PLANNING REPORT & AGGREGATE RESOURCES ACT SUMMARY STATEMENT

PREPARED FOR:

Drain Bros. Excavating Limited
Proposed Highway 7 Pit
3749 Highway 7 and 926 Sand Road
Township of Asphodel-Norwood
County of Peterborough

August 2026

Your Vision

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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1.0 Executive Summary

Drain Bros. Excavating Limited (Drain Bros.) is applying for a Class A licence under the *Aggregate Resources Act* (ARA) and an Official Plan Amendment and Zoning By-law Amendment under the *Planning Act* to permit an above the water table pit on two (2) properties located at 3749 Highway 7 and 926 Sand Road. The proposed development is referred to as the Proposed Highway 7 Pit.

The site is located southwest of Norwood and is bound by Highway 7 to the north and Sand Road to the south. The lands are legally described as Part of Lot 14, Concession 5 and Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough.

The area proposed to be licenced under the ARA is 35.2 hectares and the proposed extraction area is 25.0 hectares. The proposed extraction area is generally comprised of woodland and grassland areas. A portion of the site was historically used as a wayside pit and an existing access to this area exists from Highway 7.

The Highway 7 Pit includes 3,652,000 tonnes of a high-quality aggregate resource. The Highway 7 Pit proposes to extract and process aggregate above the established water table, ship a maximum of 350,000 tonnes per year and utilize the existing access and driveway onto Highway 7 for shipping to market. The site is proposed to be rehabilitated to a natural heritage end use consisting of woodland and grassland areas.

This report has been prepared to address the requirements of the following applications:

- Aggregate Resources Act: Class A ARA Licence
- Planning Act: A County of Peterborough Official Plan Amendment (OPA) to re-designate a portion of the site to permit aggregate extraction. The most western portion of the site is already designated to permit aggregate extraction.
- Planning Act: A Township of Asphodel-Norwood Zoning By-law Amendment (ZBA) to zone the site to permit aggregate extraction.

The proposed Highway 7 Pit is consistent with the Provincial Planning Statement (PPS) and conforms to the County of Peterborough Official Plan for the following reasons:

- Aggregate extraction is an established use in the area and the site is identified for potential future extraction in the County of Peterborough Official Plan;

- The site forms part of the Norwood esker and is identified as a "selected sand and gravel resource area of primary significance" in the Province's Aggregate Resources Inventory Papers (ARIP #105). In addition, the site is identified as being located within an "Aggregate Resource Area" in the Township of Asphodel-Norwood Land Use Plan;

- The proposed extraction area is predominately forested or open underutilized land. The proposed extraction area contains significant wildlife habitat and significant woodlands. Extraction within these features will occur in accordance with provincial and local requirements to ensure no negative impacts to these features;

- The proposed rehabilitation plan includes the creation of self-sustaining woodland and grassland areas. Pre-emptive plantings adjacent to wetlands and tributaries, as well as plantings to facilitate potential habitat for monarch butterfly are proposed as part of the operational and rehabilitation plans. Areas and plantings within the rehabilitation plan have been designed to ensure long-term connectivity of the natural heritage system and habitat availability to species identified through the ecological fieldwork;

- Adjacent key natural heritage features and key hydrologic features will not be negatively impacted by the proposed Highway 7 Pit and will be maintained in the long-term based on the proposed rehabilitation plan;

- No significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed pit;

- The subject lands do not contain archaeological resources;

- A small portion of the site is within the prime agricultural area and contains prime agricultural lands. This area of the site is generally associated with the proposed entrance/exit and internal haul route from Highway 7 to the extraction area, which is existing and the operation will not adversely impact agricultural operations. The proposed extraction area does not contain any prime agricultural lands; and,

- The proposed pit has been designed to minimize social impacts on surrounding sensitive receptors (noise, dust, water resources [i.e. wells], traffic and air quality).

2.0 Introduction

Drain Bros. Excavating Limited (Drain Bros.) is applying for a Class A licence under the *Aggregate Resources Act* (ARA) and an Official Plan Amendment and Zoning By-law Amendment under the *Planning Act* to permit an above the water table pit on two (2) properties located at 3749 Highway 7 and 926 Sand Road. The proposed development is referred to as the Proposed Highway 7 Pit.

The site is located southwest of Norwood is bound by Highway 7 to the north and Sand Road to the south. The general location of the site is shown on **Figure 1**. The lands are legally described as Part of Lot 14, Concession 5 and Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough.

The area proposed to be licenced under the ARA is 35.2 hectares and the proposed extraction area is 25.0 hectares. The proposed extraction area is generally comprised of woodland and grassland areas. A portion of the site was historically used as a wayside pit and an existing access to this area exists from Highway 7. The Cawardine Pit (Licence No. 3399), which is owned by Amrize Cananda Inc. and operated by Drain Bros., is located directly east of the site. **Figure 2** provides an aerial of the site and **Figure 3** identifies the surrounding land uses within 1km of the proposed pit.

The Highway 7 Pit includes 3,652,000 tonnes of a high-quality aggregate resource. The proposed Highway 7 Pit proposes to extract and process aggregate above the established water table, ship a maximum of 350,000 tonnes per year and utilize the existing access and driveway onto Highway 7 for shipping to market. The site is proposed to be restored close to existing grades and rehabilitated to a natural heritage end use consisting of woodland and grassland areas.

