

THE CORPORATION OF THE TOWNSHIP OF HORTON

PUBLIC MEETING

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

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

June 15th, 2023
Horton Community Centre, 1005 Castleford Rd.
4:00 p.m.

1. Call to Order
2. Declaration of Pecuniary Interest
3. Purpose of Amendments – Lindsey Bennett, County of Renfrew Planner **PG.2**
4. Report on Notice – CAO/Clerk Hope Dillabough, Township of Horton **PG.21**
5. Public Participation – Questions and Comments
6. Presentation – MHBC Planning & Tomlinson Ltd. **PG.38**
7. Council Member Comments and Questions
8. Information on who is entitled to appeal Council's decision to the Ontario Land Tribunal under Sections 34(11) and (19) of O.Reg 545/06
9. Adjournment

RETURN TO AGENDA



OFFICIAL PLAN AMENDMENT 38 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

6. **COUNTY OF RENFREW OFFICIAL PLAN Land Use Designation(s)** Mineral Aggregate
Rural
Environmental Protection
7. **TOWNSHIP OF HORTON ZONING BY-LAW Zone Category(s):** Rural (RU)
Rural – Exception Nine (RU-E9)
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 28.1 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.

RETURN TO AGENDA

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.

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.

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 500 metres of a quarry. 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 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.

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.

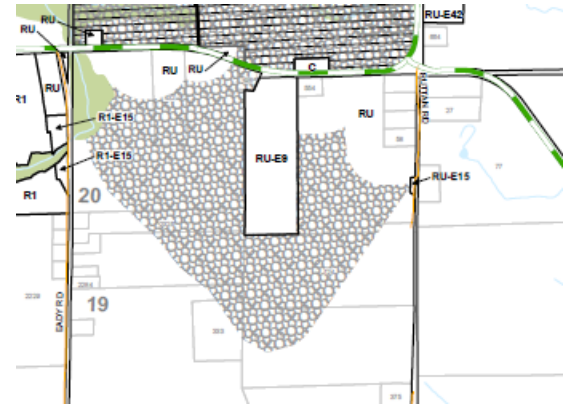
Section 3.27(b) states that no gravel pit shall be located within 150 metres of an existing dwelling.

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.

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 methodology⁴ 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 Guidelines¹ 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.

13. 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.

14. CONSULTATION:

The Official Plan Amendment & Zoning By-law amendment applications were circulated in accordance with the *Planning Act*, and a public meeting has been scheduled. No agency concerns have been received as of the date of this Report.

A number of public comments have been received. Concerns include:

- Water concerns:
 - o Extracting below the water table
 - o Dug wells
 - o Basement flooding if water table rises
 - o Contamination of water supply
- Noise concerns
- Dust concerns
- Environmental Protected areas on the property
- Wildlife
- Traffic concerns
 - o Speed
 - o Line of sight
- Visual impact of berms

15. 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.

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, are in the process of having the *Water Report* and the *Noise Impact Assessment* reviewed by a third-party reviewer for comments.

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.

Mineral Aggregate Policies

Section 7.3(4) of the Official Plan states that the opening of a new commercial pit 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.*

- (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.*

- (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.*

- (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).*

- (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).*

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

the applicant have provided technical reports to address the 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

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

- (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 applicants have 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 applicants have stated that no development or site alteration is proposed in this area. The on-site areas will be retained and protected.

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.

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

The lands zoned EP will remain zoned as EP.

16. RECOMMENDATIONS & NEXT STEPS:

A public meeting has been scheduled to provide the public with a chance to hear about the proposed Official Plan and Zoning By-law amendment, and provide comments. Staff will continue to review the submitted material (in conjunction with a peer review of the studies) to address concerns including planning concerns raised by members of the public.

Date: June 7, 2023


Planner: Lindsey Bennett-Farquhar, MCIP, RPP
Senior Planner

Reviewed by: Bruce Howarth, MCIP, RPP
Manager of Planning


















AMENDMENT ~~19~~ 40 TO THE OFFICIAL PLAN OF THE COUNTY OF RENFREW

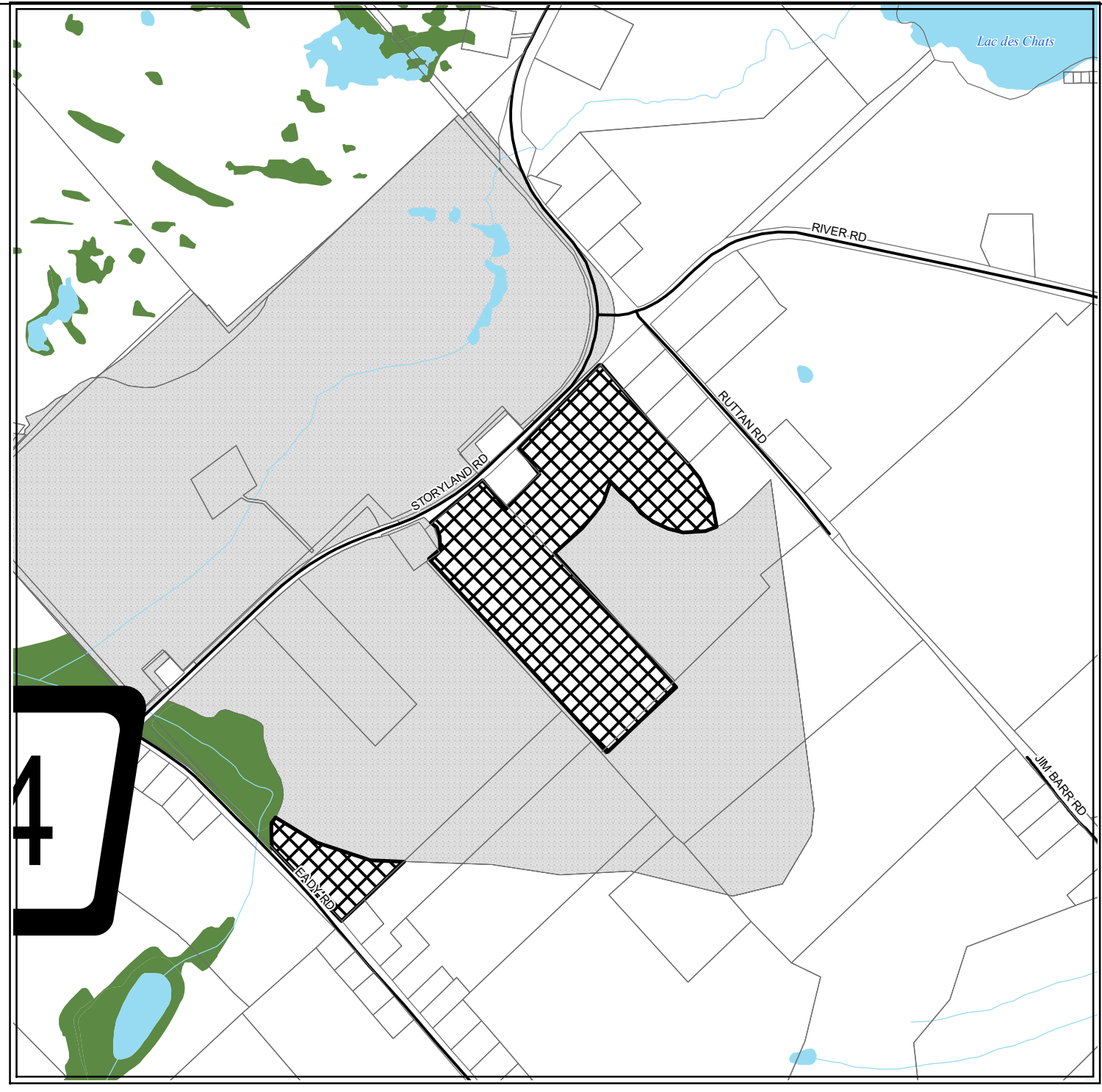
SCHEDULE 'A'

(Part of Lot 20, Concession 6
in the Township of Horton)

