

# Planning Report & Aggregate Resources Act Summary Statement

CBM Aggregates, a Division of  
St. Marys Cement Inc. (Canada)  
Proposed Lanci Pit Expansion

Part of Lot 25, Concession 1  
Township of Puslinch, County of Wellington

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Prepared for:



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# 1.0

## EXECUTIVE SUMMARY

CBM Aggregates, a division of St. Marys Cement Inc. (Canada) ('CBM') is applying for a Class 'A' Licence (Category 1 – Pit Below Water) under the Aggregate Resources Act, a Zoning By-law Amendment and County Official Plan Amendment to permit aggregate extraction on lands located southwest of Concession Road 2 and Sideroad 25 South in the Township of Puslinch (Part of Lot 25, Concession 1).

The proposed Lanci Pit Expansion lands are located immediately south of the existing Lanci Pit which is owned and operated by CBM (Licence #624952). The subject lands will act as an expansion to Licence #624952.

The area proposed to be licenced is approximately 14.8 ha (36.6 ac), with approximately 10.2 ha (25.1 ac) proposed for extraction. The pit is proposed to operate below the water table (the existing Lanci Pit is licenced to extract below the water table).

The subject lands are comprised of three properties which are owned by CBM and its subsidiaries (Rosedale Securities, Ltd.). Two of the three properties contain a single detached dwelling. The subject lands are primarily occupied by scots and white pine plantations with open cultural woodlands and meadows. A deciduous woodland is located along the southern end of the subject lands which will be protected from aggregate extraction.

There are licensed pits on three sides of the subject lands – Dufferin Aggregates Mill Creek Pit to the west, existing Lanci Pit to the north and CBM Puslinch Pit to the east. There are wooded areas, rural residential and institutional uses located south of the subject lands. The hamlet of Crieff is approximately 1 km south of the subject lands.

The subject lands are not located within the Greenbelt Area but are identified within the Natural Heritage System for the Growth Plan. Aggregate extraction is permitted in this area subject to the policies outlined in the Growth Plan (see Section 4.2 of this Report).

The subject lands are designated Secondary Agricultural and Greenlands in the County of Wellington Official Plan. The lands are located within the Mineral Aggregate Resource Overlay on Schedule C of the County's Official Plan except for the southern portion. The lands are zoned Agricultural in Township Zoning By-law 23/2018.

Applications to amend the County Official Plan and Township's Zoning By-law have been submitted in conjunction with the licence application.

The subject lands contain approximately 3 to 4 million tonnes of high quality sand & gravel resources within the proposed extraction area. CBM is applying for a maximum annual tonnage of 1,000,000 tonnes in combination with the existing pit.

The proposed Lanci Pit Expansion represents the wise use and management of provincially significant resources, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan, and the County of Wellington Official Plan based on the following:

- Aggregate extraction is a permitted use in the Growth Plan which recognizes that making aggregate resources available to close to market can support the timely provision of infrastructure and reduce transportation-related greenhouse gas emissions. The County's Official Plan recognizes that the subject lands contain significant aggregate resources.
- The subject lands contain significant sand and gravel reserves located close to market and along an existing aggregate haul route.
- Golder Associates Ltd. (Golder) prepared a Level 1 and 2 Natural Environment Report which found that habitat of endangered species, significant woodlands and significant wildlife habitat are on or within 120 m of the subject lands. Golder concluded it is expected that there will be no negative impacts to these significant natural features and functions on and adjacent to the subject lands. Further, an ecologically based rehabilitation plan and preventive mitigation measures have been developed to enhance the natural heritage system.
- Golder prepared a Level 1 and 2 Hydrogeological Assessment which concluded that the proposed extraction will not have adverse impacts on the water resources of the area.
- Golder prepared a Noise Impact Assessment which found that the proposed pit operation is predicted to satisfy Ministry of Environment, Conservation and Parks (MECP) sound level limits at nearby receptors based on the recommendations and mitigation measures provided in the assessment. Acoustic berms will be constructed and operational restrictions will be implemented to mitigate noise to acceptable levels.
- Golder prepared a Stage 1-2 Archaeological Assessment for the subject lands. The assessment resulted in the recovery of zero artifacts and no further archaeological assessment was recommended. The Ministry of Heritage, Sport, Tourism and Culture Industries accepted the report including its findings in the Provincial Register of archaeological reports.
- The operational design of the pit incorporates the recommendations of the technical reports prepared for the application in order that the pit can operate within the Provincial guidelines and minimize social and environmental impacts.

# 2.0 PROPOSAL

## 2.1 CBM Aggregates

CBM Aggregates, a Division of St. Marys Cement Inc. (Canada) ('CBM') is a full service producer and distributor of high-quality aggregate materials for all construction needs. CBM has licensed pits and quarries across southern Ontario including several other pits, both active and rehabilitated, in the Township of Puslinch.

## 2.2 Lanci Pit

CBM owns and operates the Lanci Pit, which is located immediately north of the subject lands, south of Concession Road 2 and west of Sideroad 25 (ARA Licence #624952) (**Figure 1**).

In 2009, the Lanci Pit licence was issued by the Minister of Natural Resources and Forestry. The Lanci Pit is approximately 24.7 ha (61 ac) in size. Extraction has primarily been completed on this site and the majority of the site has been rehabilitated to open water with naturalized side slopes.

Resources extracted from the Lanci Pit are processed at the CBM Aberfoyle South Pit operation on the north side of Concession Road 2, south of the 401 (ARA Licence #5497).

## 2.3 Land Holdings

In addition to the Lanci Pit, CBM owns approximately 14.8 ha (36.6 ac) of unlicensed land described as Part of Lot 25, Concession 1 in the Township of Puslinch (**Figure 2**). CBM is proposing to licence this area in its entirety (referred to as the "**Lanci Pit Expansion**").

The subject lands are comprised of three properties which are owned by CBM and its subsidiaries (Rosedale Securities, Ltd.). Two of the three properties contain a single detached dwelling. The subject lands are primarily occupied by scots and white pine plantations with open cultural woodlands and meadows. A deciduous woodland is located along the southern end of the subject lands, which will be protected from aggregate extraction.

The subject lands range in elevation but are relatively flat within the area proposed for extraction. The highest elevation of the subject lands is in the southern portion along the licensed boundary (324 masl), while the lowest elevation is in the middle of the site (312 masl).

The subject lands do not contain any surface water features such as watercourses, agricultural drains or wetlands.

As previously noted, CBM also owns property east of the subject lands known as the Puslinch Pit and Neubauer Pit east of Sideroad 25 South. Above and below water extraction is currently occurring on both of these licences.

## 2.4 Required Applications

The following applications are required to permit the proposed Lanci Pit Expansion:

- An amendment to the Township of Puslinch Zoning By-law to rezone the Agricultural (A) Zone to Extractive (EXI) Zone.
- An amendment to the County of Wellington Official Plan to permit an expansion to an existing aggregate operation.
- Class 'A' Licence under the Aggregate Resources Act (Category 1 – Pit Below Water).

Zoning By-law 023/2018 was adopted by Township Council in 2018 and was recently approved by the Local Planning Appeal Tribunal (LPAT) in January 2020. By way of Council Resolution No. 2018-111, amendments to this new zoning by-law may still be received, processed and considered by Council in accordance with Section 34(10.0.0.2) of the Planning Act.

This application is considered Category 1 under the Aggregate Resources of Ontario Provincial Standards. The Technical Reports required for this licence application have been prepared and are listed as follows:

- Natural Environment Level 1/2 Report, Golder Associates Ltd., April 2020
- Hydrogeological Level 1 and 2 Assessment, Golder Associates Ltd., April 2020
- Stage 1-2 Archaeological Assessment, Golder Associates Ltd., November 2, 2018
- Noise Impact Assessment, Golder Associates Ltd., April 2020

## 2.5 Project Description

The subject lands are located within an outwash deposit associated with the Galt Moraine in the southern portion of the Township of Puslinch and are recognized as a significant aggregate resource area (**Figure 3**). Resources within this outwash are described as well stratified and sorted with limited oversize material. The resources in this deposit are primarily used to produce Granular A, B, M, and coarse and fine aggregates used in hot-mix asphaltic paving and concrete. The majority of the subject lands are located within the Mineral Aggregate Resource Overlay on Schedule C of the County's Official Plan (**Figure 4**).

The proposed licenced area for the Lanci Pit Expansion is 14.8 hectares, of which 10.2 hectares are proposed for extraction.

Lands not located within the proposed extraction area will be used for setbacks, retained vegetation and landscaped visual and acoustic berms. The extraction setback will be 0 m and 15 m along a small vacant parcel between the Lanci Pit and subject lands, 30 m along Sideroad 25 South and 0 m along the common boundary with the Lanci Pit as well as the Dufferin Mill Creek Pit. A 5 m extraction setback is proposed from the dripline of the significant woodland immediately south of the subject lands. No portions of the significant woodland are proposed for extraction.

The subject lands contain approximately 3 to 4 million tonnes of significant sand and gravel resources. The maximum annual tonnage limit is proposed to be 1,000,000 tonnes in combination with the existing pit.

The subject lands will be accessed through the existing Lanci Pit. No accesses to the pit will be provided from Sideroad 25 South, which is a local, gravel road. In other words, there will be no truck traffic on Sideroad 25. Extraction will occur in a single phase with above the water table extraction taking place

in a north to south direction generally followed by below the water table extraction in the opposite direction.

The first stage of the pit development involves land preparation including clearing of vegetation and the stockpiling of topsoil and overburden. The initial stripping of overburden materials will be available for use in site mitigation measures such as landscaped berms. As the excavation becomes more fully developed, overburden materials obtained from clearing activities will be used directly in progressive rehabilitation or stockpiled, with vegetated cover, for later use in progressive rehabilitation.

The lands will be extracted to a maximum depth of approximately 293.5 masl. The resulting lake area will be approximately 6.1 ha in size which will be connected to the existing Lanci Pit pond. Below water, the side slopes will be 2:1 or the natural angle of repose, while above water side slopes will be 3:1. Nodal tree plantings are proposed along the above water side slopes adjacent to the significant woodland and along Sideroad 25 South (approximately 1ha). Shallow shoreline areas are proposed in selective corners of the lake (approximately 0.13 ha).

There will be a 0 m extraction setback adjacent to CBM's existing Lanci Pit as well as the Dufferin Mill Creek Pit immediately west of the subject lands. This provides for a coordinated approach to effective resource management by not unnecessarily sterilizing significant aggregate resources.

There will be no aggregate processing on the subject lands. Materials will be extracted via excavators and dragline (for below water extraction) and then shipped for processing to the Aberfoyle South Pit operation. Rock and/or highway trucks will ship materials from the subject lands along the existing internal haul road on the west side of the Lanci Pit and then cross Concession Road 2 to the main processing plant at the Aberfoyle South Pit. Processed aggregate is then shipped to market using the existing pit access at Concession Road 7, north across Highway 401 to McLean Road and then primarily east to Highway 6 (please refer to Extraction, Processing and Shipping Overview on **Figure 5**).

The proposed hours of operation for the expansion including extraction and shipping are 7 am to 7 pm daily. This is consistent with the hours for the existing Lanci Pit.

Once extraction is complete, all equipment, scrap and haul roads will be removed and final rehabilitation will occur for the entire site.

The ARA Site Plans (Rehabilitation Plan) include additional details regarding progressive and final rehabilitation. The rehabilitated landform will be compatible with the surrounding area.

# 3.0

## BACKGROUND

### 3.1 Surrounding Land Uses and Features

The subject lands are located within a rural area of the Township of Puslinch. The surrounding land uses are primarily other licensed pits, rural residential dwellings and natural heritage features (**Figure 1**).

The Lanci Pit is located immediately north of the subject lands, while the CBM Puslinch Pit is located to the east across Sideroad 25 South and the Dufferin Mill Creek Pit is located directly west of the subject lands.

There are two off-site houses located within 120 m of the subject lands. Both houses are located on the east side of Sideroad 25 South, south of the Puslinch Pit.

The village of Crieff is approximately 1 km south of the subject lands. The Crieff Hills Community, a retreat and conference centre, is also located south of the subject lands. Crieff Hills is owned and operated by the Presbyterian Church in Canada. Crieff Hills includes several accommodation uses, meeting and retreat spaces, dining, and spiritual programs. The main conference centre is approximately 1 km south of the subject lands.

Also near the village of Crieff is the Sunset Villa Association, which is part of the Danish Canadian Club of Southern Ontario. Sunset Villa includes seniors' rental apartments, camping and a restaurant. The closest accommodation uses are approximately 750 m south of the subject lands.

In addition to the separation distances, a large wooded area is located between the subject lands, and Crieff Hills and Sunset Villa.

There are limited agricultural uses within the vicinity of the subject lands. Mill Creek is located over 1.5 km north and west of the subject lands. Highway 401 is located approximately 1.5 km north of the subject lands.

### 3.2 Aggregate Resources

Approximately half of the subject lands are identified as a key sand and gravel resource area based on the Aggregate Resources Inventory for the County of Wellington (ARIP 162) (**Figure 3**). The lands are located within an outwash deposit associated with the Galt Moraine. Adjacent lands to the west, north and east are also located within this significant resource area. Resources within this outwash are described as well stratified and sorted with limited oversize material. The resources in this deposit are primarily used to produce Granular A, B, M, and coarse and fine aggregates used in hot-mix asphaltic paving and concrete.

As occurred with the existing pit, resources extracted from the subject lands will be processed at the CBM Aberfoyle South Pit operation (**Figure 5**). This operation produces high quality materials in a close to market location including concrete, asphalt, crushed stone, granular and sand products.

The majority of the subject lands are identified as an area of high potential for mineral aggregate extraction according to the County's Official Plan (**Figure 4**). Lands in the Mineral Aggregate Resource Overlay generally consist of sand and gravel deposits and selected bedrock resources that the province has identified as being of primary or secondary significance.

Based on the on-site resource testing and proposed site plans, there are approximately 3 to 4 million tonnes of high quality sand and gravel resources located on the subject lands. The sand and gravel deposit is approximately 20 m thick. CBM is applying for an annual maximum limit of 1,000,000 tonnes in conjunction with the existing pit.

### 3.3 Agricultural Resources

The subject lands are not recognized as a prime agricultural area based on both the Province's Agricultural System for the Greater Golden Horseshoe and the County's Official Plan (**Figures 6 & 7**, respectively). According to soils mapping from OMAFRA, the subject lands contain Class 2 and 3 soils (Burford Loam and Dumfries Sandy Loam) (**Figure 8**). While the subject lands are not located within a prime agricultural area, they would be considered prime agricultural lands based on OMAFRA's mapping.

There are no existing agricultural uses on the subject lands or adjacent lands. County and Provincial policy do not require that the subject lands be rehabilitated to an agricultural use.

### 3.4 Water Resources

Golder prepared a Hydrogeological Study in accordance with the Aggregate Resources of Ontario Provincial Standards, the Growth Plan and the County's Official Plan. The study characterized the existing hydrogeological, hydrological and related natural environment conditions in the vicinity of the subject lands. Further, it assessed the potential impacts, if any, of the proposed below water extraction on groundwater and groundwater uses, surface water and groundwater dependent receptors within the natural environment.