Prior to submitting the proposed Highway 7 Pit application, Drain Bros. attended a pre-consultation meeting with County of Peterborough and Township of Asphodel-Norwood staff on November 28, 2023. A copy of the pre-consultation record, which includes the complete application requirements, is included as **Appendix A**. Based on pre-consultation, it was confirmed that the following applications are required for the proposed Highway 7 Pit:

- Aggregate Resources Act: Class A ARA Licence
- Planning Act: A County of Peterborough Official Plan Amendment (OPA) to permit aggregate extraction on a portion of the site through re-designation and site-specific policy. The most western portion of the site is already designated to permit aggregate extraction as a result of a previous application to permit aggregate extraction on that parcel by another applicant.
- Planning Act: A Township of Asphodel-Norwood Zoning By-law Amendment (ZBA) to zone the site to permit aggregate extraction.

In addition to this report, the following technical reports have been prepared to assess the proposed Highway 7 Pit and have been relied upon for the preparation of this report:

1. Maximum Groundwater Level Report, Highway 7 Pit, prepared by Tatham Engineering, dated July 6, 2026;

2. Natural Environment Report, Highway 7 Application, prepared by RiverStone Environmental Solutions Inc., dated July 2026;
3. Cultural Heritage Screening Report, Proposed Highway 7 Pit Extension, prepared by MHBC, dated May 2026;
4. Stage 1-2 Archeological Assessment: Sand Road Pit Expansion, Part Lot 14, Concession 5, and Part Lot 15, Concession 6, Geographic Township of Asphodel, Current Township of Asphodel-Norwood, County of Peterborough, Ontario, prepared by Matrix Heritage Inc., dated May 27, 2025;
5. Stage 1 and 2 Archaeological Assessment (Sand Road Pit Entrance Part Lot 15, Concession 6, Geographic Township of Asphodel, Current Township of Asphodel-Norwood County of Peterborough, Ontario) prepared by Matrix Heritage, dated December 5, 2025;
6. Level 1 and 2 Hydrogeological Assessment, Highway 7 Pit, prepared by Tatham Engineering, dated July 6, 2026;
7. Noise Impact Assessment, Highway 7 Pit, prepared by HGC Noise Vibration Acoustics, dated August 2026;
8. Agricultural Impact Assessment, Proposed Highway 7 Pit, prepared by MHBC, dated August 2026;
9. Air Quality Assessment, Proposed Highway 7 Pit, prepared by RWDI, dated June 29, 2026; and,
10. Traffic Impact Brief, Proposed Highway 7 Pit, prepared by Paradigm Transportation Solutions Limited, dated July 13, 2026.

This Planning Justification Report provides a summary of the proposed Highway 7 Pit, the subject site, surrounding area and various technical reports. The report provides a summary and analysis of applicable planning policy contained within the Provincial Planning Statement (PPS) and County of Peterborough Official Plan.

3.0 Proposed Highway 7 Pit

The site is comprised of two (2) properties located at 3749 Highway 7 and 926 Sand Road, in the Township of Asphodel-Norwood (**Figure 1**). The site is currently vacant and generally comprised of woodland and grassland areas. An existing access and driveway from Highway 7 bisect the northern property which is partly in agricultural use (**Figure 2**).

The proposed Highway 7 Pit application is for a Class A licence to permit an above the water table pit on the site. The proposed licence area is 35.2 hectares and the proposed extraction area is 25.0 hectares. The proposed licence boundary does not encompass the entire property extents and has been designed to exclude adjacent wetlands and their associated buffers (**Figure 4a**).

The proposed entrance/exit for the Highway 7 Pit is to be from Highway 7 in the location of the existing driveway. The main haul route for the Highway 7 Pit will be west from the entrance/exit along Highway 7 to access the Peterborough and GTA markets or east along Highway 7 to access more local markets in the County.

The hours of operation for the Highway 7 Pit, which include extraction and shipping, will be Monday to Saturday 6:00 am to 7:00pm. Processing will only be permitted between 7:00am and 7:00pm. The site would not operate on Sundays or holidays as defined in accordance with the Interpretation Act.

The Highway 7 Pit includes 3,652,000 tonnes of a high-quality aggregate resource and is proposed to have an annual tonnage limit of 350,000 tonnes that can be extracted and shipped from the site in any given calendar year.

The proposed Highway 7 Pit has been designed to be extracted in two (2) phases, Phases 1A, 1B and 2. The Phase 1 extraction area consists of 5.7 hectares, and the Phase 2 extraction area is 19.3 hectares. Phase 1 and 2 are separated by an unopened municipal road allowance and Phase 2 will be accessed by crossing the road allowance. Drain Bros. has obtained permission from the Township to cross the unopened road allowance and will be entering into an agreement with the Township. Extraction is to commence in Phase 1A near the entrance to the site and proceed in a southeast and east direction. Phase 1B may be extracted concurrently with Phase 1B and is to be extracted in an easterly direction. Phase 2 is to generally be extracted in an easterly direction. An operational schematic has been included as **Figure 5**.

The maximum depth of extraction is to be 1.5 metres above the established water table. The maximum depth of extraction on the site ranges from 198.5 masl to 203.1 masl.