 Area affected by this Amendment
From Rural
To Mineral Aggregate

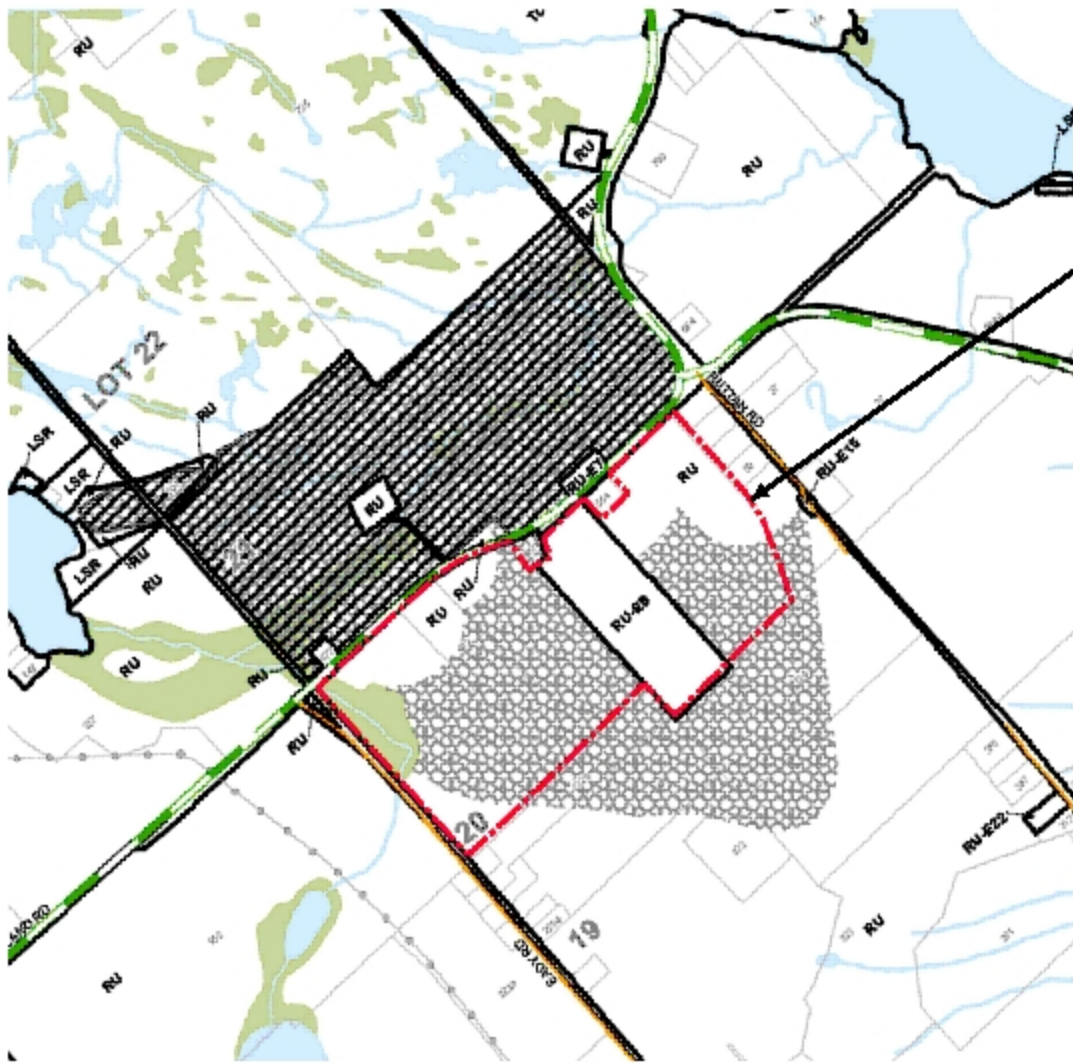
COUNTY OF RENFREW OFFICIAL PLAN LEGEND

-  Road
-  Permanent Streams and Rivers
-  Lakes and Rivers
-  At Capacity Lakes
-  Urban Community
-  Village Community
-  Non County Areas
-  Special Policy Exception Areas
-  Active Waste Disposal Site
-  Inactive Waste Disposal Site
-  Environmental Protection Area
-  Rural
-  Crown Land
-  County Forest
-  Mineral Aggregate
-  Mining Resource
-  Agriculture



RETURN TO AGENDA

Note: This schedule forms part of Amendment No. 40 to the Official Plan of the County of Renfrew and must be read in conjunction with the written text.



From RU,
RU-E9 &
EMR to
EM-E2

**Corporation of The
Township of Horton**


This is Schedule "A" to By-law Number _____
 Passed the _____ day of _____ 20_____
 Signatures of Signing Officers


 Mayor


 CAO\Clerk

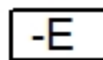
LEGEND


 Rural

 Extractive Industrial (EM)

 Extractive Industrial Reserve (EMR)

 Environmental Protection

 -Exception Zone

 Area affected by amendment:
From RU, RU-E9 & EMR
to EM-E2

Memo

Horton Township



To: Council

From: Hope Dillabough

Subject: Report on Notice – ZBLA Tomlinson Ltd.

Date: June 15th, 2023

This Zoning By-Law Amendment pertains to the subject lands: Part of Lot 20, Concession 6 in the Township of Horton as shown on the attached Key Map.

Purpose of this amendment:

The Township of Horton has received an application for a zoning by-law amendment. The proposed zoning by-law amendment would rezone the subject lands to permit a Class A pit below the water table. An exception zone is required to reduce the interior side yard width, exterior side yard width, and rear yard depth setbacks.

The effect of the amendment is to rezone the subject lands from Extractive Industrial Reserve (EMR), Rural (RU) and Rural – Exception Nine (RU-E9) to Extractive Industrial – Extractive Industrial (EM-E2).

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Horton Municipal Office during regular office hours.

Notice of this Public Meeting was sent to twenty-seven (27) property owners within the 120-meter radius in addition to eleven (11) Provincial and County Agencies. Out of those, we received four (4) written comments back by the prescribed deadline and they are attached as part of the public package. Received comments were from:

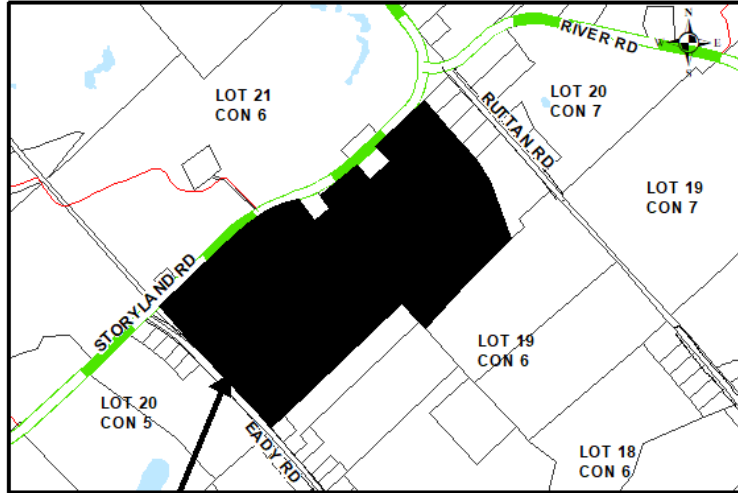
- Rose and Martin Lesk
- Joanne Chapeski
- Marcel and Karen Oostendarp
- Sue Morin

If a person or public body would otherwise have an ability to appeal the decision of the Township of Horton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Horton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Horton before the by-law is passed by the Township of Horton, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

RETURN TO AGENDA

Key Map



Lands affected by the amendment

NOTICE OF PUBLIC MEETING

In the matter of Section 17, 22 and 34 of the Planning Act, the County of Renfrew and the Township of Horton hereby give NOTICE OF THE FOLLOWING:

A public meeting regarding applications for amendments to the County of Renfrew Official Plan and the Township of Horton Zoning By-law 2010-14.

Subject Lands Part of Lot 20, Concession 6, in the Township of Horton, located at the intersection of Storyland Road and Eady Road, as shown on the enclosed Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held on June 15th, 2023 at 4:00 pm at the Horton Community Centre, 1005 Castleford Road.

Purpose and Effect of the Proposed Official Plan Amendment

The County of Renfrew has received an application for an official plan amendment. The proposed official plan amendment would amend Schedule A of the County of Renfrew Official Plan to redesignate 28.1 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 lands are subject to an application for a Class A License for a pit below the water table to the Ministry of Natural Resources and Forestry by R.W. Tomlinson Ltd. under the Aggregate Resources Act (ARA). The proposed extraction area is 55.9 hectares, and the proposed maximum annual tonnage is 1 million tonnes.

Additional information regarding the Official Plan amendment is available for inspection at the County of Renfrew Administration Building during regular office hours.

If you wish to be notified of the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, or for further information, you must make a written request to:

Lindsey Bennett-Farquhar, MCIP, RPP, County Planner, County of Renfrew
9 International Drive, Pembroke, ON K8A 5S2
(613) 735-7288, ext 477 lbennett@countyofrenfrew.on.ca

If a person or public body would otherwise have an ability to appeal the decision of the County of Renfrew to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Renfrew before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Renfrew before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or the public body as a party.