Terms of reference for the Hydrogeological Study were provided to MNRF, the Township and County through the pre-consultation process.

The northern half of the subject lands is outwash gravel and part of the Spillway physiographic landform. The southern half is defined as Wentworth Till (sandy silt till deposit). The surficial coarse-grained deposits are underlain by till and extend to bedrock based on the mapping. Drilling has indicated that the sand and gravel deposit may extend further south than the mapping indicates.

There are no permanent surface water features on the subject lands, which are determined to be internally drained. Mill Creek is located over 1.5 km north and west of the subject lands with intervening aggregate licences between the creek and subject lands.

Below water extraction will not involve any pumping or active dewatering. According to Golder's Hydrogeological Study, the majority of pore water removed during extraction will eventually return to the aquifer via passive drainage within the stockpiled material.

Below water extraction will result in the eventual creation of a permanent pond that will flatten water levels in its vicinity. The magnitude of the water level change is estimated to be approximately 0.1 m at the pit pond. Golder concluded it is not expected there will be any adverse impacts to water quantity at surrounding private wells as a result of this minor water level change.

The southern half of the subject lands are located within the Paris Galt Moraine Policy Area according to the County's Official Plan (**Figure 9**). Mineral aggregate operations are required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced.

The subject lands are not located within a Wellhead Protection Area (WHPA-A, -B, -C, or -D) based on the Grand River Source Protection Plan but they are partially within the "Guelph-Guelph/Eramosa Wellhead Water Quantity Zone (WHPA-Q)" (**Figure 10**). As there is no dewatering or pumping of water required, there are no anticipated source water protection issues associated with WHPA-Q. Regardless, the Tier 3 study for WHPA-Q has not been incorporated in the Grand River Source Protection Plan and therefore WHPA-Q is not legally in effect.

## 3.5 Natural Heritage Features

Golder prepared a Natural Environment Level 1/2 Report, which also fulfills the requirement of an Environmental Impact Assessment as required in the County's Official Plan and a natural heritage evaluation as required in the Growth Plan. Terms of reference for the Natural Environment Report were provided to MNR, the Township and County through the pre-consultation process.

The Natural Environment Report determined whether any significant natural features exist on or within 120 m of the subject lands (proposed licensed area). The report determined whether there will be any negative impacts on the natural features or ecological functions as a result of the proposed pit, and any proposed preventative, mitigative or remedial measures.

The Natural Environment Report concluded that the subject lands contain habitat of endangered species designated under the Endangered Species Act (eastern small-footed myotis). This species' maternity roost habitat including rock piles and a concrete foundation will be removed as a result of the proposed extraction. An Information Gathering Form will be prepared and submitted as part of ongoing consultation with the Ministry of Environment, Conservation and Parks to discuss mitigation and/or permitting options for eastern small-footed myotis on the subject lands.

The report also concluded that the subject lands contain significant wildlife habitat including specialized habitat, migration corridor and habitat for species of conservation concern. Golder determined there will be no residual adverse impacts either because the habitat wouldn't be removed, or only a limited amount of habitat would be removed compared to what is currently available in the local landscape.

The following features were identified on the subject lands but outside of the proposed extraction area:

- Habitat of endangered species (little brown myotis)
- Significant woodlands
- Significant wildlife habitat

Little brown myotis activity was detected in the deciduous forest south of the subject lands. Extraction will be setback 5 m from the dripline of this forest therefore no adverse impacts are expected to this species or its habitat.

The edge of the significant woodland was field verified and determined to be consistent with the County's mapping of significant woodlands except for some minor discrepancies. Aggregate extraction shall be setback 5 m from the dripline of this significant woodland. Golder determined that the combined distance of the dripline and the 5 m setback from the dripline edge would be generally larger than the recommended minimum protection distance for large, mature trees.

With the implementation of best management practices including the 5 m setback, no adverse impacts on the significant woodland or its ecological functions are expected. This would similarly apply to the significant wildlife habitat associated with this woodland (habitat for species of conservation concern).

# 4.0

## POLICY REVIEW

### 4.1 Provincial Policy Statement (2014)

The 2014 Provincial Policy Statement (PPS)<sup>1</sup> provides policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS provides for the appropriate development of land, while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas. The PPS is to be read in its entirety and the relevant policies are to be applied to each situation. The policies in the PPS are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

The PPS states that provincial plans are to be read in conjunction with the PPS and that they take precedence over the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

The Province's natural heritage resources, water resources, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest.

The PPS states that mineral aggregate resources shall be protected for long-term use. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

The proposed Lanci Pit Expansion contains significant aggregate resources within a close to market area with ongoing aggregate extraction. Extracting aggregate resources close to where they are used reduces the amount of greenhouse gas emissions, transportation costs, and road network impacts from the trucks used to transport these resources. The proposed expansion will be able to utilize existing and approved processing facilities at the CBM Aberfoyle South Pit operation.

Design recommendations have been incorporated into the Site Plans based on technical recommendations to ensure that no negative impacts occur to significant natural heritage features or adverse impacts on surrounding land uses as a result of the proposed operation.

The application is consistent with the PPS in the following respects:

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<sup>1</sup> The 2020 Provincial Policy Statement comes into effect on May 1, 2020 and replaces the 2014 PPS. Planning decisions made on or after this date must be consistent with the 2020 PPS. The majority of the changes in the 2020 PPS relate to housing and employment areas. As it relates to natural heritage resources, water, agricultural and mineral aggregate resources, the 2020 PPS is essentially unchanged from the 2014 PPS. Therefore the opinions provided in this report regarding the 2014 PPS would also apply to the 2020 PPS for this application.

- The proposed pit has been appropriately designed and buffered to mitigate adverse effects on sensitive land uses. Acoustic and visual berms will be constructed around portions of the subject lands to mitigate noise impacts to acceptable levels and screen the pit operations (Policy 1.2.6.1).
- There are no significant wetlands, significant coastal wetlands, significant woodlands, significant valleylands, significant areas of natural and scientific interest, coastal wetlands or fish habitat located within the proposed extraction area. The Level 1 / 2 Natural Environment Report concluded that there will be no negative impacts on the on-site significant wildlife habitat, and adjacent significant woodlands and significant wildlife habitat. The proposed operations as outlined in the ARA Site Plans include mitigation measures to protect these natural heritage features (Policy 2.1.4, 2.1.5, 2.1.6 & 2.1.8).
- In accordance with the ESA, permitting and/or mitigation options will be provided for the eastern small-footed myotis habitat on the subject lands. Therefore extraction may only occur in accordance with the requirements of the ESA (Policy 2.1.7).
- The potential impacts of the operation relative to the quality and quantity of groundwater and surface water have been assessed and there will be no adverse hydrogeological or hydrological impacts to water resources. The quality and quantity of both local groundwater and surface water will be maintained (Policy 2.2.2).
- The proposed pit expansion makes significant aggregate resources available from a close to market location. The proposed operation and ARA Site Plans have been designed in a manner which minimizes social and environmental impacts (Policy 2.5.2.1 & 2.5.2.2).
- The subject lands will be progressively rehabilitated and the final rehabilitation will be compatible with surrounding land uses and approved land use designations (Policy 2.5.3.1).
- The subject lands are not located within a prime agricultural area based on Provincial and County mapping (Policy 2.5.4).
- The subject lands do not contain significant built heritage resources or significant cultural heritage landscapes (Policy 2.6.1).
- A Stage 1-2 Archaeological Assessment fully investigated the site and concluded that no additional assessment was recommended. The Ministry of Heritage, Sport, Tourism and Culture Industries accepted the report including its findings in the Provincial Register of archaeological reports (Policy 2.6.2).

The proposed Lanci Pit Expansion is consistent with the PPS, represents good planning, wise resource management, and is in the public interest after considering the economic, environmental and social factors that apply to this application.

## 4.2 Growth Plan (2019)

The subject lands are located within the Greater Golden Horseshoe (GGH) Growth Plan Area (**Figure 11**). The Growth Plan is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

In May 2019, the Province released A Place to Grow: Growth Plan for the GGH. This plan amended the 2017 Growth Plan. The changes were informed by the Government's Housing Supply Action Plan. According to the Province, A Place to Grow (2019 Growth Plan) will help make it faster and easier to build housing for the growing number of people expected to live and work in the GGH in the next 20 years.

The 2019 Growth Plan came into effect on May 16, 2019. All decisions regarding planning matters made on or after this date must conform with the 2019 Growth Plan, subject to any applicable transitions or regulations. The proposed Lanci Pit Expansion application is required to conform with the 2019 Growth Plan.

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

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

*"Building compact communities and the infrastructure needed to support growth requires significant mineral aggregate resources. The Aggregate Resources Act establishes the overall process for the management of mineral aggregate operations, and this Plan works within this framework to provide guidance on where and how aggregate resource extraction can occur, while balancing other planning priorities. The GGH contains significant deposits of mineral aggregate resources, which require long-term management, including aggregate reuse and recycling."*

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

For context, within 30 km of the subject lands, the following areas have been designated for future growth in the Growth Plan (**Figure 11**):

1. Hamilton
2. Burlington
3. Milton
4. Acton
5. Guelph
6. Kitchener-Waterloo
7. Cambridge
8. Urban Growth Centres (Downtown Hamilton, Downtown Milton, Downtown Guelph, Uptown Waterloo, Downtown Kitchener and Downtown Cambridge)

Section 4.2.2.1 states that a Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated and long-term approach to planning for the protection of the region's natural heritage and biodiversity (the "NHS for the Growth Plan"). The subject lands are located within the Provincial NHS for the Growth Plan (**Figure 12**).

Section 4.2.2.4 states that provincial mapping of the NHS for the Growth Plan does not apply until it has been implemented in the applicable official plan. Until that time, the Growth Plan policies that refer to the NHS for the Growth Plan will apply outside settlement areas to the natural heritage systems identified in official plans that were approved and in effect as of July 1, 2017. The NHS for the Growth Plan has not been implemented in the County's Official Plan. The southern portion of the subject lands outside of the proposed extraction area is located within the County's Greenlands system (**Figure 7**).

Notwithstanding the preceding NHS policies, Section 4.2.8.2 states that new mineral aggregate operations within the NHS for the Growth Plan are subject to specific policies. However, these policies do not apply to the subject lands since the proposed pit is an expansion of an existing mineral aggregate operation based on Section 4.2.8.2 c):

*“an application requiring a new approval under the Aggregate Resources Act to expand an existing mineral aggregate operation may be permitted in the Natural Heritage System for the Growth Plan, including in key natural heritage features, key hydrologic features and any associated vegetation protection zones, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of the policies in this subsection.”*

The proposed pit expansion may be permitted in the Natural Heritage System for the Growth Plan including habitat of endangered species and significant wildlife habitat if the related decision is consistent with the PPS and satisfies the Growth Plan’s rehabilitation requirements. As outlined in Section 4.1, the proposed application is consistent with the PPS. The rehabilitation requirements are reviewed and assessed below.

Section 4.2.8.3 states that applications in prime agricultural area will require agricultural impact assessments. The subject lands are not located in a prime agricultural area based on both the Agricultural System for the GGH and the County’s Official Plan so this requirement does not apply.

The following aggregate policies in Section 4.2.8 are applicable to the proposed application:

2019 Growth Plan Policy	Proposed Application
<p>4. For rehabilitation of new mineral aggregate operation sites, the following apply:</p> <p>a) the disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced;</p>	<p>The disturbed area will be rehabilitated to a state of equal or greater ecological value through the creation of a 6.1 ha pond (connected to the existing Lanci Pit pond), 0.13 ha of shallow shoreline wetlands and 1 ha of new woodland habitat. The existing habitat on-site is primarily comprised of pine plantation with limited ecological functions. Long-term ecological integrity will be maintained for the entire subject lands due to the protection of the significant woodland south of the extraction area and creation of a rehabilitated landform compatible with surrounding uses and features.</p>
<p>b) If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of the application:</p> <p>i) The health, diversity and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and</p> <p>ii) Any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation;</p>	<p>The subject lands contain habitat of eastern small-footed myotis, an endangered species, and significant wildlife habitat. The health, diversity and size of the bat habitat will be enhanced through applicable authorizations under the Endangered Species Act for the removal and replacement of this habitat. The removal of the significant wildlife habitat is relatively minor compared to what is available within the local landscape and rehabilitation will assist</p>

	<p>with the creation of significant wildlife habitat.</p> <p>Due to the relative small size of the proposed pit, extraction in this area will be completed and rehabilitated as early as possible.</p> <p>There is no aggregate extraction proposed within the adjacent significant woodland, which will be protected from the pit operation.</p>
<p>c) aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation will meet the intent of policy 4.2.8.4 b); and</p>	<p>The resulting pond will be rehabilitated to aquatic enhancement including shallow shoreline wetlands representative of the ecosystem in the area.</p>
<p>d) outside the <i>Natural Heritage System for the Growth Plan</i>, and except as provided in policies 4.2.8.4 a), b) and c), final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. In <i>prime agricultural areas</i>, the site will be rehabilitated in accordance with policy 2.5.4 of the PPS, 2014.</p>	<p>The proposed final rehabilitation appropriately reflects the long-term use of the general area and the pond will connect with the existing Lanci Pit pond. The subject lands are not located within a prime agricultural area.</p>

Section 4.2.8.5 sets out additional criteria for final rehabilitation for new mineral aggregate operations in the NHS for the Growth Plan. No less than 35% of the non-aquatic portion of the land subject to each licence in the NHS is to be rehabilitated to forest cover. However, aggregate extraction is not proposed within the adjacent significant woodland, which is designated as Greenlands in the County’s Official Plan.

Regardless, CBM is proposing to rehabilitate approximately 4.1 ha or 47% of the non-aquatic portion of the proposed licence to forest cover (both new and retained), which exceeds the 35% forest cover target for non-aquatic lands.

In conclusion, the proposed Lanci Pit Expansion conforms to the policies of the Growth Plan.

### 4.3 County of Wellington Official Plan

The County of Wellington Official Plan provides direction over the next 20 years to the physical development of the County, its local municipalities and to the long term protection of County resources.

The subject lands are designated Secondary Agricultural and Greenlands in the County’s Official Plan (**Figure 7**). The proposed extraction area, however, is located in the Secondary Agricultural designation except for a small portion along the southern limit (approximately 0.1 ha).

Secondary Agricultural Areas include lands within the Rural System which are determined to be non-prime agricultural areas but which can sustain certain agricultural activities.

The County's Greenlands System is divided into two broad categories: Core Greenlands and Greenlands. Areas with greater sensitivity or significance are included in the Core Greenlands designation. The Greenlands designation contains other significant natural heritage features. The Greenlands designation generally aligns with the significant woodlands located south of the proposed extraction area.

The majority of the subject lands are located within the Mineral Aggregate Resource Overlay including the proposed extraction area (**Figure 4**). Lands within this overlay are areas of high potential for aggregate extraction. The intention of the overlay is to make as much aggregate resources available as close to markets as is realistically possible.

The County's Official Plan recognizes that resource-based industries, including aggregate operations, are the main employment generator in the rural system. The Official Plan states that significant aggregate deposits will be identified and policies established to protect the resource and provide for appropriate extraction activities. The proposed extraction area is located within the Mineral Aggregate Resource Overlay.