Material will be processed using portable processing equipment on site. A scale and scale house are proposed on the eastern side of the internal haul route in proximity to the entrance/exit onto Highway 7. Operational controls, including setbacks and restrictions on the type and location of equipment, and requirements for berms have been incorporated into the ARA site plans based on the recommendations

of the various technical reports. These mitigation measures will ensure that the proposed Highway 7 Pit does not result in unacceptable impacts on surrounding land uses.

Areas of targeting woodland thinning are proposed in advance of woodland removal where direct encroachment into a woodland feature is proposed to reduce edge effect. In addition, pre-emptive plantings adjacent to wetlands and tributaries are proposed in certain locations of the site within five (5) years of the issuance of the ARA licence.

The site will be progressively rehabilitated throughout the life of the operation, with the anticipated final end-use being naturalized grasslands and woodlands. The proposed restoration plantings and areas in the rehabilitation plan will ensure long-term connectivity of the natural heritage system and habitat availability to species identified through the ecological fieldwork. Excess soils are proposed to be utilized as part of rehabilitation to restore portions of the site to existing grade and create a more uniform final landform. A rehabilitation schematic has been included as **Figure 6**.

Additional details on the operational and rehabilitation design for the proposed Highway 7 Pit can be found on the ARA site plans.

4.0 Subject Site and Surrounding Land Uses

4.1 Description of Subject Site and Adjacent Resources

The proposed Highway 7 Pit is comprised of two (2) properties located at 3749 Highway 7 and 926 Sand Road, in the Township of Asphodel-Norwood, County of Peterborough. The site is located southwest of Norwood and is bound by Highway 7 to the north and Sand Road to the south.

The subject lands are located in a predominantly agricultural area in the Township, with mineral aggregate operations and natural heritage areas also present. The site is bordered by Highway 7 and agricultural uses to the north, an existing mineral aggregate operation to the east, Sand Road, rural residential uses and woodland to the south, and woodland and fields to the west.

The site is generally comprised of woodland and grassland areas, and the only development existing on the site is one (1) outbuilding. The northern portion of the property abutting Highway 7 is used for agricultural purposes and is generally located outside of the proposed licence boundary. An existing access and driveway from Highway 7 bisect the northern property and provides access to the site. A portion of the Norwood Esker runs through the site, and topography is varied as a result.

The Township of Asphodel-Norwood Land Use Plan, which forms a component of the County of Peterborough Official Plan designated the site "Extractive Industrial", "Rural" and "Prime Agricultural", with an "Aggregate Resource Area" overlay (Schedule "A2") (**Figure 7**). The County Official Plan also identifies the site as fronting on a Provincial Highway, being Highway 7 (**Figures 9 & 10**).

The Township of Asphodel-Norwood Zoning By-Law No. 2009-08 zones the subject site as Agricultural (A), Rural (RU), and Environmental Protection (EP) (**Figure 8**).

4.1.1 On-site Mineral Aggregate Resources

The site is identified as being located within an "Aggregate Resource Area" in the Township of Asphodel-Norwood Land Use Plan (Schedule "A2") (**Figure 7**). In addition, the western portion of the site, which comprises Phase 2, is designated "Extractive Industrial" on the Township of Asphodel-Norwood Land Use Plan (Schedule "A2") (**Figure 7**), which would permit the proposed use. It is understood that this property is designated "Extractive Industrial" as a result of a former proposal to licence the property for aggregate extraction.

The site is identified as a "selected sand and gravel resource area of primary significance" in the Province's Aggregate Resources Inventory Papers (ARIP #105) and is identified as forming part of the Norwood esker within the Veralum Formation in the southwestern portion of the County (**Figure 11**).

The Highway 7 Pit includes 3,652,000 tonnes of a high-quality aggregate resource.

4.1.2 On-site and Adjacent Agricultural Resources

A small portion of the site is designated "Prime Agricultural" in the Township of Asphodel-Norwood Land Use Plan (Schedule "A2") (**Figure 7**). This area of the site is generally associated with the proposed entrance/exit and internal haul route from Highway 7 to the extraction area, which is existing. The northern portion of the property abutting Highway 7 is used for agricultural purposes (cash crop rotation) and is generally located outside of the proposed licence boundary. Existing agricultural operations and fields are located to the north and west of the site.

A detailed soil investigation was completed as part of the Agricultural Impact Assessment, which confirmed that a small area of the proposed licence area consists of CLI Class 1 and 2 soils, primarily associated with the existing access road to Highway 7. Class 1 and 2 soils are considered prime agricultural land. The balance of the proposed licence area does not constitute prime agricultural land. There is no prime agricultural land within the proposed extraction limit.

Overall, the Agricultural Impact Assessment concluded that the proposed Highway 7 Pit is not anticipated to have a negative impact on the long-term agricultural uses and operations on the subject lands and within the surrounding area. Mineral aggregate operations are an interim land use that are permitted within prime agricultural areas. The proposed extraction area does not contain any prime agricultural land and agriculture will continue on the portion of the property outside of the licenced area within the County's prime agricultural area.

4.1.3 On-site and Adjacent Key Natural Heritage Features and Key Hydrologic Features

The site has been subject to comprehensive, multi-year ecological investigation by RiverStone Environmental Solutions Inc. and a water resources investigation by Tatham Engineering Based on these assessments:

- Within 120 metres of the site there is habitat of endangered and threatened species, non-provincially significant wetlands, significant woodlands, fish habitat and significant wildlife habitat;

- Within the licence boundary there is habitat of endangered and threatened species, non-provincially significant wetlands, significant woodlands, fish habitat and significant wildlife habitat;

- Within the extraction limit there is significant woodlands and significant wildlife habitat;

- The site is located within the Otonabee-Peterborough Source Protection Area. The northern most portions of the site are within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System;

- The site is not located within a Wellhead Protection Area (WHPA); and

- The majority of the site is mapped within a significant groundwater recharge area (SGRA) and is mapped entirely within a highly vulnerable aquifer (HVA).

