



THE CORPORATION OF THE TOWNSHIP OF HORTON

**SECOND PUBLIC MEETING**

**Official Plan Amendment 40 (OPA 40)  
Zoning By-Law Amendment**

**MHBC Planning (Agent)  
R.W. Tomlinson Ltd.**

March 26<sup>th</sup>, 2024  
Horton Community Centre, 1005 Castleford Rd.  
6:00 p.m.

1. Call to Order
2. Land Acknowledgment – Mayor Bennett
3. Declaration of Pecuniary Interest
4. Purpose of Amendments & Updated Planning Report – Lindsey Bennett,  
County of Renfrew Planner
5. Presentation – MHBC Planning & Tomlinson Ltd.
6. Public Participation – Questions and Comments – Facilitated by Sue  
Cumming
7. Council Member Comments and Questions
8. Adjournment

**PG.2**  
**PG.50**



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## OFFICIAL PLAN AMENDMENT and ZONING BY-LAW AMENDMENT

### PLANNING REPORT

1. **FILE NO.:** OPA No.40  
ZB2246.9
2. **APPLICANT:** MHBC Planning (Agent)  
R.W. Tomlinson Ltd.
3. **MUNICIPALITY:** Township of Horton
4. **LOCATION:** Part of Lot 20, Concession 6
5. **APPLICATIONS:** Official Plan Amendment 40 (OPA 40)  
Zoning By-law Amendment ZB2246.9

#### SUBJECT LANDS

- |   |   |
|---|---|
| <b>6. COUNTY OF RENFREW<br/>OFFICIAL PLAN<br/>Land Use Designation(s)</b> | Mineral Aggregate<br>Rural<br>Environmental Protection                              |
| <b>7. TOWNSHIP OF HORTON<br/>ZONING BY-LAW<br/>Zone Category(s):</b>      | Rural (RU)<br>Rural – Exception Nine (RU-E9)<br>Extractive Industrial Reserve (EMR) |

#### **8. DETAILS OF OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT REQUEST:**

The applicant has submitted concurrent applications to the County of Renfrew and the Township of Horton to amend the County of Renfrew Official Plan and the Township of Horton Zoning By-law 2010-14 to permit a Class A pit below the water table, owned and operated by R.W. Tomlinson Ltd.

The Official Plan amendment application proposes to amend Schedule A to the Official Plan to redesignate 24 hectares of a 69.5 hectare property from Rural to Mineral Aggregate to permit a Class A pit below the water table. Approximately 41.4 hectares of the property is already designated Mineral Aggregate.

The Zoning By-law amendment application proposes to amend Schedule A to the Zoning By-law to rezone the subject lands from Extractive Industrial Reserve (EMR), Rural (RU) and Rural – Exception Nine (RU-E9) to Extractive Industrial – Exception Two (EM-E2). An exception zone is required to reduce the interior side yard width, exterior side yard width, and rear yard depth setbacks.

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The submission includes:

- Planning Report & Aggregate Resources Act, MHBC Planning, November 2022
- Water Report (Level 1 and 2), WSP/Golder Associates Ltd., November 2022
- Maximum Predicted Water Table Report, WSP/Golder Associates Ltd., November 10, 2022
- Natural Environment Report & Environmental Impact Statement, McKinley Environmental Solutions, November 2022
- Acoustic Assessment Report, Freefield Ltd., November 2022
- Stage 1 Archaeological Assessment, Paterson Group, March 2021
- Stage 2 Archaeological Assessment, Matrix Heritage, June 2021
- Traffic Impact Assessment, Castleglenn Consultants, November 2022
- ARA Site Plan, MHBC Planning, November 2022

## 9. SITE CHARACTERISTICS AND SURROUNDING LAND USES

The subject lands are 69.5 hectares in area with road frontage along Storyland Road and Eady Road, as shown on the sketch. The majority of the subject lands are currently used for agricultural production (soybeans), and approximately 15 hectares is covered by woodlands. There is an unevaluated wetland and watercourse are located in the northwest corner of the subject lands. The property is currently vacant.



The subject lands are located approximately 2 km to the east of Highway 17, and approximately 9 km from the Town of Renfrew. The subject lands are surrounded by other rural uses including residential dwellings. There are licensed pits and industrial uses also located nearby.

Tomlinson is applying for a Class 'A' license under the Aggregate Resources Act to permit a pit operation below the water table. The applicant has stated that the proposed annual tonnage limit for the site is 1 million tonnes, and the proposed extraction area is 55.9 hectares. The site is to be accessed by Storyland Road.

The surrounding land uses consist of:

**North:** there are two ARA-licensed aggregate operations across Storyland Road, and a former RV repair shop containing outdoor storage and maintenance shop. There are and two residences on the south side of Storyland Road.

**East:** River Road and Ruttan Road along with less than 10 residential lots located along Ruttan Road, and a scrap metal processing yard.

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**South:** the majority of the lands to the south are comprised of a large woodland with several rural residences located along Eady Road. Four of the residences are located within 120 metres of the subject lands.

**West:** there are five residences on Eady Road within 120 metres of the subject lands. A Trans-Canada pipeline runs in a north-south direction and is located more than 200 metres from the subject lands.

## **10. PROVINCIAL POLICY STATEMENT (PPS):**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is required to be read in its entirety, but a number of the policies that are related to the subject lands and future development are identified below.

Section 1.1.4 recognizes that Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies; local circumstances vary by region, across Ontario

Section 1.1.4.1 states that healthy integrated and viable rural areas should be supported by: building upon rural character, and leveraging rural amenities and assets; and promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.

Section 1.1.5.2 includes the management or use of resources as permitted uses on rural lands.

Section 1.1.5.6 encourages opportunities to locate new or expanding lands uses that require separations from other uses.

Section 2.1 contains policies regarding natural heritage and the protection of natural features for the long-term.

Section 2.2 directs planning authorities to protect, improve or restore the quality and quantity of water.

Section 2.5 contains policies regarding the protection and extraction of mineral aggregate resources.

Section 2.5.2.1 states that as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

Section 2.5.2.2 requires that extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

Section 2.5.3 requires progressive and final rehabilitation after aggregate extraction.

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Section 2.6 contains policies related to the areas of archaeological potential.

## 11. OFFICIAL PLAN:

The County of Renfrew Official Plan implements the PPS, and sets out policies to implement County goals and objectives.

The lands impacted by this application are designated Rural, Mineral Aggregate and Environmental Protection. The Rural lands are proposed to be redesignated to Mineral Aggregate.

Section 5.3(1) of the Rural designation permits limited low-density residential, commercial, industrial and institutional uses, as well as agricultural uses, forestry and conservation. Section 5 contains specific policies that direct how the various permitted uses should be developed, including Section 5.3(2)-(4) for residential uses, 5.3(5) for recreational uses, and Section 5.3(6) for institutional, commercial and industrial uses.

Section 7.3(2) of the Mineral Aggregate designation permits pits and quarries, and uses that will not preclude future aggregate extraction including forestry, farming (no buildings), conservation and outdoor recreation. Uses that are accessory to a licensed aggregate operation such as crushing, screening, stockpiling, etc. are also permitted. Portable asphalt and concrete plants, and permanent asphalt batching and concrete batching plants may also be permitted, subject to additional requirements. Section 7.3(3) allows for Council to consider an amendment to Mineral Aggregate for extraction where a resource has not been designated but has been determined to be suitable for extraction. Under Section 7.3(4)(a) to (h), an expansion of a pit or quarry, requires a zoning by-law amendment with full public notice and opportunities for appeal. Criteria to be met in support of a zoning change are:

- (a) degree of exposure of the operation to the public and the need for and effectiveness of any mitigating measures (berms, screening, etc.);
- (b) the haulage routes and the resulting impact on the transportation system (traffic density, etc.);
- (c) the progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands:
  - i. where extractive operations are proposed on prime agricultural lands (Classes 1, 2 and 3 soils) which are located within the larger Agriculture



- designation, Council shall require rehabilitation of the site to substantially restore the same acreage and average soil capability for agriculture; and
- ii. on prime agricultural lands, complete agricultural rehabilitation is not required if:
    1. there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
    2. other alternatives have been considered by the applicant and found unsuitable. Other alternatives include resources in areas of Classes 4 to 7 agricultural lands, resources on lands committed to future urban uses, and resources on prime agricultural lands where rehabilitation to agriculture is possible;
    3. the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and
    4. in those areas remaining above the water table following extraction, agricultural rehabilitation will be maximized.
  - (d) the area in which the proposed operation is located should be within an area of known aggregate resources, of which there exists some estimate of the geographic distribution and potential of the deposits.
  - (e) the water table, existing and proposed drainage facilities, and setbacks from watercourses;
  - (f) effects on adjacent land uses, nearby communities, and natural heritage features;
  - (g) hydrology, wildlife or such studies as may be required due to special concerns related to a specific site; and
  - (h) any other matters which Council deems advisable.

Section 7.3(6) speaks to areas of influence around aggregate resources and extraction operations stipulating that potential impacts must be considered for sensitive land uses within 300 metres of a pit. Proponents are required to provide studies demonstrating that sensitive uses will not be negatively impacted. (i.e. in terms of groundwater interference, noise, dust, blasting, truck traffic, etc.) Where a study is not provided, the separation distance between the pit and a sensitive use must be 300 metres. New dwellings, reciprocally, are required be 300 metres from a gravel pit.

Section 13.3(2) identifies County Roads and that development adjacent to these roads must meet the requirements of the County of Renfrew Public Works and Engineering Department.

Section 13.3(3) identifies local municipal roads and that development adjacent to these roads must meet the requirements of the local road authority.

General Policies are set out in Section 2.0 and are applied, as required, to new development proposals, depending the type and scale of development, the location

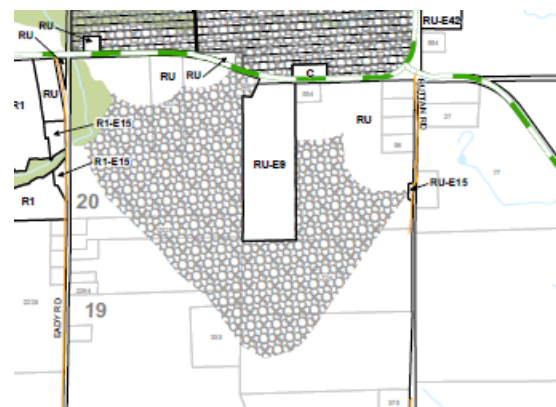
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of the site and nearby features on the landscape. These address a variety of matters including, but not limited to 2.2(3) Buffering and Land Use Compatibility, 2.2(8) Natural Heritage Features, 2.2(9) Hazards (karst topography), 2.2(15) Noise Attenuation and Vibration, and 2.2(30) Stormwater Management. Many of these policies contain requirements for studies and reports to address issues and provide recommendations for mitigation measures.

## 12. ZONING BY-LAW:

The lands impacted by this application are zoned Rural (RU), Rural – Exception Nine (RU-E9) and Extractive Industrial Reserve (EMR) in the Township of Horton Zoning By-law.

Section 16.1 of the zoning by-law states that the permitted residential uses in the RU zone include a single detached dwelling, semi-detached dwelling, and duplex. The non-residential uses include bed and breakfast, farm, and home industry. The RU-E9 zone has a minimum lot area requirement of 10 hectares, and a minimum front yard depth of 70 metres.



Section 18.1 states that a single detached dwelling existing at the date of passing of this by-law is a permitted residential use in the EP zone. Non-residential uses include forestry, passive recreation and open space.

Section 13.1 of the zoning by-law states that the permitted non-residential uses in the EM zone include concrete manufacturing plant, extractive industrial facility, and asphalt manufacturing plant. Other permitted uses include gravel pit, quarry, and accessory repair garage. Residential uses are prohibited.

Section 13.2 provides the provisions for buildings or structures within the EM zone when abutting an industrial zone or abutting other zone.

Section 3.27(b) states that no gravel pit shall be located within 150 metres of an existing dwelling.

## 13. SUMMARY OF STUDIES:

The proposed Storyland Pit requires a combination of technical studies and reports for the submission of the Aggregate Resources Act Licence and Planning Act applications.

### ***Planning Report and Aggregate Resource Act Summary Statement, MHBC Planning, November 2022***

The purpose of this report is to set out the land use planning rationale and support for the amendments to the County of Renfrew Official Plan and the Township of

Horton Zoning By-law to permit the pit. The rationale identifies and analyses Provincial Policy, relevant policies and provisions of the Official Plan and Zoning By-law. The report also describes the required applications: Official Plan amendment, Zoning By-law amendment, and Class "A" License under the Aggregate Resources Act.

The report examines the submitted studies. The report also describes the proposal for the pit, and states that the site is proposed to be extracted in five phases, starting in the central portion of the property, before going east, then west. Onsite wooded areas will be retained as long as possible, and the removal will follow the recommendations set out in the Natural Environment Report. The pit is proposed to operate on a 24-hour basis with limitations on what equipment can operate between 7pm and 7am. Visual and acoustic berms will be located around the perimeter of the proposed pit with existing vegetation retained where possible.

The report identifies that aggregate resources on that property containing significant sand and gravel resources based on the Mineral Aggregate Resources Inventory prepared by the Ontario Geological Survey in 1986. Schedule B Map 3 Mineral Aggregate and Mining Resource Map to the County of Renfrew Official Plan. The report concluded that 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, economic and environmental impacts. The proposed Storyland Pit 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, and:

- Is consistent with the Provincial Policy Statement;
- Conforms to the County of Renfrew Official Plan;
- Includes information required by the Aggregate Resources Act.

***Natural Environment Report and Environmental Impact Study, McKinley Environmental, November 2022***

This report is required when significant natural heritage features are found to exist within the site and/or within 120 metres of the site. When significant natural heritage features are found to exist within the Site and/or within 120 m of the Site, the Natural Environment Report must:

- Document the existing conditions and the natural heritage features within the Site and around the Site;
- Identify potential impacts to the natural heritage features which may result from the proposed development;
- Recommend ways to avoid and reduce any negative impacts through both avoidance and mitigation measures; and
- Propose ways to enhance the significant natural heritage features and their ecological functions through the rehabilitation program.

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The major objective of the combined NER & EIS is to assess whether the proposed project will negatively affect the significant features and functions of the Site, and to ensure that impacts will be minimized through mitigation measures.

The following is a summary of the occurrence of the significant natural heritage features within the Site and/or within 120 m of the Site:

- **Fish Habitat:** the Mixed Willow Deciduous Thicket Swamp provides direct fish habitat. An adjacent wetland is present beyond the Site northwest of the Mixed Willow Deciduous Thicket Swamp (northwest of the intersection of Eady Road and Storyland Road). The adjacent wetland (beyond the Site) may also provide fish habitat. There are no other wetlands and/or watercourses within the Site and/or within 30 m of the Site, and therefore there are no other features within the immediate vicinity of the Site which have the potential to provide direct fish habitat. The Mixed Willow Deciduous Thicket Swamp and the adjacent wetland (beyond the Site) will both be preserved by a 30 m wide setback from the edge of the Mixed Willow Deciduous Thicket Swamp
- Significant Woodlands:** As described above in Section 3.2.3, the two (2) Forest Stands (Deciduous and Mixed Forest) found within the Site are part of a larger Significant Woodlot, which extends beyond the Site to the south and southeast. Available evidence suggests that the two (2) Forest Stands do not contribute significantly to any of the Significant Woodlot's natural functions, as they pertain to the Natural Heritage Reference Manual (NHRM) Significant Woodlot Criteria (OMNRF 2010). Due to the presence of extensive forest cover to the south and southeast of the Site, and throughout the region surrounding the Site, the loss of forest cover associated with the proposed development is not anticipated to be ecologically significant.
- **Significant Portions of the Habitat of Species at Risk (SAR):** several Butternut Trees (endangered) occur within the Site. No other significant Species at Risk (SAR) concerns have been identified. The Ontario Endangered Species Act (ESA) regulatory requirements for the Butternut Trees are described in the report.
- **Significant Wildlife Habitat:** The Mixed Willow Deciduous Thicket Swamp is considered a Significant Wildlife Habitat (SWH) feature. The Mixed Willow Deciduous Thicket Swamp will be preserved by maintaining a 30 m wide wetland setback. No other SWH features have been identified within the Site (Refer to Section 3.4 for additional details);
- **Areas of Natural and Scientific Interest (ANSI):** There are no Areas of Natural and Scientific Interest (ANSI) shown to exist within the Site and/or within 120 m of the Site (County of Renfrew 2021; OMNRF 2021); and
- **If the Site and/or any adjacent features are located within a municipal Natural Heritage System:** The Mixed Willow Deciduous Thicket Swamp (wetland) (Refer to Section 3.3) is shown to be part of the Natural Heritage System of the County of Renfrew (County of Renfrew 2021). Portions of the forested area that extends south and southeast of the Site (e.g. the Significant Woodlot) (Refer to Section 3.2.3) are also shown to be part of the Natural Heritage System of the County of Renfrew (Country of Renfrew 2021).

The report also identifies a Rehabilitation Plan. The majority of the development area will be rehabilitated as a freshwater lake, which will be surrounded by wetland, shallow shoreline, and forest habitat features. The Rehabilitation Plan includes the following elements:

- The majority of the surface area of the Site will be rehabilitated as a freshwater lake with a permanent water level at approximately 162 m Above Sea Level (ASL);
- The freshwater lake will be surrounded by a shallow shoreline habitat with minimum side slopes of 3:1. As shown below in the Rehabilitation Plan, the shallow shoreline habitat will include hard substrate habitat features for wildlife and fish (e.g. gravel and/or rock material for fish spawning, root wads, emergent logs, etc.);
- The shallow shoreline habitat will be curved to maximize the habitat complexity and shoreline length;
- An approximately 1 m deep wetland habitat will be installed in the southeastern part of the rehabilitation area;
- In combination, the freshwater lake, the shallow shoreline habitat, and the wetland will provide a range of water depth conditions, which will support a diversity of aquatic vegetation communities and wildlife;
- The upland portions of the rehabilitation area will include nodal tree and shrub plantings. The northern part of the rehabilitation area will be reforested. All tree and shrub plantings will include suitable native species; and
- The upland portions of the rehabilitation area will also be seeded with a native grassland seed mix that is suitable for the soil conditions.

A Rehabilitation Plan was submitted with the report.

The report also identified monitoring requirements related to the Butternut Trees will be identified in consultation with the Ministry of Environment, Conservation, and Parks (MECP) through the Ontario Endangered Species Act (ESA) review and authorization process (if required).

The report concluded that the development is not anticipated to significantly negatively impact the natural features and functions of the Site and/or the area within 120 m of the site, provided that the regulatory, mitigation, and avoidance measures outlined in this report are implemented appropriately.