### 4.3.1 Impact Assessments

Section 4.6 of the Official Plan states that the County or local municipalities may require studies to be undertaken to measure various Impacts and to propose methods of reducing or eliminating negative impacts. Studies prepared as part of a licensing procedure may fulfill all or part of the requirements in this section e.g. Aggregate Resources Act.

The following list of studies to be submitted with the proposed application was discussed and confirmed with County and Township staff during the pre-consultation process:

- Planning Report
- Hydrogeological Assessment
- Natural Environment Report
- Noise Impact Study
- Archaeological Assessment

### 4.3.2 Paris and Galt Moraine Policy Area

The Paris and Galt Moraines are unique landforms that function as a support for hydrologic processes and features that influence groundwater and surface water resources at regional and local scales (Section 4.9.7). The Paris and Galt Moraine policies are intended to protect and enhance these features. In the case of mineral aggregate operations, proposals are required to "*demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced*".

The southern half of the subject lands is located within the Paris and Galt Moraine Policy Area (**Figure 9**). Golder's Hydrogeological Study concluded that ground and surface water functions will be maintained during pit operations and throughout/following the rehabilitation process.

### 4.3.3 Woodlands

Section 5.5.4 states that woodlands over 4 ha and plantations over 10 ha are considered to be significant by the County and are included in the Greenlands system (the "Greenlands" designation). Consistent with the PPS, the County's Official Plan states that significant woodlands will be protected from development or site alterations which would negatively impact the woodlands or their ecological functions.

The subject lands are primarily covered by woodland, including deciduous forest, coniferous and mixed plantations, and open coniferous woodland.

Golder’s Natural Environment Report assessed the significance of the on-site and adjacent woodlands. The study concluded that although there are areas of plantation contiguous with the deciduous forest to the south, the combined area of plantation is less than 10 ha and does not meet the County’s criteria for significance. In addition, the plantation units within the proposed extraction area are not mapped as part of the County’s Greenlands system nor are they mapped as a significant woodland in the County’s 2018 Natural Heritage System Report prepared by GRCA (**Figure 13**).

Based on the extraction setback and recommendations outlined in the Natural Environment Report, there will be no negative impacts on the adjacent significant woodlands south of the proposed extraction area.

#### 4.3.4 New Mineral Aggregate Operations

Aggregate operations are identified as permitted uses in Secondary Agricultural Areas. Section 6.6.5 states that new or expanded aggregate operations shall only be established through amendment to the Mineral Aggregate Area shown on Schedule A. However, County OPA 81 removed the Mineral Aggregate Area designation County-wide from Schedule A.

Based on the policy in Section 6.6.5 and the fact there are no Mineral Aggregate Areas on Schedule A (except for recently approved applications post-OPA 81), CBM is applying for an amendment to the County’s Official Plan to permit the proposed pit expansion by establishing the Mineral Aggregate Area on the subject lands. CBM is not proposing any amendments to designate the Lanci Pit or any of their other existing pits in the area which are legally permitted, existing uses.

The proposed amendment to the County’s Official Plan also expands the Mineral Aggregate Resource Overlay to include the southern portions of the proposed extraction area. The draft amendment also proposes to slightly adjust the designations along the southern boundary of the proposed extraction area to accurately reflect the limit of the adjacent significant woodland. This would result in a small net increase of lands designated Greenlands. Both the Mineral Aggregate Area boundary and Mineral Aggregate Resource Overlay would remain outside of the significant woodland.

Section 6.6.5 outlines the matters to be considered when establishing new aggregate applications:

Section 6.6.5	Proposed Application
a) the impact on adjacent land uses and residents and public health and safety;	<p>There will be no adverse impacts to public health and safety related to this proposal as demonstrated through the technical studies.</p> <p>The subject lands are located within a rural area of the Township of Puslinch. The surrounding land uses are primarily aggregate, rural residential and natural heritage features.</p> <p>North – The Lanci Pit and Aberfoyle South Pit. A vacant lot is located immediately north however an agreement was reached between this landowner and CBM regarding the proposed pit expansion and the setbacks that are included on the ARA Site Plans.</p> <p>East – The Puslinch Pit and Neubauer Pit east of Sideroad 25                      South. Above and below water extraction is currently taking place</p>

	<p>at these pits. The closest off-site house to the subject lands is approximately 100 m to the east (just south of the Puslinch Pit).</p> <p>South – Large wooded area with scattered rural residential uses. The community of Crieff is located approximately 1 km away.</p> <p>West – The Dufferin Mill Creek Pit including the recently approved expansion adjacent to the subject lands.</p>
<p>b) the impact on the physical (including natural) environment:</p>	<p>The proposed extraction area does not contain any significant natural features except for the habitat of an endangered species (eastern small-footed myotis) and significant wildlife habitat. The removal of the bat habitat will require applicable authorizations under the Endangered Species Act in accordance with provincial requirements.</p> <p>There will be no residual adverse impacts on significant wildlife habitat either because the habitat wouldn't be removed, or only a limited amount of habitat would be removed compared to what is currently available in the local landscape.</p> <p>The proposed pit expansion will not adversely impact the adjacent significant woodlands as well as the significant wildlife habitat and endangered species habitat associated with this woodland. Based on field verifications, a 5 m setback is proposed from the edge of the dripline to protect this woodland and its ecological functions.</p>
<p>c) the capabilities for agriculture and other land uses;</p>	<p>While the subject lands contain prime agricultural lands (Class 2 and 3 soils), they are not considered a prime agricultural area based on the Province's and County's mapping of these areas. The subject and adjacent lands are not currently used for agricultural purposes.</p>
<p>d) the impact on the transportation system;</p>	<p>The existing pit has a maximum annual tonnage of 1,000,000 tonnes. The existing pit was licensed in 2009. A traffic impact study was prepared as part of that application (Traffic Impact Assessment, Grant A. Bacchus Limited, 2005). The study found that during peak hour, there would be 15 truckloads crossing Concession Road 2 from the Lanci Pit to the processing plant at the Aberfoyle South Pit (and 15 truckloads heading back to the Lanci Pit). The study concluded that truck traffic can be expected to travel across Concession Road 2 in a safe manner without causing any significant impacts on the movement of east-west traffic on Concession Road 2.</p> <p>As there is no change proposed to the maximum tonnage, haul route or the hours of operation (7 am to 7 pm), there should be no new impacts to the road system. Materials extracted from the subject lands will continue to be processed at the Aberfoyle South Pit operation and then shipped to market utilizing the existing entrance and haul route at Concession Road 7.</p> <p>There will be no truck traffic or accesses onto Sideroad 25 South.</p>
<p>e) existing and potential municipal water supply resources are protected in</p>	<p>The subject lands are located outside of source water protection areas based on mapping the County's Official Plan (<b>Figure 9</b>). However, the subject lands are partially within the "Guelph-Guelph/Eramosa Wellhead Water Quantity Zone (WHPA-Q). As</p>

accordance with Section 4.9.5 of this Plan.	there is no dewatering or pumping of water required, there are no anticipated sourcewater protection issues associated with WHPA-Q. Regardless, the Tier 3 study for WHPA-Q has not been incorporated in the Grand River Source Protection Plan and therefore WHPA-Q is not legally in effect.
f) the possible effect on the water table or surface drainage patterns;	Golder prepared a Hydrogeological Study which assessed the potential impacts, if any, of the proposed below water extraction on groundwater and groundwater uses, surface water and groundwater dependent receptors within the natural environment.  The study concluded that there will be no adverse impacts on the water table or surface drainage patterns.
g) the manner in which the operation will be carried out;	Extraction will occur in a single phase with above the water table extraction taking place in a north to south direction generally followed by below the water table extraction in a south to north direction. Details of the operation including phasing are provided on the ARA Site Plans.
h) the nature of rehabilitation work that is proposed; and	The subject lands will be rehabilitated through the creation of a 6.1 ha pond (connected to the existing Lanci Pit pond), 0.13 ha of shallow shoreline wetlands and 1 ha of new woodland habitat. Details of the rehabilitation are provided on the ARA Site Plans.
i) the effect on cultural heritage resources and other matters deemed relevant by Council.	An Archaeological Assessment fully investigated the site and concluded that no additional assessment was recommended. The Ministry of Heritage, Sport, Tourism and Culture Industries accepted the report including its findings.

Mitigation measures have been incorporated on the ARA Site Plans to ensure the proposed expansion minimizes social and environmental impacts.

The proposed amendment and pit expansion conform to the County's Official Plan.

## 4.4 Township of Puslinch Zoning By-law 23/2018

Zoning By-law 023/2018 was adopted by Township Council in 2018 and was recently approved by the Local Planning Appeal Tribunal (LPAT) in January 2020. By way of Council Resolution No. 2018-111, amendments to this new zoning by-law may still be received, processed and considered by Council in accordance with Section 34(10.0.0.2) of the Planning Act.

The subject lands are zoned Agricultural (A-sp1) with an Environmental Protection Overlay in Zoning By-law 23/2018 (**Figure 14**). The EP Overlay only applies to the southern portion of the subject lands outside of the proposed extraction area. The overlay is based on the Greenlands designation in the County's Official Plan.

The special provision applying to the Agricultural Zone on the subject lands is that kennels are also permitted on the subject lands.

The Crieff Hills Retreat Centre is zoned Agricultural (A-sp7). In addition to agricultural uses, this zone permits a religious centre, which may include a community hall, lodge and conference centre. Relevant to the subject lands and proposed application, the site-specific provisions specify minimum setbacks from the northern property boundary which would include the subject lands. No new non-agricultural

buildings are permitted within 500 m of this property boundary. These setbacks were put in place to ensure compatibility between the retreat centre and the adjacent pits.

The draft amendment to By-law 23/2018 is enclosed in Appendix B.

# 5.0

## AGGREGATE RESOURCES ACT SUMMARY INFORMATION

The following section is structured to address the information required under the ARA Provincial Standards for a Category 1 - Class A Pit Below the Water Table.

### 5.1 Standard 2.1.1 – Planning and Land Use Considerations

The subject lands are located immediately adjacent to the existing Lanci Pit (ARA Licence #624952) which is owned and operated by CBM. The subject lands will act as an expansion to this licence. The surrounding lands include the existing Lanci Pit, CBM Puslinch Pit east of Sideroad 25 South, Dufferin Mill Creek Pit immediately to the west and rural residential uses. There are two off-site houses within 120 m of the subject lands.

The subject lands are recognized for containing significant sand and gravel resources (3 to 4 million tonnes) in a location that is close to market with ongoing aggregate extraction and approved facilities to process the materials extracted from the subject lands (CBM Aberfoyle South Pit).

The subject lands are designated Secondary Agricultural and Greenlands in the County's Official Plan. The majority of the lands are located within the Mineral Aggregate Resource Overlay on Schedule C of the County's Official Plan. The lands are zoned Agricultural in the Township's existing Zoning By-law. The County's Official Plan contains policies protecting aggregate resources.

The technical reports prepared for this application have concluded that the proposed pit can operate in accordance with Provincial requirements while minimizing social and environmental impacts. The ARA Site Plans have incorporated the recommendations from these reports which include visual and acoustic mitigation measures such as landscaped berms. The proposed pit is in keeping with the surrounding rural character and landscape.

Please refer to Section 4.0 of this report for a further discussion on Planning and Land Use Considerations.

### 5.2 Standard 2.1.2 – Agricultural Classification of the Proposed Site

According to soils mapping from OMAFRA, the subject lands contain Class 2 and 3 soils (Burford Loam and Dumfries Sandy Loam, respectively). The Burford Loam is described as containing "smooth very

gently sloping” topography with a stoniness class of “slightly stony”. The Dumfries Sandy Loam is described as containing “irregular steeply sloping” topography with a stoniness class of “very stony”.

The subject lands are not located within a prime agricultural area based on both the Province’s Agricultural System for the GGH and the County’s Official Plan. The subject lands are designated Secondary Agricultural.

Please refer to Section 3.3 for further information on agricultural resources.

## 5.3 Standard 2.1.3 – Quality and Quantity of Aggregate

Approximately half of the subject lands are identified as a key sand and gravel resource area based on the Aggregate Resources Inventory for the County of Wellington (ARIP 162). The lands are located within an outwash deposit associated with the Galt Moraine. Resources within this outwash are described as well stratified and sorted with limited oversize material. The resources in this deposit are primarily used to produce Granular A, B, M, and coarse and fine aggregates used in hot-mix asphaltic paving and concrete.

Aggregate resources extracted from the subject lands will be processed at the CBM Aberfoyle South Pit operation which produces high quality materials in a close to market location including sand and gravel meeting concrete and asphalt specifications, crushed stone, granular and sand products.

Based on the on-site resource testing and proposed site plans, there are approximately 3 to 4 million tonnes of sand and gravel resources located on the subject lands. The sand and gravel deposit is approximately 20 m thick.

Please refer to Section 3.2 for further information on aggregate quantity and quality.

## 5.4 Standard 2.1.4 – Haul Routes and Truck Traffic

The existing pit was licensed in 2009 and has a maximum annual tonnage of 1,000,000 tonnes. A traffic impact study was prepared as part of that application<sup>2</sup>. The study found that during peak hour, there would be 15 truckloads crossing Concession Road 2 from the Lanci Pit to the processing plant at the Aberfoyle South Pit (and 15 truckloads heading back to the Lanci Pit). The study concluded that truck traffic can be expected to travel across Concession Road 2 in a safe manner without causing any significant impacts on the movement of east-west traffic on Concession Road 2.

As there is no change proposed to the maximum tonnage, haul route or the hours of operation (7 am to 7 pm) and, as such, there should be no new impacts to the road system. Materials extracted from the subject lands will continue to be processed at the Aberfoyle South Pit operation and then shipped to market utilizing the existing entrance and haul route at Concession Road 7.

There will be no truck traffic or accesses onto Sideroad 25 South.

Please refer to Section 2.5 for further information on haul routes and truck traffic.

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<sup>2</sup> Traffic Impact Assessment for Lanci Pit, Grant A. Bacchus Limited, December 2005

## 5.5 Standard 2.1.5 – Progressive and Final Rehabilitation

Due to the relative small size of the site, extraction will occur in a single phase with above the water table extraction taking place in a north to south direction generally followed by below the water table extraction in a south to north direction. The lands will be extracted to a maximum depth of 293.5 masl.

The subject lands will primarily be rehabilitated to open water with a resulting lake area of approximately 6.1 ha which will be connected to the existing Lanci Pit pond. Below water, the side slopes will be 2:1, or the natural angle of repose, while above water side slopes will be 3:1. Nodal tree plantings are proposed along the above water side slopes adjacent to the significant woodland and along Sideroad 25 South (approximately 1 ha). Shallow shoreline areas are proposed in selective corners of the lake (approximately 0.13 ha).

The rehabilitated landform may provide opportunities for future residential development fronting onto Sideroad 25 South as may be permitted by the Township's Zoning By-law and County Official Plan.

The rehabilitated landform will be compatible with the surrounding area. Please refer to the ARA Site Plans (Rehabilitation Plan) for additional details regarding progressive and final rehabilitation and Section 2.5 of this Report.