Please refer to **Figures 4a,4b, 4c and 4d** for the mapping of the above noted natural heritage features.

The key natural heritage features within the extraction limit are permitted to be removed in accordance with Provincial and County planning policies subject to meeting certain criteria.

To mitigate for the removal of these key natural heritage features and impacts to adjacent features several operational measures are proposed including, woodland thinning to reduce edge effect, and pre-emptive plantings adjacent to wetlands and tributaries. In addition, plantings to facilitate potential habitat for monarch butterfly are proposed as part of the operational and rehabilitation plans.

In the long-term, the rehabilitation plan for the Highway 7 Pit is proposed to result in the creation of self-sustaining woodland and grassland areas. Restoration plantings and areas in the rehabilitation plan will ensure long-term connectivity of the natural heritage system and habitat availability to species identified through the ecological fieldwork.

The natural heritage recommendations outlined in the Natural Environment Report as prepared by RiverStone Environmental Solutions Inc. have been included on the ARA site plans to ensure the proposed pit does not result in negative impacts to the on-site and adjacent key natural heritage features.

The Level 1 and 2 Hydrogeological Assessment concluded that no adverse effects to the groundwater and surface water resources and their users are anticipated as a result of the operation and rehabilitation of the proposed Highway 7 Pit. The recommendations of the Level 1 and 2 Hydrogeological Assessment prepared by Tatham Engineering have been included on the ARA site plans to ensure protection of the on-site and adjacent key hydrologic features.

4.1.4 On-site and Adjacent Cultural Heritage Resources

Within Ontario, cultural heritage resources consist of archeological resources, built heritage resources, and cultural heritage landscapes.

Significant cultural heritage resources are identified as resources that are valued for the important contribution they make to our understanding of the history of a place, an event or a person.

Provincial and County policies require that significant built heritage resources and significant cultural heritage landscapes be conserved and that significant archeological resources are identified, assessed and conserved by removal and documentation, or by preservation on site.

Built Heritage Resources and Cultural Heritage Landscapes

A Cultural Heritage Screening Report was prepared by MHBC to identify any potential built heritage resources as well as cultural heritage landscapes which may be present within the subject lands and provides a preliminary evaluation of resources as applicable.

The subject lands are not designated under the Ontario Heritage Act and do not have cultural heritage value. The Cultural Heritage Screening Report concluded that the Subject Lands do not contain any potential built heritage resources, and do not contain any significant cultural heritage landscapes, therefore no further cultural heritage study is required.

Archaeological Resources

Matrix Heritage completed two (2) Stage 1-2 Archaeological Assessments for the proposed licence area. Both Stage 1-2 Archaeological Assessments concluded that no further archaeological study is required for the licence area.

The Ministry of Citizenship and Multiculturalism has reviewed the assessments and provided sign-off letters (**Appendix B**).

4.2 Surrounding Land Uses

The proposed Highway 7 Pit is comprised of two (2) properties located at 3749 Highway 7 and 926 Sand Road, in the Township of Asphodel-Norwood. The site is located southwest of Norwood and is bound by Highway 7 to the north and Sand Road to the south.

The subject lands are located in a predominantly agricultural area in the Township, with mineral aggregate operations and natural heritage areas also present. The site is bordered by Highway 7 and agricultural uses to the north, an existing mineral aggregate operation to the east, Sand Road, rural residential uses and woodland to the south, and woodland and fields to the west.

Land uses within 500 metres of the proposed Highway 7 Pit include:

North: Highway 7, agricultural operations and fields.

East: The Cawardine Pit (Licence No. 3399), Asphodel 7th Line, rural residential uses, St. Paul's Cemetery, wooded areas and an aerodrome.

South: Sand Road, rural residential uses, woodland and a provincially significant wetland associated with the Ouse River.

West: Wooded areas and fields.

4.3 Mitigation Measures to Minimize Impacts on Surrounding Land Uses

Provincial and County policies require mineral aggregate operations be designed to minimize impacts on surrounding land uses. The operation is required to be appropriately designed, buffered and/or

separated from sensitive land uses to prevent adverse effects form noise and other potential contaminants and minimize risk to public health and safety in accordance with provincial guidelines and standards.

The proposed Highway 7 Pit has been designed to minimize and avoid unacceptable impacts on surrounding sensitive land uses. The following matters have been considered in assessing land use compatibility on surrounding land uses such as rural residential uses.

4.3.1 Water Resource Quality and Quantity

Tatham Engineering completed a Level 1 and 2 Hydrogeological Assessment to assess the potential impact of the proposed extension on surface water and groundwater resources in the vicinity of the proposed Highway 7 Pit and ultimately evaluate potential mitigation measures.

The proposed pit will remain above the established water table and no dewatering activities will be carried out. As a result, the proposed Highway 7 Pit will not impact surrounding groundwater resources or residential or agricultural water supplies.