***Water Report (Hydrogeological Level 1 and 2 Report), WSP/Golder Associates Ltd., November 2022***

The purpose of the studies is to provide supporting documentation for a license application for the pit. The report provides a site description of the property, and discusses the proposed pit development. The report discusses the study methods and results including the hydrogeological assessment. It also reviews the potential impacts of the proposed pit including the potential impact to groundwater users, groundwater flow directions and water balance, existing surface water features, and source water protection.

The report states that based on the results of the groundwater modelling and the review of local water supply wells, it is concluded that water well interference complaints attributable to the development of the pit are unlikely. The report describes a comprehensive complaints response program for the purpose of responding to well interference complaints from local water supply well users that is to be dealt with on a case by case basis.

The report identifies a monitoring program that has been developed to measure and evaluate the actual effects on potential receptors associated with long term development of the proposed pit, and to allow for a comparison of the actual effects measured during the monitoring program and those predicted as part of the impact assessment.

The report provided the following recommendations for the inclusion on the site plans:

- A water level monitoring program shall be implemented by the Licensee.
- In the event of a well interference complaint, the Licensee shall implement the Complaints Response Program.

***Maximum Predicted Water Table Report, WSP/Golder Associates Ltd., November 10 2022***

This report summarized the results of the groundwater level monitoring completed on the site to fulfill the requirements of the Maximum Predicted Water Table Report as described in the Aggregate Resource Ontario: Technical Reports and Information Standards dated August 2020.

The report discussed groundwater elevations, horizontal ground water flow direction, and the maximum predicted water table.

***Noise Impact Assessment, Freefield Ltd., November 2022***

The purpose of the report is to meet the requirements of the Ministry of Northern Development, Mines, Natural Resources, and Forestry for the Class "A" license requirements.

The acoustic assessment has been carried out according to the applicable MECP Noise Assessment Guidelines, including NPC-300, published August 2013. The assessment considers the impacts on nearby noise sensitive lands, including existing residences and land zoned for potential noise sensitive use, of noise generated by all on-site equipment operations, including extraction by loaders, excavators or a dredge, aggregate processing by a wash plant, loading and stockpiling operations by loaders or excavators and on-site truck movements used for delivery and shipping of product.

The report provides a detailed description of the facility and its operations. The report reviews the noise sources associated with the operations of the pit. An assessment of noise impacts and recommended mitigation measures are also included.

For the impact assessment, noise levels have been predicted at the noise sensitive receptors using “predictable worst case” assumptions under normal operations and using ISO 9613-2 sound propagation methodology<sup>4</sup> as implemented in the sound prediction software Cadna-A, Version 2022. The “predictable worst case” is interpreted as meaning the greatest noise impact anticipated under normal operating conditions. The ISO methodology provides a conservative (i.e. high) estimate of the noise level at a receptor taking into account adverse wind and meteorological conditions.

The report states that it is concluded that, with the recommended mitigation measures detailed in section 7.0, noise impacts from operations at the Storyland Pit will be in compliance with MECP Environmental Noise Guidelines<sup>1</sup> for the proposed daytime 7 am to 7 pm (07:00 to 19:00), evening 7 pm to 11 pm (19:00 to 23:00), and nighttime, 11 pm to 7 am (23:00 – 07:00) period of operation. The report provides a number of noise mitigation measures for the pit. Mitigation measures include noise barriers and berms. There are also separate mitigation measures for wash plant, loaders and excavators, trucks, and portable construction equipment.

The report states that it has been found that noise levels from the operations at nearby receptors are in compliance with MECP sound level limits as set out in publication NPC-3001, provided that the noise mitigation measures described in the report are followed.

### ***Stage 1 Archaeological Assessment, Paterson Group, March 2021***

The Stage 1 archeological assessment included a review of the updated Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) archaeological site databases, a review of relevant environmental, historical and archaeological literature, and primary historical research including: historical maps, land registry, and aerial photographs.

This Stage 1 background assessment concluded that, based on criteria outlined in the MHSTCI’s *Standards and Guidelines for Consultant Archaeologists* (Section 1.3, 2011), the study area has moderate pre-contact Indigenous potential as the study area is on well drained soils approximately 1 km from a significant body of water, the Ottawa River, and less than 300 m from two small tributaries of the Ottawa River, but no registered pre-contact sites within 5 km of the study area. The property exhibits low potential for historical Euro-Canadian archaeological sites as land registry records indicate that the study area was granted by the Crown starting in the 1850s and no structures appear on the property. The report states that based on the results of this investigation it is recommended:

1. A Stage 2 archaeological assessment be conducted by a licensed consultant archaeologist. Actively or recently cultivated land should be subject to pedestrian survey at 5 m intervals, as per Section 2.1.1 (MHSTCI 2011). Test pit survey at 5

m intervals should be used in areas where ploughing is not possible or viable, as per Section 2.1.2 (MHSTCI 2011) (Map 3).

2. The Stage 2 archaeological assessment follow the requirements set out in the 2011 Standards and Guidelines for Consultant Archaeologists (MHSTCI 2011).

***Stage 2 Archaeological Assessment, Matrix Heritage, June 2021***

The report states that the previous Stage 1 assessment (Paterson Group 2021) concluded that, based on criteria outlined in the MHSTCI Standards and Guidelines for Consultant Archaeologists (Section 1.3, 2011), the study area has both pre-contact Indigenous as well as historical Euro-Canadian archaeological potential. A Stage 2 Archaeological Assessment was recommended as per Section 2.1.2 (MHSTCI 2011).

The report states Stage 2 Archaeological Assessment involved pedestrian survey at 5 m intervals of the area where ploughing was possible as per Section 2.1.1 (MHSTCI 2012). Subsurface testing occurred in areas that could not be ploughed, such as significantly overgrown pastures and wooded areas, which consisted of hand excavated test pits at 5 m intervals as per Standard 1. a. and b. Section 2.1.2 (MHSTCI 2011). The fieldwork was undertaken on April 12, 27, 29 and May 27, 2021. Weather conditions ranged from overcast to sunny with temperatures of 10-20° Celsius. Permission to access the property was provided by Tomlinson. The report concluded that the Stage 2 Archaeological Assessment resulted in no indication of archaeological remains with cultural heritage value or interest within the proposed area to be licensed. The report states that based on the results of this investigation it is recommended that:

1. No further archaeological study is required for the subject property as delineated in Map 1.

***Traffic Impact Assessment, Castleglenn Consultants, November 2022***

The Traffic Impact Assessment reviewed the existing conditions of the site including the study area roadways. The corridors within the study area include Storyland Road (County Road 4), Highway 17, Pinnacle Road (Municipal Road), and River Road (County Road 1). It also looked at the study area intersections. The study examined the traffic operations without the development as well as with development. In regards to the traffic operations with development, it looked at the traffic generation, haul routes, and traffic forecasts. A supplementary analysis was also completed that examined the access to the site, an assessment to determine the requirement for a climbing lane along Storyland Road, a turning lane warrant analysis, a right turn lane warrant analysis.

The report concluded that:

- The development of the proposed Storyland mineral extraction facility would not require any roadway modifications to the existing roadway network aside from the future access to the site on Storyland Road;

- The Highway 17 / Storyland Road – Pinnacle Road intersection is envisioned to reach its capacity for the westbound left turn movement from Storyland Road onto Highway 17 by year 2028. This is a result of background growth along the Highway 17 corridor and is independent of the proposed development which is anticipated to conservatively generate 8 vehicles during the peak hours of travel demand;
- It was concluded that the MTO’s planned Highway 17 corridor improvements will address Storyland Road congestion concerns well beyond the 2028-time horizon; and
- The preferred access location from a traffic operational perspective was found to offer the least disruption to surrounding lands and residents. The access location is directly opposite the Storyland Road/Chapeski Lane intersection.

#### 14. PEER REVIEW

The following studies were peer reviewed by Cambium on behalf of the County and Township:

- Noise Impact Assessment, prepared by Freefield Ltd., dated November 2022
- Water Report (Hydrogeological Level 1 and 2 Report), WSP/Golder Associates Ltd., November 2022
- Maximum Predicted Water Table Report, WSP/Golder Associates Ltd., November 10 2022

The Natural Environment Report and Environmental Impact Study, prepared by McKinley Environmental, dated November 2022, was peer reviewed by Azimuth Environmental.

##### Noise Impact Assessment

Cambium completed a peer review of the Noise Impact Assessment, and raised several questions/concerns which are listed below. Cambium’s scope of work was to review the suitability of the technical report relating to noise impacts. There were various letters from Cambium, and responses from Freefield. Cambium was provided an example of Tomlinson’s Best Management Practices Plan (PMPP) used for a similar pit operation, as well as a copy of a prohibition on tailgate slams used by Tomlinson at other operations. Cambium’s comments and final responses are included below.

1. Vacant Lot at 152 Storyland Road – Freefield provided additional mitigation measures required in the event that a residence is constructed on the vacant lot. **Cambium indicated that this issue is resolved assuming the optional mitigation is listed on the updated Site Plans.**
2. Local Noise By-law – Freefield updated report to address the local noise by-law. **Cambium indicated that the limitations on construction work appear to comply with the local noise by-law prohibitions.**
3. Sound Power Level of Wash Plant concern –Freefield indicated in their response that the request to add noise assessment of specific equipment as a site plan

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condition is extraordinary and falls outside the scope of applicable noise guidelines relevant to the approval of stationary sources of noise.

Freefield indicated that it has thoroughly reviewed the sound power for the wash plant used in this analysis and is satisfied that the acoustic data provided in the report is reasonable and as far as can be determined, is representative of the wash plan proposed to be operation on-site. Freefield noted that MECF has reviewed the sound data of the wash plant in relation to an ECA applicable for another Tomlinson site and found it to be acceptable.

Cambium agrees compliance is determined at the receptor. Cambium agrees that the value used is a reasonable sound level to use for the equipment indicated. Cambium indicated that the site plan already includes a verification condition for the generator, and it would not be onerous to verify the processing plant concurrently with the generator.

**Cambium indicated that in their opinion, this issue is resolved technically, the question of whether or how to apply any conditions would be best addressed by planning or legal experts.**

4. Dredge Activities – Cambium accepts that Freefield has indicated they have completed the detailed work to confirm the locations presented in the report are the worst-case locations. Cambium agrees it is often unreasonable to include that full analysis in the final report for complex sites. Freefield outlined their AAR mitigation measures for the dredge are to be confirmed by a qualified acoustical consultant prior to commissioning. This verification would resolve Cambium’s concerns around the sound power level of the dredge. **In Cambium’s opinion, their comments regarding this issue have been resolved.**

5. Tailgate Slam – Cambium was provided with a copy of a “Heads Up Alert” used by Tomlinson to notify truck drivers of their restriction on tailgate slams which states that tailgate slams should not occur at any time. This was further supported by a sample BMPP provided which indicates that tailgate slams are prohibited. Cambium agrees based on the conditions described by Freefield, specifically 1 or 2 slams per hour, that it would be unlikely for tailgate slams to result in any significant excess of NPC-300 impulsive sound level limits. Cambium indicated that tailgate slams are known as a complaint generating nuisance issue. Cambium stated that regarding the appropriateness of including this restriction on the site plan, the site plan already includes a restriction on engine braking. **In Cambium’s opinion, any technical disagreement regarding this issue is resolved. It would be a legal or land use planning decision to determine whether or how to implement any conditions on the site.**

6. Trucking – Cambium had a concern regarding the operational restrictions for trucking. Freefield updated the trucking values in the report to reflect the assessed 16 trucks per hour daytime and 5 per hour at night (highway) and 16 per house daytime and 4 per house night for (internal) truck volumes. **Cambium indicated that this issue is resolved.**

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7. Noise Barrier Phasing – Cambium indicated that the project barrier phasing was unclear in the report. Freefield updated the AAR to make interpretation of barriers easier to understand. **Cambium indicated that this issue is resolved.**

8. Ground Absorption Coefficients – Cambium questioned that the modelling notes indicate a ground absorption factor of 0.5 for the site to represented exposed earth was used. Cambium wanted confirmation that areas of water were considered in the ground absorption mapping used for acoustic modelling. Freefield indicated that a ground absorption co-efficient of 0.0, representative of a 100% reflective surface, has been applied to areas of water associated with the dredge operation. Freefield indicated that these areas needed to be updated to reflect the phase boundaries as updated in the 2023 AAR. **Cambium indicated that this issue is resolved.**

9. Aggregate Resource Act site plans – Cambium stated that ARA site plans should be updated to include new mitigation measured outlined in the updated acoustic assessment report once it is finalized. Freefield stated that the site plans will be updated to include all applicable mitigation measures as noted in the 2024-01-AAR. **Cambium indicated that this issue is resolved. Cambium noted that the requirement to ensure that the site plan reflects the up to date noise study is continuous.**

Cambium included additional informational comments for the consideration of land use planning authority.

- Some common recommendations for conditions made for this type of operation could be considered by the planning authority for requested or required inclusion on the site plan. Cambium indicated that generally these are good practice and not necessarily required by regulation or guidance:
  - o Limitation on construction activities such as preparation, berm construction and rehabilitation activities to reflect the local noise bylaw
  - o A condition that the site implement broad band reverse alarms on equipment that have control of, such as loaders and rock trucks could be considered.
  - o Consideration for the inclusion of a requirement to complete an Acoustic Audit to confirm noise impacts once the site is in operation. This requirement could be conditional on any other License, Permit or Ministry Approvals placing audit requirements on the site to avoid duplication.
  - o Requirement for the development of a complaint response protocol for noise could be considered. However, it should be noted that there are existing complaint frameworks available through MNRF and MECP, should the zoning be approved, and the site be licensed/approved.

Water Report and Maximum Predicted Water Table Report

In the response dated October 24, 2023 from Cambium, they indicated that they were satisfied with the studies provided and the recommendation provided in the reports. Cambium provided two recommendations:



1. Consideration should be made to the addition of any water supply wells located near or at the zone of influence boundary, namely 377, 498, 554 Storyland Road, 2338 Eady Road to the groundwater monitoring program assuming that the well is completed into the overburden deposits and that access is provided by the homeowner.
2. Considering the shallow nature of some of the surrounding water supply wells, a Spills Contingency Plan should be created for the Site as is typically required under the ARA as a precaution of any spill of contaminant on the Site.

Cambium stated that according to the responses provided by WSP in their May 24th letter, they have concurred with these recommendations. Cambium stated that they are satisfied with the hydrogeological assessment studies completed to date and the responses provided in their recent letter, and they agree that the proposed development is feasible from a hydrogeological perspective.

*Natural Heritage Report and Environmental Impact Study*

Azimuth completed a peer review of the Natural Heritage Report and Environmental Impact Study. Azimuth raised a number of questions through their review of the Study which are detailed in their peer review comment matrix. The matrix also included comments by the applicant. Examples of items of concern and how they have been addressed are included below.

Azimuth stated, in their letter dated November 24, 2023, that they find the replies to their remaining concerns to be satisfactory. All of the issues raised by Azimuth have been addressed by the applicant.

*Fish Habitat*

The applicant indicated that a 30m wide setback will be established from the edge of the Mixed Willow Deciduous Thicket Swamp (which contains the stream & ponds that support fish habitat) during the development of the site. The Noise Attenuation Berm will be installed within the setback, and silt fencing shall be installed at the edge of the wetland prior to the construction of the berm. Berms shall be maintained (i.e., vegetated to prevent erosion) throughout the operational life of the pit with result that there will be no impact to the wetland or fish habitat in the stream and ponds). Azimuth indicated that fish habitat was addressed.

*Category 3 Butternut Trees*

The applicant stated that MECP Online Impact Registration Process for the Category 2 Butternut Trees was previously completed. In response to agency review comments, the MECP Online Impact Registration Process for the Category 3 Butternut Trees was also completed in March 2023. The Operational Plan and the Operational Plan Notes have been updated to identify that both the Category 2 and the Category 3 Trees will be removed and to identify that the Online Impact Registration Process has been completed for both the Category 2/Category 3 Trees. Azimuth indicated that this was addressed.

*Blanding's Turtle*

The applicant indicated that the revised mitigation includes changes to the timing

windows for vegetation clearing and the provision of additional Permanent Blanding's Turtle Exclusion Fencing. These concerns were addressed by Tomlinson and changes were made to the report and on the site plan. Azimuth indicated that the applicant has addressed this concern.

#### *Significant Woodlands*

Azimuth stated that in Section 3.2.3: The report argues that the portion of the Significant Woodland on the property is not Significant Woodland (or is otherwise not significant ecologically - see Comment below). Since the Dry-Fresh Sugar Maple-Hardwood Deciduous Forest and Dry-Fresh Sugar Maple-White Pine Mixed forest communities are part of the same contiguous forest cover that extends off-property to the southeast, they are part of the same Significant Woodland feature. It follows that they are Significant Woodland.

The applicant responded that the Official Plan only recognizes the westernmost forest community (FODM5-11 Dry to Fresh Sugar Maple - Hardwood Deciduous Forest) as significant woodland. As such, the analysis of significant woodland criteria was used to determine whether the eastern forest community (FOMM2-2 Dry to Fresh Sugar Maple - White Pine Mixed Forest) met the criteria for significance. The analysis of the significant woodlot criteria presented in Section 3.2.3 were also used to define the attributes and functions associated with the two woodlands that may be affected by the proposed pit, as well as to inform the rehabilitation plan in the demonstration of no negative impacts.

Azimuth indicated that the applicant has addressed this concern.

#### *Wetland Preservation and 30 metre Buffer*

Azimuth stated that clarification is required regarding the wetland in terms of the entire wetland feature will be preserved plus respect of the 30m buffer.

The applicant stated that since the submission of the NER/EIS as part of the overall ARA application, the decision has been made to remove the wetland from the proposed license area. As such, the wetland will be retained and a vegetated 30m buffer will be established to protect the feature. This represents an improvement over existing conditions where the wetland is abutted by agricultural lands.

Azimuth indicated that the applicant has addressed this concern.

#### *Construction of 30m buffer/noise berm adjacent to wetland*

Azimuth stated that clarification is required regarding how the 30m buffer/noise berm will be constructed adjacent to the wetland feature without alteration of wetland hydrology over the short and long term.

The applicant stated that the Noise Attenuation Berm will be vegetated and it will be constructed as close to the limit of the extraction area as possible. It should be noted that the area within 30 m of the Mixed Willow Deciduous Thicket Swamp (wetland) is currently a Cultivated Field. As such, the installation of the Noise Attenuation Berm within the 30 m wide wetland setback will not result in the

removal of any existing natural vegetation and/or riparian habitat features. It is anticipated that the Noise Attenuation Berm will help to protect the wetland by mitigating the impact of noise, dust, and other forms of disturbance associated with the development of the Site. The Noise Attenuation Berm will also act as a barrier that will help to dissuade wildlife from entering the Site (in combination with the proposed Blanding's Turtle Exclusion Fencing). Toed in silt fencing will be installed along the edge of the wetland prior to the construction of the Noise Attenuation Berm. The silt fencing will be installed during the Blanding's Turtle overwintering season (November 1st to March 31st) prior to the commencement of earthworks. The silt fencing will serve to protect the wetland from erosion and sediment associated with the construction of the berm, while also preventing wildlife from entering the work area.

