed relevant by Council.

These planning issues are among the matters to be considered by Council prior to an amendment to permit new or expanded areas for extractive purposes.

2. ADJACENT LAND USES

The subject land consists mainly of coniferous plantations/woodlands (Map 4). Three small, former pit areas are also located onsite. These lands have been colonized with wetland species and are now mapped as wetlands.

Adjacent land uses include the following:

- Farmland to the north and west,
- Scattered non-farm residences to the north, south and east,
- A recently approved industrial subdivision to the east,

- Provincial Highway 7 is located to the south, and
- Existing industrial to the south.

The closest non-farm residence not associated with the existing farm is located approximately 165 m of the proposed area to be quarried.

2.1 Potential Social Impacts

Potential concerns associated with new mineral aggregate operations typically relate to the following types of issues: noise, dust, blasting and vibration. These potential impacts are addressed in the following paragraphs. Technical recommendations have been summarized in the following paragraphs but it is recommended that the reader review the appropriate technical reports and refer to detailed figures, appendices and technical recommendations contained within these documents. These technical studies have been peer reviewed by the MOECC and qualified engineering consultants retained by the Township of Guelph-Eramosa. No outstanding technical concerns remain.

In addition to the detailed impact assessment and peer review of social impacts, the Site Plans implement a Complaint Tracking and Resolution Protocol, Water Well complaint Protocol, a Best Management Practices Plan for dust control and independent third party audit of noise emissions.

Noise

A Noise Impact Study for the proposed operation was completed by Aercoustics Engineering Limited (“Aercoustics”). The phasing of the proposed quarry operation was developed in consultation with Aercoustics. The mitigation measures recommended by the Aercoustics were included on the Site Plans and are summarized below:

- 12m and 10m high stockpiles should be maintained in certain locations around the processing plant for each phase and stage. The stockpile peaks should be located no further than 30m from the processing plant, and should be located such that, in plan, they block line-of-sight between processing plant equipment and sensitive receptors, as described in the table below:

Recommended Stockpile Height and Position:

Stockpiles Positioned To Shield Receptor IDs	Minimum Stockpile Height
R1 and R15 to R18	10 m
R3 to R7, R11 and R19	12 m

- A quiet drill with a maximum sound power rating of 112dBA should be used. This corresponds to a maximum sound pressure level rating of 75dBA at 30 meters.
- Earth berms shall be constructed to the elevations shown and located as shown on the site plans.

- The processing plant area shall be established at a maximum elevation of 351m, and a haul route trench connecting the processing plant area to the Stage 1 Phase 1 extraction area should be excavated to the same 351m elevation.
- All construction equipment used in site preparation/construction must meet the sound emission standards defined in MOE publication NPC-115 and Guelph/Eramosa Bylaw 5001/05. The relevant background information on non-stationary noise sources as well as publication NPC-115 is given in MOE Model Municipal Noise Control Bylaw, 1978 as well as the sound source exclusions defined in MOE publications NPC 205/232, 1995.
- An Acoustic Audit by an independent third-party contractor shall be conducted during the first year of operation of the quarry, to ensure that:
 - Noise emissions from the actual facility equipment are equal to or less than that used in the noise impact assessment;
 - Noise emissions from the rock drill meet the maximum power level specification contained in Section 4 of the AEL report;
 - The equipment is in good operating order, meeting the Township Noise Bylaw requirements;
 - The mitigation measures, including berms and barriers, outlined in the noise report are installed and in operation; and
 - The resulting noise impacts from facility operations are in compliance with NPC-205 and NPC-232 requirements.

In terms of operating hours, JDCL will use the following:

- Shipping and Loading: 6 am to 6 pm - Weekdays and 6 am to 1 pm - Saturdays.
- Extraction and Processing: 7 am to 7 pm - Weekdays and 7 am to 1 pm - Saturdays.
- Drilling: 7 am to 7 pm - Weekdays, 7 am to 1pm – Saturdays.
- Blasting: 8 am to 5 pm - Weekdays.
- Closed for Operations on Sundays and Public Holidays.
- Maintenance and Rehabilitation may occur during normal weekday hours, 6 am to 7 pm, and on Saturdays from 7 am to 5 pm.

These operational protocols are addressed in the Noise Impact Study and set out on the Site Plans. Despite the times indicated, the practice at JDCL is to operate shipping from 7 am to 5 pm and production from 7 am to 5 pm. Saturday work is rarely done and then usually only in response to a government project that has certain time restrictions on it such as a highway closure only on weekends.

Dust

Dust will be controlled through the regular application of water, on an as needed basis.

A requirement to mitigate dust-related impacts is set out in Prescribed Conditions under the Aggregate Resources Act. Prescribed Conditions are appended to the licence. The Prescribed Conditions that relate to the control of dust are as follows:

- 3.1 Dust will be mitigated on site.
- 3.2 Water or another provincially approved dust suppressant will be applied to internal haul roads and processing areas as often as required to mitigate dust.
- 3.3 Processing equipment will be equipped with dust suppressing or collection devices, where the equipment creates dust and is being operated within 300 meters of a sensitive receptor.

RWDI Inc. completed an Air Quality Assessment for the proposed Hidden Quarry. The following recommendations were developed to ensure that the proposed quarry operates within acceptable limits:

1. The quarry is limited to 12 hours of operation per day, from 7:00 am to 7:00 pm for site preparation, drilling, blasting, excavation, processing operations and rehabilitation activities, and 6:00 am to 6:00 pm for shipping operations.
2. The maximum processing rate of 6,000 tonnes per day is not exceeded. Equipment specific controls will be implemented including a 25km/hr speed limit, appropriate tail pipe emission tiers, and dust suppression.
3. Equipment specific controls will be implemented including a 25km/hr speed limit, appropriate tail pipe emission tiers, and dust suppression.
4. An Environmental Compliance Approval under Section 9 of the speed limit, appropriate tail pipe emission tiers, and dust suppression.
5. A Best Management Practices Plan will be developed and implemented.
6. The processing plant will be located approximately as shown on the site plans.
7. Stripping of overburden will be limited to times when extraction, production and shipping activities are well below the estimated peak rate of 6,000 tonnes per day.