A water monitoring program will be implemented as part of the proposed Highway 7 Pit, consisting of the following:

- Quarterly water quantity monitoring at nine (9) locations during the first two years of operations and annually thereafter;
- Quarterly monitoring of water levels and streamflow at three (3) surface water monitors; and
- Annual water quality sampling at six (6) locations.

While well interference is not anticipated, a well complaints response procedure has been provided in the Level 1 and 2 Hydrogeological Assessment and included on the ARA site plans.

Additional mitigation measures to protect water resources include:

- Refueling of machinery shall not be conducted in areas of excavation within 5 m of the water table.
- No chemical sprays shall be used in the areas of the excavation.
- Operator training shall include understanding and implementing the preventative measures provided above, in addition to any on-site corporate Spill Contingency Plan.

4.3.2 Traffic

A Traffic Impact Brief was completed by Paradigm Transportation Solutions Limited for the proposed Highway 7 Pit. The proposed Highway 7 Pit will include one (1) operational entrance/exit onto Highway 7 where an existing driveway is located. No new entrances are proposed as part of this application. The proposed haul route would have trucks travelling west from the entrance/exit along Highway 7 to access the Peterborough and GTA markets or east along Highway 7 to access more local markets in the County.

Although a portion of the site has frontage on Sand Road, there was a previous application on the portion of the site already designated "Extractive Industrial" (proposed Phase 2) and it was determined that access via Sand Road was not viable. Furthermore, the portion of Sand Road to the east of Cooper Line is located on private land, not owned by the applicant, and is not of sufficient width to accommodate truck traffic. As result, utilizing the existing entrance/exit onto Highway 7 is the route of least impact

and minimizes impacts on surrounding residential uses. Additionally, this access was historically used for the former wayside pit on the property.

The Highway 7 Pit is proposed to operate Monday to Saturday 6:00am and 7:00pm and have an annual tonnage limit of 350,000 tonnes to be shipped from the operation.

Highway 7 is a Provincial Highway as identified on the Roads Plan (Schedules "B" and "B2") of the County Official Plan (**Figures 9 & 10**).

The Traffic Impact Brief concluded that the proposed pit is forecast to have a minor impact on traffic operations in the surrounding area. It is recommended that a westbound left turn lane be installed at the site access on Highway 7 in accordance with Ministry of Transportation requirements.

4.3.3 Noise

A Noise Impact Assessment was completed by HGC Engineering for the proposed Highway 7 Pit. The purpose for this assessment was to assess potential noise impacts from the proposed pit on surrounding sensitive receptors and to provide noise control recommendations to ensure the pit operations would satisfy the Ministry of the Environment, Conservation and Parks (MECP) noise guidelines. The Noise Impact Assessment concluded that with the implementation of the recommended noise controls, the predictable worst case operating scenarios at the Highway 7 Pit will comply with MECP sound level limits.

Please refer to the Noise Impact Assessment for the complete list of noise mitigation technical recommendations. These technical recommendations have been included on the ARA site plans.

4.3.4 Air Quality

An Air Quality Assessment was completed by RWDI to quantify and evaluate potential air quality impacts from the proposed Highway 7 Pit. The Air Quality Assessment concluded that the maximum predicted concentrations from the proposed operation would be below the relevant criteria for all contaminants at the modelled receptors. Based on these modelling results, the Air Quality Assessment concluded that the proposed Highway 7 Pit is not predicted to cause a significant air quality impact and will comply with provincial limits with the recommended mitigation measures in place.

Please refer to the Air Quality Assessment for the complete list of recommended mitigation measures. These technical recommendations have been included on the ARA site plans.

5.0 Planning Policy Analysis

The following includes an assessment of the proposed Highway 7 Pit application in relation to the policies and provisions of the following documents:

- The Provincial Planning Statement (2024);
- The County of Peterborough Official Plan; and
- The Township of Asphodel-Norwood Zoning By-law.

To provide a comprehensive review of the Subject Lands, the entire proposed licence boundary has been considered in the Planning Analysis section of this report. The following are policy excerpts from the above-mentioned policy documents that are relevant to the proposed Highway 7 Pit. A response follows each excerpt to demonstrate how the application is consistent with / conforms to the documents.

5.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on October 20, 2024, replacing the previous Provincial Policy Statement. Section 3 of the Planning Act requires that any decisions affecting planning matters "be consistent with" policy statements issued under the Act.

The PPS provides policy direction on matters of Provincial interest related to land use planning and development setting a policy framework that addresses housing, infrastructure, economic development, natural heritage, and public health and safety. The PPS promotes development that balances environmental protection and economic growth to support sustainable long-term growth and development across Ontario.

The PPS recognizes the importance of the Province's natural heritage, water, agricultural, mineral aggregate, and cultural heritage resources as they provide important environmental, economic, and social benefits. As such, the wise use and management of these resources is a key Provincial interest.

The following are policy excerpts from the PPS that are relevant to the proposed Highway 7 Pit. A statement follows each excerpt highlighting the proposal's consistency with the applicable policies.

In the context of the PPS, the site is located within a rural area in the County. The northeastern portion of the site is located within a prime agricultural area, with a small portion of the site containing prime agricultural lands. The proposed extraction area does not contain any prime agricultural lands. The majority of the site is considered rural lands in the context of the PPS. The western portion of the site is already designated "Extractive Industrial" in the County Official Plan.