A Level 1 and Level 2 Water Report has been completed to support the proposed development (Golder 2022). Golder (2022) did not identify any significant negative hydrological impacts associated with the installation of the proposed Noise Attenuation Berm within the 30 m wide wetland setback. The Noise Attenuation Berm will be vegetated, which will improve the functionality of the 30 m wide wetland setback compared to existing conditions, given that the 30 m wide setback area is currently a Cultivated Field. The 30 m wide setback will help to slow, filter and absorb overland stormwater flow, it will provide habitat for wildlife, and it will also provide a buffer from edge effects, noise, pollution, and other forms of human disturbance. The 30 m wide setback is anticipated to be sufficient to protect the significant natural features and functions of the Mixed Willow Deciduous Thicket Swamp.

Azimuth indicated that the applicant has addressed this concern.

#### *Temporary Silt Fencing*

Azimuth indicated that temporary silt fencing is shown on Operational Plan (2 of 5), and a few fencing details are included on Operational Plan (3 of 5). It is strongly recommended that heavy duty sediment fence be specified on the drawings given the large berm proposed adjacent to direct fish habitat.

The applicant agreed to construct heavy duty sediment fencing. Azimuth indicated that the applicant has addressed this concern.

## **15. OTHER APPLICATIONS**

A zoning by-law amendment application has been submitted concurrently to the Township of Horton to amend Comprehensive Zoning By-law #2010-14 to rezone the subject lands from Rural (RU), Rural – Exception Nine (RU-E9), and Extractive Industrial Reserve (EMR) to Extractive Industrial – Exception Two (EM-E2), and is being considered in conjunction with OPA 40.

An exception zone is required to reduce the interior side yard width, exterior side yard width, and rear yard depth setbacks.

An application for a Class 'A' Licence under the Aggregate Resources Act was also

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submitted.

## 16. CONSULTATION:

The Official Plan Amendment & Zoning By-law amendment applications were circulated in accordance with the *Planning Act*, and a public meeting was held on June 15, 2023 at the Horton Community Centre.

Agency comments that have been received include:

### *County of Renfrew Public Works and Engineering Department*

County of Renfrew Public Works and Engineering Department comments were received on June 14, 2023 and stated:

- The department has no objections to the proposed applications
- Would like to be circulated with any site plans that are required as part of the development.
- An entrance permit will be required for any new accesses to Storyland Road. We will require that the access be paved between the road and the property line at a minimum.
- The applicant should be aware that Storyland Road is subject to annual spring load restrictions.

### *Ministry of Transportation (MTO)*

MTO comments were received on June 23, 2023, and stated that the proposed quarry is located outside their area of control. MTO also stated that the Ministry will benefit in being kept in the loop, in the event that the development obtains approvals.

## 17. PUBLIC COMMENTS:

A number of written public comments have been received. Oral comments were also made at the public meeting. A table was compiled with all the public written and oral comments, and responses were provided for the public comments. The chart, "*Responses to Public Comments*", dated January 2024, was posted on the County's Zencity link. The most common themes with responses are listed below:

### 1) Water concerns:

- Extracting below the water table
- Dug wells
- Basement flooding if water table rises
- Contamination of water supply

### **Response:**

As indicated above, a Water Report (Hydrogeological Level 1 and 2 Report), and Maximum Predicted Water Table Report were both completed in support of the Official Plan and Zoning By-law amendment. The potential impacts on private wells were assessed in the peer review by Cambium on behalf of the County. Technical experts from the Ministry of Environment, Conservation and Parks have also reviewed the reports. Both Cambium and MECP have no outstanding

concerns.

Monitoring wells were installed around the site to ensure extraction is not negatively impacting water supplies. A well complaint response program will be in place. As per Section 8.0 of the Level 1 & 2 Water Report (WSP/Golder, November 2022) in the unlikely event that complaints are received regarding interference to water wells in the vicinity of the site, the complaints response plan would be implemented.

A private well survey was undertaken by Tomlinson this past summer which included wells in the area along Storyland Road, Ruttan Road and Eady Road. A total of 14 private wells were surveyed and the results were communicated to landowners in September 2023.

## 2) Noise concerns

### **Response:**

A Noise Impact Assessment was prepared by Freefield Ltd., dated November 2022, and, the report was peer reviewed by Cambium as described above. The noise study has been prepared in accordance with Ministry of Environment, Conservation and Parks requirements as set out in NPC-300 Guidelines. As described above, the study has been peer reviewed by a third party peer reviewer.

Visual and acoustic berms will be located around the perimeter of the pit with existing vegetation retained within the setbacks where feasible.

As per the Aggregate Resources Act and Environmental Protection Act, producers are required to mitigate noise and dust on their property. As such, Tomlinson has best management practices to minimize noise and dust on site. Practices include: ensuring equipment is operated and maintained as per manufactures requirements, internal haul roads are either watered down or in some areas paved, noise berms are installed and barriers are set up around equipment as per technical requirements, etc.

## 3) Dust concerns

### **Response:**

The Aggregate Resources Act requires that licences mitigate dust on-site. If a licence is approved, it would be subject to the following "prescribed conditions":

- The licensee shall mitigate the amount of dust generated at the site of the pit or quarry to minimize any off-site impact.
- The licensee or permittee shall apply water or another provincially approved dust suppressant to internal haul roads and processing areas, as necessary to mitigate dust, if the pit or quarry is located within 1,000 metres of a sensitive receptor.

- The licensee or permittee shall equip any processing equipment that creates dust with dust suppressing or collection devices if it is located within 300 metres of a sensitive receptor.

The following mitigation measures would be implemented for the Storyland Pit proposal to minimize dust impacts:

1. Access to the pit will be paved.
2. Internal haul roads will be regularly watered.
3. Spraybars will be included on processing equipment.
4. The pit will be operated sequentially in phases to limit how much of site is disturbed at any one time.
5. the processing plant has been strategically located to be furthest away from houses.
6. Berms will constructed around the perimeter of the site and existing tree screens will be retained where feasible.

#### 4) Environmental Protected areas on the property

**Response:**

The wetland on the site which is designated Environmental Protection Area has been removed from the proposed licensed area of the pit. A minimum 30 m extraction setback in accordance with MNRF requirements will be in place next to the wetland. Daily surface water monitoring will occur within the wetland during pit operations to help ensure the protection of the wetland.

As indicated above, a Natural Environment Report and Environmental Impact Study was submitted, and a peer review was completed by Azimuth. Azimuth has no outstanding concerns.

#### 5) Traffic Concerns

- Speed
- Line of sight

**Response:**

Storyland Road is a County road and a designated haul route. The County's Public Works and Engineering department has no objections to this application or the use of Storyland Road for heavy trucks, as it was designed to handle large vehicles and volume of traffic. Trucks will not be permitted to use Eady Road or Ruttan Road.

A Traffic Impact Study, prepared by Castleglenn Consultants, was submitted determined under worst case conditions that there would be 16 trucks per hour (32 total trips to and from the site). However, this is based on worst-case scenario and would not represent the actual or day-to-day operating conditions in which significantly fewer trucks would be experienced.

## 6) Visual impact of berms

### **Response:**

As outlined on the Site Plan for the pit, the berm heights will range from 4m (13.1 feet) to 6m (19.7 feet) as required for acoustic and visual mitigation. All of the berms will be vegetated and maintained to control erosion. Berms are a common and accepted use at pits and quarries by MNR and MECP.

## 7) Wildlife

- Loss of wildlife

### **Response:**

The applicant submitted a Natural Environment Report and Environmental Impact Study, prepared by McKinley Environmental, and this was peer reviewed by Azimuth Environmental. The peer reviewer has no outstanding concerns.

Potential impacts to species at risk have been addressed in consultation with MECP. The MECP reviewer has signed off on the application in regard to species at risk.

The Site Plan contains provisions to ensure that impacts to wildlife and their habitat will be minimized during construction, operation and rehabilitation of the Storyland Pit. Post-extraction, the site will be rehabilitated to a variety of wildlife habitats. Approximately 1.1 ha of new wetlands will be created along the southern licensed boundary including shallow shoreline areas and shallow shoreline wetlands that will support turtle basking areas, waterfowl nesting areas and bird perching sites.

Approximately 3.2 ha of reforestation areas will be created on peninsulas near Storyland Road and along the southern setback adjacent to the off-site wooded areas. These areas will provide terrestrial habitats and movement corridors for terrestrial species such as Wild Turkey and White-tail Deer.

## **18. ANALYSIS:**

The applicants have applied to permit a Class 'A' pit below the water table, and have submitted the following applications:

1. An Official Plan amendment to amend the County of Renfrew Official Plan to redesignate the lands from Rural to Mineral Aggregate.
2. A Zoning By-law amendment to rezone the lands zoned Rural (RU), Rural – Exception Nine (EU-E9), and Extractive Industrial Reserve (EMR) to Extractive Industrial – Exception Two (EM-E2).
3. A Class 'A' Licence under the Aggregate Resources Act.

Approximately 24.1 hectares of the subject lands are designated as Rural, approximately 41.4 hectares are designated as Mineral Aggregate, and approximately 4 hectares are designated as Environmental Protection. Section 7.3(3) of the Official Plan states that Council will consider amending the Official Plan to a Mineral Aggregate designation to permit extraction in areas not designated Mineral Aggregate but which are determined to be suitable for aggregate extraction.

The applicant has demonstrated in their reports that there is a significant amount of high quality aggregate resources within the site.

The applicant submitted studies and information to address the potential impacts that the proposed pit could have on the surrounding land uses. The County of Renfrew, in consultation with the Township of Horton, have had the *Water Report*, the *Noise Impact Assessment*, and the *Natural Environment Report and Environmental Impact Study*, peer reviewed by third-party reviewers, as indicated above in Section 13. All technical concerns have been addressed to the satisfaction of the peer reviewers.

The noise peer reviewer indicated that the technical issues have been addressed to their satisfaction, and there are items that may be addressed through a planning or legal decision.

The applicant provided samples of Best Management Practices Plan (BMPP) that were used for another Tomlinson site. The BMPP includes conditions such as speed limit, direction to minimize idling, maintenance requirements, and the prohibition of tailgate slams. There is a section on measures to minimize noise. The applicant stated that this document will be modified with best practices for the proposed Tomlinson site.

#### *Tailgate Slams*

The concern related tailgate plans has been addressed by Tomlinson through "Heads Up Alert", which is a document used by Tomlinson to notify truck drivers of their restriction on tailgate slams. Tomlinson also provided a sample Best Management Practices Plan (BMPP) which indicated that tailgate slams are prohibited. **No additional condition recommended.**

#### *Sound Power Level of Wash Plant*

Cambium agreed that sound power level of wash plant issue is resolved technically. However, Cambium stated that the site plan includes a verification condition for the generator, and Cambium noted that it would not be onerous to verify the processing plant concurrently with the generator. **Recommend condition for the verification of sound levels for processing equipment (ex. wash plant).**

#### *Additional comments from Cambium*

- Cambium stated that some common recommendations for conditions made for this type of operation could be considered by the planning authority for requested or required inclusion on the site plan. Cambium indicated that generally these are good practice and not necessarily required by regulation or guidance:
  - o Limitation on construction activities such as preparation, berm construction and rehabilitation activities to reflect the local noise bylaw **This can be addressed by the Township Noise By-law.**
  - o A condition that the site implement broad band reverse alarms on equipment that have control of, such as loaders and rock trucks could be considered. **The sample Best Management Practices Plan (BMPP) provided by the applicant included provisions regarding**



**mobile equipment on site to be equipped with white noise back up alarms. No additional condition recommended.**

- Consideration for the inclusion of a requirement to complete an Acoustic Audit to confirm noise impacts once the site is in operation. This requirement could be conditional on any other License, Permit or Ministry Approvals placing audit requirements on the site to avoid duplication. **Recommend condition requiring an Acoustic Audit to be completed by a qualified professional.**
- Requirement for the development of a complaint response protocol for noise could be considered. **As mentioned by Cambium, if the site is approved/licensed, there are existing complaint frameworks available through the MNRF and MECP. No additional complaint framework is recommended.**

Based on the comments from Cambium, our office recommends the following conditions to be included on the ARA site plan:

1. An Acoustic Audit to be completed within 6 months of permanent processing operations being active. The audit should be conducted by a qualified acoustical engineer, and provided to the Township/County and MECP. If an Environmental Compliance Approval CA is issued the noise mitigation and audits will follow the requirements of the ECA.
2. Sound emissions from all processing equipment to be used on-site will be measured to verify that they comply with the levels outlined in the Noise Study. Alternatively, for any mobile equipment they will have, and comply with, appropriate Environmental Compliance Approvals for Mobile Equipment.

*Mineral Aggregate Policies*

Section 7.3(4) of the Official Plan states that the opening of a new commercial put will require an amendment to the local zoning by-law with full public notice and opportunities for appeal. In considering an amendment to the local zoning by-law, the following matters shall be examined:

- (a) degree of exposure of the operation to the public and the need for and effectiveness of any mitigating measures (berms, screening, etc.);

*The applicant states that:*

- *Extraction setbacks will be 30 metres along Storyland Road and Eady Road with berms to mitigate exposure of the operation to the public. The existing vegetation and trees within the setback will be retained where feasible.*
- *The proposed pit operation will be phased to limit how much of the site is disturbed and under active extraction*
- *The processing plant for the pit will be placed in the southern portion of the subject lands furthest from adjacent houses.*

**As mentioned above, multiple studies have been submitted in support**

**of the application. The Water Report, the Noise Impact Assessment, and the Natural Environment Report and Environmental Impact Study were each peer reviewed by a third party reviewer, and there are no outstanding concerns.**

- (b) the haulage routes and the resulting impact on the transportation system (traffic density, etc.);

*The applicant states that:*

- *The majority of trucks are proposed to exit and head west on Storyland Road to Highway 17 which are existing truck routes.*
- *The Traffic Impact Study (TIS) determined under worst case conditions that there would be 16 trucks per hour (32 total trips to and from the site). The study concluded that the proposed pit would not require any roadway modifications to the existing road network aside from future access to the site on Storyland Road.*

**The application was circulation to County of Renfrew Public Works and Engineering Department, and they had no concerns with the proposal.**

- (c) the progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands:
- i. where extractive operations are proposed on prime agricultural lands (Classes 1, 2 and 3 soils) which are located within the larger Agriculture designation, Council shall require rehabilitation of the site to substantially restore the same acreage and average soil capability for agriculture; and
  - ii. on prime agricultural lands, complete agricultural rehabilitation is not required if:
    1. there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
    2. other alternatives have been considered by the applicant and found unsuitable. Other alternatives include resources in areas of Classes 4 to 7 agricultural lands, resources on lands committed to future urban uses, and resources on prime agricultural lands where rehabilitation to agriculture is possible;
    3. the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and
    4. in those areas remaining above the water table following extraction, agricultural rehabilitation will be maximized.

*The applicant states that:*

- *The pit is proposed to be rehabilitated to natural heritage features including a large pond, new wetlands and forested areas.*
- *The lands contain Class 4 & 6 soils as indicated in the Canada Land*

*Inventory (CLI) Soil Capability Mapping, and are not considered Prime Agricultural Lands.*

***The site plan shows how the site will be rehabilitated.***

- (d) the area in which the proposed operation is located should be within an area of known aggregate resources, of which there exists some estimate of the geographic distribution and potential of the deposits.

*The applicant states that:*

- *The subject lands are located in an area of known aggregate resources.*
- *They are identified in Provincial geological mapping as containing high quality sand and gravel resources.*
- *There are two licensed aggregate operations in close proximity to the subject lands including on the other side of Storyland Road.*
- *There are approximately 17 million tonnes of sand and gravel resources within the proposed extraction area. Based on resource testing, these sand and gravel resources are capable of producing concrete sand, Granular B and/or SSM (Selected Subgrade Material).*

***Approximately 41.4 hectares of the property is already designated Mineral Aggregate in the County of Renfrew Official Plan. The applicant has stated that the lands proposed to be redesignated from Rural to Mineral Aggregate are within an area of known high quality aggregate.***

- (e) the water table, existing and proposed drainage facilities, and setbacks from watercourses;

*The applicant states that:*

- *The subject lands are located in an area Based on monitoring well data on the subject lands, the water table ranges from approximately 159.9 masl to 165.3 masl.*
- *There is an existing wetland and watercourse on the subject lands. These features will not be disturbed and a setback of 30 m will be applied to the boundary of the wetland (the watercourse runs through the wetland).*

***As mentioned above, a Water Report was submitted, and has been peer reviewed by a third party reviewer. There are no outstanding concerns.***

***The applicant has removed the wetland on the site from the proposed licensed area of the pit. A minimum 30 metre extraction setback in accordance with MNR requirements will be in place next to the wetland.***

- (f) effects on adjacent land uses, nearby communities, and natural heritage features;

*the applicant has provided technical reports to address the effects on adjacent land uses, nearby communities, and natural heritage features.*

***As mentioned above, multiple studies have been submitted in support of the application. The Water Report, the Noise Impact Assessment, and the Natural Environment Report and Environmental Impact Study were each peer reviewed by a third party reviewer, and there are no outstanding technical concerns.***

- (g) hydrology, wildlife or such studies as may be required due to special concerns related to a specific site; and

*The applicant has provided a Water Report and Natural Environment Report to address hydrology and wildlife.*

***As mentioned above, the Water Report and Natural Environment Report have been peer reviewed by a third party reviewer, and there are no outstanding technical concerns.***

***Signoff was also received from the Ministry of Environment, Conservation and Parks (MECP) for Species at Risk, Groundwater and Surface Water.***

- (h) any other matters which Council deems advisable.

Section 7.3(3) of the Official Plan states that the impact from pits is considered within an influence area of 300 metres. This area is considered to have the most impact on sensitive lands uses from the aggregate operation. Studies are required to assess the impact if development occurs within this influence area. The applicant has provided a number of studies to assess the potential impacts on sensitive land uses and determine appropriate separation distances to be implemented.

#### *Environmental Protection Designation*

As indicated above, approximately 4 hectares of the subject lands are designated as Environmental Protection. In accordance with Section 8 of the Official Plan, development is not permitted on lands designated as Environmental Protection.

The proposed pit is located adjacent to a local wetland. Section 8.3(5)(a) of the Official Plan states that development shall not be permitted in local wetlands, and development is permitted on lands adjacent to local wetlands.