Blasting and Vibration

A Blasting Impact Assessment was completed by EXPLOTECH. EXPLOTECH provided the following technical recommendations for all blasting operations at the proposed quarry:

1. An attenuation study shall be undertaken by an independent blasting consultant during the first 12 months of operation in order to obtain sufficient quarry data for the development of site-specific attenuation relations. This study will be used to confirm the applicability of the initial guideline parameters and assist in developing future blast designs.
2. All blasts shall be monitored for both ground vibration and overpressure at the closest privately owned sensitive receptors adjacent the site, or closer, with a minimum of two (2) digital seismographs - one installed in front of the blast and one installed behind the blast. Monitoring shall be performed by an independent party engineering firm with specialization in blasting and monitoring.

3. Orientation of the aggregate extraction operation will be designed and maintained so that the direction of the overpressure propagation and flyrock from the face will be away from structures as much as possible.
4. Blast designs shall be continually reviewed with respect to fragmentation, ground vibration and overpressure. Blast designs shall be modified as required to ensure compliance with applicable guidelines and regulations. Decking, reduced hole diameters and sequential blasting techniques will be used to ensure minimal explosives per delay period initiated.
5. Clear crushed stone will be used for stemming.
6. Primary and secondary dust collectors will be employed on the rock drills to keep the level of rock dust to a minimum.
7. Blasting procedures such as drilling and loading shall be reviewed on a yearly basis and modified as required to ensure compliance with industry standards.
8. Detailed blast records shall be maintained. The MOECC (1985) recommends that the body of blast reports should include the following information:
 - Location, date and time of the blast.
 - Dimensional sketch including photographs, if necessary, of the location of the blasting operation, and the nearest point of reception.
 - Physical and topographical description of the ground between the source and the receptor location.
 - Type of material being blasted.
 - Sub-soil conditions, if known.
 - Prevailing meteorological conditions including wind speed in m/s, wind direction, air temperature in °C, relative humidity, degree of cloud cover and ground moisture content.
 - Number of drill holes.
 - Pattern and pitch of drill holes.
 - Size of holes.
 - Depth of drilling.
 - Depth of collar (or stemming).
 - Depth of toe-load.
 - Weight of charge per delay.
 - Number and time of delays.
 - The result and calculated value of Peak Pressure Level in dB and Peak Particle Velocity in mm/s.
 - Applicable limits.
 - The excess, if any, over the prescribed limit.
9. All blasts shall comply with the requirements of MOE Model Municipal Noise Control By-law (August 1978) section NPC 119 with respect to ground vibration and overpressure.

3. NATURAL ENVIRONMENT

In accordance with Provincial Standards, a Natural Environment Report was prepared. The purpose of the Natural Environment Report was to:

“...determine whether any of the following features exist on and within 120m of the site: significant wetland, significant portions of habitat of endangered or threatened species, fish habitat, significant woodlands (south and east of the Canadian Shield), significant valley lands (south and east of the Canadian Shield), significant wildlife habitat and significant areas of natural and scientific interest.”

Subsequently, a Natural Environment Level 2 study will be required if:

“...where the Level 1 study identified any features on and within 120 m of the site ... (a natural environment Level 2 study will be required)... in order to determine any negative impacts on the natural features or ecological functions for which the area is identified, and any proposed preventative, mitigative or remedial measures.”

GWS Forestry and Ecological Services Inc. prepared a Level 2 Natural Environment Technical Report. The Natural Environment Technical Report was conducted to determine the significance of natural features that occur in the study area and assess the potential impacts associated with proposed mineral aggregate extraction. Natural features found on the property and adjacent lands include provincially significant wetlands, significant woodlands and significant wildlife habitat. The following recommendations were noted by GWS.

- A 30m buffer will be established from the limit of the PSW provided the identified Archaeological Feature is cleared. If this is not the case the hydraulic barrier will be installed approximately 20m from the PSW in this area in order to maintain buffer requirements around the Archaeological feature. This is shown in Figure 4-2 of the Hydrogeological Investigation prepared by Harden Environmental Services. The riparian wetland boundary and the PSW boundary were flagged by GWS staff and verified in the field by the GRCA on June 7, 2013.
- In the southeastern portion of the site qualified staff will flag and/or stake the dripline of trees which mark the boundary of FOM2-2 and will also assist the surveyor in staking the setback required from the existing off-site residence (i.e. minimum of 165 m) which traverses portions of woodland units CUP3-12a, FOC2-2, FOD5-7 and CUP3-12d. Elsewhere on the property the surveyor must stake the required setbacks from property boundaries.