Purpose and Effect of the Proposed Zoning Amendment

The Township of Horton has received an application for a zoning by-law amendment.

RETURN TO AGENDA

The proposed zoning by-law amendment would rezone the subject lands to permit a Class A pit below the water table. An exception zone is required to reduce the interior side yard width, exterior side yard width, and rear yard depth setbacks.

The effect of the amendment is to rezone the subject lands from Extractive Industrial Reserve (EMR), Rural (RU) and Rural – Exception Nine (RU-E9) to Extractive Industrial – Extractive Industrial (EM-E2).

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Horton Municipal Office during regular office hours.

If you wish to be notified of the decision of the Township of Horton on the proposed zoning by-law amendment, you must make a written request to the Township of Horton.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Horton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Horton before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Horton before the by-law is passed by the Township of Horton, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of Horton regarding this proposed zoning by-law amendment, you must make a written request to:

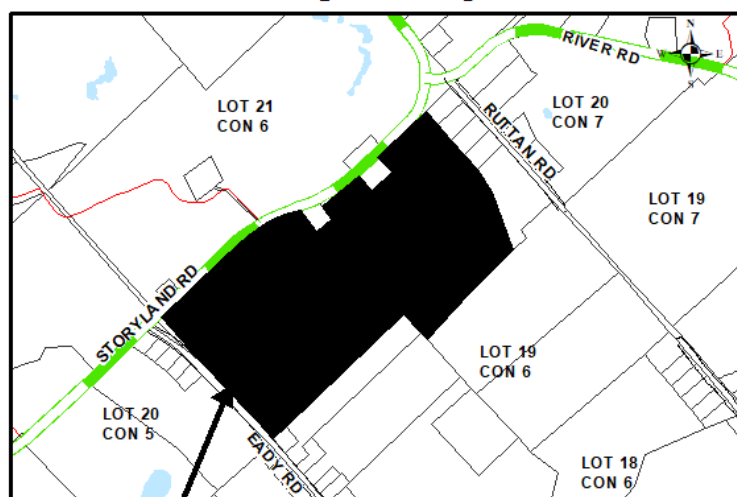
Hope Dillabough, CAO/Clerk, Township of Horton
2253 Johnston Road, Renfrew, ON K7V 3Z8
(613) 432-6271, hdillabough@hortontownship.ca

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the County to such persons as the County sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Township this 2nd day of May, 2023.

Hope Dillabough
CAO/Clerk
Township of Horton

Key Map



Lands affected by the amendment

RETURN TO AGENDA

NOTICE TO PUBLIC BODIES

RE: APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (Owners: R.W. Tomlinson Ltd. Agent: MHBC Planning)

TAKE NOTICE that the Councils of the Corporations of the County of Renfrew and the Township of Horton intend to consider an amendment to the County of Renfrew Official Plan and an amendment to the Township of Horton Zoning By-law, respectively.

An explanation of the proposed official plan amendment and zoning by-law amendment is contained in the attached Notice of Applications. The following information is also attached to assist you in reviewing the applications:

- Proposed Official Plan Amendment application, sketch and draft Official Plan Amendment
- Proposed Zoning By-law Amendment application and sketch and draft zoning by-law amendment

PURSUANT to Sections 17(21) and 34(15) of the Planning Act, you are hereby requested to submit your comments or alternatively check off the appropriate response box provided below and return a copy to the County of Renfrew no later than **June 6th, 2023**. Additional information relating to the above is available during regular office hours at the County of Renfrew Administration Building and Township of Horton Municipal Office.

DATED at the County of Renfrew this 2nd day of May, 2023

AGENCY RESPONSE

We have reviewed the information provided for the Official Plan Amendment and Zoning By-law amendment application, and

- we have no comments or concerns.*
- we will provide more detailed comments and/or conditions after a more thorough review.*

Agency

Name (please print)

Signature

Date

Lindsey Bennett-Farquhar

Lindsey Bennett-Farquhar, MCIP, RPP
County Planner
County of Renfrew
Development and Property
9 International Drive
Pembroke, ON K8A 6W5
(613) 735-7288 ext. 477
lbennett@countyofrenfrew.on.ca

RETURN TO AGENDA

From: Joanne Chapeski
Sent: Wednesday, May 31, 2023 7:45 PM
To: Lindsey Bennett
Cc: Hope Dillabough
Subject: Thomlinson's application

Good evening.

Our names are Tim and Joanne Chapeski. We highly object to this application submitted by Tomlinson's regarding the Storyland Pit.

We live at 549 Storyland Road, right across the road from Rose and Martin Lesk.

The concerns that we have are:

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.

If the water table rises, our basement will flood.

Our water supply comes from this property thru an aquafire. This could be compromised.

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.

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.

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.

Up to 50,000 loads a year coming out of this facility. What will that do to the already neglected roads in the county?

All we will see is 60 foot burms out our front window.

Dust and 24/7 noise from the non stop operation.

Decrease in property value.

RETURN TO AGENDA

These are the major issues we will all face.

This pit will definitely be a detriment to our neighbourhood.

I also be contacting the Ministry of Environment on this issue.

Joanne Chapeski

Unhappy taxpayer.

From: Rose Lesk
Sent: Thursday, May 25, 2023 8:23 AM
To: Lindsey Bennett; Hope Dillabough
Subject: Fwd: Storyland Pit

Subject: Storyland Pit

Good afternoon

I'm writing this as a concerned citizen which will have direct impact if the pit goes threw. My property will have 3 berms around 3 sides except the front. I am 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.



RETURN TO AGENDA



[RETURN TO AGENDA](#)



[RETURN TO AGENDA](#)



I would also miss the stunning sunrises. I won't be able to see them with the berms around my property

[RETURN TO AGENDA](#)



My husband is retired military and we bought this property in 1991 so when he retired we would have a peaceful retreat. We have put a small pond in the backyard and a fire pit so we can sit outside in the evenings and just listen to the frogs and wildlife.

Once this pit is operational we lose 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.

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.

It will also have an impact on our roads and traffic flow. This road is a major route to Quebec and businesses throughout the valley. Trucks constantly turning and pulling out will cause traffic disruption to I'm sure

These are just a few of our concerns
554 Storyland Rd

Thank you,
Rose & Martin Lesk

[RETURN TO AGENDA](#)

April 14/2023

To: Renfrew County,
 Attention: Lindsey Bennett-Farquhar,
 County Planner,
 9 International Dr., Pembroke, ON
 K8A 5S2

and...,

Township of Horton,
 Attention,
 Hope Dillabough, CAO/Clerk,
 2253 Johnston Rd., Renfrew, ON,
 K7V 3Z8
 (Carbon Copy, Hand Delivered)

To whom it may concern.

The County of Renfrew has received an application from R.W. Tomlinson to amend the official plan. The applicant has submitted plans, and details required of them for peer review and discussion by the relevant political entities who have jurisdiction over the decision.

We wish at this juncture to submit to the County of Renfrew and the Township of Horton our objections to the proposed amendment requested by the applicant. Thus beyond this cover letter we include the following enclosures:

- 1- A signed original formal request from us to deny the applicant's request for a change of plan.
- 2- A most recent appraisal of our home by a local appraisal firm from Pembroke.
- 3- Report by C4SE, for the Town of Caledon; The Potential Financial Impacts of the Proposed Rockford Quarry. February 26, 2009.
- 4- Case Study Analysis, by Lansick Appraisals and Consulting. Diminution in Price to Residential Real Estate, July 2013.

Herein we concur with the Town of Caledon and Lansick Appraisers that the property values will decline significantly during the proposal consulting process and into the actual day to day operations of the pit. With our appraisal just completed the evidence shows that specifically, our property will decline by as much as twenty five percent. Being a value of \$635K, to a decline of 158K to a lowered value then of \$477K.

We will not detail here from the Caledon Report, as it is extensive and bolsters the fact that if a positive outcome is achieved in favour of R.W. Tomlinson in this matter, there will be four beneficiaries, R.W. Tomlinson, the County of Renfrew, the Township of Horton and the local school boards. The homeowners will bear the brunt of the decline in home values, lifestyle changes, and other mitigating

RETURN TO AGENDA

circumstances. These declines will not improve and be recoverable through time. A permanent loss for people who have worked their lives to live in the homes and neighbourhood they chose. R.W. Tomlinson is here for one thing and that is extracting and selling their product. All the material will leave this site, our neighbourhood and will not return. They will not live here day to day and unfortunately if the go ahead is given, we will never see them again, they have not put down roots here, we have.