The applicants have stated that no development is proposed on the wetland, and a 30 metre buffer from the wetland is proposed. The *Natural Environment Report* and *Water Report* concluded that the proposed Storyland Pit is not anticipated to have a negative impact on the adjacent wetland. As previously mentioned, the wetland has been removed from the proposed licensed area of the pit. A minimum 30 metre

extraction setback in accordance with MNR requirements will be in place next to the wetland.

#### *Township of Horton Zoning By-law*

The subject lands are zoned Rural (RU), Rural – Exception Nine (RU-E9), Environmental Protection (EP), and Extractive Industrial Reserve (EMR) in the Township of Horton Zoning By-law. The lands zoned RU-E9 are a result of a previous severance that includes a minimum lot area requirement and a minimum front yard depth requirement.

Section 3.10 of the Zoning By-law states that a gravel pit shall be prohibited in all Zones, except in an Extractive Industrial (EM) zone.

A zoning by-law amendment is required to rezone the lands zoned RU, RU-E9, and EMR to an EM-Exception zone. An exception zone is required to reduce the interior side yard width, exterior side yard width, and rear yard depth setbacks.

The setbacks are proposed as follows:

- abutting industrial zone:
  - front yard depth (minimum) – 22 metres
  - interior side yard width (minimum) – 15 metres
  - exterior side yard width (minimum) – 15 metres
  - rear yard depth (minimum) – 15 metres
- abutting other zones
  - front yard depth (minimum) – 30 metres
  - interior side yard width (minimum) – 15 metres
  - exterior side yard width (minimum) – 15 metres
  - rear yard depth (minimum) – 15 metres

The lands zoned EP will remain zoned as EP.

#### *Changes to Proposal*

As a result of the public consultation and peer review process, Tomlinson has made the following changes to their proposal:

1. Removal of on-site wetland from licensed boundary and OPA/ZBLA.
2. Planting tree screen between houses on Ruttan Road and berm.
3. Enhanced surface water and groundwater monitoring requirements.
4. Enhanced fencing adjacent to wetland (heavy duty sediment fencing between berm and wetland, and exclusionary fencing for turtles).
5. Establish maximum disturbed area for site. This means no more than 50% of the site can be disturbed e.g. stripped or excavated, at any one time not including the phase containing the processing plant.
6. Specific monitoring and management conditions for the proposed reforestation during pit rehabilitation.
7. Additional provisions and restrictions for aggregate recycling.
8. Updated conditions to reflect MECP approval for butternut replanting.
9. Further restrictions on timing windows for vegetation clearing.

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Changes have also been made to the site plan to reflect the changes for noise mitigation as a result of the noise study peer review.

## 18. CONCLUSION:

The Provincial Policy Statement and County of Renfrew Official Plan provide policies regarding the separation and buffering between aggregate resources and sensitive land uses, such as residences and natural features, to avoid land use conflicts and potential impacts. The applicant has submitted technical reports to address the effects on adjacent land uses, natural heritage features, hydrology, and wildlife. As previously mentioned, the Water Report, the Noise Impact Assessment, and the Natural Environment Report and Environmental Impact Study were each peer reviewed by a third party reviewer, and there are no outstanding concerns. Signoff was also received from the Ministry of Environment, Conservation and Parks (MECP) for Species at Risk, Groundwater and Surface Water. With the appropriate mitigation measures, such as berms, tree screening, enhanced fencing, and groundwater and surface water monitoring, the proposed aggregate site will be within the required guidelines.

It is our recommendation that the Official Plan amendment be approved to redesignate 24 hectares of land from Rural to Mineral Aggregate to permit a Class A pit below the water table. We also recommend that the zoning by-law amendment be passed to rezone the subject lands from Extractive Industrial Reserve (EMR), Rural (RU) and Rural – Exception Nine (RU-E9) to Extractive Industrial – Exception Two (EM-E2). An exception zone is required to reduce the interior side yard width, exterior side yard width, and rear yard depth setbacks.

## 19. NEXT STEPS / TOWNSHIP OF HORTON OPTIONS:

### 1. Official Plan Amendment:

- a) Council of the Township of Horton pass a resolution not supporting the Official Plan amendment; **or**
- b) Council of the Township of Horton provide a resolution of support in regards to the Official Plan amendment for the County of Renfrew's consideration,

The position of the Township of Horton will be forwarded to the County of Renfrew for consideration when making a decision to approve or not approve the proposed amendment.

### 2. Zoning By-law Amendment:

- a) Council may refuse the zoning by-law amendment, **or**
- b) Council may approve the zoning by-law amendment after the adoption of the Official Plan amendment by the County of Renfrew.

3. The Township of Horton may provide any comments to the Ministry of Natural Resources and Forestry (MNR) for consideration in the Aggregate Resources Act

**RETURN TO AGENDA**

(ARA) process. The Township can recommend the following conditions to be included on the site plan:

1. An Acoustic Audit to be completed within 6 months of permanent processing operations being active. The audit should be conducted by a qualified acoustical engineer, and provided to the Township/County and MECP. If an ECA is issued the noise mitigation and audits will follow the requirements of the ECA.
2. Sound emissions from all processing equipment to be used on-site will be measured to verify that they comply with the levels outlined in the Noise Study. Alternatively, for any mobile equipment they will have, and comply with, appropriate Environmental Compliance Approvals for Mobile Equipment.

Date: March 22, 2024  
Planner: Lindsey Bennett-Farquhar, MCIP, RPP  
Senior Planner  
Reviewed by: Bruce Howarth, MCIP, RPP  
Manager of Planning

**Tomlinson Storyland Pit, Township of Horton**

**Responses to Public Comments**

January 2024

The following agencies and peer reviewers have signed off on the Storyland Pit application:

1. Ministry of Environment, Conservation and Parks (Groundwater, Surface Water and Species at Risk)
2. Ministry of Citizenship and Multiculturalism (Archaeology)
3. Cambium (Water Resources)
4. Azimuth (Ecology)
5. County of Renfrew Public Works (Traffic)

Public Comments:

	Comments/Concerns	Response
<b>Written Comments</b>		
Ken Windle  January 18, 2023	<ul style="list-style-type: none"> <li>- Have a hand dug well approximately 6 ft deep which is supplied by sources of ground water.</li> <li>- We have serious concerns about RW.TOMLINSON being allowed to work and extract aggregate below the watertable.</li> <li>- have dealt with these issues before</li> <li>- SULLIVAN CONSTRUCTION FROM ARNPRIOR owns all the property surrounding our home</li> <li>- They have done water table surveys seasonally and established that the water table in this area is high .</li> <li>- also a lot of the property is zoned ENVIRONMENTALLY PROTECTED so we ask a good review and don't allow work below the watertable</li> </ul>	<p><b>#1</b> Potential impacts on private wells were assessed by the County's hydrogeology peer reviewer as well as technical experts from the Ministry of Environment, Conservation and Parks (MECP). Both the peer reviewer and MECP have no outstanding concerns.</p> <p>There are no increases or decreases in water table predicted beyond 30 m of extraction boundary. Monitoring wells were installed around the site to ensure extraction is not negatively impacting water supplies. A well complaint response program will be in place. As per Section 8.0 of the Level 1 &amp; 2 Water Report (WSP/Golder, November 2022) in the unlikely event that complaints are received regarding interference to water</p>

**RETURN TO AGENDA**



		<p>wells in the vicinity of the site, the complaints response plan would be implemented.</p> <p>A private well survey was undertaken this past summer which included wells in the area along Storyland Road, Ruttan Road and Eady Road. A total of 14 private wells were surveyed and the results were communicated to landowners in September 2023.</p> <p>The wetland on the site which is designated Environmental Protection Area has been removed from the proposed licensed area of the pit. A minimum 30 m extraction setback in accordance with MNRF requirements will be in place next to the wetland. Daily surface water monitoring will occur within the wetland during pit operations to help ensure the protection of the wetland.</p>
<p>Marcel and Karen Oostendarp</p> <p>Dropped off package</p>	<p>Package included appraisal of their home, report regarding the potential financial impacts of the proposed Rockford Quarry, and a case study analysis</p> <ul style="list-style-type: none"> <li>- Property values will decline</li> <li>- the homeowners will bear the brunt of the decline in home values, lifestyle changes, and other mitigating circumstances</li> </ul>	<p><b>#2</b></p> <p>An aggregate designation has been in place on this site for over 40 years and is zoned accordingly. There are licensed pits immediately north of Storyland Road.</p> <p>Decisions made under the Planning Act are not to be based on opinions regarding the perceived impact of planning decisions on property values.</p>
<p>Tyler Anderson</p> <p>Email May 9, 2023</p>	<p><u>With respect to the regulatory framework for the application and approval process:</u></p> <ul style="list-style-type: none"> <li>• The magnitude of the proposed pit and license request at up to 1,000,000 MT/year with average of 250,000 MT/year is considerably larger than the largest threshold in the ARA. I am concerned that the ARA process is inadequate for addressing the environmental and social risks associated with a development of this scale. <b>Can you please inquire with</b></li> </ul>	<p><b>#3</b></p> <p>The “magnitude” of the proposed pit and licence request is not unusual or extraordinary in the context of the Aggregate Resources Act.</p> <p>Locally, there are currently four aggregate licences in the Township of Horton that have a maximum annual tonnage of 1 million or more, including the Sullivan Pit located across the</p>

	<p><b>Cambium for their thoughts on the regulatory framework for this license application?</b></p> <ul style="list-style-type: none"> <li>• Has the county any experience with reviewing other zoning amendments and applications for similar projects (e.g., ARA license applications up to 1,000,000 MT/yr).</li> <li>• Has the county any experience with provincial EAs for other developments? Mines, electrical generation, etc</li> </ul> <p><u>With respect to the reports that Tomlinson has prepared:</u></p> <ul style="list-style-type: none"> <li>• How will the County manage the findings of Cambium's work? Will the County present the findings directly to the proponent? Or to the provincial regulators? The ERO comment period for the current ARA application closes May 13.</li> <li>• Hope has passed along the DRAFT peer review of the noise report as well as presumably the final of the hydrogeological peer review summary. Are there others forthcoming? e.g., will Cambium visit the Site to validate the findings of the McKinley report?</li> <li>• The peer review on noise identified some gaps in Tomlinson's work. Who will present those gaps to Tomlinson?</li> </ul> <p><u>With respect to municipal responsibilities and impacts:</u></p> <ul style="list-style-type: none"> <li>• Will the county planners evaluate potential impacts to property values in the area surrounding the proposed pit?</li> <li>• Who is responsible for ensuring that the proponent adheres to other applicable by-laws - e.g., Horton Township BY-LAW NO. 2017-68 addresses items such as light-pollution that are not currently addressed by Tomlinson.</li> <li>• How will the County address comments from the public in the upcoming public meeting on the zoning amendment? Will comments be made available to Tomlinson?</li> </ul>	<p>road from this site. Within the County, there are currently 11 aggregate licences that have a maximum annual of tonnage of 1 million or more.</p> <p>The Aggregate Resources Act has been specifically developed and administered to control and regulate aggregate operations on Crown and private lands in Ontario. Together with the Planning Act applications, the Storyland Pit application provides for a comprehensive public and agency review process. This regulatory review process provides a framework to address potential adverse effects and concerns raised by members of the public.</p> <p>The Storyland Pit application is not subject to nor required to undertake an Environmental Assessment based on applicable rules and regulations. An applicant must complete the required technical studies stipulated in the Aggregate Resources Act to apply for an aggregate license. These studies have been thoroughly reviewed by government agencies and municipal peer reviewers.</p> <p>The Township and County have retained experts in noise, ecology and water resources to peer review the proposed application. Tomlinson has provided responses to these peer reviews. The ecology and water resources peer reviewers have signed off on the application.</p> <p>Should the application for the Storyland Pit be approved, Tomlinson would be legally bound to the conditions of the ARA licence and Site Plan.</p>
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<p>Rose Lesk</p> <p>Email May 25, 2023</p>	<p>Concerned about our drilled well and the water quality. Our well has great drinking water and an abundance of it. We also feed the wild life. I have counted 19 deer and also around 50 turkeys that we feed on a daily basis. At the meeting some guy said that the wildlife will find us but with the noise coming from the extraction of soil I don't think the wildlife will return on a daily basis</p> <p>Once this pit is operational we loose all the tranquil sounds that would be drowned out by the machines running 24/7 and I'm pretty sure no one would be able to have their windows opened for the dust.</p> <p>There is a very high water table that surrounds the property and once they start digging I'm hoping my basement won't get water in it.</p> <p>It will also have an impact on our roads and traffic flow. This road is a major route to Quebec and businesses threw out the valley. Trucks constantly turning and pulling out will cause traffic disruption to I'm sure</p> <p>Has pictures in email</p>	<p><b>#4</b></p> <p>See Response #1 concerning the well and groundwater.</p> <p>The pit will operate in phases to limit how much of the site is disturbed or being extracted. Existing farmland and wooded areas will remain in place until needed for extraction. Extraction will not occur near their house until Phase 3. When entering Phase 3, progressive rehabilitation will occur in Phase 2 (sloped and vegetated side slopes into the pond).</p> <p>Storyland Road is a County road and a designated haul route. The County's Public Works department has no objections to this application or the use of Storyland Road for heavy trucks, as it was designed to handle large vehicles and volume of traffic.</p> <p>Furthermore, the property was primarily designated in the Official Plan as aggregate reserve and zoned mineral extraction.</p>
<p>Joanne &amp; Tim Chapeski</p> <p>Email May 31, 2023</p>	<p>Object to the application</p> <p>Concerns include:</p> <ul style="list-style-type: none"> <li>- Our dug well, of 15 feet, as well as many others in the area. If the water table drops 3 feet, we will no longer have a water supply, that has been around for 50 years.</li> <li>- If the water table rises, our basement will flood.</li> <li>- Our water supply comes from this property thru an aquafire. This could be compromised.</li> <li>- At the Tomlinsons meeting, at the presentation, they could not guarantee that our water source would not be contaminated, from the equipment dredging the area. Equipment has grease at all functioning parts.</li> </ul>	<p><b>#5</b></p> <p>See Responses #1 and #4 for wells, groundwater and traffic along Storyland Road.</p> <p>Tomlinson has applied for permission to operate the pit on a 24-hour basis with limitations on what equipment can operate on site between the hours of 7 pm to 7 am. However, it should be noted that overnight operations would be highly unusual and not the norm. The reason for applying for 24-hour permission is that some highway work needs to occur overnight when disruption to traffic is minimized so this would allow Tomlinson to meet these contracts.</p>

	<ul style="list-style-type: none"> <li>- If they dig out the whole area, what is to stop the Champlain Lakes Trail from draining into this open pit through the connecting swamp.</li> <li>- They also said that line of sight for the trucks emerging onto Storyland Road would not be an issue. The people on this road drive well over the speed limit. Being the owner of a previous RV repair facility, customers always complained about entering and exiting our property safely because of the speed. This intersection going into the pit is roughly 1/2 a mile from our entrance.</li> <li>- Up to 50,000 loads a year coming out of this facility. What will that do to the already neglected roads in the county?</li> <li>- All we will see is 60 foot berms out our front window.</li> <li>- Dust and 24/7 noise from the non stop operation.</li> <li>- Decrease in property value.</li> <li>- These are the major issues we will all face.</li> <li>- This pit will definitely be a detriment to our neighbourhood.</li> <li>- I also be contacting the Ministry of Environment on this issue.</li> </ul>	<p>Based on direct experience operating other pits, it is not anticipated that any contamination would occur at the Storyland Pit as a result of extracting sand below the water table. The extraction methods are commonly used elsewhere in Ontario and are approved by MNRF and MECP.</p> <p>Storyland Road is already a haul route. Haul routes are engineered and designed to handle large truck and vehicular traffic.</p> <p>As outlined on the Site Plan for the pit, the berm heights will range from 4m (13.1 feet) to 6m (19.7 feet) as required for acoustic and visual mitigation. All of the berms will be vegetated and maintained to control erosion. Berms are a common and accepted use at pits and quarries by MNRF and MECP.</p> <p>The processing plant has been sited such that is furthest away from nearby houses and public roads. Further, the pit will operate in phases to limit how much of the site is disturbed or being extracted. Existing farmland and wooded areas will remain in place until needed for extraction.</p> <p>The MECP has reviewed the Natural Environment Report and Water Report for the pit application and has no concerns.</p>
<p>Sue Morin Email June 12, 2023</p>	<ul style="list-style-type: none"> <li>- have been glamping at Elements Luxury Tented Camp for 6 of the 7 years it has been in business and we are very concerned that this proposal will negatively impact this business and may even force closure.</li> <li>- One of the many unique factors of Elements is the quiet and serenity. You feel like you are miles away from civilization. There is no noise.</li> </ul> <p>Has letter in email with pictures</p>	<p><b>#6</b></p> <p>The Elements Luxury Tented Camp is located approximately 950 m from the proposed pit. The property is located on Storyland Road which is an existing haul route. So you are aware, there is an existing licensed pit located between the proposed pit and this property (Sullivan Pit). No negative impacts are anticipated on this property as confirmed through the technical studies.</p>

Public Meeting Comments		
<p>Jamey Larone</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Mr. Larone questioned why the setback needed to be reduced to 30 metres versus the existing 150 metres as the current setback provides a sufficient buffer for surrounding residents and the existing homes.</li> <li>- R.W. Tomlinson’s are proposing to protect wetlands but not providing the same protection to residents.</li> <li>- Tourists stop at the top of the hill for the views over the Valley, the Ottawa River and Quebec which might be obstructed and negatively impacted by the pit.</li> <li>- Requested that Council not sign off on the Zoning By-law Amendment at this time until residents and Council have all the appropriate information as properties will be impacted.</li> <li>- Added that community members should be informed of all future meetings related to the pit for transparency.</li> </ul>	<p><b>#7</b></p> <p>The regulatory setbacks under the Aggregate Resources Act are 30 m from a residential property.</p> <p>Regarding the suggested 150 m minimum separation distance, the County’s Official Plan specifically recognizes that minimum separation distances do not apply to pits and quarries as they are subject to site-specific studies such as those that have been completed with the Storyland Pit application. The studies completed for this application have demonstrated that the proposed pit has appropriately minimized potential impacts on surrounding land uses in accordance with applicable standards.</p> <p>An aggregate designation has been in place on this site for over 40 years and is zoned accordingly. There are licensed pits immediately north of Storyland Road.</p>
<p>Marcel Oostendarp</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- properties surrounding the proposed area will be affected by the pit if it goes through</li> <li>- discussed the risk of his well water and voiced his objection to the Zoning By-law Amendment and the Pit itself.</li> <li>- he questioned the number of trucks/loads per month, per year, per day at a million tonnes which is the maximum amount being applied for.</li> <li>- He stated Tomlinson has a pit in McNab/ Braeside Township on Lochwinnoch Road and the land is still being farmed and not in operation, and that there are too many unused pits already in the area.</li> <li>- Township of Horton has approximately 23 pits, operational and not operational.</li> </ul>	<p><b>#8</b></p> <p>See Responses #2, #3 and #4 for property values, regulatory requirements and traffic.</p> <p>The Traffic Impact Study determined under worst case conditions that there would be 16 trucks per hour (32 total trips to and from the site). However, this is based on worst-case scenario and would not represent the actual or day-to-day operating conditions in which significantly fewer trucks would be experienced.</p> <p>The decision on the proposed pit application must be consistent with the Provincial Policy Statement (PPS). Section 2.5.2.1 of the PPS states the following:</p>