# 6.0 CONCLUSIONS

CBM is applying for a Class 'A' Licence (Category 1 – Pit Below Water) under the Aggregate Resources Act, a Zoning By-law Amendment and County Official Plan Amendment to permit aggregate extraction on lands located southwest of Concession Road 2 and Sideroad 25 South in the Township of Puslinch (Part of Lot 25, Concession 1).

The proposed Lanci Pit Expansion lands are located immediately south of the existing Lanci Pit, which is owned and operated by CBM (Licence #624952). The subject lands will act as an expansion to Licence #624952.

The subject lands are recognized for containing significant sand and gravel resources (3 to 4 million tonnes) in a location that is close to market with ongoing aggregate extraction and approved facilities to process the materials extracted from the subject lands (CBM Aberfoyle South Pit). Resources extracted from the subject lands will help support the timely provision of infrastructure and reduce transportation-related greenhouse gas emissions.

The operational design of the pit incorporates the recommendations of the technical reports prepared for the application in order that the pit can operate within Provincial guidelines and minimize social and environmental impacts.

The proposed Lanci Pit Expansion represents the wise use and management of significant aggregate resources and is in the public interest in consideration of the economic, social and environmental factors that apply to this application. The proposal is consistent with the PPS, and conforms to the Growth Plan and Wellington County Official Plan.

Submitted by:






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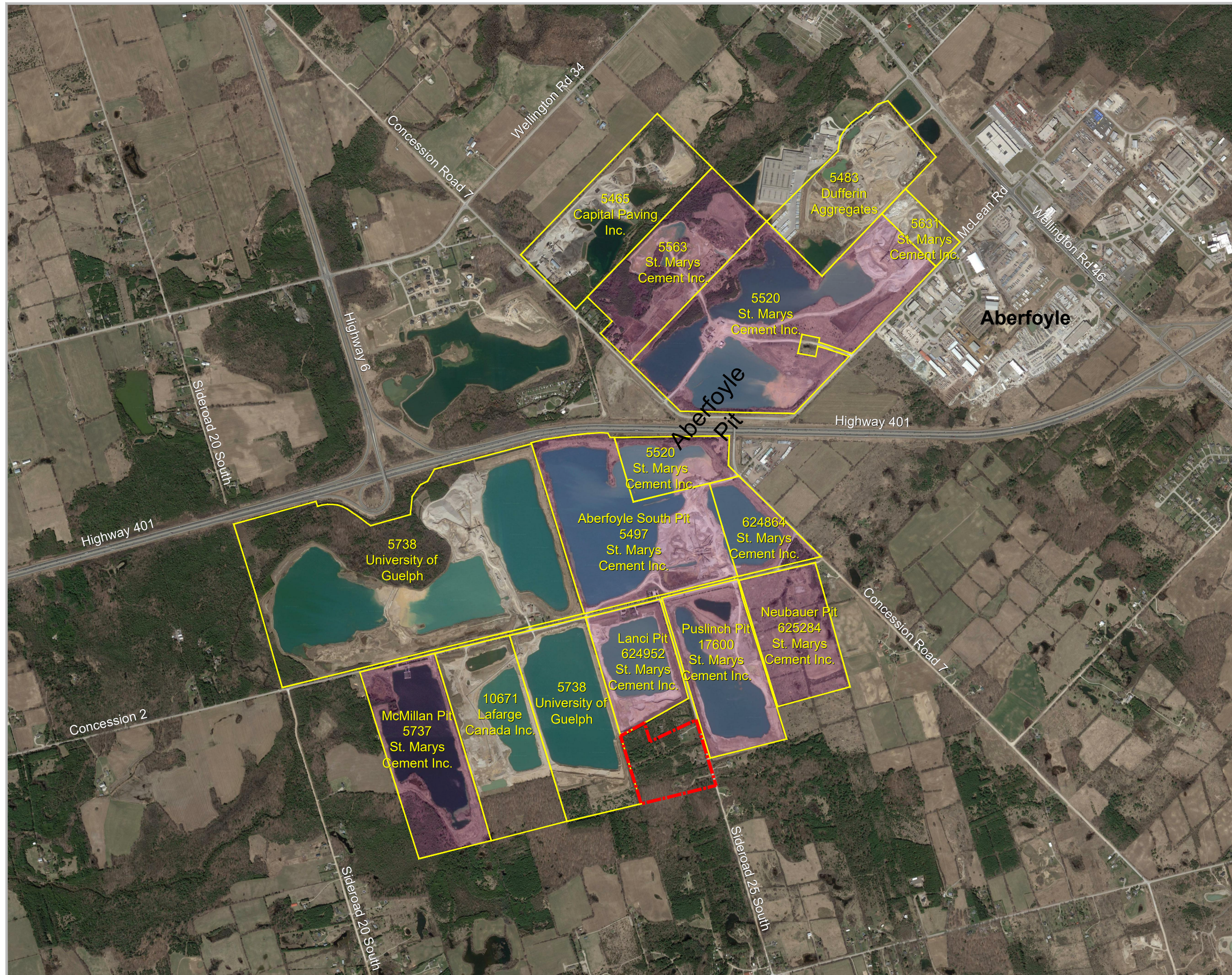
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Figure 1:  
**Regional Site Environs**

Part of Lot 25, Concession 1  
Township of Puslinch  
County of Wellington

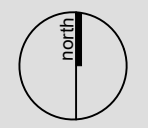
**Legend**

-  Subject Lands
-  Licensed CBM Pits
-  Licensed Pits



Sources:  
•Google Satellite Aerial Imagery  
•LIO Pits & Quarry Boundaries

<b>DATE:</b> February, 2020
<b>SCALE:</b> NTS
<b>FILE:</b> Y321V
<b>DRAWN:</b> GC






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Figure 2:  
**Local Site Environs**

**LEGEND**

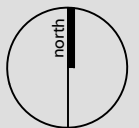
-  Subject Lands
-  Parcel Boundary
-  Off-Site Houses

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**FILE:** Y321V

**DRN:** GC



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**Part of Lot 25, Concession 1**  
Township of Puslinch  
County of Wellington

Source: Google Satellite Imagery - July, 2018

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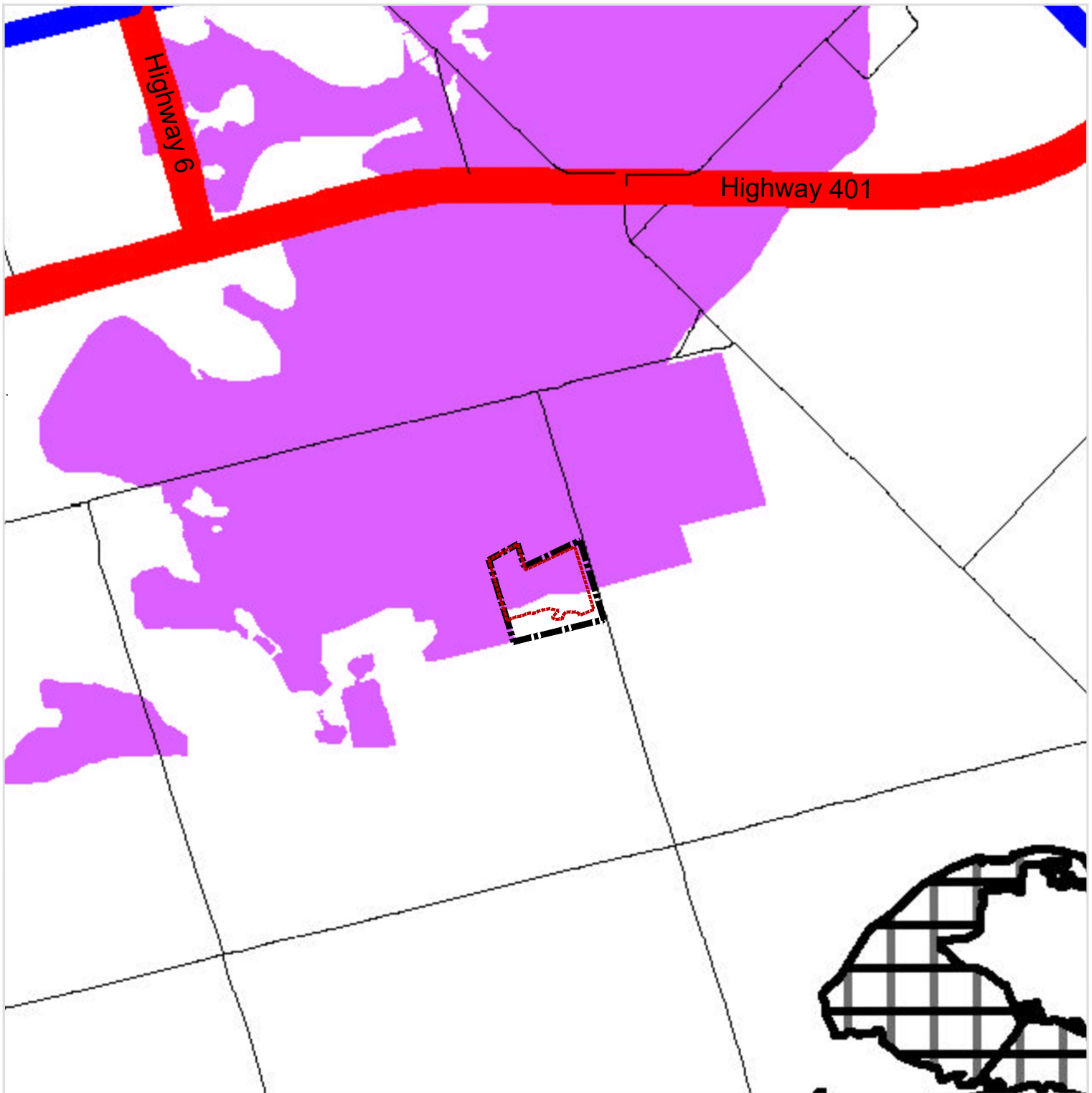






Figure 4:  
**Wellington County  
 Official Plan  
 Schedule C: Mineral  
 Aggregate Resource  
 Overlay**

**Part of Lot 25, Concession 1**  
 Township of Puslinch  
 County of Wellington

**LEGEND**

-  Subject Lands
-  Proposed Limit of Extraction
-  Sand and Gravel Resources of Primary and Secondary Significance
-  Selected Bedrock Resource Areas

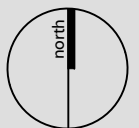
Source: Wellington County Official Plan- Schedule B7  
 Puslinch (May, 2019)

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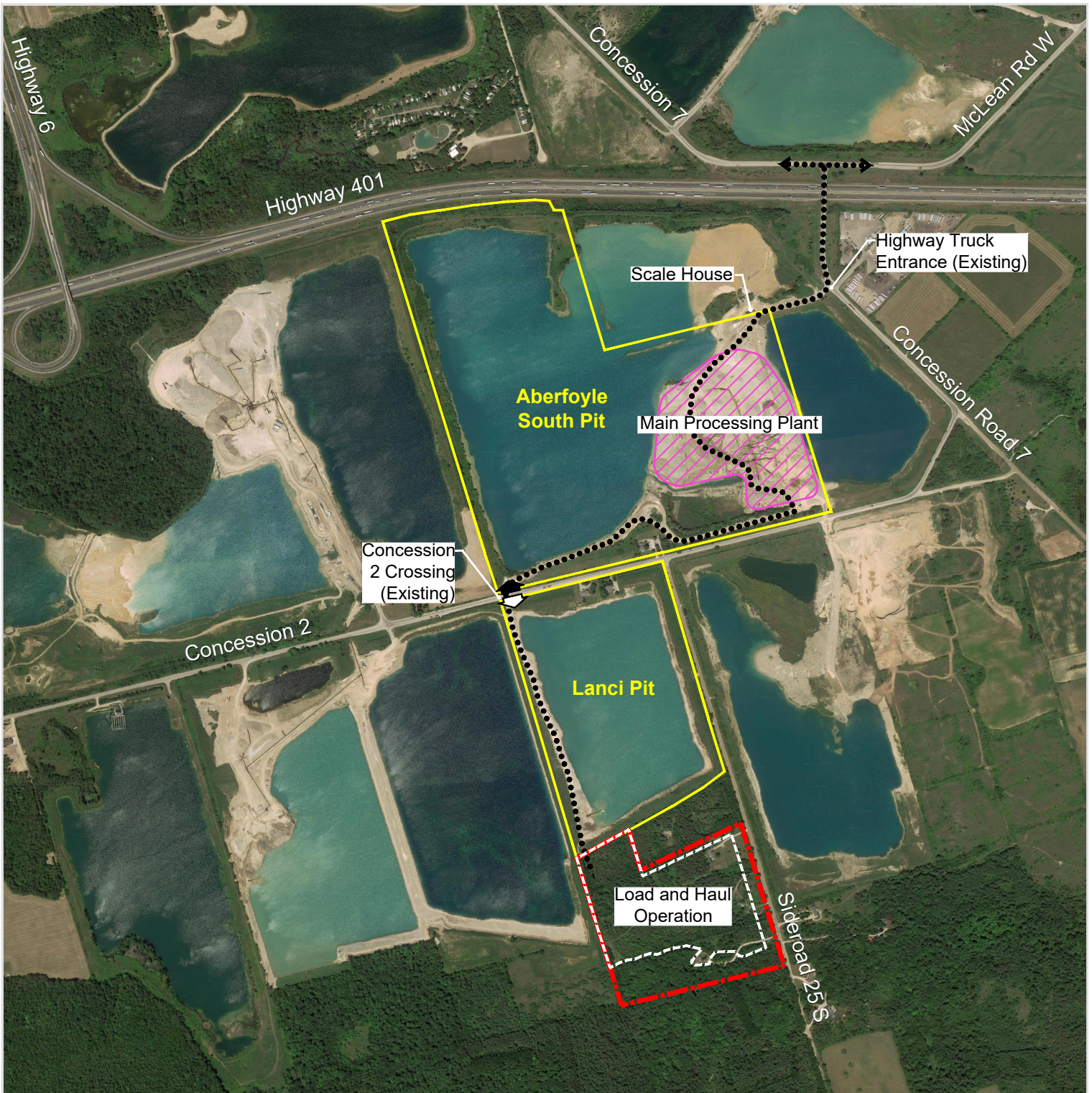






Figure 5:  
**Extraction, Processing  
 and Shipping Overview**

**LEGEND**

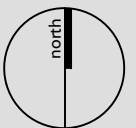
-  Subject Lands
-  Proposed Limit of Extraction
-  Main Processing Plant
-  Existing/ Proposed Haul Route