For us then, to the people who will make this decision then, is this, who will make us whole from this going forward? To have beneficiaries from a decision and the homeowners take a decline is immoral and wrong. In any great deal proposed, especially involving this many people, all need to be made to be included. If this cannot be done you need to deny the applicant, R.W. Tomlinson the changes requested.

For you then, to answer us, it is simple. Who will make us whole?

Please note that the homeowners affected very directly have a copy of all the documents and their letters of rejection will be presented at the public meeting.

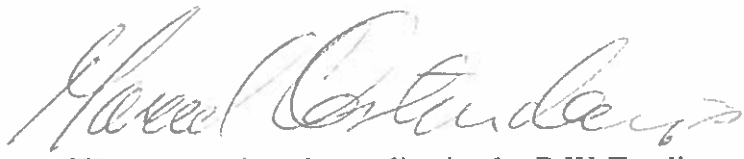
Thank you,
Karen and Marcel
Oostendarp,
18 Ruttan Rd., Renfrew, ON
K7V 3Z8

**SIGNATORY ACCEPTANCE IN SUPPORT TO DENY THE APPLICATION FOR
ZONING CHANGE FOR A CLASS A PIT ON STORYLAND ROAD**

To whom it may concern:

We the homeowners of: 18 Rutton Road, Renfrew, ON, K7V 3Z8

~~Karen Jostendarp~~
Karen Jostendarp



...wish the County of Renfrew and the Township of Horton to reject the application by R.W. Tomlinson for the proposed changes necessary to have a Class A pit on Storyland Road.

Thank you,

Signed this day, APR 14 / 2023

Re: Matter of section 17,22 34 of the Planning Act

R.W. Tomlinson Ltd is proposing a new Pit operation on Storyland Road. (432 Storyland road between Eady and Ruttan roads)

To Whom It May Concern:

I am unable to attend the upcoming June 15th public meeting on this matter, so I am writing this letter in support of one of the amazing local businesses that this proposal will affect. My husband and I 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. Elements has worked very hard at building up this business and has survived COVID-19 and multiple natural storms. Those were uncontrollable events where as this project can be, and should be easily avoidable. The noise and disturbance will affect the local wildlife that we have come to know and who are already struggling with the growing population.

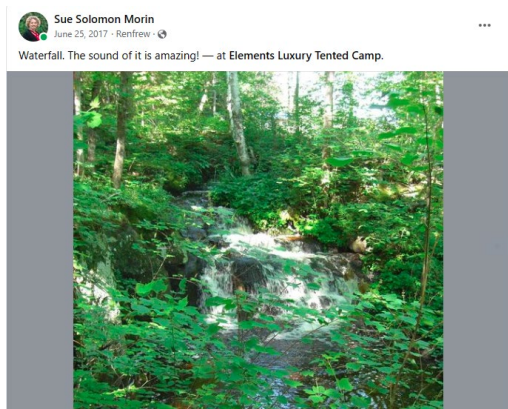
One of the many unique factors of Elements is the quiet and serenity. You feel like you are miles away from civilization. There is no noise.

This is a quote from Elements Owner, Nicole Laframboise in the Inside Ottawa Valley Publication:

“There is no doubt that noise and light pollution will negatively affect our nature-based business,” Laframboise said. “Tomlinson's hired consultants have assured us that the projected sound levels will not rise beyond 40 decibels; yet no one seems interested in discussing that 40 is a bigger number than zero.”

Here are some of my wonderful memories of Elements through the years.

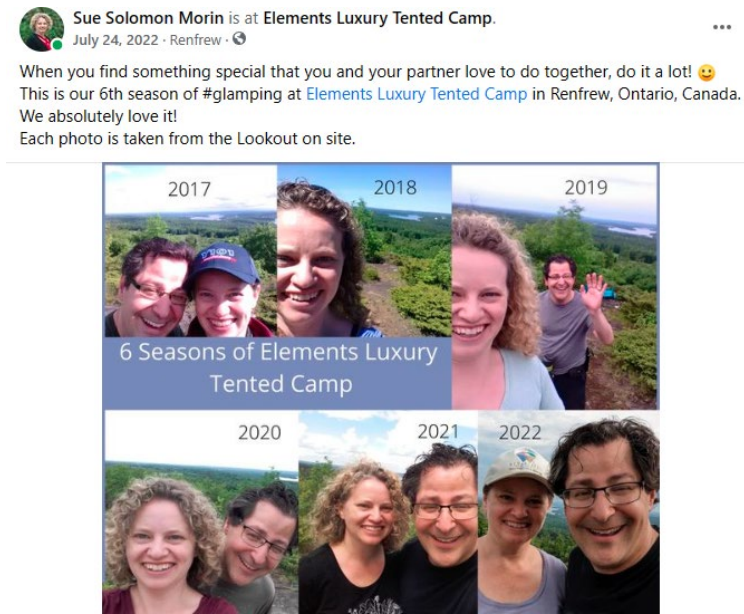
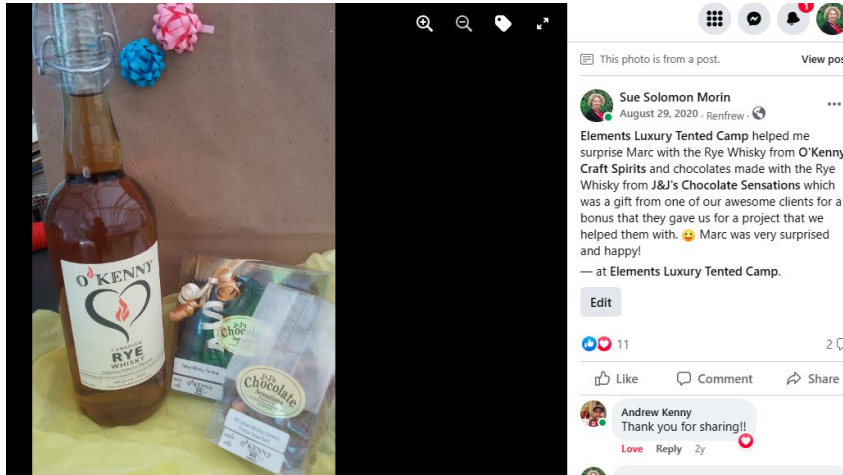
First thing I noticed was the sound the waterfall! So peaceful.



The second thing I noticed was the wonderful creatures of nature. We literally shared our out house with a family of birds! We have seen deer, as well.



Elements has a huge heart to support local!



We sincerely hope that you reconsider approving this project and that the Tomlinson group look elsewhere for their next project. There are other gravel pits in the area that are not currently being used.

Sincerely,

Sue Morin
"The Happy Glamper"
1451 Palmerston Drive
Ottawa, ON K1J 8N9

RETURN TO AGENDA

R.W. TOMLINSON LTD. PROPOSED STORYLAND PIT

Township of Horton Public Meeting

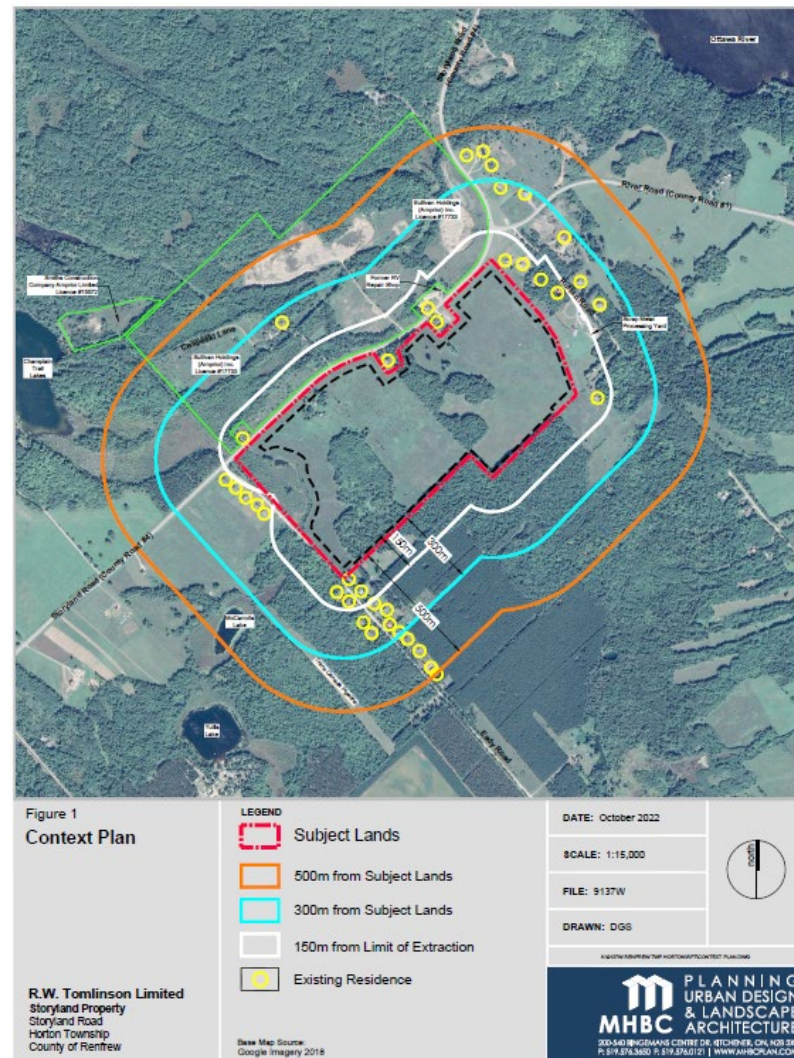
TOMLINSON
FOUNDED ON **STRENGTH** GUIDED BY **VISION**