> *"Healthy, integrated and viable rural areas should be supported by:*
>
> *a) building upon rural character, and leveraging rural amenities and assets;*

d) using rural infrastructure and public service facilities efficiently;

e) 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;

g) conserving biodiversity and considering the ecological benefits provided by nature;" (2.5.1)

The proposed Highway 7 Pit is located in a rural area that has been identified as being located within an "Aggregate Resource Area" in the Township of Asphodel-Norwood Land Use Plan (Schedule "A2") (**Figure 7**). The site is also identified as a being a "selected sand and gravel resource area of primary significance" in the Province's Aggregate Resources Inventory Papers (ARIP #105) (**Figure 11**), with the western portion of the site already designated for mineral aggregate extraction in the County Official Plan. The proposed Highway 7 Pit will utilize the existing road network and be accessed via Highway 7. The proposed Highway 7 Pit utilizes a rural resource and will contribute towards supporting a healthy, integrated and viable rural area by supporting the economic base and providing employment opportunities in the local area. Biodiversity and the ecological benefits provided by nature have been considered as part of the development of the proposed operational and rehabilitation plans for the site.

"On rural lands located in municipalities, permitted uses are: a) the management or use of resources;" (2.6.1)

"Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

a) extraction of minerals, petroleum resources and mineral aggregate resources;…" (4.3.5.1a)

As noted above, the site is located predominantly on rural lands. The northeastern portion of the site is identified as being within the prime agricultural area and containing prime agricultural lands. The proposed extraction area does not contain any prime agricultural lands. The proposed Highway 7 Pit is a permitted use on the site in accordance with Sections 2.5.1 and 4.3.5.1 a) of the PPS, subject to satisfying other applicable policies of the PPS.

"Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses." (2.6.4)

The western portion of the site is currently designated for mineral aggregate use, with the entirely of the site located within the County's Aggregate Resources Overlay (**Figure 7**) and identified as a being a "selected sand and gravel resource area of primary significance" by the Province (**Figure 11**). An Agricultural Impact Assessment was completed which confirmed that there will be no negative impacts to agricultural operations. Accordingly, the proposal aligns with Policy 2.6.4 by utilizing the land for its recognized mineral aggregate resource potential, while protecting agricultural resources.

"Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible." (3.2.2)

The proposed Highway 7 Pit will utilize an existing driveway entrance onto Highway 7 to move extracted material from the operation. The Traffic Impact Study completed as part of the proposed Highway 7 Pit concluded that the proposed pit is forecast to have a minor impact on traffic operations in the surrounding area. It is recommended that a westbound left turn lane be installed at the site access on

Highway 7 in accordance with Ministry of Transportation requirements. With the recommended improvements, the road infrastructure can support the proposed Highway 7 Pit.

> *"Natural features and areas shall be protected for the long term."* (4.1.1)

A Natural Environment Report has been prepared for the proposed Highway 7 Pit which confirmed that natural features and areas will be protected for the long term. Please refer to Section 4.1.3 of this Report for additional details on the Natural Environment Report.

> *"The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features."* (4.1.2)

A Natural Environment Report has been completed and the operation has been designed to maintain the existing surrounding natural features outside of the proposed extraction limit and mitigate for the removal of features within the proposed extraction limit to ensure no negative impact. The operation will be progressively rehabilitated following extraction of each phase to ensure the ecological function, biodiversity and connectivity of the natural features on the site are maintained for the long term. In the long-term, the rehabilitation plan for the Highway 7 Pit is proposed to result in the creation of self-sustaining woodland and grassland areas. Restoration plantings and areas in the rehabilitation plan will ensure long-term connectivity of the natural heritage system and habitat availability to species identified through the ecological fieldwork.

> *"Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E1;"* (4.1.4)

The Natural Environment Report concluded that there are no significant wetlands within 120 metres of the proposed licence limit.

> *"Development and site alteration shall not be permitted in:*
>
> *b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
> *d) significant wildlife habitat;*
>
> *unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions."* (4.1.5)

The Natural Environment Report identified that there is significant woodland and significant wildlife habitat within the proposed licence and extraction limits.

Mitigation measures, including timing windows for vegetation removals and habitat enhancement and replacement, were recommended through the Natural Environment Report and have been incorporated into the ARA site plans to ensure there are no negative impacts to significant woodlands.

The significant wildlife habitat identified is associated bat maternity colonies and special concern and area sensitive bird species. Mitigation measures have been recommended including timing windows for vegetation removals and habitat enhancement and replacement through the progressive and final rehabilitation plan to ensure no negative impacts occur on these species and their habitat.

"Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements." (4.1.6)

The Natural Environment Report confirmed that no fish habitat is present in the proposed extraction area. In addition, the proposed Highway 7 Pit is not anticipated to result in any negative impacts to fish habitat on adjacent lands as confirmed through the Natural Environment Report.

"Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements."(4.1.7)

Habitat of endangered and threatened species (Black Ash) was identified within the proposed licence, but located outside of the proposed extraction area, through the Natural Environment Report. Mitigation measures have been recommended, including pre-emptive plantings adjacent to wetlands, to avoid negative impacts on this species and their habitat. These recommendations have been included on the ARA site plans and will be implemented as part of operations.

"Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions."(4.1.8)

The ecological function of the lands adjacent to the proposed Highway 7 Pit have been evaluated as part of the Natural Environment Report. The Natural Environment Report has recommended mitigation measures to ensure that there will be no negative impacts on the adjacent natural heritage features or their ecological function as a result of the proposed Highway 7 Pit. The recommendations have been included on the ARA site plans.