**DATE:** February, 2020

**SCALE:** NTS

**FILE:** Y321V

**DRN:** GC

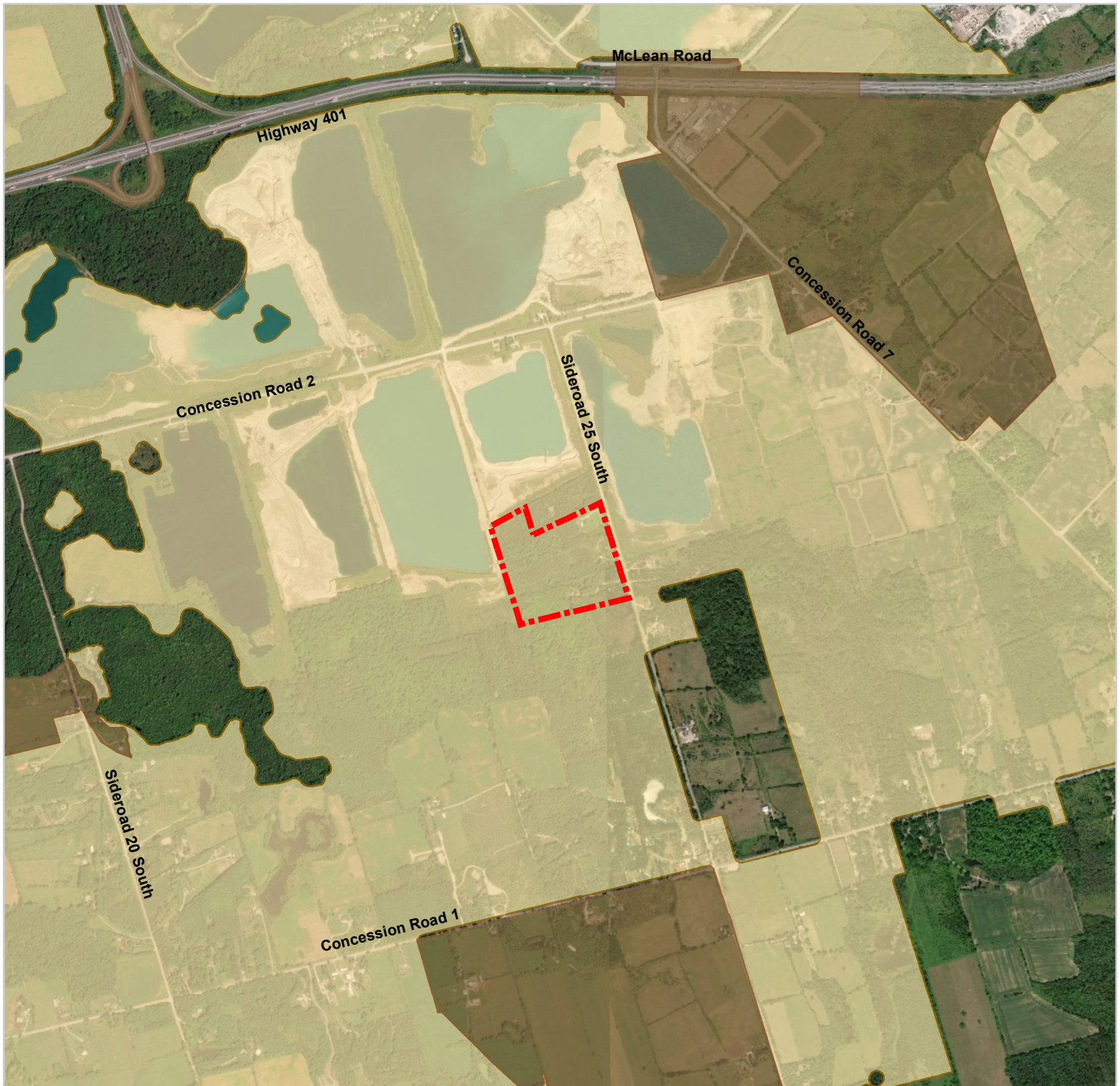


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**Part of Lot 25, Concession 1**  
 Township of Puslinch  
 County of Wellington




Source: Google Satellite Imagery - July, 2018

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**Figure 6:  
Agricultural System  
for the Greater Golden  
Horseshoe**

**Legend**

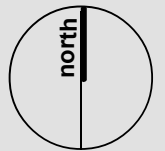
-  Subject Lands
-  Prime Agricultural Area
-  Candidate Area

**Date:** February, 2020

**Scale:** 1:20,000

**File:** Y321V

**Drawn:** GC



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Part of Lot 25, Concession 1  
Township of Puslinch  
County of Wellington

Source: Land Information Ontario (LIO) Open Data (2018)



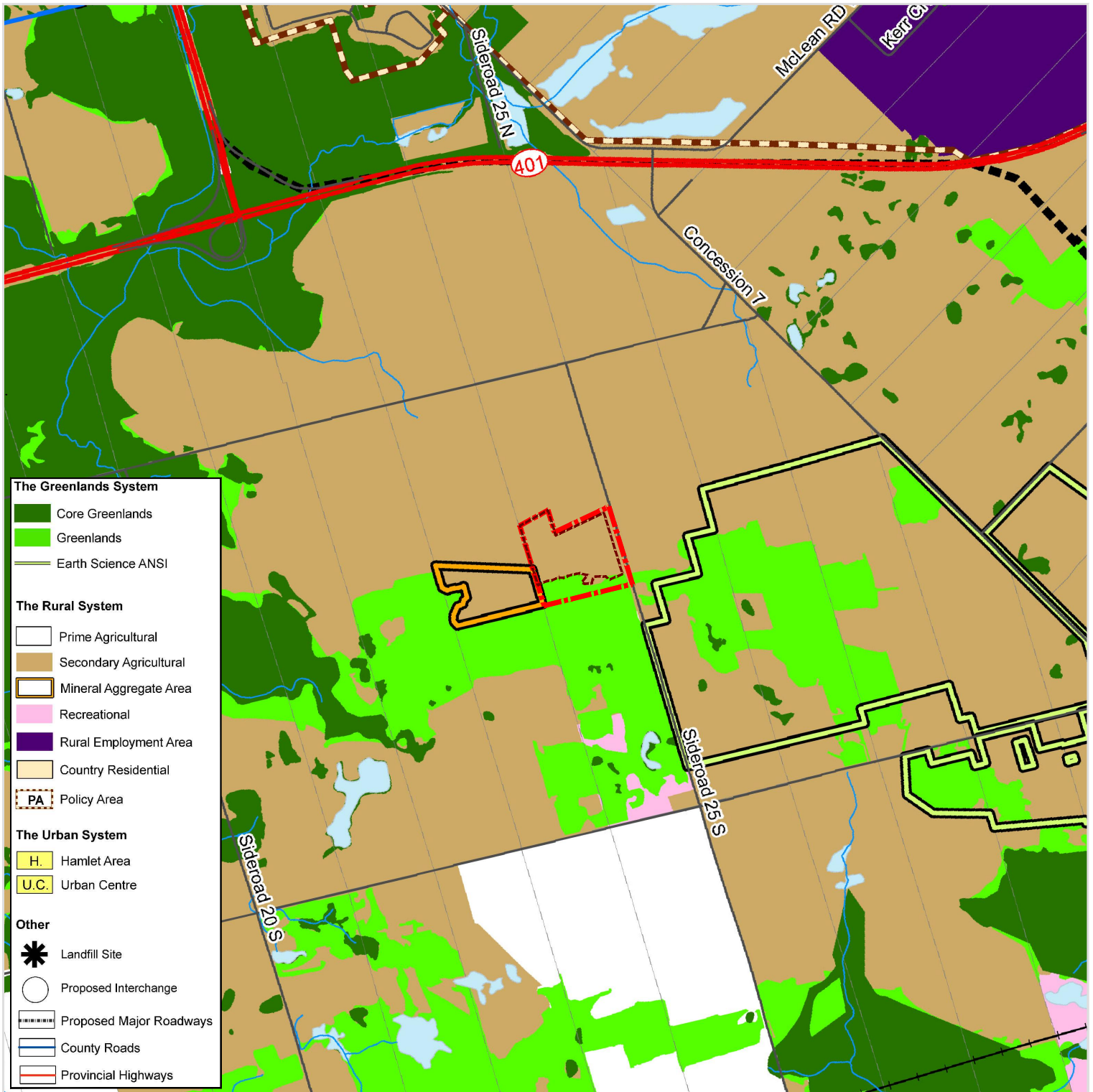




Figure 7:  
**Wellington County  
 Official Plan  
 Schedule A7-  
 Puslinch Land Use**

**Part of Lot 25, Concession 1**  
 Township of Puslinch  
 County of Wellington

**LEGEND**

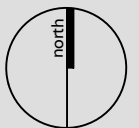
-  Subject Lands
-  Proposed Limit of Extraction

**DATE:** February, 2020

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**FILE:** Y321V

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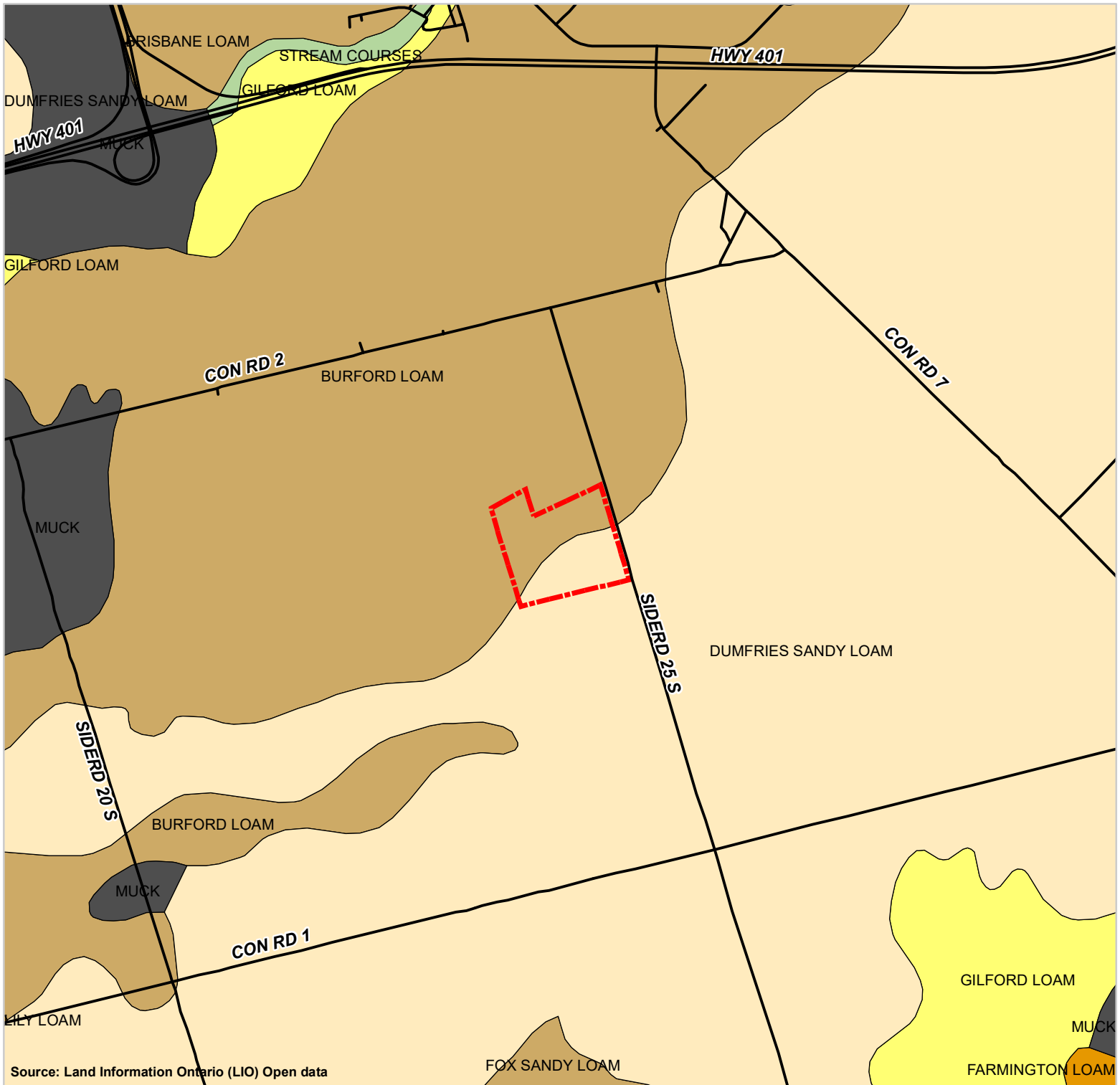
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**PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE**

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Source: Wellington County Official Plan- Schedule A7  
 Puslinch (May, 2019)







Source: Land Information Ontario (LIO) Open data

**Figure 8:  
Canada Land  
Inventory Soils**

**Legend**

 Subject Lands

**Soil Capability for Agriculture**

-  Class 2
-  Class 3
-  Class 4
-  Class 5
-  Class 6
-  Organic

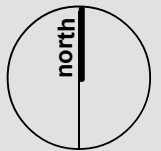
**Date:** February, 2020

**Scale:** 1:20,000

**File:** Y321V

**Drawn:** GC

Document Path: K:\Y321V-CBM-Lanci Pit Extension\Rpt\Soils.mxd



Part of Lot 25, Concession 1  
Township of Puslinch  
County of Wellington

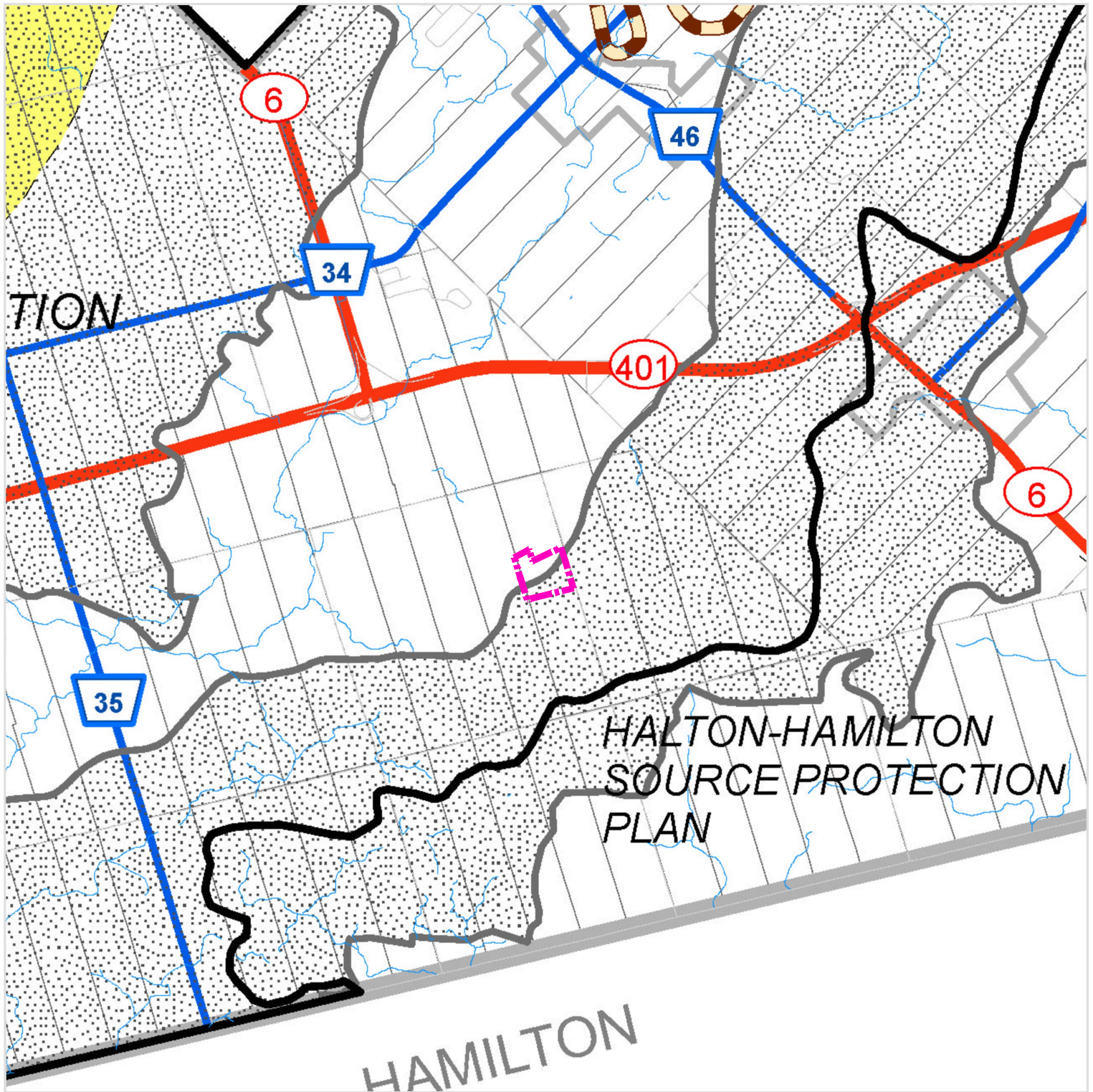















Figure 9:  
**Wellington County  
 Official Plan  
 Schedule B7- Paris  
 Galt Moraine Policy  
 Area**