[RETURN TO AGENDA](#)

June 15, 2023

Overview

- Tomlinson has applied for applications under Planning Act and Aggregate Resources Act to permit a new sand & gravel pit.
- Proposed licensed area: 69.5 ha (172 acres)
- Proposed extraction area: 55.9 ha (138 acres)



RETURN TO AGENDA

Application Materials

- The following studies have been prepared in support of this application:
 - Water Report (Hydrology and Hydrogeology)
 - Maximum Predicted Water Table Report
 - Natural Environment Report (Environmental Impact Study)
 - Noise Study
 - Traffic Study
 - Planning Report
 - Archaeological Assessment
 - Aggregate Resources Act Site Plan
- The studies have been reviewed by Ministry of Natural Resources and Forestry, Ministry of Environment, Conservation and Parks, Renfrew County including expert peer reviews of the Water Report and Noise Study, and Township

About Tomlinson

- Tomlinson is a well-established construction company which specializes in the production of aggregate resources (as well as asphalt, concrete, and other high-demand construction materials).
- Tomlinson also provides environmental services and road-building contracting for clients.
- Family owned, based out of Ottawa with over 2,000 employees (mostly full-time).

Aggregate Resources

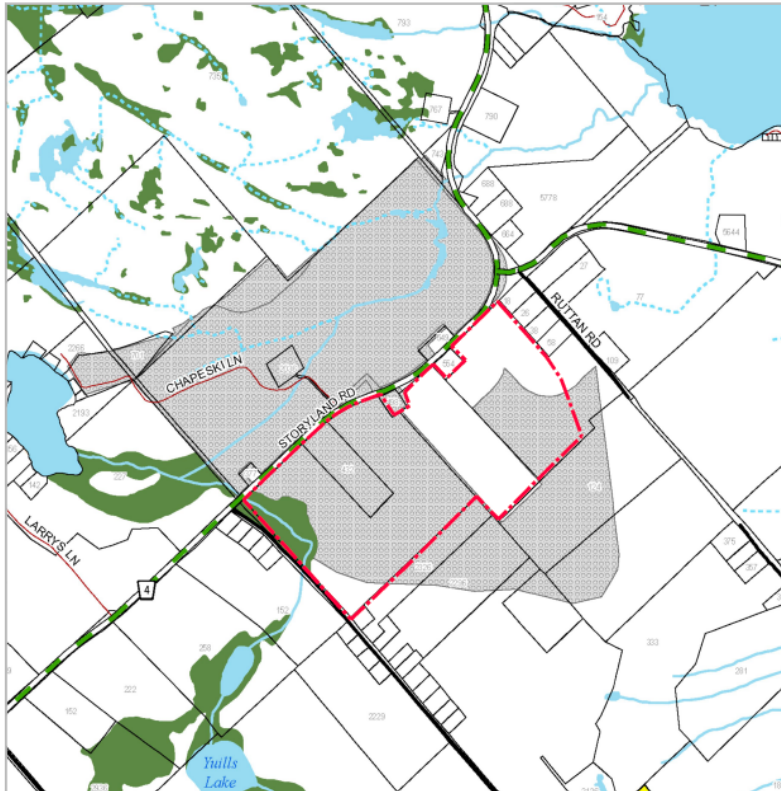


Figure 5
County of Renfrew
Official Plan
Schedule "A"
Township of Horton
Enlargement

LEGEND

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

DATE: October 2022
SCALE: 1:15,000
FILE: 9137W
DRAWN: DGS



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 KINGSMAN CENTRE DR. RICHMOND, ON L4B 3B9
P: 519.876.3850 F: 519.876.0121 | WWW.MHBCPLAN.COM

Base Map Source:
County of Renfrew Official Plan Schedule "A" - Township of Horton
Enlargement (August 19, 2021)

R.W. Tomlinson Limited
Storyland Property
Storyland Road
Horton Township
County of Renfrew

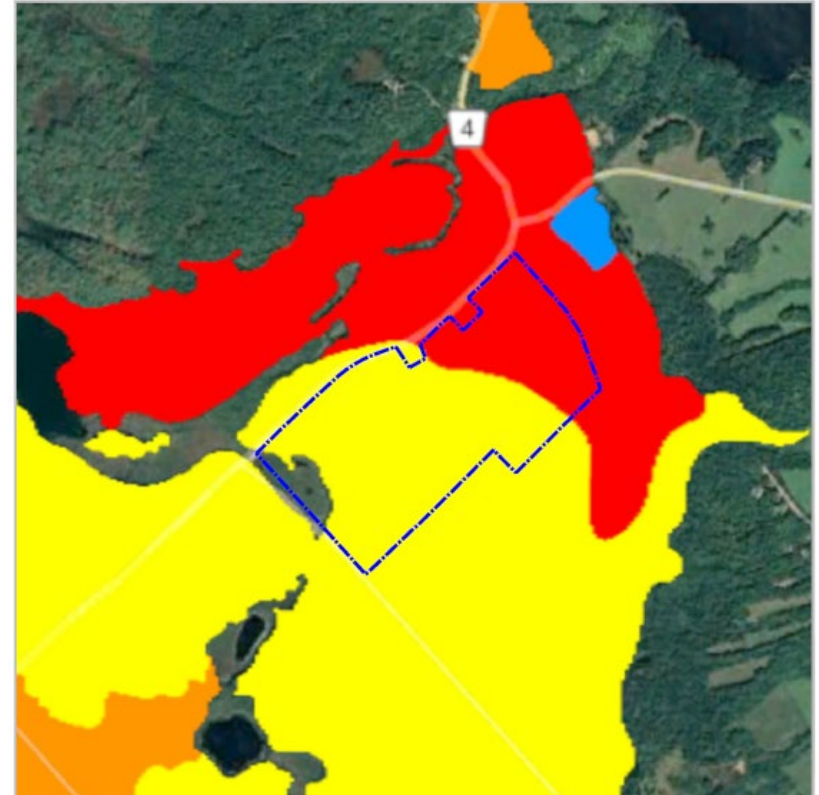


Figure 3
Aggregate Resources
of Ontario
2020 Mapping

LEGEND

- Subject Lands
- Sand and Gravel Resources of Primary Significance
- Sand and Gravel Resources of Secondary Significance
- Sand and Gravel Resources of Tertiary Significance
- Restricted Resource (Sand and Gravel)

DATE: October 2022
SCALE: 1:15,000
FILE: 9137W
DRAWN: DGS



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 KINGSMAN CENTRE DR. RICHMOND, ON L4B 3B9
P: 519.876.3850 F: 519.876.0121 | WWW.MHBCPLAN.COM

Base Map Source:
Aggregate Resources of Ontario - 2020, Ontario Geological Survey, June 2021

R.W. Tomlinson Limited
Storyland Property
Storyland Road
Horton Township
County of Renfrew

RETURN TO AGENDA

Aggregate Resources

- Area is recognized in Provincial aggregate mapping as containing sand and gravel resources of primary and tertiary significance
- Majority of site is already designated in County's Official Plan as 'Mineral Aggregate' and zoned in Township by-law as 'Extractive Industrial Reserve'
- The Mineral Aggregate designation has existed on the site since Official Plan was first approved in 2002. Prior to this, the former Township Official Plan designated the site as Mineral Resource since at least 1980. Essentially an aggregate designation has been in place for over 40 years.