1. Planning authorities shall protect, improve or restore the quality and quantity of water by:

a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;

The proposed Highway 7 Pit will extract above the established groundwater table to minimize potential impacts that the proposed extraction might have on the watershed. In addition, mitigation measures recommended through the Natural Environment Report and the Hydrogeological Assessment to protect watershed features, including the use of silt fencing have been included on the ARA site plans and will be implemented as part of the operation.

b) minimizing potential negative impacts, including cross-jurisdictional and crosswatershed impacts;

The site is located within the Ouse River watershed. The applicable technical reports have taken into consideration potential impacts to this watershed and it has been determined that the proposed Highway 7 Pit will not negatively impact this watershed.

c) identifying water resource systems;

The Hydrogeological Assessment identified water resource systems on-site and in the surrounding lands. No negative impacts to the water resource systems are expected and ongoing monitoring will ensure extraction does not negatively impact the systems.

d) maintaining linkages and functions of water resource systems;

Water resources and natural heritage features surrounding the proposed pit have been assessed for potential impacts resulting from extraction of aggregate in the proposed pit. The Water Resources report and Natural Environment Report conclude the proposed pit will not negatively impact the linkages and related functions of surrounding water resources and natural heritage features.

e) implementing necessary restrictions on development and site alteration to:
   1. *protect all municipal drinking water supplies and designated vulnerable areas; and*
   2. *protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*

No municipal drinking water supplies are located in the vicinity of the proposed pit (3 kilometres). The site is located within a designated vulnerable area. The water resources report concludes that with the implementation of the water resources recommendations, there will be no adverse effects to the groundwater and surface water resources.

f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;

A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed Highway 7 Pit will protect the quality and quantity of water. A monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected.

2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed Highway 7 Pit will protect the quality and quantity of water. A monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected.

"As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture." (4.3.1.2)

As outlined in Section 4.1.2 of this Report, a small portion of the site is designated "Prime Agricultural" in the Township of Asphodel-Norwood Land Use Plan (Schedule "A2") (**Figure 7**). This area of the site is generally associated with the proposed entrance/exit and internal haul route from Highway 7 to the extraction area, which is existing. The northern portion of the property abutting Highway 7 is used for agricultural purposes (cash crop rotation) and is generally located outside of the proposed licence boundary. This area of the property outside of the licence boundary will remain in agricultural use.

"Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

a) extraction of minerals, petroleum resources and mineral aggregate resources;…" (4.3.5.1a)

As noted above, a portion of the site, including a small portion of the extraction footprint, is located within the prime agricultural area. The proposed Highway 7 Pit is a permitted use in this area in accordance with Policy 4.3.5.1 a).

> *"Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance."* (4.3.5.2)

An Agricultural Impact Analysis was completed as part of the proposed Highway 7 Pit application to assess potential impact on agricultural uses and operations. Overall, the Agricultural Impact Assessment concluded that the proposed Highway 7 Pit is not anticipated to have a negative impact on the long-term agricultural uses and operations on the subject lands and within the surrounding area Agriculture will continue on the portion of the eastern property outside of the licenced area within the County's prime agricultural area.

> *"Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified."* (4.5.1.1)

Provincial and County mapping identify the site as part of an aggregate resource area. As such, this area has been protected and managed through the County Official Plan for future mineral aggregate resource use.

> *"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." (4.5.1.2)*

The proposed application will enable a known aggregate resource to be protected for the long-term and made available to support growth and development in surrounding markets.

> *"Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts."* (4.5.2.3)

The application has been designed to ensure extraction is undertaken in a manner which minimizes social economic and environmental impacts. See Section 4.3 of this report for details on the mitigation measures that will be implemented to minimize impacts on surrounding land uses.

> *"Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration."* (4.5.3.1)

The application has been designed to ensure progressive and final rehabilitation will be undertaken in a manner that promotes land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation of the site was designed to

incorporate natural features that replace and integrate with existing surrounding rural and natural feature land uses.

> *"In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that:*
>
> *a) impacts to the prime agricultural areas are addressed, in accordance with policy 4.3.5.2; and*
>
> b) *the site will be rehabilitated back to an agricultural condition."* (4.5.4.1)

As noted, A small portion of the site is within the prime agricultural area and contains prime agricultural lands. This area of the site is generally associated with the proposed entrance/exit and internal haul route from Highway 7 to the extraction area, which is existing and the operation will not adversely impact agricultural operations. The proposed extraction area does not contain any prime agricultural land. As concluded in the Agricultural Impact Assessment, rehabilitation back to an agricultural condition is not required.

> *"Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved." (4.6.1)*

A Cultural Heritage Screening Report has been completed which concludes that no significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed site.

> *"Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."* (4.6.2)

Two Stage 1 and Stage 2 Archaeological Assessments have been completed which concluded that no further archaeological study is required for the licence area. Ministry of Citizenship and Multiculturalism clearance letters have been obtained confirming the assessments have been accepted into the Provincial register for archaeological studies.

> *"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved." (4.6.3)*

A Cultural Heritage Screening Report has been completed which concludes that no protected heritage properties are identified on adjacent lands.

In summary, the proposed Highway 7 Pit is consistent with the policies of the PPS.