- Prior to the initiation of tree clearing operations trees which occur immediately beyond the specified setbacks will be marked with orange spray paint by qualified staff to further ensure there are no intrusions into tree protection areas. Trees to be removed will be marked with an orange dot at chest height and a slash of the butt which extends to the ground. Existing vegetation will be retained until just prior to soil stripping is required.
- Tree protection measures will be installed as required around the limit of the extraction area after all tree clearing and grubbing is completed.
- To facilitate access to the eastern extraction area an appropriately sized culvert must be installed in the intermittent stream at the location shown in the Operations Plan. Culvert installation will occur in the summer months when there is no flow in the stream. No in-water work is to occur during the warm water fisheries timing window (April 1 - June 30).
- Topsoil and overburden will be stripped and stored separately in bermed stockpiles as illustrated on the Operations Plan. All berms will be graded to stable slopes and seeded to prevent erosion and minimize dust.
- Dust control will be implemented in accordance with the procedures described on the Operations Plan.
- Progressive rehabilitation will be implemented as specified in the Site Plans and replanting will commence as early as possible with an emphasis on the area adjacent to the PSW and northern property line (i.e. Phase 1 on the Operations Plan). Extracted areas will be promptly restored to an ecological afteruse as set out on the Progressive and Final Rehabilitation Plan.
- All tree and shrub planting stock will be obtained from nurseries that utilize seed from the same genetic seed zone wherein the James Dick property is located.
- Shoreline wetlands will only be planted with native species taken from local wetlands.
- A mix of coniferous / deciduous trees (minimum spacing of 3m) will be planted along the 6th Line to increase forest density in an attempt to provide an effective natural corridor in the north and west side of the property.

The Site Plans implement these recommendations.

4. SOIL CAPABILITY FOR AGRICULTURE

The Ministry of Agriculture, Food and Rural Affairs (correspondence dated October 1, 1997) indicates that the subject property consists of primarily 50% Class 3 and 50% Class 5 lands, with some Class 2 lands, according to the Canada Land Inventory manuscript mapping of Soil Capability for Agriculture. The Ministry noted that the subject property has been designated for a use other than agriculture and are not of provincial interest from an agricultural perspective.

5. TRANSPORTATION

Cole Engineering Limited prepared a Traffic Impact Study and a Haul Route Study for the proposed quarry. As set out in the conclusions of these studies, the potential for impacts related to transportation is minimal.

The annual extraction rate of the proposed quarry is set at a maximum of 700,000 tonnes per year.

The proposed quarry will use Concession Road 6 to gain access to Provincial Highway 7. The entrance will be located approximately 200 m north of the intersection of Highway 7 and Concession 6. Both the entrance and the intersection at Highway 7 provide clear sight lines. On Concession Road 6, the proposed haul route will affect no residences as there are no houses located along this stretch of the municipal road.

The proposed quarry will not have an impact on the County road system, as no County roads are used as part of the primary haul route.

6. WATER

A Level 1 and 2 Hydrogeological Investigation of the Proposed Hidden Quarry was prepared by Harden Environmental Services Ltd. Harden provided the following conclusions for their investigations:

- 1) The proposed extraction will be conducted with conventional methods above the water table. Where the dolostone occurs below the water table, the rock will be removed by dragline after being broken by blasting. This results in a relatively minor disturbance to groundwater levels in the dolostone aquifer. The maximum predicted impact on water levels at the property boundary is 1.8 metres.
- 2) The on-site wetland is underlain by a layer of silt till. The proposed extraction will ultimately result in additional vertical movement of groundwater beneath the wetland. A hydraulic barrier will be constructed

to retain water in the overburden sediments beneath the wetland, thus minimizing any impact to flora and fauna in the wetland. It is predicted that the water balance of the wetland will change by less than 4% of the present hydrologic inputs to the wetland. The groundwater level beneath the wetland naturally falls below the surface water level in the wetland, therefore. The wetland is capable of retaining water in the absence of groundwater support.

- 3) There is a net increase in the water available to the wetland post-extraction. This is mainly due to the retention of water on the wetland side of the hydraulic barrier. The calculated 6 % increase in the water volume available to the wetland is not significant. An overflow culvert will be installed at an elevation of 355.8 m AMSL to ensure that the wetland is not flooded above historical high water level mark.
- 4) There will be no negative impacts to off-site wetlands. The ground surface of the Allen wetland located north of the site is at least six metres above the groundwater level measured in nearby on-site monitor TP8. There is a loss of water in Tributary B as it passes through the Allen wetland and the wetland is situated at a higher elevation than lands to the west, south and east thereby eliminating the potential for groundwater contributions from those directions. The Allen wetland is therefore supported by direct precipitation, runoff from the property to the north (De Grandis) and interflow.
- 5) There will not be any loss of water to wetlands, ponds or streams downgradient of the site. It is predicted that water levels in the bedrock aquifer will increase downgradient of the quarry.
- 6) The measured surface water levels in the northeast wetland are 3.5 metres above the groundwater elevation measured in TP8 nearby. This wetland is not groundwater dependent and will not be affected by the proposed extractive activities.
- 7) Local residences obtain water from the dolostone aquifer. The minor disturbance to water levels in the dolostone aquifer will not significantly affect any water well with respect to quantity or quality of water available to the residence. The maximum predicted impact to the nearest water well is a drawdown of 1.6 metres. The aquifer in this area productive over a saturated thickness of more than forty metres, therefore no significant change in the yield in the nearest well, or any other well will occur.
- 8) Spring discharge on the Allen and De Grandis properties will not be affected by the proposed extraction. These springs occur in areas higher in elevation relative to the site and are sourced from permeable overburden sediments distant from the proposed quarry. Spring discharge

on the Brydson Farm will not be negatively impacted by the proposed extraction.

9) The slow extraction process and extraction phasing will allow for monitoring to detect changes in groundwater levels in the overburden and dolostone. Should unexpected water level changes arise, mitigation measures will be implemented.

10) The predicted final water level in the West Quarry pond is 348.6 m AMSL and in the East Quarry Pond is 348.4 m AMSL.

Municipal water is not available to the subject property or near surrounding area. There are no potential for impacts on the existing water-related municipal services as a result of the proposed project.

Harden determined that *“the Hidden Quarry is not found in an identified vulnerable groundwater area with the County of Wellington ... and ... the Hidden Quarry site does not fall within the WHPA-Q1 of any Rockwood municipal well.”* (Harden. Page 2. October 18, 2016).