Proposed Operation

- Within each phase of proposed pit, aggregate would first be extracted above the water table followed by extraction below the water table which will create a pit pond that sequentially increases in size as extraction progresses through the site.
- Pumping or dewatering (removal) of the groundwater table is not required
- Materials are extracted from within the water table using a dragline, excavator or suction dredge

Proposed Operation



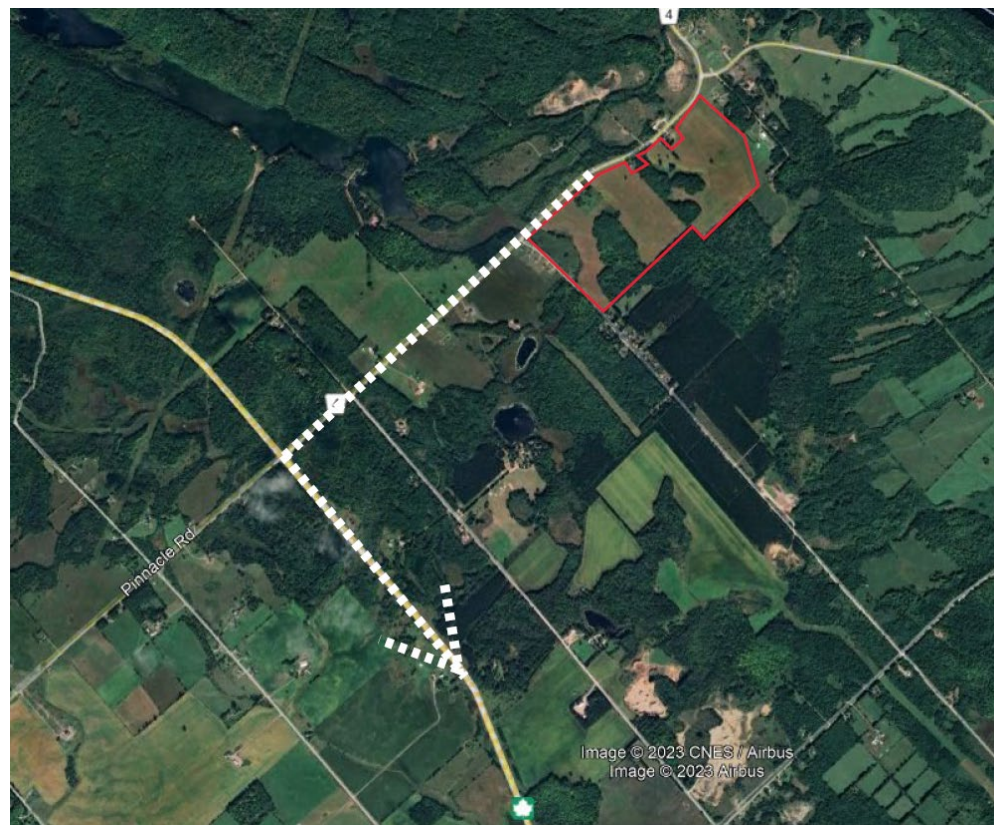
Example of dragline operating at below water pit



Example of digging hole at beach

Proposed Operation

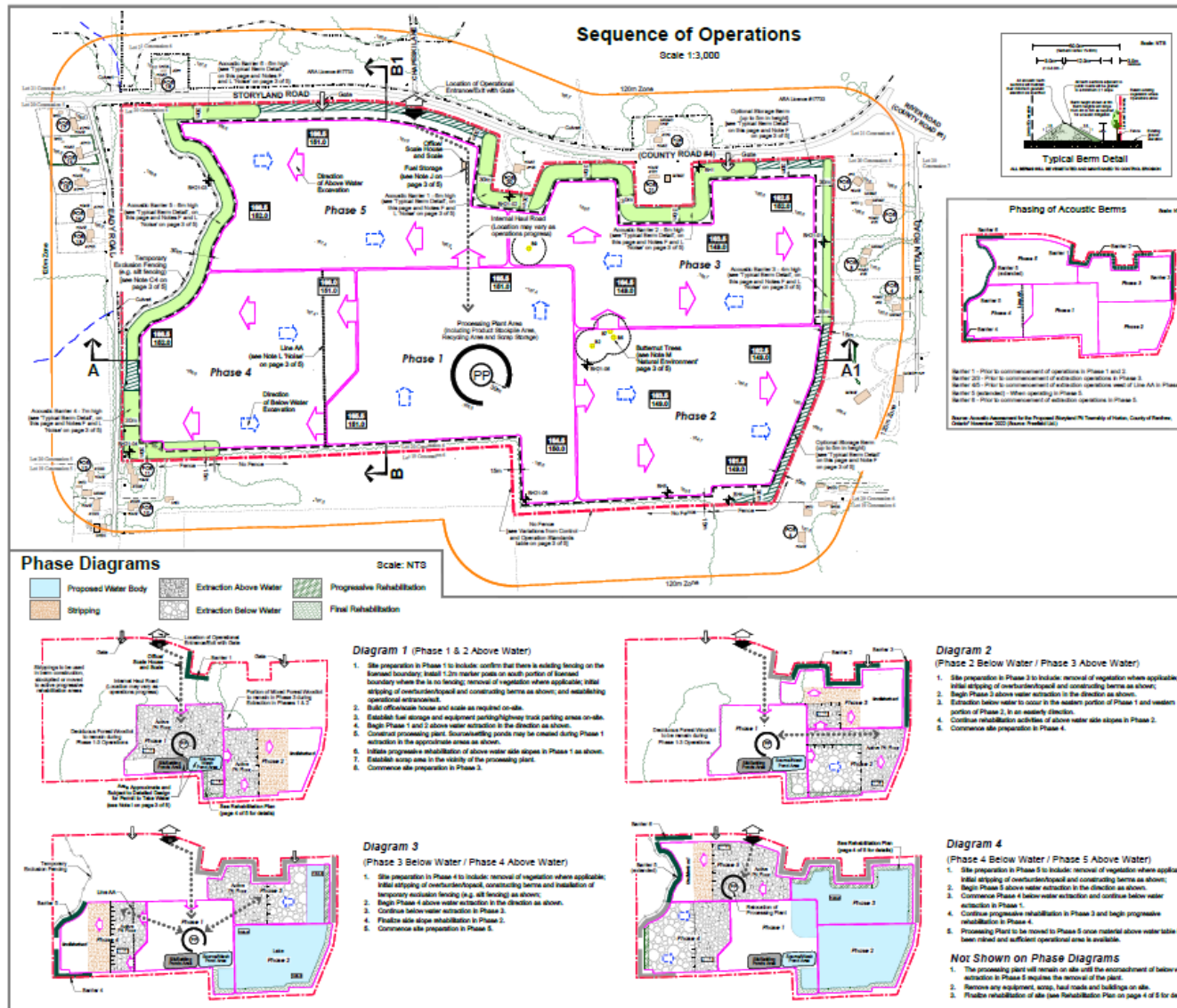
- Trucks would access the proposed pit via Storyland Road across from Chapeski Lane.
- Storyland Road is approved truck route.
- Trucks will head west on Storyland Road and then south on Highway 17.



Proposed Operation

- Berms will be constructed around perimeter of site and vegetated to reduce sound and create visual barrier for surrounding properties.
- 30 m extraction setback will be maintained next to adjacent homes as well as Eady Road and Storyland Road, per ARA requirements.
- Pit will be operated in phases to limit amount of disturbed area and area being extracted at one time.