	<ul style="list-style-type: none"> <li>- Questioned if the Compliance Reports and the tonnage reports are sent to the Township for their information.</li> <li>- Stated that at the Nesbitt pit, fences are in disrepair, part of the berm is missing, and that mother nature is taking its course.</li> <li>- Questioned if there will there be any local hires if the pit does go through or will all the jobs/people be coming from Ottawa.</li> <li>- Questioned if the peer review was public</li> <li>- Asked if the letter he sent into the Township and the County was peer reviewed</li> <li>- Stated he and his wife moved to Horton Township for “country living” and retirement.</li> <li>- Added if the pit is granted and he loses his property value, it will affect his income and retirement.</li> </ul>	<p><i>As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.</i></p>
<p>Rick Kasaboski</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Questioned the height of the berm to be placed around the site and requested a site plan with elevations.</li> <li>- Asked where the gate will be into the pit and/or if there are going to be multiple gates.</li> <li>- Stated that the sightlines are not good to come onto the road in that section and that there is already a lot of heavy trucks driving that road and the additional trucks leaving and entering the pit will cause more deterioration.</li> <li>- Questioned what the Township is considering as mitigation costs for ratepayers to pay for the reconstruction of the Road.</li> <li>- Stated that Coldingham Lake is adjacent to the proposed pit and is spring fed, not large or deep, with an average depth of 22-24 feet.</li> <li>- Questioned that with the depth of the pit around 70 feet, will it affect the lake level. Some sections of the lake that are already quite shallow would become dry.</li> <li>- Stated that he would be interested in the Water Assessment results.</li> <li>- There are a lot of concerns from all who draw water for their homes and also the natural habitat as well.</li> </ul>	<p><b>#9</b></p> <p>See Response #1 and #5 for water and berm heights.</p> <p>The traffic impact study assessed access options from the site. Each option was reviewed from a sight line perspective taking into account the roadway horizontal curvature, the presence/proximity of adjacent dwellings and the presence of existing accesses. The preferred access is located directly opposite Chapeski Lane and was found to achieve a sight line distance of over 300 metres in both east and west directions along Storyland Road. This location represents the minimal disruption to local residents and adheres to the Ministry of Transportation’s access spacing guidelines. The County’s Public Works department has no concerns with the proposed access location.</p> <p>The site will be fenced and gated as required by the Aggregate Resources Act.</p>

<p>Martin &amp; Rose Lesk</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Report stated that their well is dug but its drilled and is 180 feet</li> <li>- Main concern is the loss of wildlife</li> <li>- They questioned what will happen to the swamp area if they go below the water table and they want to ensure that water compliance reports and tests are done every six months.</li> <li>- Mr. Lesk stated that their backyard is their retirement and getaway, and berms will impact the wildlife.</li> <li>- Their property value will reduce by 30%.</li> <li>- The dust and noise coming from the pit will have a negative effect on the fresh air and their health.</li> <li>- Due to the dust, he questioned who was going to clean the dust from having his windows open in the nice weather and who was going to pay for that.</li> <li>- Rose Lesk stated that there are wetlands that go between them and their neighbours which goes back into the field right back to the tree line.</li> <li>- She added that they will have water in their basement 24/7 once Tomlinson starts working on the property</li> </ul>	<p><b>#10</b></p> <p>See Response #1 and #2 for wells, water and property values.</p> <p>The Township and County retained an expert in ecology to peer review the Environmental Impact Study. The peer reviewer has no outstanding concerns with the study or pit application.</p> <p>Potential impacts to species at risk have been addressed in consultation with MECP. The MECP reviewer has signed off on the application in regard to species at risk.</p> <p>The wetland on the site which is designated Environmental Protection Area has been removed from the proposed licensed area of the pit. A minimum 30 m extraction setback in accordance with MNRF requirements will be in place next to the wetland. See Response #1 concerning the wetland.</p> <p>The Site Plan contains provisions to ensure that impacts to wildlife and their habitat will be minimized during construction, operation and rehabilitation of the Storyland Pit. Post-extraction, the site will be rehabilitated to a variety of wildlife habitats. Approximately 1.1 ha of new wetlands will be created along the southern licensed boundary including shallow shoreline areas and shallow shoreline wetlands that will support turtle basking areas, waterfowl nesting areas and bird perching sites.</p> <p>Approximately 3.2 ha of reforestation areas will be created on peninsulas near Storyland Road and along the southern setback adjacent to the off-site wooded areas. These areas will provide terrestrial habitats and movement corridors for terrestrial species such as Wild Turkey and White-tail Deer.</p>
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<p>Karen Oostendarp</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Stated that according to Tomlinson’s documents as far as the wells are concerned, any well problems will be handled by Tomlinson; the Township and the County will have wiped their hands, but they can’t just leave it up to Tomlinson.</li> <li>- Township and County must take some responsibility of what happens to their wells.</li> </ul>	<p><b>#11</b> See Response #1 regarding wells.</p>
<p>Daniel Guertin</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Stated that he moved from the City to Horton after searching 20 towns. Picked Horton and now he is sad that he did.</li> <li>- Congratulated Tomlinson’s for bringing in the pit and stated that they had won already as far as he’s concerned.</li> <li>- He added that the Township will be benefitting with extra tax dollars and questioned how it benefits the residents</li> </ul>	<p><b>#12</b> See Response #2 regarding Official Plan designation.</p> <p>In accordance with the Provincial Policy Statement, the Township and County must protect aggregate resources for long-term use. The site has been designated and zoned to protect these aggregate resources. Further, there are two existing licensed pits immediately north of Storyland Road.</p>
<p>Joanne Chapeski</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Questioned how traffic was going to be slowed down coming from the Quebec side because the sightline around the curve is not clear, and that’s where fully loaded trucks would be coming onto the road</li> </ul>	<p><b>#13</b> See Response #9 for the traffic impact study.</p>
<p>Kayla Rekowski</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Stated that she is an environmental scientist and would like to weigh in on the concerns.</li> <li>- For many of the existing residents in the area, they pride themselves in having a quiet outdoor space and it will change when the land is handed over to an industrial company to potentially run 24/7.</li> <li>- Aggregate is a valuable resource which everyone can benefit from, but it is costing everyone’s greenspace and also their children’s future.</li> <li>- Added that the environmental assessment was thorough, but it only addressed the subject property and not all the properties surrounding the subject property.</li> <li>- The whip-poor-will bird, which is endangered, has been found 500 metres from subject</li> <li>- property, but not actually nesting on the property.</li> </ul>	<p><b>#14</b> See Response #10 regarding the natural environment.</p> <p>Both the Ministry of Environment, Conservation and Parks and the Township and County ecology peer reviewer have no outstanding concerns with the environmental impact study and the pit application.</p>



	<ul style="list-style-type: none"> <li>- Added that the monarch butterfly also endangered and even though no milkweed was found on the subject lands, it was found all around the edges of the property, and this was not acknowledged in the Environmental Impact Study.</li> <li>- The biodiversity will also be affected by this project, and 30 metres for a wetland buffer is not sufficient.</li> <li>- Stated that nocturnal animals need sufficient rest during the day and the activity at the pit will not allow that. If this pit is granted, there will be no guarantee on seeing any animals return after these projects are finished. Ambient noise of 40 dba is concerning to both residents and animals.</li> <li>- Stated that through a literature review on a noise study, 50 dba has impacts on concentration for people, and veterans who have PTSD will be affected by the loud bangs from the trucks and machinery.</li> <li>- Added that there are 10 active aggregate sites already surrounding this subject lands.</li> </ul>	
<p>Jan Potter</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Questioned when the Zoning By-law Amendment will be voted on and how will the ratepayers know if/when the Council will pass the amendment.</li> <li>- Added that there should be more people here to voice their opinions.</li> </ul>	<p><b>#15</b></p> <p>The application has been subject to public consultation through both the Aggregate Resources Act and Planning Act including multiple public meetings/open house. Both Horton Township Council and Renfrew County Council will be voting on the Zoning By-law Amendment and Official Plan Amendment applications.</p>
<p>Jamey Larone</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Added that he hopes that the communication continues to get forwarded accordingly to all residents.</li> <li>- Questioned if the steps for the Zoning By-law Amendment and Official Plan Amendment could be broken down for better understanding for the residents.</li> </ul>	<p><b>#16</b></p> <p>Refer to County Planning Report from June 15, 2023 Public Meeting.</p>
<p>Kelly Stewart</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- summer resident of Elements Luxury Campground.</li> <li>- Questioned if there will be another session to answer all the questions that are being asked and when will peer review information be provided</li> </ul>	<p><b>#17</b></p> <p>See Response #6 regarding the Elements Luxury Tented Camp.</p>

<p>Theresa Chapeski</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Questioned if she could be added to the mailing list of any further information.</li> <li>- Stated that due to all of the questions and concerns already asked, the Township is not in a position to move ahead.</li> <li>- Asked for Council not to let money overrule common sense and the environment</li> </ul>	<p><b>#18</b></p> <p>Township and County have fully considered the comments received and provided substantial additional time for residents to review and comment on application.</p>
<p>Kathryn Lindsay</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- She has a PHD from Carleton University, is a former employee of Environment Canada, expert on Land Use and Wildlife, and Chair of Bonnechere River Watershed.</li> <li>- Stated Quarries and Pits are noisy and dusty</li> <li>- roads and intersections become more dangerous</li> <li>- potentially impact the ground water and water table which can then threaten drinking water.</li> <li>- The tax rate and royalties are inadequate, and pits are expensive to rehabilitate after the life expectancy has run its course.</li> <li>- They leave industrial sites paying less property tax than a regular residential home and costs our municipalities a loss in tax revenue.</li> <li>- Homeowners and Commercial businesses are paying higher taxes to provide breaks to these industries. The aggregate industry claims to pay a portion of their TOARC Fees to municipalities in order to have a reduction in property taxes.</li> <li>- Concerned how gravel and aggregates are mined.</li> <li>- An independent review process should occur to scrutinize the relationship between the province and aggregate industry.</li> <li>- there are many aggregate sites that sit vacant in Horton Township and surrounding areas.</li> <li>- Municipalities should have concerns regarding property tax assessments and large-scale operations.</li> <li>- Suggested that the Township consider an Interim Control By-law, which enables municipalities to press pause on aggregate operations.</li> </ul>	<p><b>#19</b></p> <p>See previous responses.</p> <p>The application has been thoroughly reviewed by MNRF, MECF and municipal peer reviewers.</p> <p>As per the Aggregate Resources Act and Environmental Protection Act, producers are required to mitigate noise and dust on their property. As such, Tomlinson has best management practices to minimize noise and dust on site. Practices include: ensuring equipment is operated and maintained as per manufactures requirements, internal haul roads are either watered down or in some areas paved, noise berms are installed and barriers are set up around equipment as per technical requirements, etc.</p> <p>The Aggregate Resources Act and its regulations require aggregate operators to pay fees related to the extraction of aggregate materials. Based on 2024 rates, Tomlinson would be required to pay 23.7 cents/tonne of aggregate extracted and shipped from the pit.</p> <p>There are approximately 17 million tonnes of aggregate resources available from this site. Assuming this total is extracted from the pit, the Township and County would receive approximately \$2.5 million and \$600,000, respectively, over the lifetime of the pit operation (assuming 2024 rate). This</p>

	<ul style="list-style-type: none"> <li>- Highlighted that there are 239 aggregate sites in the County of Renfrew, 10% of which are in Horton alone.</li> <li>- There is no needs assessment to justify a need to extract aggregate and its usefulness, or that there has been any form of consultation of the Algonquins First Nations where this pit will be on the unceded territory of the Algonquins.</li> <li>- Added a Minister Zoning Order could overturn the refusal decision by the Township and County which would then lead to the pit becoming active.</li> </ul>	<p>does not include additional levies paid to the Province or property tax.</p> <p>As required by the Aggregate Resources Act, Tomlinson has been engaging Indigenous communities on this application including Algonquins of Ontario, Alderville First Nation, Algonquins of Pikwakanagan, Curve Lake First Nation, Hiawatha First Nation, Kitigan Zibi, and Scugog Island First Nation.</p>
<p>Tyler Anderson</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Stated that he has a background in environmental assessment and permitting and has read the entirety of the reports Tomlinson provided.</li> <li>- Stated his opposition to the proposal.</li> <li>- The Aggregate Resource Act permitting process is a flawed provincial process which does not provide the requirement to review impact studies and does not need any requirements to consult with the Algonquins of Ontario.</li> <li>- Were the Algonquins made aware that this application was being considered.</li> <li>- Stated that the Natural Environment Report &amp; Environmental Impact Statement completed by McKinley Environmental Solutions should be peer reviewed in addition to the other reports.</li> <li>- Had concerns of the whip-poor-will bird and its habitat. He stressed how important the peer review was and that they should be looking over every report.</li> <li>- Stated that the history of the property seems like it's been moving it back and forth to whatever Zoning matters is at the time.</li> <li>- Added that Coldingham lake was not included in the archeological study and that it was indicated there was no significance on the cultural side on this area, but it is quite known that it's in the Champlain Lake Trail system.</li> </ul>	<p><b>#20</b></p> <p>See Response #3, #10 and #19 for regulatory requirements, natural environment and Indigenous consultation.</p> <p>The archaeological assessment completed with the application was reviewed and accepted by the Ministry of Citizenship and Multiculturalism.</p>

	<ul style="list-style-type: none"> <li>- Encouraged Council to keep on top of the information and questions asked to ensure answers are received</li> </ul>	
<p>Marcel Oostendarp</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Questioned why Tomlinson is requesting the maximum capacity at the site with all the other aggregate sites in the area.</li> <li>- Added that he thought that the company would have looked at aggregate closer to their hub other than coming to Horton Township, and that they have the capacity in Ottawa, if they need more they should go there and stay in the Ottawa Carleton area</li> </ul>	<p><b>#21</b></p> <p>See Response #2 and #8 regarding aggregate designation and need for pit.</p>
<p>Nicole Laframboise</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Stated neighbours have done a great job addressing environmental concerns and traffic.</li> <li>- Questioned what Tomlinson will be bringing and giving to the Township and its residents instead of taking away from.</li> </ul>	<p><b>#22</b></p> <p>See previous responses.</p>
<p>Tim Chapeski</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Stated that he worked in a gravel pit and that the picture on the pamphlet that Tomlinson gave out will be on his front yard.</li> <li>- Stated his opposition to the proposal.</li> <li>- Added that the level of sound at 40 dba will not happen and that everyone surrounding will have hearing problems because of the machinery and digging noises.</li> <li>- The water table is being controlled by the flow of water on Eady Road to the Ottawa river.</li> <li>- Concerned about runoff going into his well and wants to know how Tomlinson will stop Coldingham Lake from draining into their pit.</li> <li>- Added that financially, there is every advantage for the township to have a new pit to no other than Tomlinson, it benefits no one else</li> </ul>	<p><b>#23</b></p> <p>See Response #1 regarding water.</p> <p>Visual and acoustic berms will be located around the perimeter of the pit with existing vegetation retained within the setbacks where feasible.</p> <p>The pit will operate in phases to limit how much of the site is disturbed or being extracted. Existing farmland and wooded areas will remain in place until needed for extraction.</p> <p>The noise study has been prepared in accordance with Ministry of Environment, Conservation and Parks requirements as set out in NPC-300 Guidelines. The study is currently being reviewed by a peer reviewer.</p>
<p>Tony Vanden Broek</p> <p>Spoke at Public Meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Stated that he moved to the Township as his retirement plan and his view over the river and hills are very important.</li> <li>- Important to preserve nature and the environment and asked that the representatives work to ensure preservation.</li> </ul>	<p><b>#24</b></p> <p>See Responses #2 and #23 regarding aggregate designation and noise.</p>

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	<p>- Stated that noise and dust will be an issue, even though it is stated that it won't be</p>	<p>The Aggregate Resources Act requires that licences mitigate dust on-site. If a licence is approved, it would be subject to the following "prescribed conditions":</p> <ul style="list-style-type: none"> <li>• The licensee shall mitigate the amount of dust generated at the site of the pit or quarry to minimize any off-site impact.</li> <li>• The licensee or permittee shall apply water or another provincially approved dust suppressant to internal haul roads and processing areas, as necessary to mitigate dust, if the pit or quarry is located within 1,000 metres of a sensitive receptor.</li> <li>• The licensee or permittee shall equip any processing equipment that creates dust with dust suppressing or collection devices if it is located within 300 metres of a sensitive receptor.</li> </ul> <p>Specific to the Storyland Pit proposal, the following mitigation measures would be implemented to minimize dust impacts:</p> <ol style="list-style-type: none"> <li>1. Access to the pit will be paved.</li> <li>2. Internal haul roads will be regularly watered.</li> <li>3. Spraybars will be included on processing equipment.</li> <li>4. The pit will be operated sequentially in phases to limit how much of site is disturbed at any one time.</li> <li>5. the processing plant has been strategically located to be furthest away from houses.</li> <li>6. Berms will constructed around the perimeter of the site and existing tree screens will be retained where feasible.</li> </ol>
<p>Roger Edwards</p>	<p>- Stated that Tomlinson requested 1 million tonnes in their application to be hauled from the site.</p>	<p><b>#25</b></p>