Harden determined that the proposed quarry will maintain the groundwater and surface water functions associated with the Paris and Galt Moraine Policy Area.

As part of the Harden study, technical recommendations were outlined to ensure that the water regime of the local area is not negatively affected. For instance, Harden recommended that a hydraulic barrier be installed along the southern and eastern portions of the wetland. The barrier will limit the outflow of groundwater downgradient of the wetland. The schematic of the hydraulic barrier is set out on the Site Plans.

Monitoring has taken place at this site since 1995. An extensive database of background groundwater and surface water elevations and flow measurements has been developed. A detailed monitoring program will continue to ensure that sensitive features and surface water flows are maintained. The monitoring program is designed to identify trends towards unacceptable impacts early on to allow for time to implement contingency measures.

The monitoring program for this site involves the following activities:

- measuring groundwater levels,
- obtaining water quality samples,
- monitoring water levels in the on-site wetland and stream, and
- stream flow measurements.

Groundwater and surface water monitoring will be used at this site to: a) verify that predictions of water level change in the bedrock aquifer do not exceed those

predicted; and, b) verify that the hydro-period of the northwest wetland does not change. The water level measurements obtained as part of the monitoring program will be used to trigger contingency measures that may be necessary for the mitigation of a low water level in the northwest wetland, a lower than expected water level in the bedrock aquifer or an anomalous low flow level in Tributary B.

The trigger levels are used to initiate contingency and mitigation responses. Once water levels recover above the trigger level, normal operations will commence at the site.

An annual report will be prepared and submitted to the Ministry of the Environment and the Ministry of Natural Resources on or before March 31st of the following calendar year. A qualified professional, either a professional engineer or a professional geoscientist, will prepare the report. The monitoring report will include all historical monitoring data and an interpretation of the results with respect to potential impact to the quality and quantity of bedrock groundwater, hydro-period of the northwest wetland and streamflow loss from Tributary B.

A water well complaint protocol will be implemented. Details are contained in the Harden report.

7. OPERATIONS AND REHABILITATION

Extraction on the subject property will occur above and below the established water table. Standard processing methods, such as extraction by a front-end loader, processing on the floor and loading/shipping from a main processing area are included for the extraction process above the water table.

Extraction below the water table involves the drilling and blasting of dolostone resources. Once the dolostone has been broken up, the raw aggregate will be removed by an excavator or drag-line, and hauled to the main processing area. In the main processing area, the aggregate will be crushed/screened (and washed as needed), stockpiled and then loaded for transport to market. Extraction will be done at the site without the need for dewatering of the excavation area. Therefore, there will be minimal impacts to the water levels at the proposed quarry and adjacent lands.

The main mitigation measures include:

- a) the use of perimeter berming for acoustic shielding, and
- b) the use of a main processing area where the processing plant will be shielded by 10 and 12 m high stockpiles.

With regard to transport of aggregate, trucks will be loaded by a front-end loader, from stockpiles in the main processing area. Trucks will haul material onto

Concession Road 6 and then to Provincial Highway 7. County roads and other local roads are not part of the main haul route for this proposed mineral aggregate operation.

Extraction of the subject property should be viewed as an interim land use. Extraction will be phased thus permitting progressive rehabilitation of the subject property as soon as the operational equipment is removed.

Rehabilitation will include the following:

- The two cells that will be extracted below the water table will be rehabilitated to diverse shorelines that include wetland areas along the shoreline and deep and shallow water fish habitat.
- Tableland areas, including setback areas, will be largely reforested with native trees and shrubs.

8. CULTURAL HERITAGE

A Cultural Heritage study was completed by a qualified archaeologist, York North Archaeological Services. One significant cultural heritage feature was identified in the northwest portion of the site.

Technical recommendations of the archaeologist have been incorporated onto the Site Plan to ensure protection of the cultural heritage resources.

- *An archaeological resource area has been identified in the north-western portion of the site, as outlined on the Site Plans.*
- *The extent of the archaeological site has been buffered with a 20 m setback area. A 50 m monitoring zone has also been established around the site and around a buffer zone. Site disturbance will not be permitted within the 20 m buffer zone.*
- *Any soil disturbance within the monitoring zone will be monitored by a licensed archaeologist who is empowered to stop construction if there is a concern for impact to the archaeological site. The area within the 20 m buffer is a no go zone for construction crews at any time.*
- *No activities within the confines of this site are allowed until after the Stage 3 archaeological assessment has been implemented to the satisfaction of the Ministry of Tourism, Culture and Sport and the report has been entered into the Ontario Registry of Reports. A partial clearance is requested and a letter from the Ministry confirming that there are no further concerns with regard to alterations to archaeological sites for the specified area of the project area namely AjHa-50 (Section 7.8.5-a-e).*
- *A Stage 3 archaeological study and removal will be required to clear this property post licensing. The buffer zone shall not be*

disturbed should archaeological clearance not be granted. The acoustic berm will be relocated to the east and south of the Buffer zone if clearance is not granted. The limit of extraction will also be modified in this area.

