



May 25, 2026

Meagan Ferris, RPP MCIP
 Manager of Planning and Environment
 County of Wellington Planning & Development
 74 Woolwich Street
 Guelph ON N1H 3T9

Justine Brotherston
 Director of Corporate Services/Municipal Clerk
 Township of Puslinch
 7404 Wellington Rd 34, Puslinch ON N0B 2J0

Dear Meagan and Justine:

RE: CBM Aggregates, a Division of St. Marys Cement Inc. (Canada)
Proposed Anthony Pit
Part of Lot 22, Concession 7, Township of Puslinch, County of Wellington
County of Wellington Official Plan Amendment
Township of Puslinch Zoning By-law Amendment
OUR FILE Y321AU

CBM Aggregates, a Division of St. Marys Cement Inc. (Canada) ('CBM') is applying to amend the County of Wellington Official Plan and Township of Puslinch Zoning By-law to permit a below water pit on the lands located at Part of Lot 22, Concession 8 in the Township of Puslinch, County of Wellington. The subject lands are municipally addressed as 4454 Victoria Road South.

The area proposed to be licensed is approximately 18.0 hectares (44.5 acres) with 8.7 hectares (21.5 acres) proposed for extraction. The maximum annual tonnage is proposed to be 1 million tonnes. The subject lands contain approximately 1 million tonnes of high-quality sand and gravel resources within the proposed extraction area.

An application for a Class A Licence has been submitted to the Ministry of Natural Resources concurrently with these applications.

The subject lands are currently in agricultural use and contain a dwelling, detached garage and shed. The existing buildings are located outside of the proposed extraction area.

The subject lands are located within a larger property that is approximately 23.4 hectares in size. The property is owned by Laura Anthony and leased by CBM to operate the proposed Anthony Pit.

The proposed extraction area has been delineated to avoid natural features. The proposed extraction area is setback 30 metres from the Mill Creek Provincially Significant Wetland ('PSW').

The subject lands will be accessed through the existing entrance located along the eastern boundary of the subject lands on Victoria Road South. The proposed haul route is primarily heading north along Victoria Road South, west on Wellington Road 34, and south on Concession Road 7 to the CBM Aberfoyle Pit. Truck travel will not be permitted to head south on Victoria Road South or use Gilmour Road.

Lands that are not located within the proposed extraction area will be used for setbacks from environmental features and for landscaped visual and acoustic berms. The existing vegetation in these setbacks will be maintained, except where berms are required to be constructed. The setbacks from the licence boundary will be 15 metres with 30 metre setbacks from significant natural features.

The proposed hours of operation for the Anthony Pit are 7 am to 7 pm Monday to Friday, and 8 am to 4 pm on Saturdays.

The lands will be extracted to a maximum depth of 304 masl. The removal of aggregate resources from below the water table will result in the creation of two ponds that will be 3.9 ha in total size. Shallow shoreline areas are proposed around the perimeter of the created ponds.

A wetland is proposed to be created in the area in between the two ponds. In addition, approximately 3.9 ha of agricultural lands will be restored in the eastern portion of the extraction area, which is not proposed for below water extraction. Approximately 1.8 ha of nodal planting areas and 4.7 ha of terrestrial landform comprised of above water side slopes (0.8 ha) and the agricultural lands.

The Technical Reports prepared for the ARA licence and planning applications include the following:

- Planning Report & Aggregate Resources Act Summary Statement, MHBC, May 2026;
- Aggregate Resources Act Site Plans, MHBC, May 2026;
- Level 1 and 2 Water Report, Stantec, February 2026;
- Maximum Predicted Water Table Report, Stantec, February 2026;
- Natural Environment Report, Stantec, March 2026;
- Transportation Impact Assessment, CIMA+, October 2025;
- Cultural Heritage Report, Stantec, September 2025;
- Stage 1 and 2 Archaeological Assessment, Stantec, December 2024;
- Noise Assessment Report, Stantec, January 2026; and
- Best Management Plan for Fugitive Dust, Stantec, January 2026.

The following application materials are also being provided with the submission of the County Official Plan amendment and Township Zoning By-law amendment applications:

1. Minor County of Wellington OPA Application Form and Fees (\$36,980)
2. Grand River Conservation Authority Review Fee (\$42,850)
3. Source Water Protection Screening Form
4. Township of Puslinch ZBA Application Form and Fees (\$81,360)

5. Public Consultation Strategy Form

The application materials and technical reports can be downloaded from the following link:
[Anthony Pit - Planning Act Applications - May 2026](#)

A hard copy of the application materials including technical reports are each being couriered to the County. The application material to the Township will be uploaded on the online application portal, Cloudpermit. The cheque for the County Official Plan Amendment application will be included in the hard copy submission package to the County.