**Part of Lot 25, Concession 1**  
 Township of Puslinch  
 County of Wellington

**LEGEND**

 Subject Lands	 Source Protection Plan Boundary
<b>Vulnerability Score</b>	 Paris Galt Moraine Policy Area
 10	<b>Wellhead Protection Area</b>
 8	 A
 2,4,6	 B
 Issues Contributing Area	 C
 Paris Galt Moraine Policy Area	
 Intake Protection Zone	
 Private Communal System Policy Area	

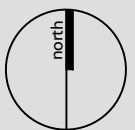
Source: Wellington County Official Plan- Schedule B7  
 Puslinch (May, 2016)

**DATE:** February, 2020

**SCALE:** NTS

**FILE:** Y321V

**DRN:** GC



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 200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9  
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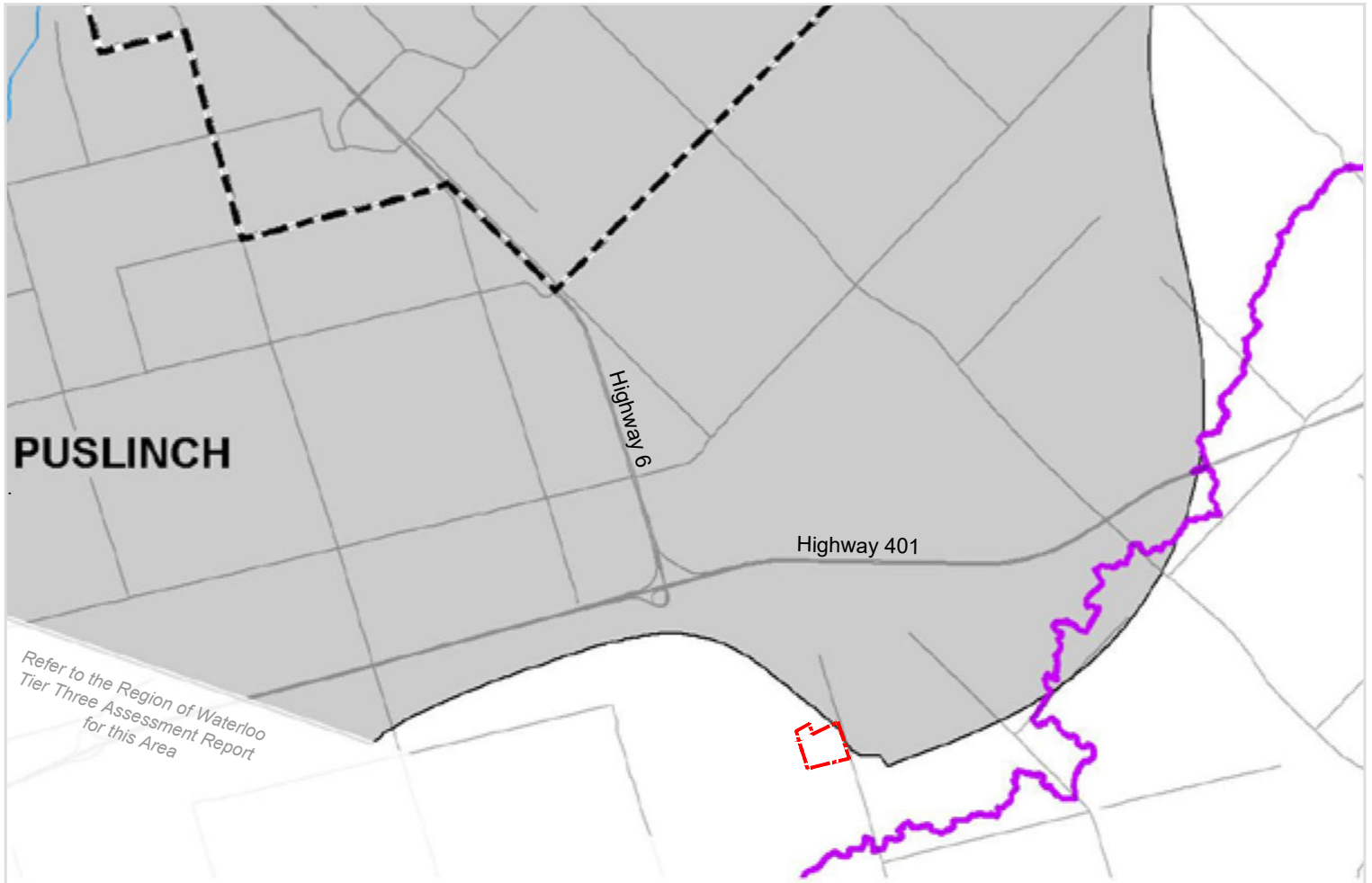



Figure 10:  
**Guelph/ Guelph-Eramosa  
 Tier 3 Groundwater  
 Wellhead Protection  
 Areas for Water Quantity  
 (WHPA-Q)**

**Part of Lot 25, Concession 1**  
 Township of Puslinch  
 County of Wellington

**LEGEND**


 Subject Lands

 Roads

 Major Streams

 Municipal Boundary

 GRCA Boundary

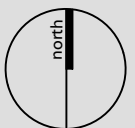
 WHPA-Q

**DATE:** February, 2020

**SCALE:** NTS

**FILE:** Y321V

**DRN:** GC



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Source: Grand River Conservation Authority, Mar 29, 2017

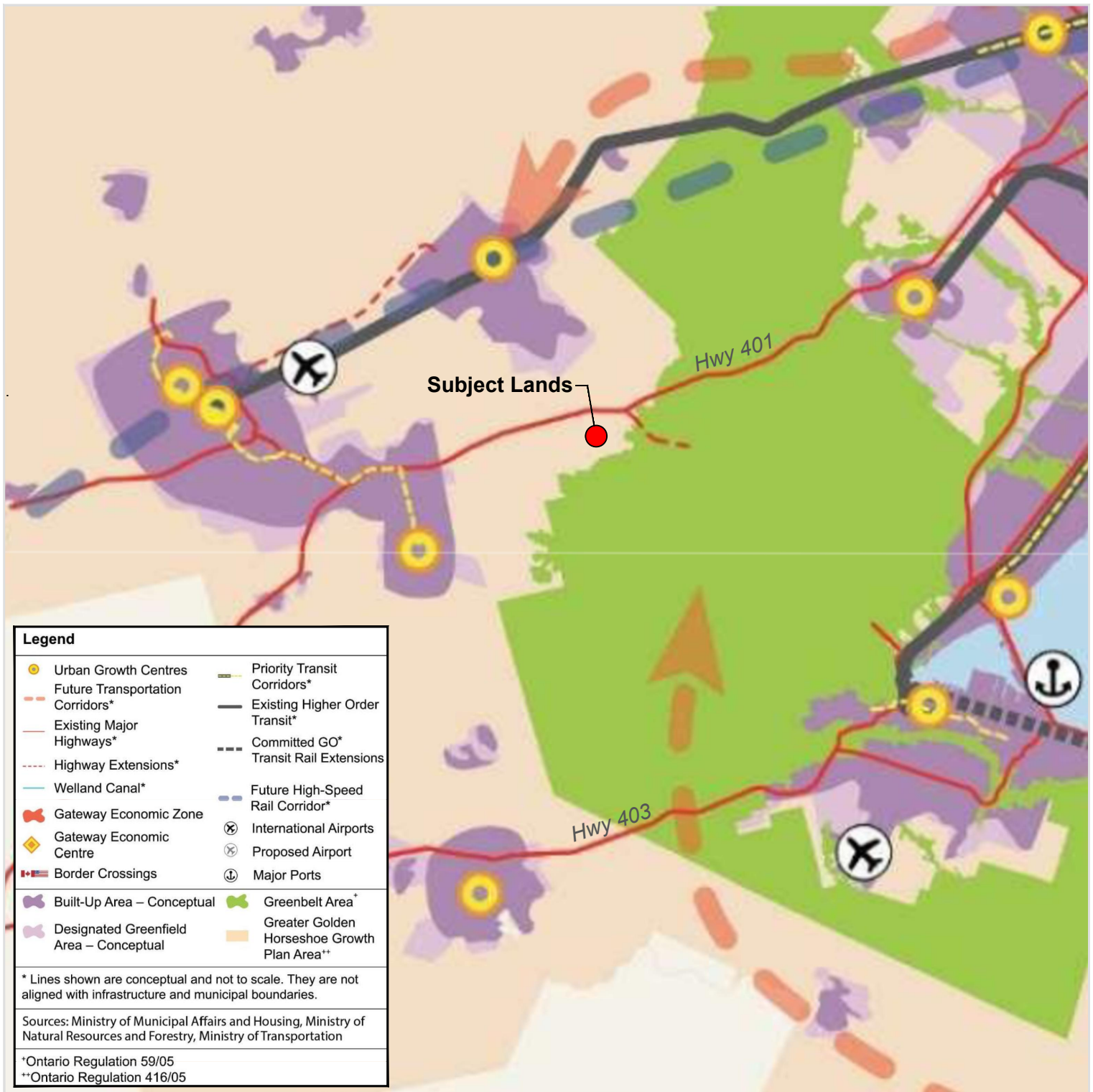


Figure 11:  
**Growth Plan for the Greater Golden Horseshoe, 2019 Schedule 2- A Place to Grow Concept**

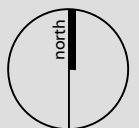
**LEGEND**  
 ● Subject Lands

**DATE:** February, 2020

**SCALE:** NTS

**FILE:** Y321V

**DRN:** GC



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**Part of Lot 25, Concession 1**  
 Township of Puslinch  
 County of Wellington

Source: A Place to Grow- Growth Plan for the Greater Golden Horseshoe May, 2019



Figure 12:  
**Growth Plan Natural  
 Heritage System**

**Legend**

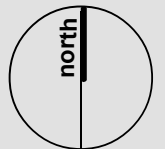
-  Subject Lands
-  Growth Plan Natural Heritage System

**Date:** February, 2020

**Scale:** 1:20,000

**File:** Y321V

**Drawn:** GC



Document Path: K:\Y321V-CBM-Lanci Pit Extension\RptNaturalHeritage.mxd

Part of Lot 25, Concession 1  
 Township of Puslinch  
 County of Wellington

Source: Land Information Ontario (LIO) Open Data (2018)



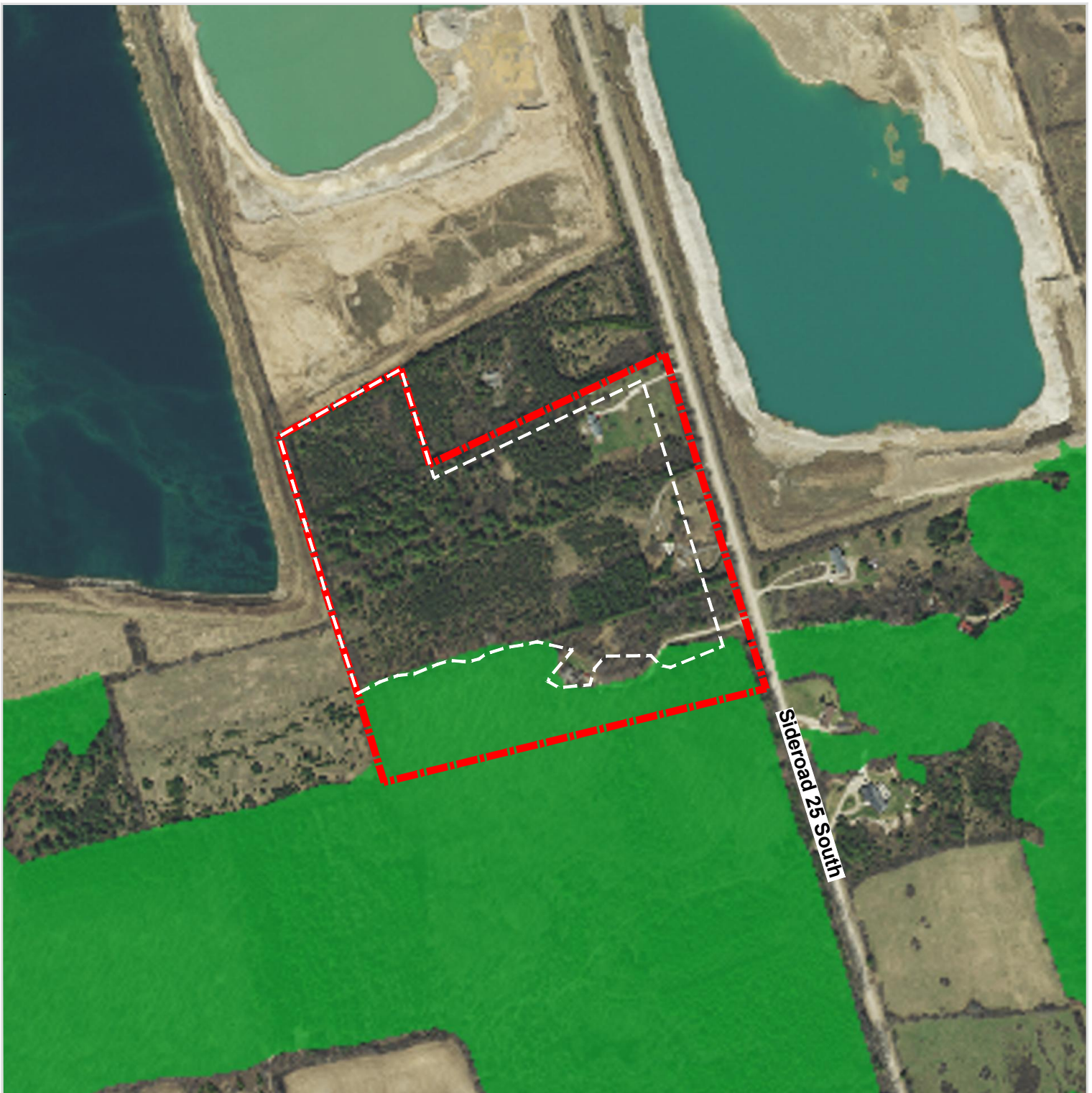





Figure 13:  
**Wellington County  
 Natural Heritage  
 System (2018)**

**Part of Lot 25, Concession 1**  
 Township of Puslinch  
 County of Wellington

**LEGEND**

-  Subject Lands
-  Proposed Limit of Extraction
-  Natural Heritage System

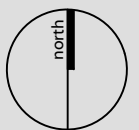
Source: Wellington County Interactive Mapping