- *Should deeply buried archaeological material be found on the property during construction activities, the Ministry of Culture shall be contacted immediately (519) 675-7742.*
- *In the event that human remains are encountered during construction, the licensee shall immediately contact about the Ministry of Culture and the Registrar of the Cemeteries Regulations Unit of the Ministry of Consumer and Commercial Relations (416) 326-8404.*

A Cultural Heritage Resource Assessment was completed by Peter Stewart, Architect of George Robb Architect, Toronto, Ontario for the proposed Hidden quarry site in the Township of Guelph-Eramosa. This report assessed the built heritage resources and cultural heritage landscapes on and adjacent to the proposed quarry and to determine the cultural heritage value or interest of the identified cultural heritage resources. The conclusions of the Cultural Heritage Resource Assessment are as follows:

- Neither the five buildings within 120 m of the site or the 19th century farmstead north on 6th Line will be relocated, destroyed, or removed;
- Neither the five buildings within 120 m of the site or the 19th century farmstead north on 6th Line will be altered;
- Neither the five buildings within 120 m of the site or the 19th century farmstead north on 6th Line will be impacted by shadows from the development;
- Neither the five buildings within 120 m of the site or the 19th century farmstead north on 6th Line will be isolated from their surrounding environment or context;
- The cultural heritage landscape represented by the rural road-scape of the 6th Line north of Hwy 7 will be preserved by the retention of the treed road verge and the landscaped berm beyond;
- The site has a history of use as a gravel pit, and the current application is an extension of that use. JDCL has agreed to conduct a Stage 3 Assessment of the AjHa-50 site once the MNRF has issued the Category 2 Class A quarry licence under the ARA;
- There will be no impact to cultural heritage features around the site due to the change in grade associated with the operation of the gravel pit/quarry, save and except for AjHa-50 which is being properly dealt with as indicated above.

9. ECONOMIC IMPACTS

The Township of Guelph-Eramosa retained Altus Group Economic Consulting ('Altus') to provide estimates of the potential economic impact of the Hidden

Quarry project. The study examined the potential effects on property values, and estimates the net change to the local government revenue that would occur should the Quarry proceed. The conclusions of the Altus study are as follows:

- The initial construction and 20 years of operation of the Hidden Quarry would generate \$320 million in direct economic activity;
- This would contribute a total of \$325 million to GDP;
- An estimated 1,933 full-time equivalent jobs (person years of employment) would be supported, 817 directly;
- This would create \$461 million in corporate profits and labour income and a total of \$61 million taxes for all levels of government;
- The estimated total extra expenditure occurring with the Guelph-Eramosa Township as a result of 20 years of regular operations at the proposed quarry is \$11.9 million and the estimated total extra expenditure within the County of Wellington is \$24.3 million;
- The estimated total extra expenditure occurring with the Halton Region as a result of regular operations at the proposed quarry is \$2.2 million;
- There is no conclusive evidence, nor strong reason to believe, that operation of the proposed Hidden Quarry would have a diminutive effect on local property values;
- The annual on-going government revenues generated from the Hidden Quarry would represent an increase of more than \$43,200 in annual net revenue to the Municipality.

It is my opinion that one of the most significant economic benefits of this proposed quarry relates to the continuous supply of essential construction materials in close proximity to the market. This proposed operation will provide high quality construction materials in proximity to the Halton and Peel Regions, as well as local Wellington County markets. Most of the material produced will be shipped to the east of this source location. Proximity to consumers (primarily associated with urban areas) reduces transportation costs. Transportation costs can account for up to 60% of the cost of delivered aggregate. Close proximity to markets can also reduce wear and tear on infrastructure, such as bridges and roads, and it minimizes pollution. The products produced from this source will be capable of meeting the highest quality specifications for concrete and asphalt that will provide great value to the consumer considering the proximity to market.

10. AGENCY REVIEW AND COMMENTS

As part of the agency circulation and peer review process, several government agencies have examined the proposed application to determine if the application satisfies the technical requirements under their Ministry's mandate. The following clearance letters are relevant to this Planning Report:

- Ministry of Tourism, Culture and Sport (MTCS) (Letter dated November 1, 2012) provided archaeological clearance subject to the inclusion of

- technical recommendations on the Site Plan.
- Ministry of Natural Resources and Forestry (MNRF) (Letter dated November 6, 2013) is responsible for ensuring protection of significant natural heritage features, including significant wetlands, significant forests, threatened and endangered species, and significant wildlife habitat. Based on the November 6, 2013 letter, the MNRF was satisfied with respect to the protection of natural heritage features, hydrogeological resources (related to these natural heritage features) and the Site Plans. This letter acknowledged the removal of the MNRF's objection to the licence application.
 - Ministry of Environment and Climate Change (MOECC) (Letter dated October 10, 2013) – the MOECC is responsible for ensuring protection of surface and ground water, including wetlands, seeps, water courses, wells amongst other water resource features. The MOECC was satisfied that the items related to surface water and groundwater were satisfactorily addressed.
 - Ministry of Transportation (MTO) (Letter dated February 3, 2014) is responsible for ensuring the protection of provincial highways and the safe operation of those highways. The MTO advised that, *"...we have no objections with re-zoning the property from Agricultural/Hazard Land to Extractive Industrial to permit the establishment of a mineral aggregate operation. Subject to receipt of approved zoning, JDCL may apply for the relevant permits relating to development near Provincial Highway 7"*.
 - Grand River Conservation Authority (GRCA) (Letter dated July 29, 2014) provided correspondence indicate no further comments and no objection to the application being taken forward for consideration.
 - Union Gas (May 7, 2013) provided a clearance subject to maintaining a 30 m setback to their natural gas pipeline and ensuring that vibrations at the pipeline remain below 50 mm/sec.
 - The Township of Guelph-Eramosa conducted separate third party peer reviews of several disciplines including blasting/vibration, noise, hydrogeology and natural environment. The results of these peer reviews are as follows: Novus (April 8, 2013) reviewed the EXPLOTECH vibration report and stated, *"...we are in agreement with the guidelines used, the assessment techniques used and with the general conclusions of the study."* Novus (August 21, 2013) provided the following conclusion with regard to noise impacts: *"...we have revised the updated noise impact assessment prepared by AEL and their response to our comments and in general we are satisfied. Based on the revised information, noise levels from the proposed quarry operations will meet the applicable guideline limits at all noise sensitive points of reception."* R. J. Burnside (RJB) (April 7, 2014) reviewed the Natural Heritage component of the proposal and concluded that all concerns related to Natural Environment have been adequately addressed including protection of wetlands as well as Species at Risk and their habitat. RJB (March 4, 2015) reviewed the Emissions Summary and Dispersion Modelling (ESDM) prepared by RWDI and