Spoke at Public Meeting – June 15, 2023	<ul style="list-style-type: none"> <li>- At the previous meeting he asked who keeps track of that and it was determined that Tomlinson does.</li> <li>- Added that once they're done with using the pit, there will be a 15-footdeep pool left, and questioned who will police it so that kids don't get in and drown.</li> </ul>	<p>Annual tonnage reports are submitted to the Province and specifically tracked through TOARC.</p> <p>The pit must be rehabilitated in accordance with the Rehabilitation Plan. Ministry of Natural Resources and Forestry will not accept the "surrender" of the licence until it has been determined that the pit has been appropriately rehabilitated based on this plan. The use and ownership of the site following rehabilitation would be determined at a later date.</p>
Ken Windle Spoke at Public Meeting – June 15, 2023	<ul style="list-style-type: none"> <li>- Stated that in the event that someone's well is taken out of commission, who will be responsible for replacing or replenishing it, and will it involve lawsuits or buying people's property.</li> <li>- Added that if the project goes ahead there are still a lot of concerns to be addressed</li> </ul>	<p><b>#26</b> See Response #1 regarding wells.</p>
Theresa Chapeski Question during presentation at public meeting – June 15, 2023	<ul style="list-style-type: none"> <li>- Questioned if the washing was done with chemicals.</li> </ul>	<p><b>#27</b> It is not a chemical process but a mechanical process. The mechanical and hydraulic process removes finer sand from the bulk raw sand. Water from the pit is used to classify the sand into different sizes known as gradations. Once the water flows through the mechanical/hydraulic process the water flows back to the pond from which it came from. The pond water is also used to manage dust emitted from the operations. Water is sprayed on roads and piles as needed to control the dust.</p>
Kayla Rekowski Question during presentation at public meeting – June 15, 2023	<ul style="list-style-type: none"> <li>- Stated that the berm/buffer should be around the entire property, including the back, for noise reduction for people and wildlife.</li> <li>- Noticed on the Site Plan there is no berm/buffer at the rear of the property.</li> </ul>	<p><b>#28</b> It was determined that portions of the site adjacent to wooded areas did not require a noise berm based on the noise study. Adding a berm to this area could result in unnecessary disturbance to existing wooded areas that will be retained within the setback as well as future tree planting areas.</p>

<p>Tim Chapeski</p> <p>Question during presentation at public meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Stated that when the extracted material is crushed and then put back into the ground, it will do damage to the ground because of the additives</li> </ul>	<p><b>#29</b></p> <p>Nothing is added into the ground other than what was existing. The dust must be controlled and mitigated on site, and if it is not done, Tomlinson can be fined by the Ministry of Environment. Tomlinson must complete daily inspection sheets for dust control on the processing plant and on the internal roads. Tomlinson’s Environmental Compliance Coordinator conducts regular inspections to ensure these practices are being completed and the site is not impacting properties off site.</p>
<p>Tyler Anderson</p> <p>Question during presentation at public meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Asked for clarification on what will be happening on site, if Tomlinson will only be digging and moving material, or if they will be crushing on site as well. He also questioned if there will be an asphalt plant on the site.</li> <li>- Asked if there was consultation with the Indigenous communities and if the reports could be shared to the public</li> </ul>	<p><b>#30</b></p> <p>See Responses #19 and #29 for Indigenous consultation and site operations.</p> <p>Tomlinson is not proposing an asphalt plant at this site nor have they applied for one through this application.</p>
<p>Kelly Stewart</p> <p>Question during presentation at public meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Questioned if there was a cultural or heritage study done or when it would be done.</li> <li>- Questioned what holds Craig Bellinger accountable for completing the environmental impact report, and what his job title and description is.</li> </ul>	<p><b>#31</b></p> <p>Please refer to the Stage 1 and 2 Archaeological Assessments. Technical studies completed with the application were done in accordance with prescribed standards and were reviewed by qualified experts.</p>
<p>Kayla Rekowski</p> <p>Question during presentation at public meeting – June 15, 2023</p>	<ul style="list-style-type: none"> <li>- Questioned if Tomlinson rehabilitates their sites with flora and fauna after their life expectancy is up.</li> <li>- Stated that in the traffic reports completed, the weekday mornings and evenings are the busiest as commuters are going to and coming from work. There will be an increase in truck volume on the road going to Highway 17.</li> <li>- Questioned if there are alternate routes available for trucks, so they do not hold traffic up at the intersection</li> </ul>	<p><b>#32</b></p> <p>See Responses #4 and #8 regarding Storyland Road and traffic impact study.</p> <p>Please refer to the Rehabilitation Plan which details how the site will be seeded and planted with respect to new wetlands, wooded areas and aquatic habitat.</p>

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<p>Kathryn Lindsay</p> <p>Question during presentation at public meeting – June 15, 2023</p>	<p>- Questioned what will happen to the woodlands on the property and if they would be lost as there are only 3 hectares of land with trees remaining on the map</p>	<p><b>#33</b></p> <p>See Responses #4 and #10 regarding site phasing and natural environment.</p>
<p><b>Written Comments</b></p>		
<p>Kayla Rekowski</p> <p>Email – June 16, 2023</p>	<p>- Acoustic assessment included in the technical documents for the proponent's proposal did not include the level of road noise that would increase due to the gear and truck travel to and from site through various phases of the project. The assessment only included noise which would be propagated directly on site.</p> <p>- Noise annoyance is highly subjective and differs from individual to individual. Through my research on the topic, I found that resident perceptions of noise to be a more valuable indicator than standardized noise scales that are generally set out in projects/proposals such as the proponents last night. This is due to the nuances and personal experience that residents have which of course varies in every community.</p> <p>Link to her paper -  <a href="https://dalspace.library.dal.ca/bitstream/handle/10222/81597/Halifax%20Noise%20Study-%20Resident%20Perceptions%20into%20Noise%20Annoyance.pdf?sequence=1&amp;isAllowed=y">https://dalspace.library.dal.ca/bitstream/handle/10222/81597/Halifax%20Noise%20Study-%20Resident%20Perceptions%20into%20Noise%20Annoyance.pdf?sequence=1&amp;isAllowed=y</a></p>	<p><b>#34</b></p> <p>The noise study has been prepared in accordance with Ministry of Environment, Conservation and Parks requirements as set out in NPC-300 Guidelines. The study is currently being reviewed by a peer reviewer.</p> <p>Storyland Road is a County road and a designated truck route. Heavy trucks currently use this road and are permitted to continue doing so. Trucks will not be permitted to use Eady Road or Ruttan Road.</p> <p>The County's Public Works department has no objections to this application or the use of Storyland Road for heavy trucks as it was designed for. Road traffic noise is an existing condition. Also, the most of the property is designated aggregate reserve and zoned mineral extraction so contemplation of the site becoming a pit was in place prior to Tomlinson acquiring the site.</p>
<p>Sara &amp; Nemo Tettermer</p> <p>Email June 22, 2023</p>	<p>Main Concerns:</p> <ul style="list-style-type: none"> <li>• Noise levels</li> <li>• Increased traffic on Storyland Rd and wait times getting onto Hwy 17</li> <li>• Disruption to wildlife</li> <li>• Dust</li> </ul>	<p><b>#35</b></p> <p>See previous responses.</p>



	<ul style="list-style-type: none"><li>• Decrease in property value</li><li>- Another concern is how these additional vehicles coming from the pit will delay the ability to access Hwy 17.</li><li>- There are times today where traffic is backed up 15-20 vehicles on Storyland Rd and we can wait for 5-10 minutes before even being able to turn or cross over Hwy 17.</li><li>- If pit is approved, we feel there will be a real need for a traffic light on the intersection of Hwy 17 and Storyland Rd in order to keep the flow of traffic moving in all directions in a safe and timely matter.</li><li>- Concerned about the overall noise level from day-to-day activity of the pit itself given how easily noise travels even from 1-2 km away. Sound levels associated with heavy equipment and dump trucks range from 80 to 120 decibels so we can't understand how the noise from this pit is going to be 45 decibels or less during the day and 40 decibels or less overnight? The math simply doesn't add up!</li><li>- Our fear is that having this pit nearby will disrupt a lot of this wildlife and the noise will force the animals away from the area.</li><li>- Dust is an ongoing concern as well. Living in the country on a dirt road can be very frustrating at times and to think the amount of dust could increase as a result of the activity in the pit is worrisome.</li><li>- All of the above will also have a direct impact on the resale value of our homes.</li><li>- We strongly oppose the pit on Storyland Rd and would appreciate being kept in the loop on any future public meetings and planning updates.</li></ul>	
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# R.W. TOMLINSON LTD. PROPOSED STORYLAND PIT

## Public Meeting #2

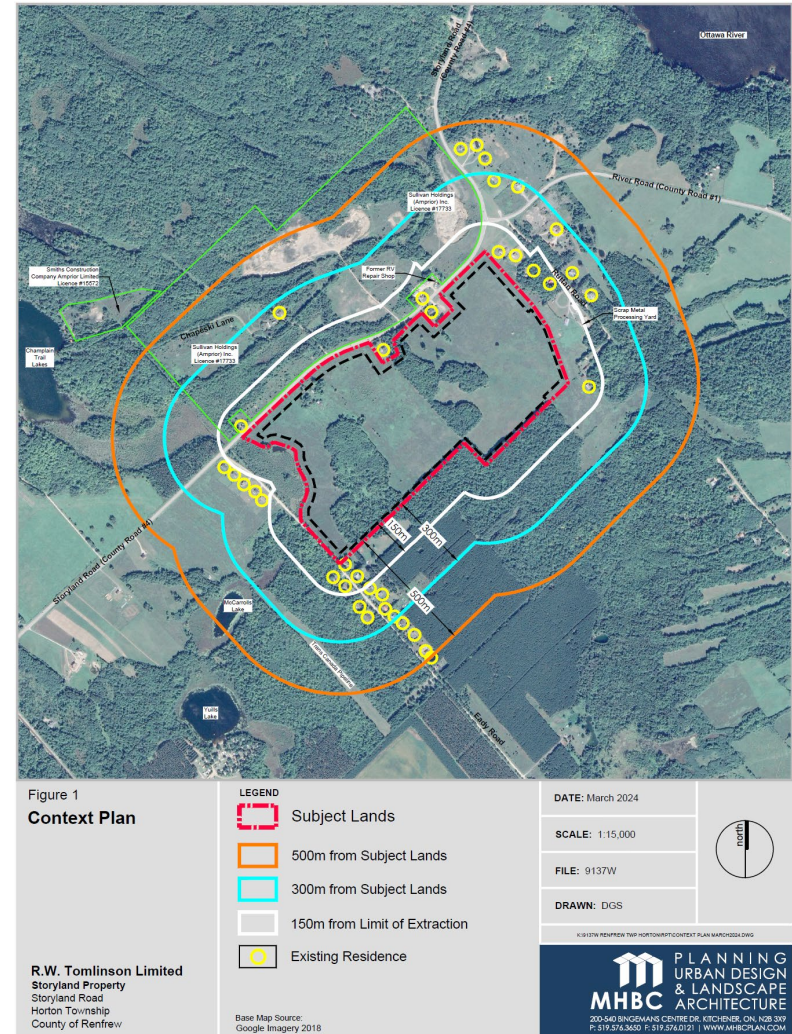
**TOMLINSON**  
FOUNDED ON **STRENGTH** GUIDED BY **VISION**

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March 26, 2024

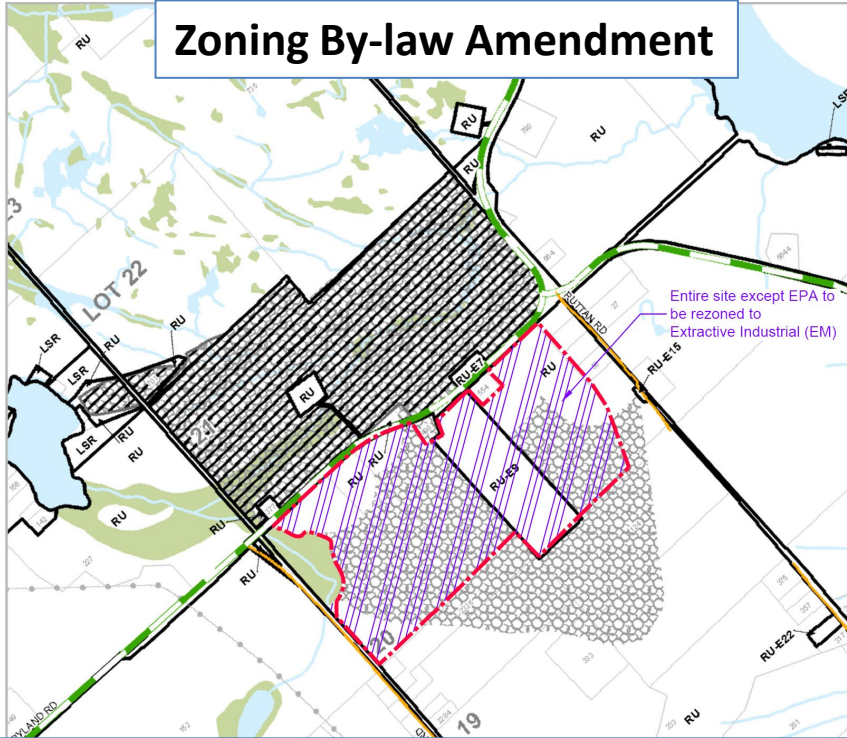
# Overview

- In late 2022, Tomlinson applied for applications under Planning Act and Aggregate Resources Act to permit a new sand & gravel pit.
- Proposed licensed area: 65.6 ha (162 acres)
- Proposed extraction area: 55.9 ha (138 acres)



# Proposed Amendments

## Zoning By-law Amendment



**Rezone Extractive Industrial Reserve (EMR) and Rural (RU) to Extractive Industrial (EM)**

Figure 9  
Horton Township  
Zoning By-law  
2010-14  
Schedule 'A'

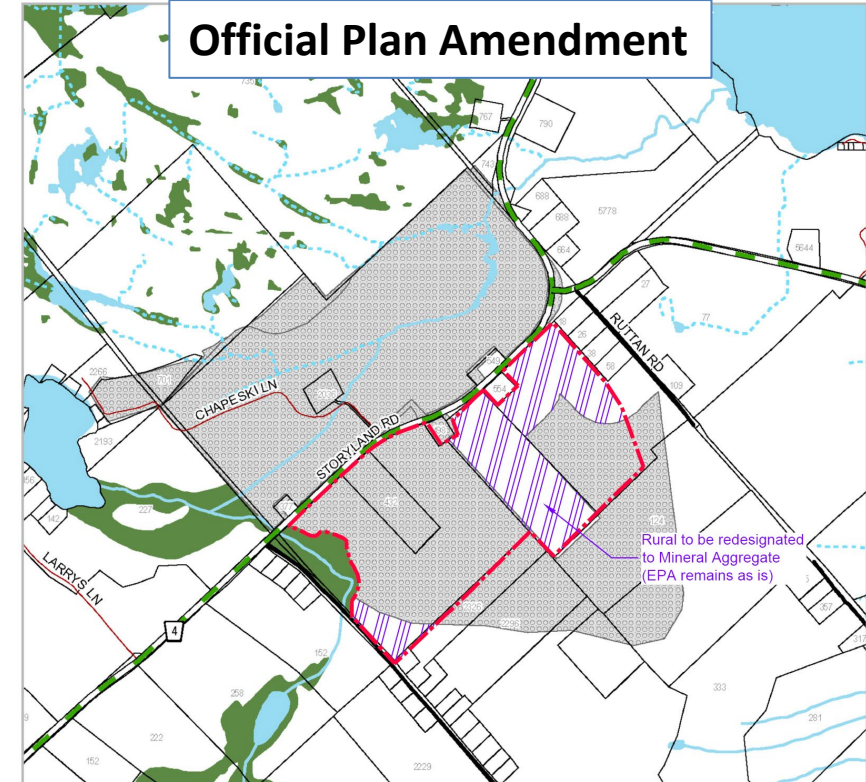
**LEGEND**

- Subject Lands
- Environmental Protection
- Extractive Industrial Reserve (EMR)
- Extractive Industrial (EM)
- LBR Limited Service Residential
- TC Tourism Commercial
- RU Rural

DATE: March 2024  
SCALE: 1:15,000  
FILE: 9137W  
DRAWN: DGS

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

## Official Plan Amendment



**Redesignate Rural to Mineral Aggregate**

Figure 5  
County of Renfrew  
Official Plan  
Schedule "A"  
Township of Horton  
Enlargement

**LEGEND**

- Subject Lands
- County Road
- Municipal Maintained
- Seasonal Municipal Maintained
- Private Road
- Property Parcels
- Environmental Protection Area
- Rural
- Mineral Aggregate

DATE: March 2024  
SCALE: 1:15,000  
FILE: 9137W  
DRAWN: DGS

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Proposed Storyland Pit: Public Meeting #2

# Status

- Applications submitted: November 23, 2022
- First public meeting: June 15, 2023
- Application was thoroughly reviewed by Provincial Ministries as well as expert peer reviewers on behalf of Township and County. The following agencies and peer reviewers signed off on the Storyland Pit application:
  1. Ministry of Environment, Conservation and Parks (Groundwater, Surface Water and Species at Risk)
  2. Ministry of Citizenship and Multiculturalism (Archaeology)
  3. Cambium (Water Resources)
  4. Azimuth (Ecology)
  5. County of Renfrew Public Works (Traffic)

# Public Consultation

- The application was circulated to the public for review and comment under Aggregate Resources Act and Planning Act.
- Tomlinson notified adjacent landowners in advance of submitting the applications in November 2022
- Public open house held on April 4, 2023 and first public meeting on June 15, 2023
- Website with information on the proposal: <https://tomlinsongroup.com/storyland-pit-technical-documents/>

# Public Consultation

- Tomlinson met with interested landowners and has proactively responded to questions and made changes to the application in response to concerns
- Please refer to the “Responses to Public Comments” for a comprehensive response to comments received from the public
- <https://renfrew-county.civilspace.io/en/projects/tomlinson-pit-opa-40>