Proposed Operation



Legal Description
PART OF LOT 20 CONCESSION 8
(geographic township of Horton)
TOWNSHIP OF HORTON
COUNTY OF RENFREW

Site Plan Assurances

No.	Date	Description	By

MHBC Approved Stamp

Tomlinson
A. W. Tomlinson Limited
100 Orléans Drive, Ottawa, Ontario, K1J 8Y7
Tel: (613) 822-1867 Fax: (613) 822-8544

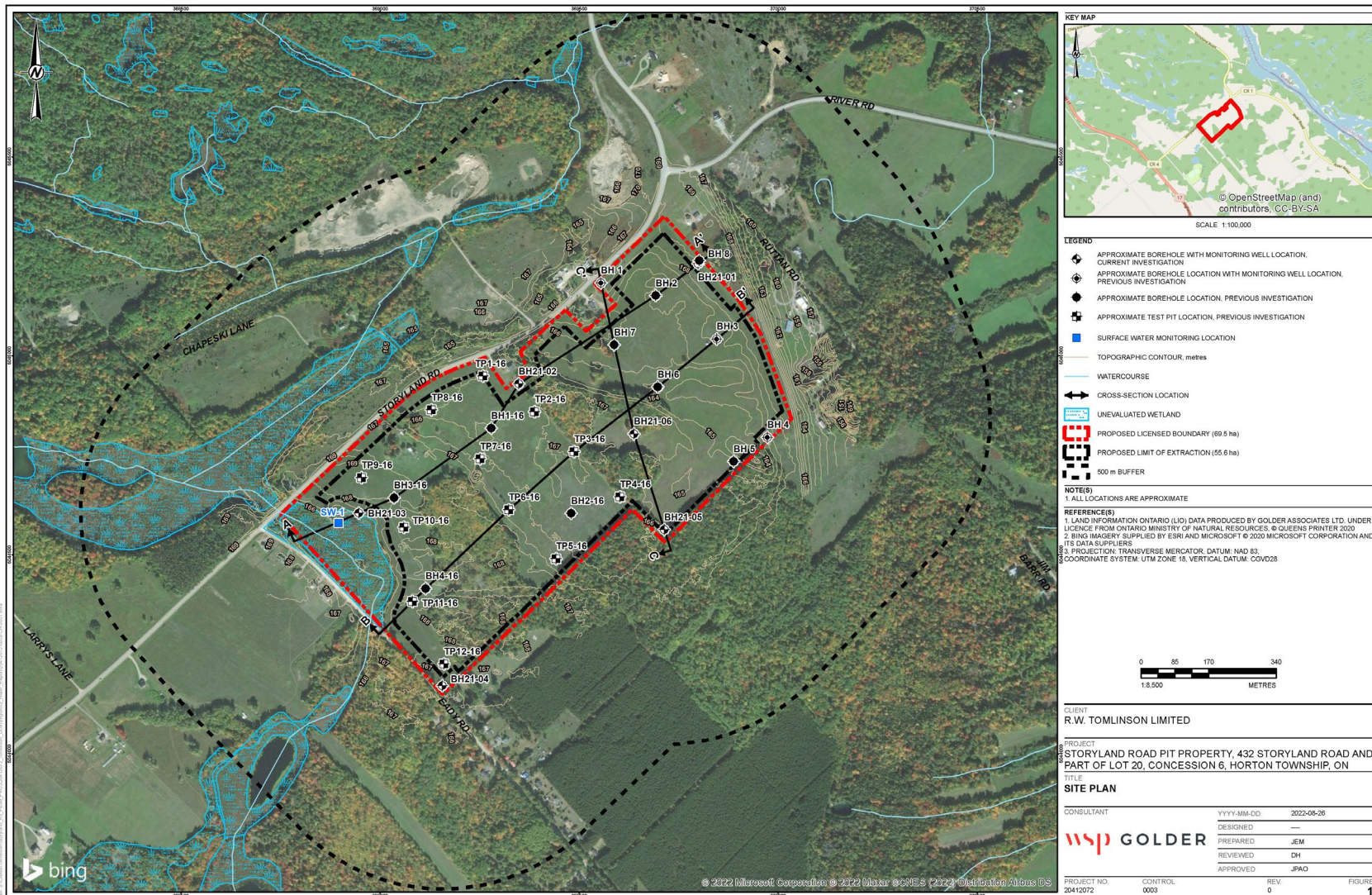
Storyland Pit

Operational Plan
2 OF 5

For Submission to MAFW - November 2023
Plan Name: SCALE: 1:3 (1mm = 3 units) MODEL
Drawn by: D.G.S. File No: 9137W
Checked by: N.D.
File Name: OPERATIONAL PLAN
Drawing No: 2 OF 5