concluded: “...*there was nothing to indicate that the site could not request and receive an Environmental Compliance Approval.*” A Visual Information Package (“VIP”) was submitted to the Township and reviewed by BrookMcIlroy (“BM”). BM provided the following opinion with respect to the VIP; “*I have reviewed the VIP and I am of the opinion that the information contained within it is reasonably accurate and that it fairly represents the ability of the public to view the proposed operation from lands around the site.*” (C. Berman. November 5, 2014. Letter to Kim Wingrove). Unterman McPhail peer reviewed the Cultural Heritage Resource Assessment, on behalf of the Township, and did not identify any significant outstanding concerns with the report. RJB reviewed the Traffic Impact Study and Haul Road Study and provided the following conclusion: “... *we believe that the revised TIS and HRS have provided sufficient information to confirm the requirements for road improvements associated with the operations of the Quarry. Ongoing monitoring is recommended at the Main Street/Mill Street intersection to confirm mitigation requirements to address safety concerns, after commencement of quarry operations.*” (RJB. Page 4. June 1, 2016).

11. PLANNING CONSIDERATIONS

The following paragraphs summarize the proposed pit applications relative conformity to the planning policy framework. The policies and plans that are considered in the following paragraphs include the Provincial Policy Statement (2014), the Greenbelt Plan, the Growth Plan, the County of Wellington Official Plan and the Township of Guelph-Eramosa Zoning By-law.

11.1 Provincial Policy Statement

The following paragraphs provide a summary of the relevant policies of the PPS 2014 as they relate to the proposed Hidden Quarry application:

1.1.1 Healthy livable and safe communities are sustained by:

- a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) Accommodating an appropriate range and mix of residential ..., employment ..., institutional ..., recreation, park and open space and other uses to meet long term needs;*
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns.*

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

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

- f) 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;*
- h) conserving biodiversity and considering the ecological benefits provided by nature.*

1.1.4.4 Growth and development may be directed to rural lands in accordance with policy 1.1.5.

The proposed Hidden Quarry is consistent with these policies by providing for use of a provincially significant mineral aggregate resource, while protecting key natural features and allowing for the eventual rehabilitation of the site for an ecological end use. The extensive studies completed by the proponent show that the operation of the quarry, as set out in the Site Plans, will not result in a negative social impact on the nearby communities or adjacent land uses.

1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1 ... Section 2 ... and Section 3.

As required all relevant policies have been reviewed and considered.

*1.1.5.2 On rural lands located in municipalities, permitted uses are:
a) management or use of resources ...*

The proposed quarry is consistent with the permitted uses.

1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

The proposed quarry is consistent with the permitted uses.

1.1.5.9 New land uses ... shall comply with the minimum distance separation formulae.

MDS 1 provisions do not apply to aggregate extraction applications.

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

Major facilities: means facilities which may require separation from sensitive land uses, including ... mineral extraction activities.

The Site Plans illustrate how adjacent land uses are protected. The Site Plans incorporate all of the Technical Recommendations from the various studies related to: air quality, noise, blasting/vibration, traffic, ecology, hydrogeology, and cultural heritage. The proposed quarry has been designed, buffered and/or setback from adjacent sensitive land uses in a manner which is consistent with this policy.

- 1.6.7.2 *Efficient use shall be made of existing and planned infrastructure.*
- 1.6.7.5 *Transportation and land use considerations shall be integrated at all stages of the planning process.*
- 1.6.8.3 *...New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from corridor and transportation facilities.*

Provincial Highway 7 is an appropriate and efficient haulage route for the proposed quarry. MTO has indicated that they have no objections to the application subject to conditions. Based on this input, the proposed development is considered compatible with and supportive of the long-term purposes of the Highway 7 corridor.

- 1.7.1 *Long-term economic prosperity should be supported.*

The proposed quarry achieves this objective as shown in the Economic Impact Study.

- 1.8.1 *Planning authorities shall support energy conservation and efficiency, improved air quality,*

reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which ...

- d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities...*

The proposed quarry is located on a provincial highway. Highway 7 is an existing haul route and a focus of freight movement within the County of Wellington and connecting the County with adjacent markets, primarily the Greater Toronto Area. The use of Highway 7 will result in reduced greenhouse gas emissions.

- 2.1.2 The diversity and connectivity of natural features in the area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.3 Natural heritage systems shall be identified in Ecoregions 6E and 7E...*
- 2.1.4 Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E...*
- 2.1.5 Development and site alteration shall not be permitted in: ... b) significant woodlands ... d) significant wildlife habitat...*
- 2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated*

that there will not be negative impacts on the natural features or on their ecological functions.

The applicant has completed extensive ecological inventories over the course of several years. The interdisciplinary environmental analysis that was completed on behalf of the proposed quarry development considered input from a variety of expert's including foresters, ecologists and hydrogeologists. The reporting was peer reviewed by the MOECC, MNRF, GRCA and the Township of Guelph-Eramosa. No outstanding concerns remain with respect to the consideration of significant natural heritage features. Through the implementation of the Progressive and Final Rehabilitation Plans, the proposed Hidden Quarry will result in an overall net positive impact on the natural environment.