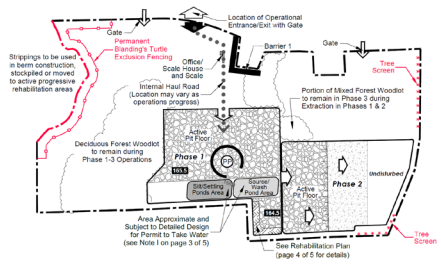
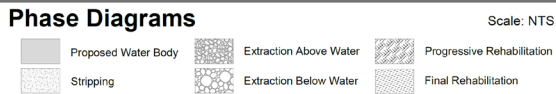
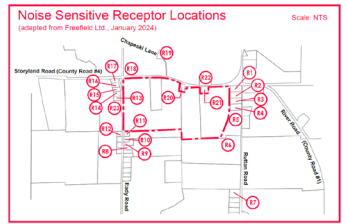
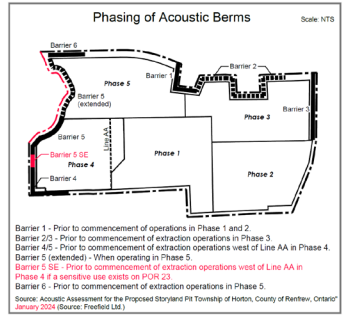
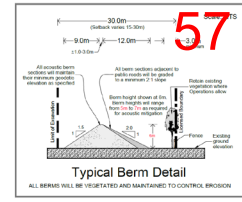
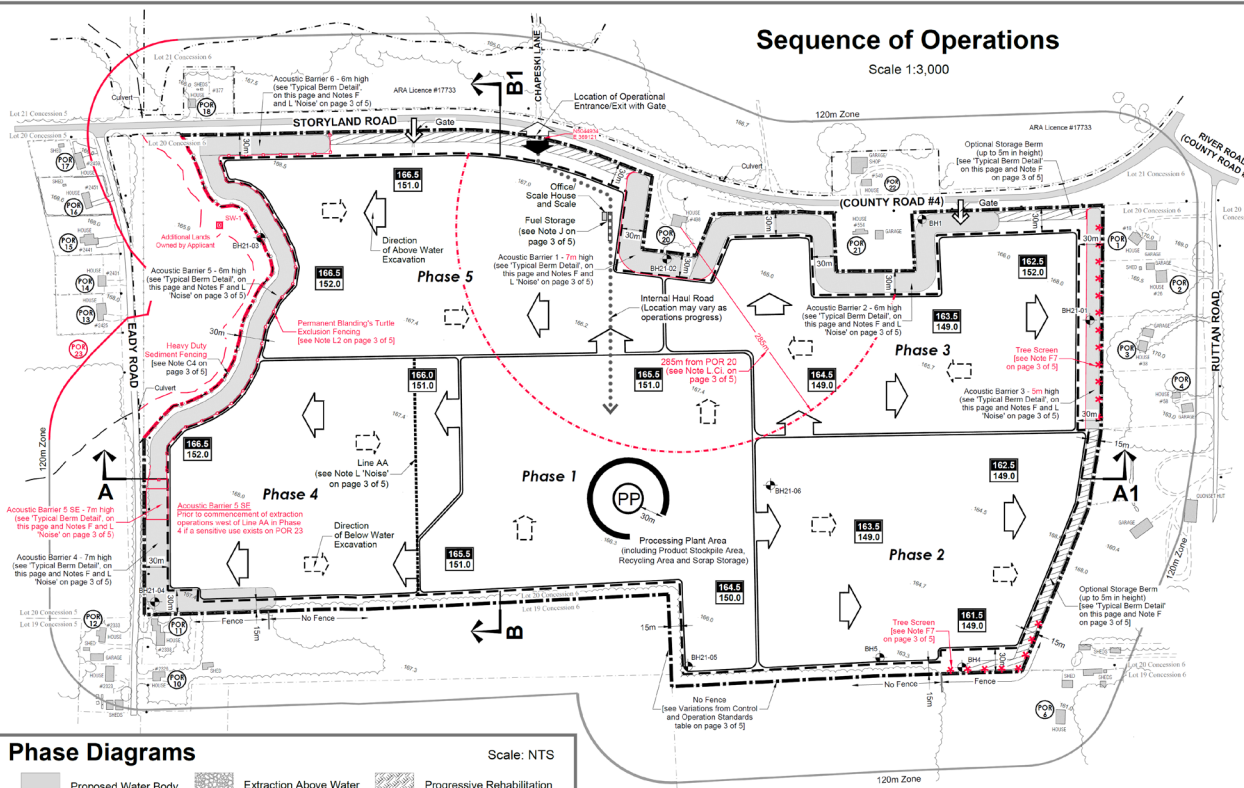
# Changes to Application

- Substantial changes have been made to the site plan including the Operations Plan, Operating Conditions and Rehabilitation Plan directly in response to concerns from the community
- The revised site plan was submitted to the Township and County, and is included on the County's project website

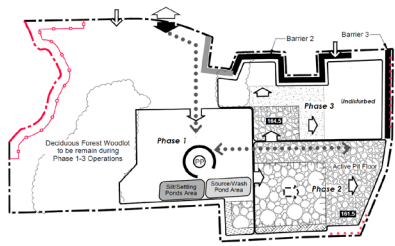


# Sequence of Operations

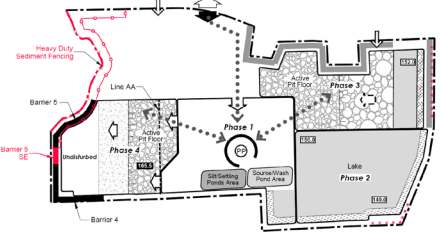
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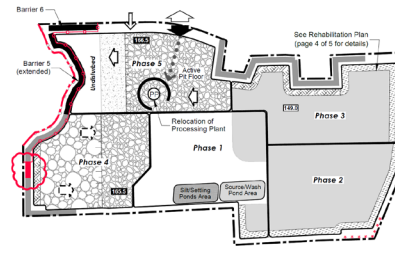
- Diagram 1 (Phase 1 & 2 Above Water)**
1. Site preparation in Phase 1 to include: confirm that there is existing fencing on the licensed boundary; install 1.2m marker posts on south portion of licensed boundary where there is no fencing; install Blomberg's Turtle exclusion fencing; plant tree screen between houses on Rutlan Road and the pit; removal of vegetation where applicable; initial stripping of overburden/topsoil and constructing berms as shown, and establishing operational entrenchment.
  2. Build office/scale house and scale as required on-site.
  3. Establish fuel storage and equipment parking/highway truck parking areas on-site.
  4. Begin Phase 1 and 2 above water extraction in the direction as shown.
  5. Construct processing plant. Source/settling ponds may be created during Phase 1 extraction in the approximate areas as shown.
  6. Initiate progressive rehabilitation of above water side slopes in Phase 1 as shown.
  7. Establish scrap area in the vicinity of the processing plant.
  8. Commence site preparation in Phase 3.



- Diagram 2 (Phase 2 Below Water / Phase 3 Above Water)**
1. Site preparation in Phase 3 to include: removal of vegetation where applicable; initial stripping of overburden/topsoil and constructing berms as shown;
  2. Begin Phase 3 above water extraction in the direction as shown.
  3. Extraction below water to occur in the eastern portion of Phase 1 and western portion of Phase 2, in an easterly direction.
  4. Continue rehabilitation activities of above water side slopes in Phase 2.
  5. Commence site preparation in Phase 4.



- Diagram 3 (Phase 3 Below Water / Phase 4 Above Water)**
1. Site preparation in Phase 4 to include: removal of vegetation where applicable; initial stripping of overburden/topsoil, constructing berms and installation of heavy duty sediment fencing as shown;
  2. Begin Phase 4 above water extraction in the direction as shown.
  3. Continue below water extraction in Phase 3.
  4. Finalize side slope rehabilitation in Phase 2.
  5. Commence site preparation in Phase 5.



- Diagram 4 (Phase 4 Below Water / Phase 5 Above Water)**
1. Site preparation in Phase 5 to include: removal of vegetation where applicable; initial stripping of overburden/topsoil and constructing berms as shown;
  2. Begin Phase 5 above water extraction in the direction as shown.
  3. Commence Phase 4 below water extraction and continue below water extraction in Phase 1.
  4. Continue progressive rehabilitation in Phase 3 and begin progressive rehabilitation in Phase 4.
  5. Processing Plant to be moved to Phase 5 once material above water table has been mined and sufficient operational area is available.

**Not Shown on Phase Diagrams**

1. The processing plant will remain on site until the encroachment of below water extraction in Phase 5 requires the removal of the plant.
2. Remove any equipment, scrap, haul roads and buildings on site.
3. Finalize rehabilitation of site (see Rehabilitation Plan on page 4 of 5 for details).

**RETURN TO AGENDA**

Proposed Storyland Pit: Public Meeting #2

**A. General**

- This site plan is prepared under the Aggregate Resources Act (ARA) for a Class A license for a pit below the ground water table and follows the Aggregate Resources of Ontario: Site Plan Standards August 2020.
- Area Calculations:**
  - License Area: **65.6 hectares (162 acres)** Limit of Excavation: 55.9 hectares (139 acres)
  - The maximum number of tonnes of aggregate to be removed from this site is 1,000,000 tonnes in any calendar year.
  - An office/scale house, scale and processing plant will be located on the site as shown on the Sequence of Operations drawing on page 2 of 5. Any required lighting around the office, scale house, processing plant or other areas of the pit shall be directed away from the adjacent woodland and wetland to the extent practical to avoid unnecessary wildlife disturbance.
- The elevation of the on-site groundwater table ranges from 163 mm in the western portion of the site to 160 mm in the eastern portion of the site. The existing water table elevations are shown on each cross section on page 5 of 5.
- Setbacks will be as shown and labelled on the Sequence of Operations Diagram (page 2 of 5) and on the Existing Features Plan (page 1 of 5).
- Access to the production area will be maintained in areas not under extraction.
- Source Water Protection: The site is not located in a Source Water Protection Area.

**B. Hours of Operation**

- Operation of the pit may take place on a 24 hour basis.

**C. Site Access and Fencing**

- The water table access may be utilized for monitoring, setback maintenance and agricultural access. The access shall be gated, kept closed during hours of non-operation and shall be maintained throughout the life of the licence. Aggregate trucks shall not be permitted to access the site at these locations.
- The site shall be accessed through the operational entrance/exist which will be opposite to Chapeaki Lane and it will be gated.
- The majority of the site is currently fenced. Portions of the south licence boundary within the existing fence line will be removed (see Note #1 "Variations from Control and Operation Standards"). Where there is no fencing, 1.2m marker posts will be installed that are visible from one to the other.
- Heavy duty sediment fencing shall be installed at the edge of the wetland prior to the construction of Acoustic Barrier 5.** The silt fence will be installed during the Blanding Turtle's overwintering season to prevent the movement of outflows for Acoustic Barrier 5 (November 1 to March 30). The heavy duty sediment fence will be removed once the construction of Acoustic Barrier 5 is complete. Permanent Blanding's Turtle Habitat Fencing will be installed at the edge of the 30 m wide wetland setback. The fence will be installed at the outside of the pit operation. The installation shall be completed during the Blanding's Turtle overwintering season (November 1 to March 30). See Note L "Natural Environment for additional details."

**D. Drainage**

- Drainage of undisturbed areas will continue and be in the directions shown on the Existing Features drawing on page 1 of 5.

**E. Site Preparation**

- Prior to site preparation, a Spills Contingency Plan shall be developed to address any potential spills from equipment on-site [O.Reg 244/97 Section O.12 (3)2].
- Prior to development of a pit, all setbacks from natural heritage features shall be clearly marked under the direction of a qualified ecologist.
- Timber resources will be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Non-merchantable timber, stumps and brush may be used for aquatic habitat enhancement or mulched for use in progressive rehabilitation. Excess material not required for uses mentioned above will be burned (with applicable permits).
- Topsoil and overburden shall be stripped and stored separately in accordance with the Sequence of Operations diagram.
- Excess topsoil and overburden not required for immediate use in the construction of acoustic berms or rehabilitation, may be temporarily stockpiled inside the licensed area. Topsoil and overburden stockpiles shall be located within the limit of excavation and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with residential use.
- Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetated naturally in the first year.

**F. Berms and Screening**

- Berms shall be constructed as specified in the locations shown on the Sequence of Operations (see also Phasing of Acoustic Berms' Detail on page 2 of 5). The heights shown are the minimum required for acoustic berms.
- Berm side slopes shall not exceed 1:1 on the interior (excavation) side and 2:1 on the exterior side facing a public road. Berms that are not adjacent to a public road shall have side slopes not exceeding 1.5:1. See "Typical Berm Detail" on page 2 of 5.
- Berms shall not be located within three (3.0) metres of the licence boundary.
- All proposed berms will be constructed in accordance with the "Typical Berm Detail" on page 2 of 5 and will be vegetated and maintained to control erosion using a low maintenance grass/legume seed mixture (e.g. MTO Seed Mix) composed of Creeping Red Fescue, Perennial Ryegrass, Kentucky Bluegrass and White Clover. Temporary erosion control will be implemented as required.
- Berms shall be maintained (vegetated to prevent erosion) throughout the operational life of the pit.
- Optional storage berms may fill in gaps between acoustic berms where applicable.
- Existing vegetation within the setbacks shall be maintained except where noise attenuation berms are required or to accommodate truck entrance. Prior to pit operations, a tree retention consisting of coniferous seedlings shall be planted between houses on Rutten Road and the pit as shown conceptually on the Sequence of Operations (page 2 of 5).
- Berms that encroach within the limit of excavation shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.

**G. Extraction Sequence**

- The operational plan depicts a schematic operations sequence for this property. Phases do not represent any specific or equal time period. The direction of extraction will be in accordance with the Sequence of Operations Diagram shown on page 2 of 5. All extraction, processing and transportation equipment operating within these Phases shall comply with the restrictions identified in Note L "Noise".
- Excluding the Phase containing the processing plant, the maximum disturbed area on this site shall not exceed 50% of the site.
- See Phase Diagrams on page 2 of 5 for details.

**H. Extraction Details**

- The maximum depth of extraction is as shown as spot elevations and extraction will occur in up to 12 lifts (maximum lift height of 1.4m) through the five phases as shown on the Sequence of Operations Diagram on page 2 of 5 and in accordance with the Ministry of Labour requirements. The proposed pit floor will be located at an elevation of 149-152 mm (10 to 14) m below the existing ground surface.
- Aggregate stockpiles will be located on the pit floor (interior elevations) and will move throughout the life of the operations of the pit. Stockpiles will not be located within 30m of the Licensed boundary.
- Internal haul road locations will vary as extraction progresses and will be located on the above water table (interim) pit floor.

**I. Equipment and Processing**

- The equipment used on site for aggregate operations and may include: Wash Plant, Extraction Loaders or Excavators, Dragline, Cutter Suction Dredge and Trucks.
- The wash plant including associated activities (e.g. source pond, silt pond etc.) is planned to be located in Phase 1 subject to detailed design and applicable Permit to Take Water.

**J. Fuel Storage**

- Fuel or associated products may be stored on site. See Sequence of Operations drawing on page 2 of 5. The licensee or permittee shall ensure that fuel storage tanks are installed and maintained in accordance with the Technical Standards and Safety Act, 2000 (O.Reg 244/ 97 Section O.12 (3) 1).

**K. Scrap and Recycling**

- Temporary scrap recycling will be located within the processing plant area. Scrap will only include materials derived from the operation of the wash plant or crusher, discarded machinery and equipment. Scrap will not be located within 30m of any body of water or within 30m of the boundary of the site. All scrap will be removed on an ongoing basis. The property will be kept in an orderly condition.
- Recycling activities:
  - Recycling of concrete and asphalt will be permitted on this site.
  - Recyclable asphalt materials will not be stockpiled within:
    - 30m of any water body or established water table.
    - 2 m of the surface of the man-made water table.
  - Any retard and other materials shall be removed from the recycled material during processing and placed in a designated scrap pile on site which will be removed on an on-going basis.
  - Removal of recycled aggregate is to be ongoing.
  - Once the aggregate on site has been depleted there will be no further importation of recyclable materials permitted.
  - Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations must cease.
  - Scrap shall not interfere with the operational phases of the site or rehabilitation of the site.

**L. Report Recommendations**

**Ontario: January 2024 and February 2024 (Source: Freefield Pit)**

- Noise Barriers and Berms**
  - Noise barriers and berms are to be provided as per Table 7 and Figure 13, 14 and 15 in the report.
  - Noise barriers shielding receptors on vacant lots across for potential noise sensitive use are only required during the construction phase of the project.
  - Noise shielding portable equipment shall be progressively established to shield line of site from equipment operation to the identified receptors. If development of a noise sensitive use occurs on POR 20, the minimum height of barrier shall be increased to 7 m.
  - Noise barriers and berms are to be solid, having no gaps, and are to have a surface density of no less than 20 kg/m<sup>2</sup>. Examples of suitable barriers or berms are as follows:
    - Lift face or existing terrain;
    - Earth, gravel or aggregate berms or stockpiles;
    - Concrete or brick walls;
    - Commercial noise barriers;
    - Shipping containers or buildings

**B. Wash Plant**

- The operation of the wash plant and associated diesel generator may take place on a twenty-four-hour basis (24-hour) and shall comply with the following:
  - The wash plant is to be located on the pit floor at a maximum elevation of 165.5 mASL in locations shown in Figure 2 in the report.
  - Noise barriers are to be provided as per Table 7 and Figure 14 and 15 in the report or as specified in the ECA.
  - The maximum outdoor sound power of the generator, if used to provide power to the wash plant, must not exceed the levels given in Table 2 in the report. To achieve these ratings the generator will likely need to be fitted with an exhaust silencer in excess of the minimum sound power level requirements set out in Table 5 in the report. The silencer is to be located inside the enclosures or as close as possible to the location where the exhaust exits the enclosures with the duct material between the silencer and the generator constructed of 16-gauge weather resistant metal. The silencer shall have a high transmission loss rating.
  - Item ii. above does not apply if hydro is used to provide power to the plant

**C. Loaders and Excavators**

- The operation of the loaders may take place on a twenty-four-hour basis (24-hour) and shall comply with the following:
  - During the daytime period (07:00 to 19:00): A maximum of three loaders or excavators may be in operation concurrently with a maximum of two loaders or excavators in operation at the extraction face except when operating within 285 m of POR 20, a maximum of two loaders or excavators may be in operation concurrently with a maximum of one loader or excavator at the extraction face.
  - During the evening and nighttime period (19:00 to 07:00): A maximum of two loaders or excavators may be in operation concurrently with a maximum of one loader or excavator in operation at the extraction face. However, extraction within 285 m of POR 20 shall not occur during the evening and nighttime period.

**D. Trucks**

- The loading and shipping of product using highway trucks may take place on a twenty-four-hour basis (24-hour) and shall comply with the following:
  - When operating on-site, highway trucks shall not exceed 20 km/h and shall not use compression braking (Jake Brakes).

**E. Portable Construction Equipment**

- Portable construction equipment used for site preparation (e.g. land clearing and construction of berms) and rehabilitation shall comply with the following:
  - Construction Equipment Noise Regulations, August 1978. (This publication gives noise standards to be met by construction equipment in Ontario.) Site preparation and rehabilitation activities shall take place only during daytime hours (07:00 - 19:00).

**F. New Process**

- If a new process is introduced to the site, then this process shall be assessed by a qualified acoustical consultant prior to commissioning. Noise mitigation measures shall be reviewed, and altered, if necessary, to ensure that MECP sound level limits are met at all points of reception.

**G. If a house is constructed at 152 Storyland Road within 150m of the pit (POR 23), the following additional mitigation measures shall be required:**

- Barrier WP2 would need to be extended in length to connect to Barrier WP3 when operating the Washplant in Phase 1 to Phase 4. No gaps between barriers.
- Barrier WP3 would need to be extended in length to connect to Barrier WP6 (no gaps) and increased to 9 m high when operating the Washplant in Phase 5.
- Barrier 5 required prior to commencement of extraction in Phase 4 (currently only required when extracting east of Line A in Phase 4, however, very little difference).
- Barrier 5 would need to be extended in length to connect to Barrier WP6 (no gaps) and increased to 9 m high when operating the Washplant in Phase 4.
- Option 1: Barrier 4 and Barrier 5 to be increased to 9 m high at the western boundary of Phase 4. Height of Barrier 4 along southern boundary may remain at 7 m as previously recommended, OR
- Option 2: Extraction above water of Phase 4 limited to one (1) loader or one (1) excavator during the daytime period (07:00 - 19:00) with no extraction during the evening and nighttime period (19:00 - 07:00). Extraction below water by dredge permitted and to comply with AAR (no changes).