**DATE:** February, 2020

**SCALE:** NTS

**FILE:** Y321V

**DRN:** GC



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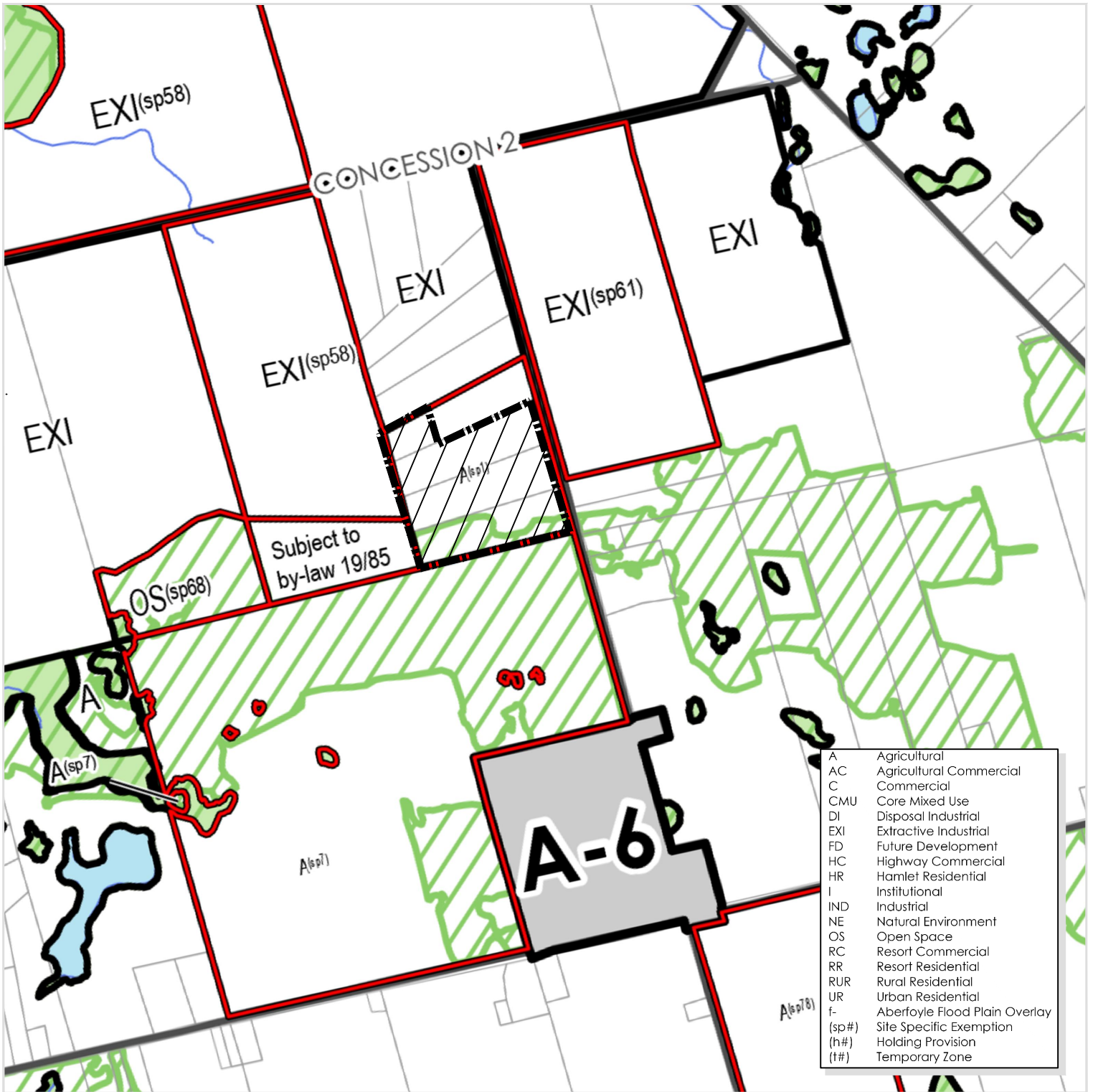


Figure 14:  
**Township of Puslinch  
 Zoning By-Law No.  
 23/2018 Schedule 'A'**

**LEGEND**

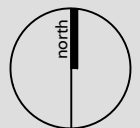
-  Subject Lands
-  Site Specific Exemption
-  Zoning Limits
-  Environmental Protection Overlay
-  Natural Environment

**DATE:** February, 2020

**SCALE:** NTS

**FILE:** Y321V

**DRN:** GC



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Part of Lot 25, Concession 1  
 Township of Puslinch  
 County of Wellington

Source: Township of Puslinch Comprehensive Zoning By-Law (April, 2018)

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# Appendix A

Wellington County

Draft Official Plan

Amendment

**AMENDMENT NUMBER \_\_\_\_\_**  
**TO THE OFFICIAL PLAN FOR THE**  
**COUNTY OF WELLINGTON**

**Applicant: CBM Aggregates, a Division of St. Marys Cement Inc. (Canada)**  
**Proposed Lanci Pit Expansion**  
**Part Lot 25, Concession 1**  
**Township of Puslinch**

**County File No. OP-2020-##**

AMENDMENT NUMBER \_\_\_\_  
TO THE  
COUNTY OF WELLINGTON OFFICIAL PLAN

**INDEX**

**PART A – THE PREAMBLE**

The Preamble provides an explanation of the proposed amendment including the purpose, location and background information, but does not form part of this amendment.

**PART B – THE AMENDMENT**

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number \_\_\_\_.

**PART C – THE APPENDICES**

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

## **PART A – THE PREAMBLE**

### **PURPOSE**

The purpose of this proposed Amendment is to:

1. Amend Schedule A7 of the Official Plan (the land use schedule for the Township of Puslinch) to allow for expansion of an aggregate extraction operation by adding the Mineral Aggregate Area overlay to the expansion lands with the exception of a portion of the Greenlands designation to be retained.
2. Amend Schedule A7 of the Official Plan to remove a portion of the Greenlands designation from the proposed extraction area and replace it with the Secondary Agricultural designation. Conversely, remove a portion of the Secondary Agricultural designation from outside of the proposed extraction area and replace it with the Greenlands designation.
3. Amend Schedule C of the Official Plan (Mineral Aggregate Resource Overlay) to add missing portions of the proposed extraction area to the Sand and Gravel Resources of Primary and Secondary Significance boundary.

These amendments represent map changes only.

### **LOCATION**

The subject lands are located immediately south of the existing CBM Lanci Pit which is approximately 24.7 ha (61 ac) in size. The lands are located on the west side of Sideroad 25 South on Part of Lot 25, Concession 1 in the Township of Puslinch.

In conjunction with a licence application under the Aggregate Resources Act, this application proposes to licence 14.8 ha (36.6 ac) of land of which 10.2 ha (25.2 ac) are proposed for extraction.

### **BASIS**

The County Official Plan provides for the establishment of new or expanded aggregate extraction operations subject to consideration of the potential impacts of such land uses on the natural environment, surrounding land uses, and the agricultural operations. The proposed extraction area includes three properties consisting of two dwellings, woodlands and open areas.

The proposed extraction area contains approximately 3 to 4 million tonnes of high quality sand and gravel resources. Resources will be extracted both above and below the water table similar to the existing pit.

The maximum annual tonnage limit is proposed to be 1,000,000 tonnes in combination with the existing Lanci Pit. There will be no aggregate processing on the subject lands as extracted resources will be transported by truck north to the Aberfoyle South Main Pit operation for processing and shipment. The existing haul route and main entrance onto Concession Road 7 will remain the same.

The subject lands are within the Secondary Agricultural and Greenlands designation of the County of Wellington Official Plan. The features related to the Greenlands designation of the site are identified as significant woodlands which are located outside of the proposed extraction area.

New or expanded mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule 'A' of the Official Plan. To permit an expanded extraction operation, an Official Plan Amendment is required to include the proposed expansion lands within the Mineral Aggregate Area.

As part of this application, a request has also been made to revise the boundary of the Greenlands designation which would result in a total net increase of the Greenlands designation of approximately 0.13 ha (0.32 ac). These changes are being made to more closely align with the field-verified boundary of the adjacent significant woodlands which will be protected from aggregate extraction.

The Mineral Aggregate Resource Overlay on Schedule 'C' of the Official Plan generally identifies areas of high potential for mineral aggregate extraction. These lands have been identified based on geological information in the Ministry of Northern Development and Mines Aggregate Resources Inventory Paper (ARIP No. 162) or are areas licensed for a pit and quarry. The amendment also includes a map change to include the southern portion of the proposed extraction area within the Schedule C overlay (approximately 2.1 ha / 5.2 ac). The Greenlands designation to be retained and added to on the subject lands has not been included within the overlay.

#### **OTHER APPROVALS**

An application for a Category 1, Class A licence under the Aggregate Resources Act has been submitted to the Ministry of Natural Resources and Forestry. An application for a zoning by-law amendment to permit the pit has also been submitted to the Township of Puslinch.

#### **SUPPORTING INFORMATION**

In support of the proposed amendment to the Official Plan, CBM Aggregates has prepared a hydrogeological assessment, archaeological assessment, natural environment assessment, noise assessment and planning justification report.

## PART B – THE AMENDMENT

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text and maps constitute Amendment No. \_\_\_\_\_ to the County of Wellington Official Plan.

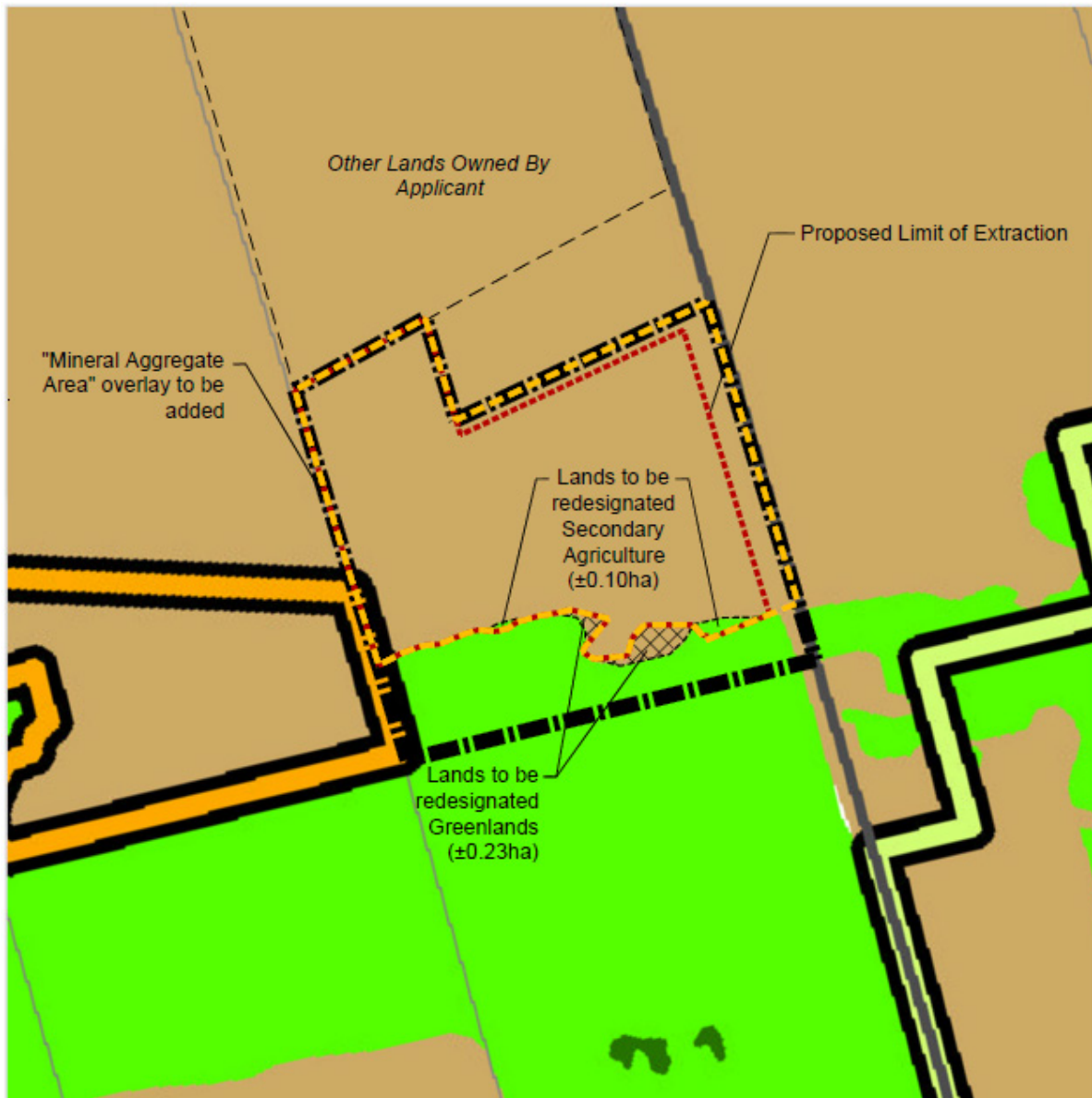
### DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule A7 (Puslinch)** be amended by changing the designation on portions of Part Lot 25, Concession 1, in the Township of Puslinch from Greenlands to Secondary Agricultural, Secondary Agricultural to Greenlands, and by adding the Mineral Aggregate Area to the subject lands as illustrated on the attached Schedule “A” of this Amendment.
2. THAT **Schedule C (Mineral Aggregate Resource Overlay)** be amended by expanding the Mineral Aggregate Resource Overlay on Part Lot 25, Concession 1, in the Township of Puslinch by revising the Sand and Gravel Resources of Primary and Secondary Significance boundary as it relates to the subject land as illustrated on the attached Schedule “B” of this Amendment.