2.2.2 *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigation measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features and their hydrologic functions.*

The applicant has completed extensive investigations with respect to hydrogeology. The MOECC, MNRF and GRCA have reviewed the reporting and mitigation/monitoring protocol and these agencies have indicated that they have no further concerns with respect to hydrogeology.

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

The subject property is located within **Selected Bedrock Resource Area 5**, as set out in the County of Wellington Aggregate Resources Inventory Paper. Selected Bedrock Resource Area 5 covers an area of the Amabel Formation that is located at the southern boundary of Eramosa Township and extends into Erin Township. The sediments that overlie the bedrock are ice-contact stratified sand and gravel which have been designated as a selected sand and gravel resource area of primary significance.

Bedrock Resource Area 5 is well situated with respect to road (Highway 7) and rail transport routes and, for the most part, is sparsely populated. Consequently, it may be well suited for large-scale extractive development.

The approval of the Class A – Category 2 Licence for the subject lands will satisfy this policy.

Full agricultural restoration is not required as the subject property is not comprised primarily of good quality, i.e. Class 1-3 soils, and the lands have already been removed from agricultural use, as per correspondence from the Ontario Ministry of Agriculture, Food and Rural Affairs.

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

The Site Plans for the proposed quarry have been prepared based on the results and recommendations of technical studies (i.e. ecology, hydrogeology, dust, blasting/vibration, noise, archaeology) to ensure that social and environmental effects are minimized. The Site Plans describe how extraction will be undertaken in a manner that minimizes social and environmental impacts. The Technical Recommendations from the various studies guide the development of the Site Plans. As previously reported, all of these studies have been peer reviewed and no outstanding objections or concerns remain with regard to these studies. With regard to economic impacts, the Economic Impact Study concludes that the proposed Hidden Quarry will result in a net positive economic impact.

2.5.3.1 Progressive and final rehabilitation is 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.

The Site Plans illustrate a quarry phasing plan and a plan for the progressive and final rehabilitation of the site. These plans indicated how progressive and final rehabilitation is phased, recognizing the interim nature of extraction. The site will be rehabilitated to an ecological land use that will be compatible with the surrounding rural land use and the natural features in the local area. The completion of the rehabilitation program will result in an overall net enhancement from an ecological perspective.

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

Complete rehabilitation to an agricultural condition is not required if:

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

The subject property is not considered to be prime agricultural land. In addition, there is a substantial quantity of mineral aggregate resources below the water table warranting extraction and the depth of planned extraction in the Hidden Quarry makes restoration of pre-extraction agricultural capability unfeasible. Therefore, rehabilitation to an agricultural condition is not required. The Progressive and Final Rehabilitation Plan incorporates ecological restoration program that is compatible with adjacent land uses.

- 2.6.1 *Significant built heritage and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

A Cultural Heritage Resource Assessment was completed. This report assessed the built heritage resources and cultural heritage landscapes on and adjacent to the proposed quarry. Unterman McPhail peer reviewed the Cultural Heritage Resource Assessment, on behalf of the Township, and determined that the report was satisfactory and no additional work is required.

A Stage 1-2 Archaeological Assessment was carried out by York North Archaeological Services Inc. The report identified an area on the west side of the subject property as the only area where historic archaeological resources were located. A Stage 3 Assessment was recommended for this area. This requirement was set out on the Site Plans. The MTCS has advised that they are satisfied with the archaeological assessment.

Based on the aforementioned policy assessment, it is concluded that the proposed Hidden Quarry is consistent with the PPS, 2014.

11.2 GREENBELT PLAN

The Greenbelt Plan does not apply to the lands within the Township of Guelph-Eramosa, including the proposed Hidden Quarry site. Based on a review of relevant correspondence, it is understood that the Region of Halton (Letter dated September 16, 2014) concurs that the policies of the Greenbelt Plan do not apply to this proposed application.

11.3 GROWTH PLAN

All planning decisions are required to conform with the applicable provisions of the Growth Plan. For the most part, the Growth Plan focuses on policies related to the development of settlement areas. The Growth Plan recognizes that certain developments must be located outside of settlement areas, such as “development related to the management or use of resources ... that cannot be located in settlement areas” (Section 2.2.2.1 (i)).

The policy framework in the Growth Plan is similar to (although much less detailed) the PPS 2014 with respect to mineral aggregate resources.

Specifically, the Growth Plan also identifies the need to carry out a sub-area assessment “*to identify significant mineral aggregate resources in the Greater Golden Horseshoe (GGH) and to develop a long-term strategy for ensuring the wise use, conservation, availability and management of mineral aggregate resources in the GGH, as well as identifying opportunities for resource recovery and for coordinated approaches to rehabilitation where feasible*” (Section 4.2.3). However, the sub-area assessment has not been carried out as of yet.

The Growth Plan also places a priority on improving corridors for goods movement (Section 3.2.4).

The proposed Hidden Quarry conforms to the policies set out in the Growth Plan.

11.4 County of Wellington Official Plan

The subject land is designated “Prime Agricultural” and is shown as a Mineral Aggregate Resource Overlay in the County of Wellington Official Plan. An Official Plan Amendment is required to permit the establishment of a new aggregate operation in the Mineral Aggregate Resource Overlay.