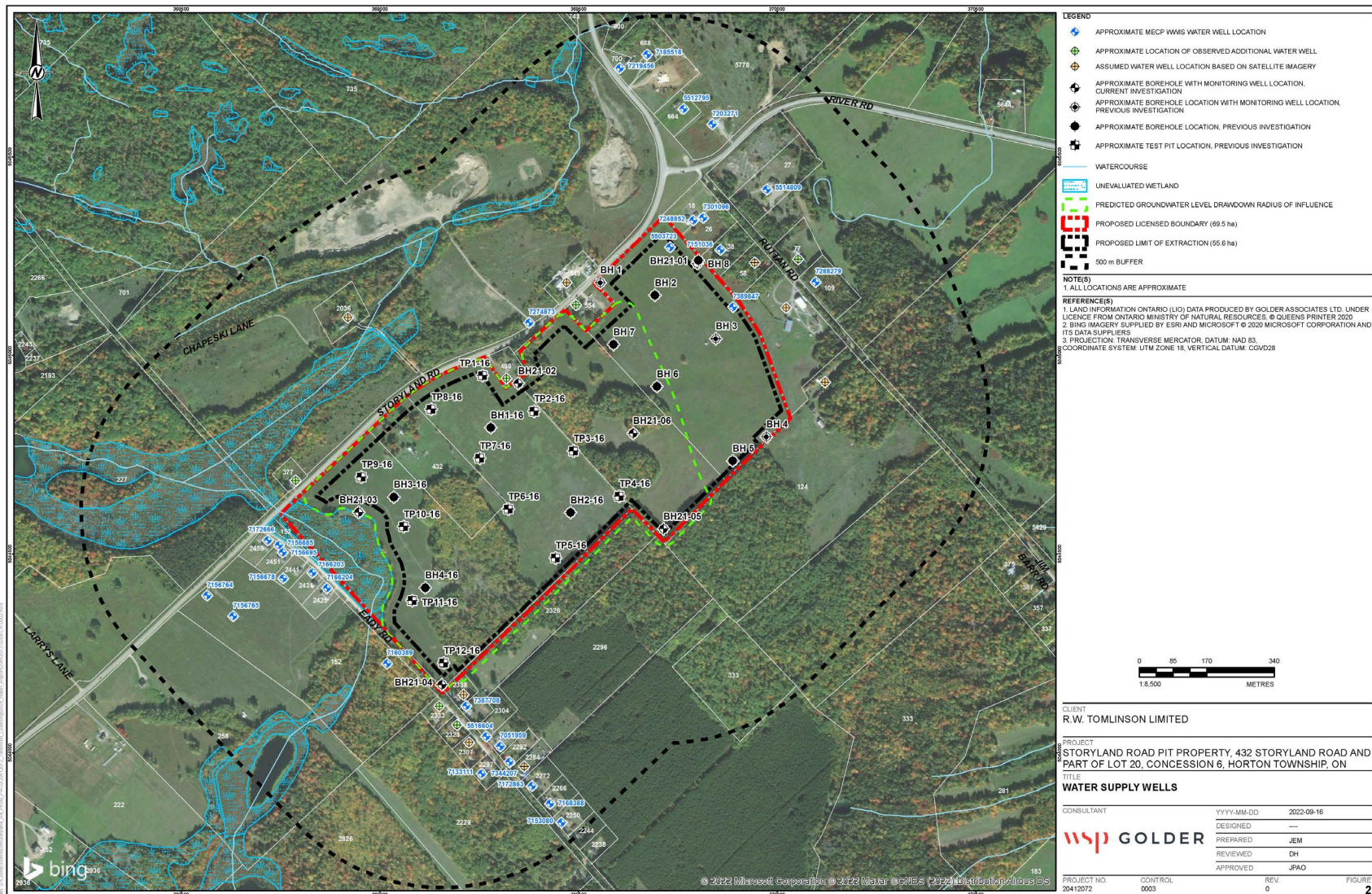
RETURN TO AGENDA

Water Resources



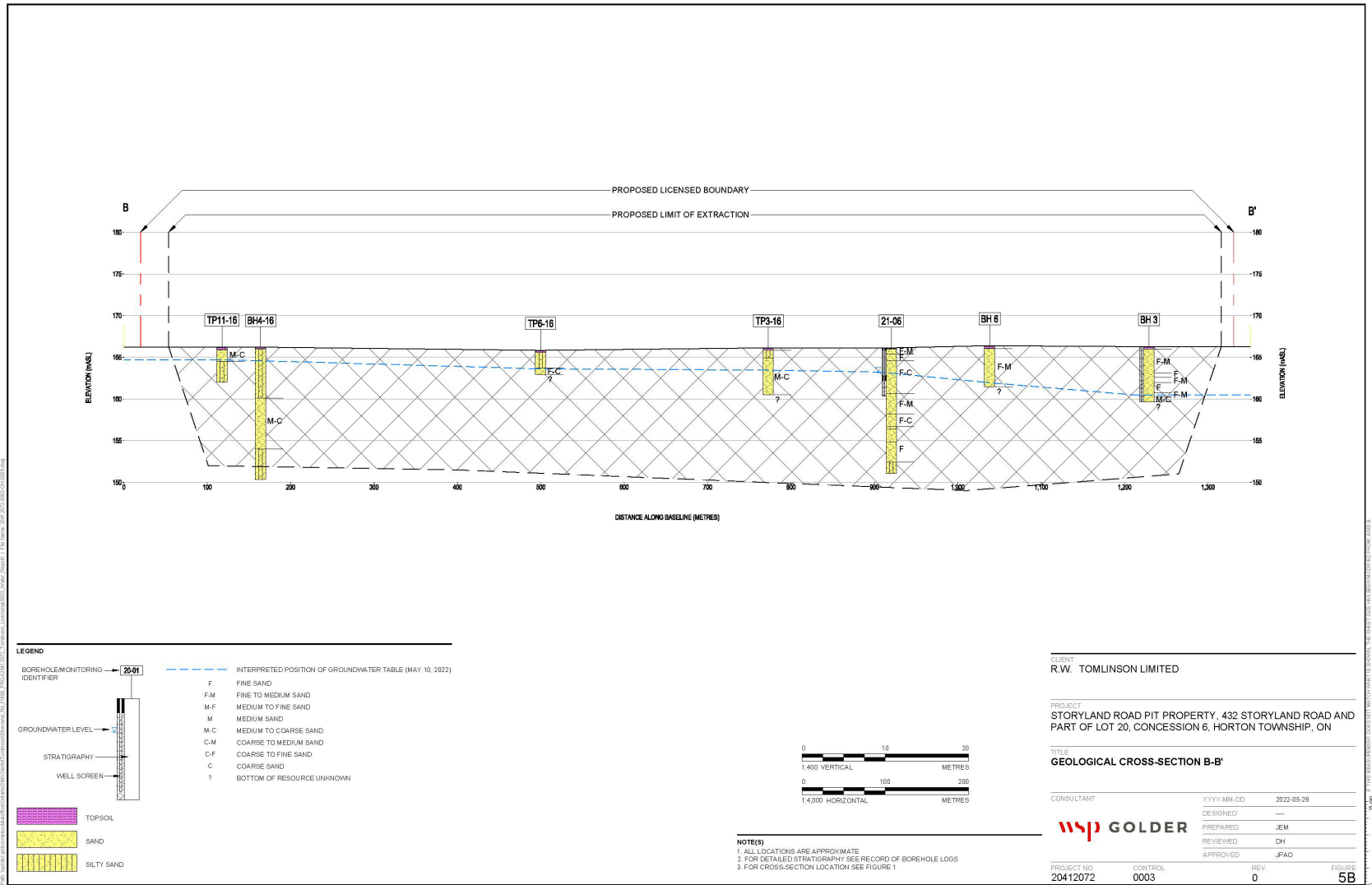
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Water Resources



RETURN TO AGENDA

Water Resources



RETURN TO AGENDA

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
- Website with information on the proposal:
<https://tomlinsongroup.com/storyland-pit-technical-documents/>
- Tomlinson has met with interested landowners and has proactively responded to questions

Public Comments

- The following summarizes the main comments we have heard from the community followed by our responses
1. *Impacts on private wells as result of below water extraction*
 - No increases or decreases in water table are predicted beyond 30 m of extraction boundary
 - Monitoring wells have been installed around the site to ensure that extraction is not negatively impacting water supplies
 - Private well survey is being completed to further assess well conditions and water supply
 - Well complaint response program will be in place
 - Wells are legally protected under Ontario Water Resources Act

Public Comments

2. Concerns with heavy trucks using Storyland Road

- Storyland Road is a County road and a designated truck route
- Trucks will head west on Storyland for 2 km to Hwy 17
- Proposed entrance is based on sightline assessment undertaken in traffic study

Public Comments

3. Impacts on environmental features

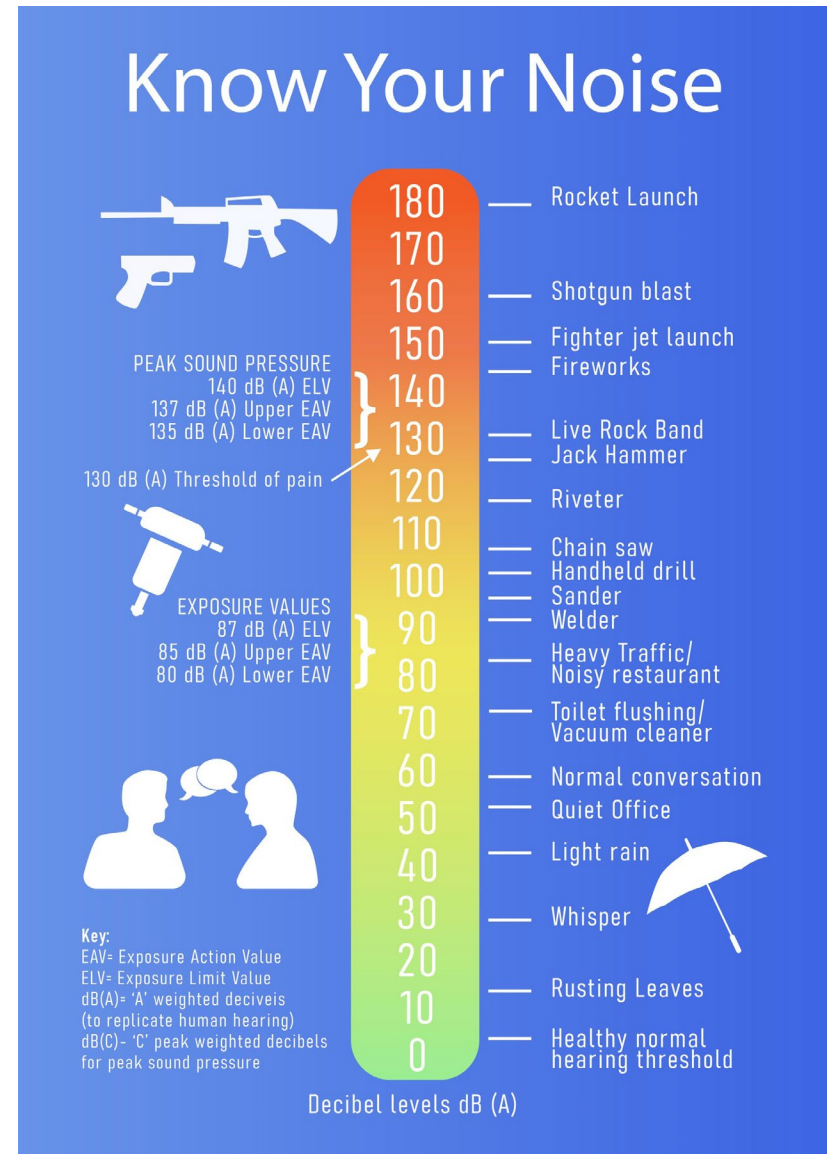
- On-site wetland will be protected with 30 m extraction setback, berm, and exclusionary and silt fencing
- No negative impacts on surrounding environmental features as demonstrated in EIS
- Pit rehabilitation will result in creation of lake with 1.1 ha of new wetlands and 3.2 ha of reforestation

Public Comments

4. *Dust and noise impacts*

- Aggregate Resources Act requires that dust be mitigated on site
- Access to pit will be paved and internal haul roads will be regularly watered
- Spraybars must be included on aggregate processing equipment
- Berms will be created around the perimeter of site
- Limitations on how much and where pit equipment can operate
- Processing plant located furthest away from houses
- Pit will operate in phases to limit how much of site is disturbed or being extracted – existing farmland and wooded areas will remain in place until needed for extraction

- Pit will operate in compliance with applicable noise guidelines
- Sound level limit is 45 dBA during daytime (7 am to 7 pm) and 40 dBA during overnight (7 pm to 7 am)



Public Comments

5. Wrong location for proposed pit

- Site is recognized as containing high quality aggregate resources by Province, County and Township, and has been designated and zoned to protect these resources.
- Licensed pit located immediately north of site.
- Aggregate extraction is a 'rural' land use.

Public Comments

6. Regulatory framework is inadequate

- Pit application is subject two regulatory frameworks for approval – Aggregate Resources Act and Planning Act
- What has been applied for is not uncommon in the County:
 - 10 licences that allow below water extraction
 - 12 licences with a maximum annual tonnage of 1 million tonnes or greater.

Public Comments

7. Property value impacts

- An aggregate designation has been in place for over 40 years and is zoned accordingly.
- Property values account for existing and approved land uses.
- Licensed pit across the road.
- Located along existing truck route.

QUESTIONS?

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