**AMENDMENT NUMBER \_\_\_\_  
TO THE  
COUNTY OF WELLINGTON OFFICIAL PLAN**

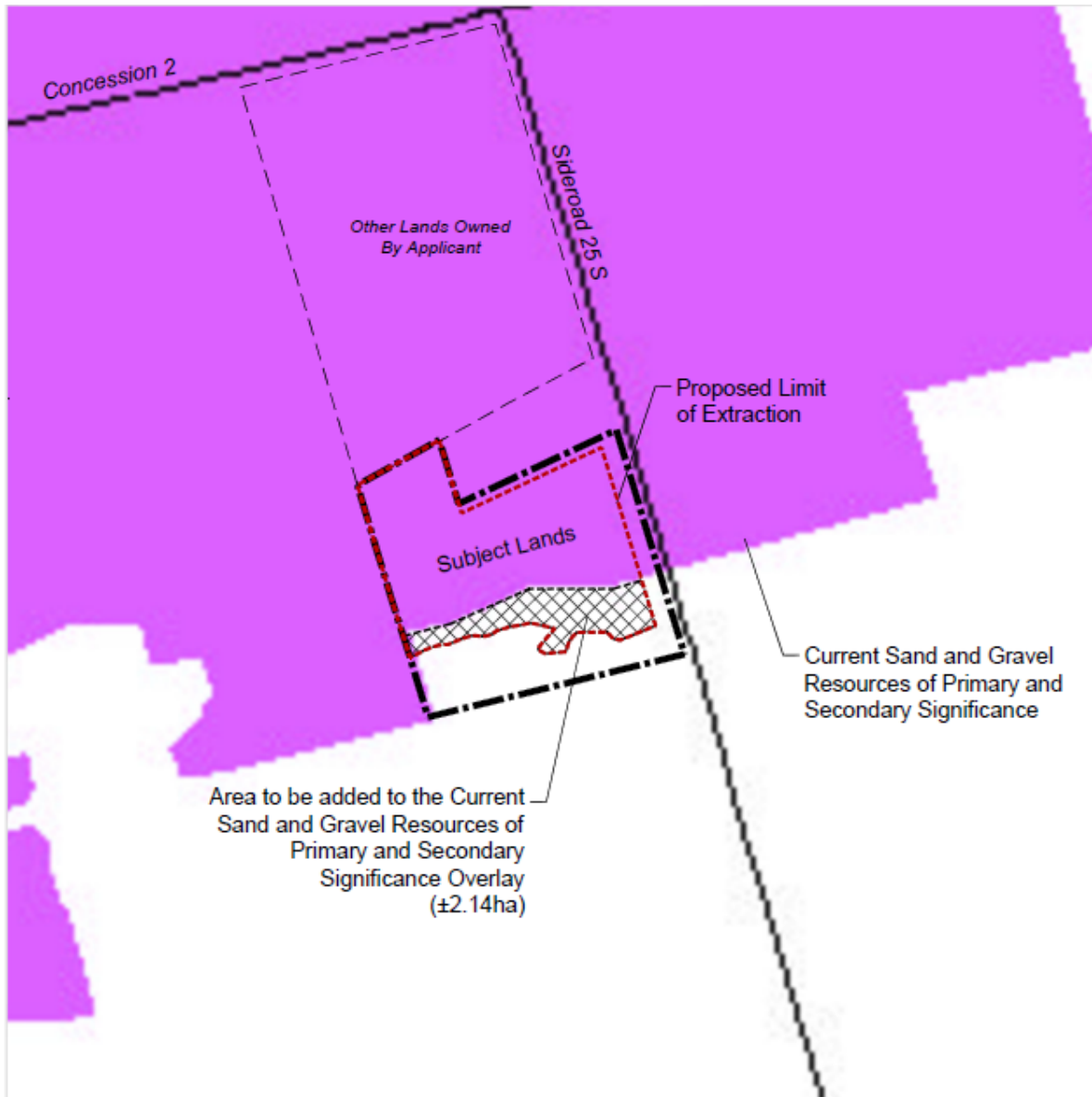
**Schedule "A"**



**Amendment to Schedule A7 (Puslinch)**

**AMENDMENT NUMBER \_\_\_\_  
TO THE  
COUNTY OF WELLINGTON OFFICIAL PLAN**

**Schedule "B"**



**Amendment to Schedule "C"**

# Appendix B

Township of  
Puslinch Draft  
Zoning By-law  
Amendment  
(23/2018)

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**

**BY-LAW NUMBER 2020-###**

**A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED,  
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH**

**WHEREAS**, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:**

1. That Schedule "A" of By-law 023/18 is hereby amended by PT LOT 25, CON 1 within the Township of Puslinch, 4222-4248 Sideroad 25 S, from an **AGRICULTURAL (A-sp1) Zone** to an **EXTRACTIVE (EXI) ZONE** as shown on schedule "A" of this By-law.
2. If By-law Number 023/18 has come into full force and effect as it relates to the above-noted lands, this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the *Planning Act*, R.S.O. 1990 as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ OF \_\_\_\_\_, 2020.

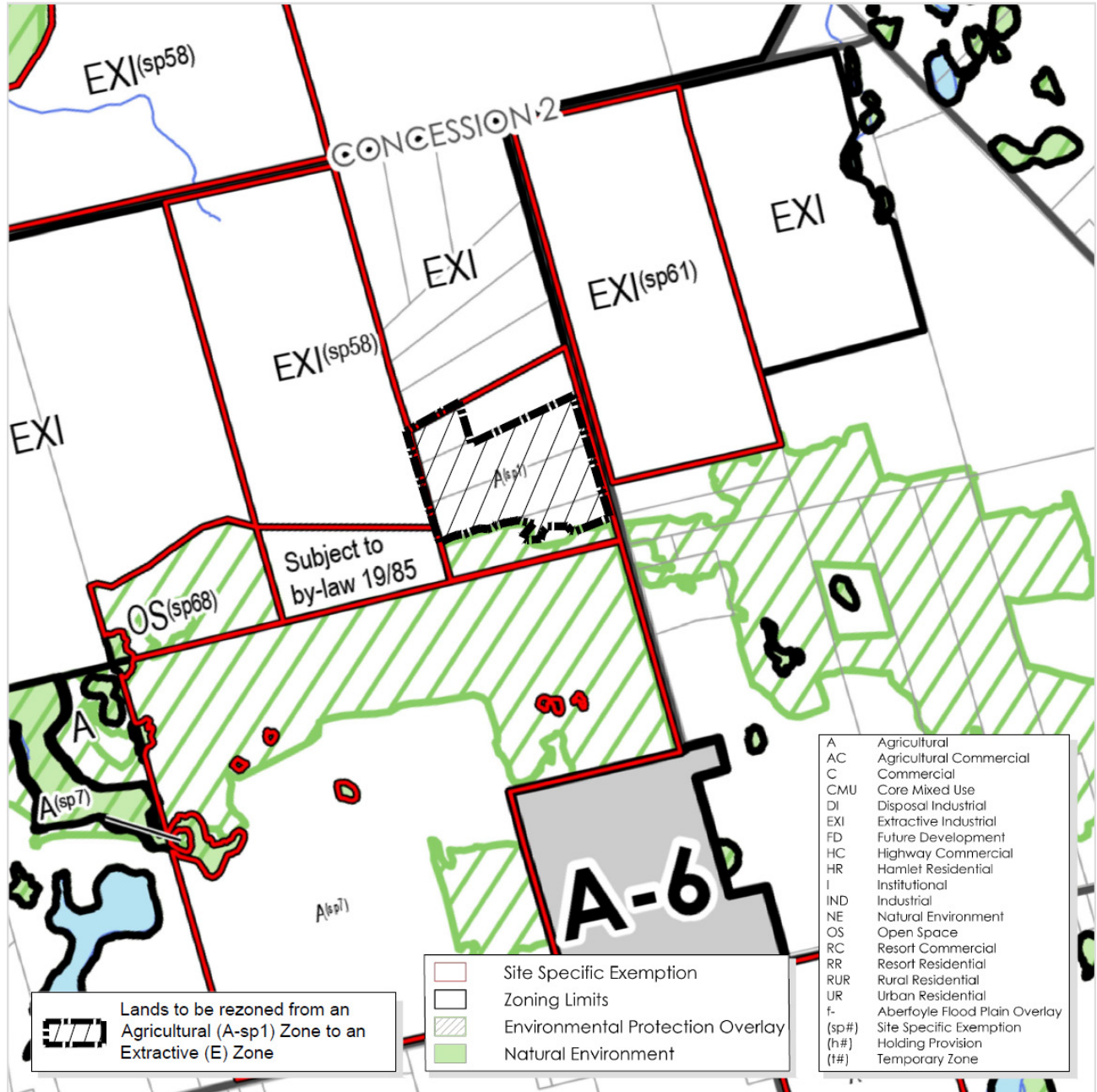
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THE CORPORATION OF THE TOWNSHIP OF PUSLINCH**

**BY-LAW NUMBER 2020-###**

**Schedule "A"**



This is Schedule "A" to By-law No. 2020-###  
 Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK

# Appendix C

## Curriculum Vitae



# CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

## EDUCATION

2008  
Bachelor of Environmental Studies  
Honours Planning (Co-op)  
University of Waterloo

Neal DeRuyter, a Partner with MHBC, joined the firm in 2009 after graduating from the University of Waterloo in the Honours Planning Co-op program. Mr. DeRuyter has worked as a Planner in the private and public sectors with experience in aggregate resource, development and municipal planning.

Mr. DeRuyter has processed and managed several development applications including zoning by-law amendments, official plan amendments, and licence and site plan applications under the Aggregate Resources Act. He is certified by the Ministry of Natural Resources & Forestry to prepare site plans under the Aggregate Resources Act. He is a Registered Professional Planner and is a member of the Canadian Institute of Planners. He has provided expert evidence before the Ontario Municipal Board and Local Planning Appeal Tribunal.

He has participated and authored several research studies and articles related to aggregate resource management. Mr. DeRuyter has presented on several occasions for various events at the School of Planning at the University of Waterloo. Mr. DeRuyter is a member of the Executive Committee for the Pragma Council at the University of Waterloo.

## PROFESSIONAL HISTORY

2017- Present	Partner MacNaughton Hermsen Britton Clarkson Planning Limited
2013- 2017	Associate, MacNaughton Hermsen Britton Clarkson Planning Limited
2009- 2013	Planner, MacNaughton Hermsen Britton Clarkson Planning Limited

## PROFESSIONAL ASSOCIATIONS

Full Member, Ontario Professional Planners Institute  
Full Member, Canadian Institute of Planners

## CONTACT

540 Bingemans Centre Drive,  
Suite 200  
Kitchener, ON N2B 3X9  
T 519 576 3650 x733  
F 519 576 0121  
nderuyter@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

### PROFESSIONAL SERVICE

- 2014-Present    Member, Executive Committee, University of Waterloo PRAGMA Council
- 2012-Present    Member, Ontario Expropriation Association
- 2015-Present    Member, Eastern Ontario Committee, Ontario Stone, Sand & Gravel Association

### PUBLICATIONS

- 'Future Aggregate Availability and Alternatives Analysis, State of the Aggregate Resource in Ontario Study, 2009' (MNR)
- 'The Future of Ontario's Close to Market Aggregate Supply: The 2015 Provincial Plan Review' (OSSGA, 2015)
- Agricultural Impact Assessment and Rehabilitation Plan Guidelines for Aggregate Extraction, 2016 (OMAFRA)

### SELECTED PROJECT EXPERIENCE

- Research, preparation and coordination of reports / applications under the Planning Act, Niagara Escarpment Planning and Development Act and Aggregate Resources Act.
- Project management services for development applications.
- Conduct notification and consultation processes under the Aggregate Resources Act.
- Due diligence and property overview reports for prospective aggregate sites.
- Aggregate Resources Act site plan amendments.
- Planning assessment for commercial, residential, agricultural and industrial developments.

### CONTACT

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F 519 576 0121  
nderuyter@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

- Planning assessment for proposed urban use requests in Niagara Escarpment Plan through 2015-2017 Review.
- Research and preparation of reports / evidence for hearings before the Ontario Municipal Board / Local Planning Appeal Tribunal.
- Planning research and assessment for expropriation matters on behalf of public and private sector clients.

### SELECTED PROJECT EXAMPLES

- AAROC Aggregates Bardoel Pit, Township of Southwest Oxford
- Badger Daylighting Pits, Township of Puslinch and City of Ottawa
- Brock University, Niagara Escarpment Plan Lands, City of St. Catharines
- CBM Ayr Pit Site Plan Amendment, Township of North Dumfries
- CBM Bromberg Pit, Township of North Dumfries
- CBM Eramosa Pit Extension, Township of Centre Wellington
- CBM Lake Pit, Township of Puslinch
- CBM Lanci Pit Expansion, Township of Puslinch
- Caledon Sand & Gravel Site Plan and Licence Amendments, Town of Caledon
- Capital Paving Shantz Station Pit, Township of Woolwich
- City of Kingston, Barriefield Affordable Housing Feasibility Study
- Graham Brothers Caledon Pit Site Plan Amendment and NEP Amendment, Town of Caledon
- Halton Crushed Stone Erin Pit Extension, Town of Erin
- James Dick Construction Ltd. Adjala Pit Extension, Township of Adjala-Tosorontio
- James Dick Construction Ltd. Erin Pit Extension, Town of Caledon
- James Dick Construction Ltd. Gamebridge Quarry Site Plan Amendment, Township of Ramara
- James Dick Construction Ltd. Reid Road Quarry, Town of Milton
- Kaneff Properties, Royal Niagara Golf Club, City of St. Catharines
- Kieswetter Excavating Heidelberg Pit Site Plan Amendment, Township of Wilmot
- KPM Brantford Plant Expansion, Brant County
- Lillycrop Highway 6 Expropriation, Township of Puslinch
- Limehouse Clay Products Ltd. New Licence, NEP Amendment & Site Plan Amendment, Town of Halton Hills
- Ministry of Transportation, Highway 410 Expropriation, Town of Caledon

### CONTACT

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 nderuyter@mhbcplan.com  
 www.mhbcplan.com

## CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

- Ontario Stone, Sand & Gravel Association, City of Ottawa Official Plan
- Ontario Trap Rock Quarry, Town of Bruce Mines
- Queenston Quarry Reclamation Company Redevelopment, Town of Niagara-on-the-Lake
- Ramada Beacon Hotel, Town of Lincoln
- R.W. Tomlinson Ltd. Brickyards Quarry, City of Ottawa
- R.W. Tomlinson Ltd. Moodie Quarry Expropriation, City of Ottawa
- R.W. Tomlinson Ltd. Moore Quarry, City of Ottawa
- R.W. Tomlinson Ltd. Reids Mills Pit, City of Ottawa
- R.W. Tomlinson Ltd. Stittsville Quarry, City of Ottawa
- R.W. Tomlinson Ltd. Ready-Mix Site Plan Approval, City of Ottawa
- Township of Guelph-Eramosa, Review of Tri-City Spencer Pit
- Township of West Lincoln, Preliminary Bedrock Resource Assessment in Smithville

### PRESENTATIONS

- "Planning as a Profession" – Faculty of Environment Open House at the University of Waterloo, March 2013
- "Rehabilitation of Licensed Pits and Quarries" – Canadian Association of Certified Planning Technicians Professional Development Conference, October 21, 2011
- Professional Practice, Public and Private Administration (PLAN 403), University of Waterloo, January 2010

### ARTICLES

- "Planning for a sustainable community" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 1, Issue 2, 2011
- "The closer the better" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 2, Issue 2, 2012
- "Diminishing supply" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 3, Issue 1, 2013
- "Shipping aggregate from further afield" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 3, Issue 2, 2013
- "The feasibility of alternative transportation options" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 4, Issue 1, 2014
- "Keeping residents safe and dry" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 4, Issue 2, 2014

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