Section 6.6.5 of the Official Plan sets out a series of matters for the consideration of new mineral aggregate operations. This section reads as follows:

“...New or expanded mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule ‘A’ of this Plan. New or expanded mineral aggregate operations also require appropriate

rezoning and licensing. Rezoning applications to allow mineral aggregate operations are subject to all relevant policies of this Plan. In considering proposals to establish new aggregate operations, the following matters will be considered:

- a) *the impact of the adjacent land uses and residents and public health and safety;*
- b) *the impact on the physical (including natural) environment;*
- c) *the capabilities for agricultural and other land uses;*
- d) *the impact on the transportation system;*
- e) *existing or potential municipal water supply resource are protected in accordance with Section 4.9.5 and 4.9.5.13 of this Plan and the applicable Source Protection Plan;*
- f) *the possible effect on the water table or surface drainage patterns;*
- g) *the manner in which the operation will be carried out;*
- h) *the nature of rehabilitation work that is proposed; and*
- i) *the effect on cultural heritage resources and other matters deemed relevant by Council.*

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

These matters were discussed in preceding sections of this Planning Report.

There are four additional planning matters related to the County of Wellington Official Plan: a) 4.9.5 – Source Water Protection; b) 4.9.7 – Paris Galt Moraine Policy Area; c) 5.5.4 – Woodlands; and d) 12.5 - Roadways. These policies are examined in the following paragraphs.

4.9.5 – Source Water Protection

Municipal water is not available to the subject property or near surrounding area. There are no potential for impacts on the existing water-related municipal services as a result of the proposed project.

Harden determined that “*the Hidden Quarry is not found in an identified vulnerable groundwater area with the County of Wellington ... and ... the Hidden Quarry site does not fall within the WHPA-Q1 of any Rockwood municipal well.*” (Harden. Page 2. October 18, 2016).

4.9.7 – Paris Galt Moraine Policy Area

Harden determined that the proposed quarry will maintain the groundwater and surface water functions associated with the Paris and Galt Moraine Policy Area.

5.5.4 - Woodlands

The woodland on the subject property exceeds the minimum size threshold

established in the County of Wellington Official Plan, and as such, the woodland is designated Greenlands. The Official Plan acknowledges that plantations established and continuously managed for the sole purpose of complete removal at rotation age without the intent of reforestation may be an exception and hence not qualify as significant woodland. Such is the case on the subject property as the conifer plantation has been planted and managed as an interim land stewardship measure. The property has a long history of being designated and recognized as a mineral resources site in planning documents and there has been much correspondence between the applicant and the County on this matter, as well as the company's interim use of the area for forestry purposes. In this regard, the company obtained a timber harvest permit from the County in 2011 for the purpose of carrying out a commercial thinning operation in the conifer plantation. It is important to recognize that mineral aggregate extraction is considered a permitted use in the Greenlands system subject to appropriate rezoning, licensing and the policies of the Official Plan.

The Natural Environment Technical Report concluded that there will be no direct or indirect impacts to on-site or off-site provincially significant wetlands (PSWs) and their significant wildlife habitat functions, particularly the provision of amphibian breeding habitat and snapping turtle habitat. Although the woodland on the subject property now qualifies as candidate significant woodland based on its size (i.e., woodlands over 4 ha and plantations over 10 ha), the detailed site specific analysis provided in the Natural Environment Technical Report demonstrated that only portions of the naturally established woodland have ecological characteristics and functions that warrant protection. Through the implementation of the Progressive and Final Rehabilitation Plan, these functions are maintained and enhanced where appropriate. This woodland area will continue to maintain existing ecological linkages to adjacent natural features.

12.5 - Roadways

County of Wellington Official Plan policies 12.5.1, 12.5.2 and 12.5.3 need to be regarded when considering Transportation-related concerns with the proposed Hidden Quarry application. Official Plan policy directs that Provincial Highways, including Highway 7, are major roadways and these major roads are expected to provide and serve high volumes of traffic including truck traffic. In addition, 12.5.2 directs that the access to a Provincial Highway is limited and governed by the Public Transportation and Highway Improvement Act. Ministry of Transportation approvals are required for any entrances, building/structures and signs located adjacent to the highway prior to any construction being undertaken. Access will only be considered to those properties abutting a provincial highway that meet the minimum safety and geometric requirements of the Ministry of Transportation.

It is my opinion that the proposed application conforms to the County of Wellington Official Plan.

11.5 Township of Guelph-Eramosa Zoning By-law

A site-specific amendment to the Township of Guelph-Eramosa Zoning By-law is required. In general, the zoning amendment would result in the re-zoning of the lands in question from “Agriculture” to “Extractive Industrial”. Site-specific provisions are required to restrict some of the permitted uses in the Agricultural zone and to permit the crossing of the stream in the Environmental Protection zone. A draft of the site-specific amendment is attached to this report.

12. SUMMARY AND CONCLUSIONS

James Dick Construction Limited proposes to establish a mineral aggregate operation in the Township of Guelph-Eramosa (former Township of Eramosa). The site is referred to as the Hidden Quarry. An Official Plan Amendment and Zoning By-law Amendment are required to permit this land use.

This Planning Report summarizes the key issues associated with the proposed application. Based on the findings of this report, it is my opinion that the proposed application is consistent with the planning policies set out in the Provincial Policy Statement and conforms to the policies of the Growth Plan and the County of Wellington Official Plan. The approval of this application will ensure that valuable mineral aggregate resources are utilized, not sterilized.

Technical reports have been prepared to address impacts related to the following:

- noise,
- dust,
- blasting and vibration,
- traffic,
- ecology,
- cultural heritage, and
- water-related concerns.

The Site Plans incorporate the recommendations of the various technical reports. Based on the findings and recommendations of these technical reports, it is concluded that the proposed quarry application will be undertaken in a manner that minimizes social impacts and environmental impacts.

In conclusion, it is my opinion that the proposed quarry application represents good planning and is consistent with the planning principles set out in the Provincial Policy Statement, 2014 and the County of Wellington Official Plan. The mitigation measures / technical recommendations set out on the Site Plans, coupled with the Prescribed Conditions of the Class A Licence – Category 2, adequately protect environmental resources and ensure that potential social impacts are minimized.