Please note that to successfully submit the ZBA application on Cloudpermit.com, we confirmed that CBM would comply with the 'Site Alteration Activity Approved Time' in principle; recognizing that pit licences under the ARA are exempt from the Township's Site Alteration By-law 2023-057. The ARA site plans will regulate the timing for site alteration activities and the overall operation of the Anthony Pit.

We look forward to working with the Township and County on these applications. We will ensure that the Township and County are made aware of the status of the ARA application including potential timing for consultation.

Yours truly,

MHBC



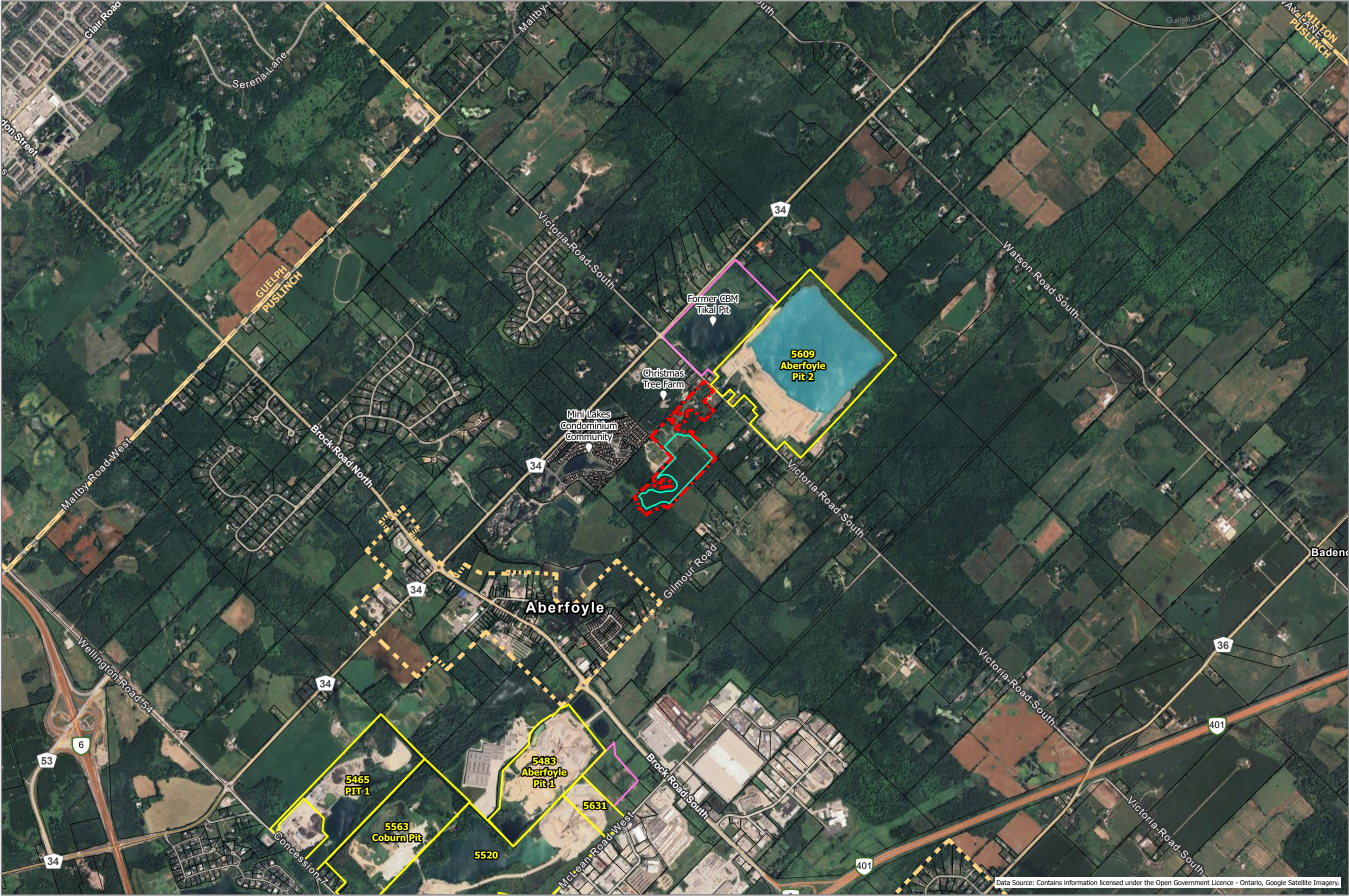
Neal DeRuyter, BES, MCIP, RPP



Yara Elmahdy, BES

cc. *Courtenay Hoytfox, Township of Puslinch*
Sarah Wilhelm / Jameson Pickard, County of Wellington
Andreanne Simard / Stephen May / Jennifer Deleemans, CBM Aggregates

Encl. *Location Map*



Location Map

-  Boundary of Area to be Licensed
-  Limit of Excavation
-  Aggregate Site Authorized Active
-  Inactive Aggregate Site
-  Municipal Boundary
-  Settlement Area