**4. Natural Environment: "Storyland Road Aggregate Development Natural Environment Report & Environmental Impact Statement" November 2022; Addendum #1 September 2023 (Source: McKinley Environmental Solutions)**

- Tree Protection Mitigation Measures:**
  - Soil compaction, vegetation damage, intrusion of construction equipment and other potential impacts on the root systems of trees adjacent to the edge of the development area will be avoided by restricting grading, placement of fill, excavation, and other site alteration activities to the development area. This will be achieved by providing construction fencing or another form of suitable boundary definition to clearly mark the boundaries between the edge of the development area and the retained features. The boundaries between the development area and the retained features will be marked during each phase of tree clearing and operation.
  - Staff will be provided with the following instructions when clearing trees and vegetation:
    - Mark the edge of the tree clearing area to ensure only designated trees are removed. Protect the Critical Root Zone (CRZ) of retained trees, where the CRZ is established as being 10 cm from the trunk of a tree for every centimetre of trunk diameter at breast height (dbh). The CRZ is calculated as dbh x 10 cm.
    - When trees to be removed are within the CRZ of trees to be retained, cut the roots at the edge of the CRZ and grind down the stumps after tree removal. Do not pull up the stumps. Ensure there is not root rotting or disturbance of the ground within the CRZ.
    - If roots must be cut, roots 20 mm or larger shall be cut at right angles with clean and sharp horticultural tools;
    - Do not place any material or equipment within the CRZ of any retained tree.
    - Do not attach any signs, notices, or posters to any retained tree.
    - Do not damage the root system, trunk, or branches of any retained tree, and
    - Ensure that exhaust fumes from all equipment are directed away from any retained tree canopy.

**B. Wetland Setback**

- 30 m wide setback will be maintained from the edge of the Mixed Willow Deciduous Thicket Swamp during the development of the Site. A Noise Attenuation Berm (acoustic barrier) will be installed within the 30 m wide wetland setback. The Noise Attenuation Berm will be vegetated and it will be constructed as close to the limit of the extraction area as possible.
- Marking of Wetland Boundary: The boundary of the Mixed Willow Deciduous Thicket Swamp (wetland) will be marked by a qualified ecologist according to the Ontario Wetland Evaluation System (OWES) methodology. The wetland boundary will be marked prior to the commencement of development and the 30 m wide setback will be identified based on the marked wetland boundary.
- C. Wetland Tree Regulatory Requirements:**
  - Three (3) Category 2 (retainable) Butternut Trees (endangered) were found within the Site (Refer to Section 3.5.3 of the report for additional details). All three (3) Category 2 Butternut Trees will be removed during the development of the Site. The rules and regulations of the Ontario Endangered Species Act (ESA) allow proponents to address requirements for up to fifteen (15) Category 2 Butternut Trees through the Ministry of Environment, Conservation, and Parks (MECP) Online Impact Registration Process. The MECP Online Impact Registration Process for the three (3) Category 2 Butternut Trees has been completed (Registration #M-103-242846867, registration number D of the report). The rules and regulations of the Ontario ESA require projects that are registered through the MECP Online Impact Registration Process to compensate for impacts to Butternut Trees by planting Butternut seedlings. A Butternut planting program will be undertaken to compensate for the impacts to the Category 2 Butternut Trees.
  - The rules and regulations of the Ontario ESA require 60 Butternut Trees to be planted as compensation for the removal of the three (3) Category 2 Butternut Trees (based on their size and health status). The Ontario Valley Conservation Foundation (RVCV) has been retained to plant the 60 Butternut Trees as part of a reforestation project at the Foley Mountain Conservation Area. As part of their scope of work, the RVCV will produce Butternut seedlings through their ongoing Butternut Stewardship Program. The RVCV will also complete all monitoring, landing, and reporting requirements as required by the rules and regulations of the Ontario ESA.
  - Four (4) Category 3 (archivable) Butternut Trees (endangered) were found within the Site (Refer to Section 3.5.3 of the report for additional details). All four (4) Category 3 Butternut Trees will be removed during the development of the Site. The rules and regulations of the Ontario ESA require proponents to address requirements for up to five (5) Category 3 Butternut Trees through the MECP Online Impact Registration Process. The MECP Online Impact Registration Process for the four (4) Category 3 Butternut Trees has been completed (Registration #M-102-7522761452). The rules and regulations of the Ontario ESA require projects that are registered through the MECP Online Impact Registration Process to compensate for impacts to Category 3 Butternut Trees by undertaking Butternut Archiving. A Butternut planting program will be undertaken to compensate for the impacts to the Category 3 Butternut Trees.
  - The Forest Gene Conservation Association (FGCA) will be retained to undertake Butternut Archiving to offset the impacts to the Category 3 Butternut Trees, as required by the rules and regulations of the Ontario ESA. If required, the FGCA's scope of work will include all activities related to the Butternut Archiving program, including scion collection, grafting, tending, out-planting, monitoring, and reporting, as specified by the rules and regulations of the Ontario ESA.

**D. Construction Site Mitigation Measures:**

**Construction site mitigation measures for Species at Risk (SAR) and wildlife will include the following:**

- Tree Clearing Direction:** Vegetation Clearing Direction: Vegetation will be cleared from northwest to the southeast (within each phase of the development). This will encourage any wildlife fleeing the development area to be directed towards the adjacent forest located south and southeast of the Site.
- Permanent Blanding's Turtle Exclusion Fencing:** Permanent Wildlife Exclusion Fencing will be installed at the edge of the 30 m wide wetland setback. The Permanent Wildlife Exclusion Fencing will be installed at the outset of Phase 1 of the development and will remain in place throughout the operational lifespan of the pit. The fencing will conform to the requirements for reptiles and amphibians outlined in the document: *Best Management Practices for Mitigating the Effects of Roads on Amphibian and Reptile Species* on Ontario (Gunsun et al. 2016). Designated staff from the licensee will inspect the permanent fencing once a month throughout the turtle active season (between April 15th and October 15th) each year. Any deficiencies that are identified shall be promptly corrected.
- Vehicle Operation:** Vehicles and equipment are to be operated on Construction Travelways (e.g. roads within the development area) at a speed that allows drivers are able to stop safely to avoid wildlife;
- Species at Risk (SAR) Encounters:** If a Species at Risk (SAR) is encountered in the development area, construction in the vicinity must be stopped immediately and measures must be taken to ensure that the SAR is not harmed. The project biologist and the Ministry of Environment, Conservation, and Parks (MECP) must be contacted to discuss how to proceed prior to the commencement of work;
- General Provisions:** General provisions for the management of the development area include the following: Do not harm, feed, or unnecessarily harass wildlife; Drive slowly and avoid wildlife; and Keep the development area tidy and free of garbage and food wastes. Secure all garbage in appropriate sealed containers.
- Timing Windows:** In consideration of the core migratory bird nesting season and active season for potential species at risk, the clearing of trees and vegetation including any grasses/hay in agricultural fields must be limited between November 1 and March 30 each year.
- Outdoor Lighting Fixtures:** Where feasible and compatible with the operational requirements, the outdoor lighting fixtures will be installed to direct artificial light away from the adjacent natural heritage features (e.g. wetland and forest).

**3. Archaeology: "Stage 1 Archaeological Assessment: Storyland Road, Part Lot 20, Concession 6, Geographic Township of Horton, County of Renfrew, Ontario" March 2021 (Source: Paterson Group) and "Stage 2 Archaeological Assessment: 432 Storyland Road, Part Lot 20, Concession 6, PIN 5271-0024 Geographic Township of Horton, County of Renfrew, Ontario" June 2021 (Source: Matrix Heritage Inc.).**

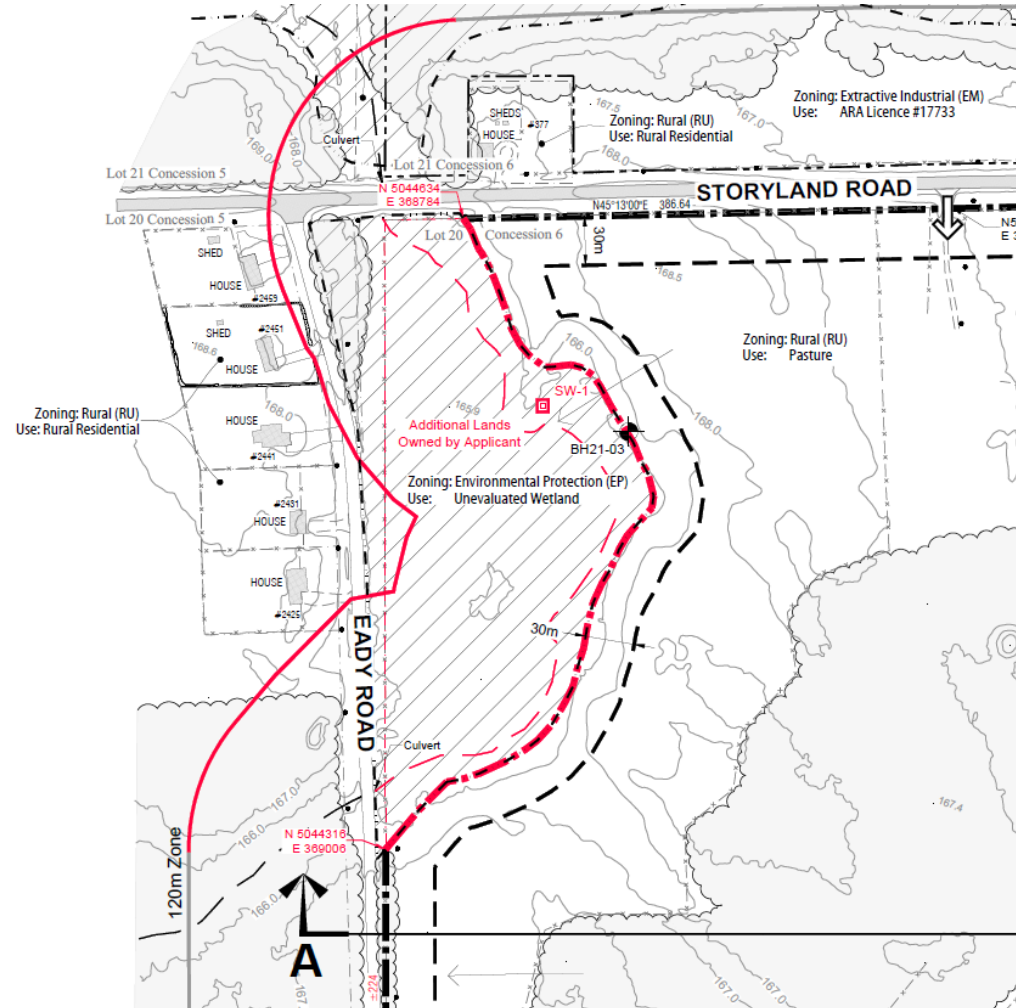
- Based on the results of this investigation it is recommended that: No further archaeological survey is required for the subject property as delineated in Map 1 of the report (Stage 2 assessment).
- A Hydrogeology: "Level 1 and Level 2 Water Report Proposed Storyland Pit, Horton Township Ontario" November 2022 and MECP Responses (July 28, 2023 and August 16, 2023) (Source: WSP Golder)**

- The following water level monitoring program shall be implemented by the Licensee:
  - Quarterly water levels shall be collected from BH21-01, BH21-02, BH21-03, BH21-04, BH-1
  - Provided that there is no significant groundwater level decrease measured in the groundwater monitoring well adjacent to the wetland (BH21-03), the water level monitoring in the wetland (i.e. at staff gauge SW1) shall be delayed until just prior to the start of extraction in Phase 4. The installation of the data logger and the manual readings at SW1 will be required at that time. Once the datalogger is installed at staff gauge SW-1, it shall be set to record water level measurements at least once per day and the data shall be downloaded on a quarterly basis.
  - The owners of the private wells located along Storyland Road, Eady Road and Rutten Road in proximity to the pit will be invited to participate in the groundwater level monitoring program. If approval from the landowner is granted, water levels in these private wells will be measured periodically as the operations proceed over time.
  - The data obtained as part of the annual monitoring program shall be reviewed on a regular basis by a qualified person (i.e. geoscientist or professional engineer with the appropriate qualifications and experience). Based on this in-depth review, adjustments to the monitoring shall be proposed, if warranted.
  - If the results of the data review indicate that there is the potential for an adverse impact(s), a technical report shall be prepared by a qualified person and submitted to the licensee and MNRF.
  - Prior to commencement of site operations, a private well survey of the local residences in the vicinity of the site shall be conducted subject to the approval of the landowner. This private well survey shall include the collection of well water samples and the chemical, physical and microbiological analyses of the well water samples collected from private wells in the area of the Storyland Pit.
  - Prior to commencement of site operations, selected monitoring locations on the property shall be identified for routine chemical analyses to define baseline conditions.
  - In the event of a well interference complaint, the Licensee shall implement the revised Complaints Response Program as included in Attachment 3 of the WSP Response to MECP comments dated July 28, 2023.



# Changes to Application

- To ensure full protection of the on-site wetland, this feature has been removed from the proposed licensed boundary of the pit.
- Turtle exclusion fencing to be required around wetland feature. Silt fencing will be installed between the edge of the wetland and berm prior to construction of the berm.



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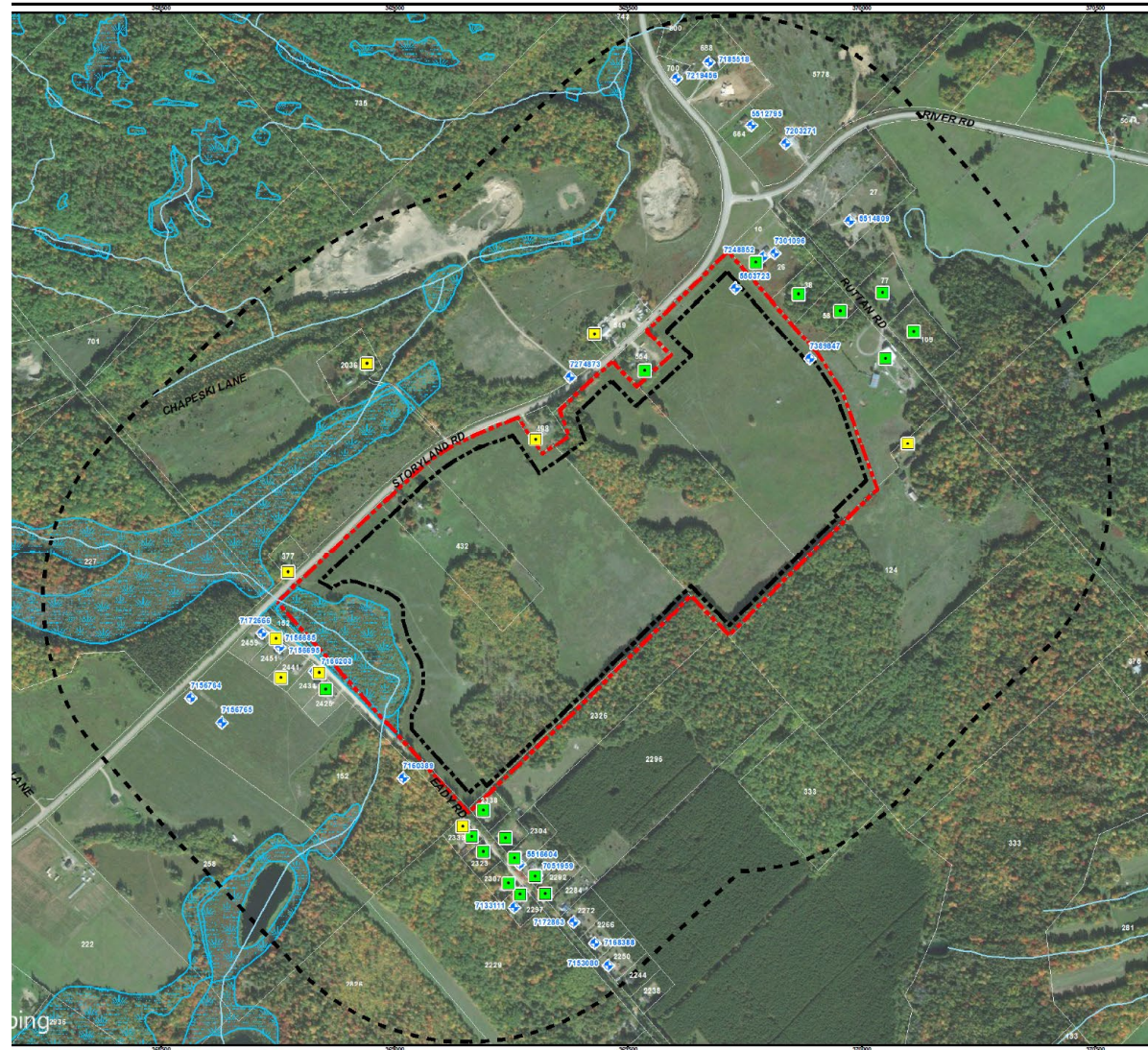
# Changes to Application

- Increased berm heights around the pit.
- Additional noise restrictions including restrictions on operating equipment.
- Prior to pit operations, plant coniferous tree screens between property line and berms adjacent to houses.
- Pit will be subject to a maximum disturbed area to ensure progressive rehabilitation is occurring in timely manner.

# Changes to Application

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- A private well survey was undertaken this past summer which included wells in the area along Storyland Road, Ruttan Road and Eady Road. A total of 14 private wells were surveyed and the results were communicated to landowners in September 2023.
- Additional groundwater and surface water monitoring requirements.



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# Key Takeaways

- The Township and County peer reviewers on water resources / wells and ecology have signed off.
- Substantial changes have been made to the application in response to public concerns.
- An aggregate designation has been in place on this site for over 40 years and is zoned accordingly. There are licensed pits immediately north of Storyland Road.
- Storyland Road is a County road and designated haul route. The County's Public Works department has no objections to this application or the use of Storyland Road for heavy trucks, as it was designed to handle large vehicles and volume of traffic.
- The studies completed for this application have demonstrated that the proposed pit has appropriately minimized potential impacts on surrounding land uses in accordance with applicable standards and to the satisfaction of Provincial Ministries and the expert peer reviewers.

QUESTIONS?