5.2 The County of Peterborough Official Plan (1994)

The County of Peterborough Official Plan (the "County OP") provides guidance for growth and development within the County of Peterborough (the "County"). The four lower-tier municipalities located within the County, including the Township of Asphodel-Norwood, have their local policies in the County OP.

The Township of Asphodel-Norwood Land Use Plan, which forms a component of the County of Peterborough Official Plan designated the site "Extractive Industrial", "Rural" and "Prime Agricultural", with an "Aggregate Resource Area" overlay (Schedule "A2") (**Figure 7**). The County Official Plan also identifies the site as fronting on a Provincial Highway, being Highway 7 (**Figures 9 & 10**). A copy of the draft Official Plan Amendment is included in **Appendix C**.

The following provides a policy analysis of all the applicable policies from the County OP.

Section 4.1 of the County OP sets out policies related to the Natural Environment. Section 4.1.3.1 provides general policies and states, in part, that:

> *4.1.3.1 - General Development and site alterations within provincially significant wetlands and in significant portions of the habitat of endangered and threatened species is not permitted.*

There are no provincially significant wetlands and significant portions of habitat of endangered and threatened species on the site as confirmed through the Natural Environment Report.

Further policies within Section set out requirements for environmental impact studies. The Natural Environment Report was completed in accordance with these requirements.

Section 4.1.3.3 of the County OP provides policies related to Mineral Aggregate Resources:

Section 4.1.3.3 Policy	Proposed Highway 7 Pit
Mineral aggregate and non-aggregate resources shall be recognized and managed by local Official Plans as limited and non-renewable natural resources to be protected for long-term use;	The Township of Asphodel-Norwood Land Use Plan designates the westernmost portion of the site as "Extractive Industrial" and maps the entirety of the site within the "Aggregate Resource Area" overlay (Schedule "A2") (**Figure 7**).
Local municipalities, in consultation with the County, the Ministry of Northern Development and Mines and the Ministry of Natural Resources shall review development proposals with respect to mineral aggregate and non-aggregate resources;	Applications with the MNR, County and Township have been filed to permit the proposed Highway 7 Pit.
In an area where: • new mineral aggregate operations are proposed or anticipated; • there are multiple existing or potential operations; and • there are significant concerns about the environmental, social, and transportation impacts of those operations; the local municipality may undertake an aggregate resource management plan for that area before considering individual applications, provided there is no undue delay in undertaking and completing	The Township has not undertaken and aggregate resource management plan for this area.

Section 4.1.3.3 Policy	Proposed Highway 7 Pit
the plan. If such an area traverses municipal boundaries, two or more local municipalities may agree to undertake an aggregate resource management plan jointly, and the County will also participate. The local municipality or municipalities may request the assistance of existing and potential operations in the plan area for the preparation of the plan;	
All extraction and processing operations should be located and operated in such a manner as to minimize the impact on the natural, social and built environments. In particular, water resources including both surface and ground, shall be protected from adverse impacts of extraction. Appropriate separation distances for proposed and existing aggregate operations are usually determined on a site specific basis. However, the Ministry of Environment considers the area of influence to be 500 metres for a quarry, 300 metres for a pit below the groundwater table and 150 metres for a pit above the groundwater table. This area is considered to have the greatest impact on sensitive land uses from the pit or quarry operation. Environmental studies should be required to assess the impact if development occurs within this influence area. This influence area should be applied reciprocally to new sensitive land uses encroaching upon an existing extraction operation or lands committed for future extraction.	The application has been designed to ensure extraction is undertaken in a manner which minimizes potential impacts on the natural, social and built environments. Section 4.3 of this report details the mitigation measures that will be implemented to minimize impacts on surrounding land uses, including noise and air quality controls. The proposed Highway 7 Pit will be operated above the groundwater table and the Hydrogeological Assessment completed concluded that the proposed operation will protect the quality and quantity of water resources.
Pit and quarry operators will be required to undertake progressive and final rehabilitation to accommodate subsequent land uses, and to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation will take surrounding land use and approved land use designations into consideration.	Progressive and final rehabilitation will be undertaken as part of the proposed Highway 7 Pit operation. Final rehabilitation for the Highway 7 Pit is proposed to result in the creation of self-sustaining woodland and grassland areas. Restoration plantings and areas in the rehabilitation plan will ensure long-term connectivity of the natural heritage system and habitat availability to species identified through the ecological fieldwork.
Local plans will permit mineral aggregate extraction as an interim use on prime agricultural land in prime agricultural areas, provided that the licensed area will be rehabilitated so as to restore substantially the same areas and same average soil	A review of the applicable local policies is contained within this section of the report. As noted, a small portion of the site is located within the prime agricultural area on prime

Section 4.1.3.3 Policy	Proposed Highway 7 Pit
quality for agriculture. Complete rehabilitation of prime agricultural lands is not required if: • there is a substantial quantity of mineral aggregates below the water table warranting extraction; or • the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and • the applicant has considered alternative sources of supply (on prime agricultural lands where rehabilitation to agriculture is possible, on poorer quality agricultural lands, and on lands identified as designated growth areas) and found them unsuitable. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, and Canada Land Inventory Classes 1, 2, and 3; and • rehabilitation to agriculture is maximized in the remainder of the licensed area;	agricultural land. In general, this area is primarily associated with the existing access road to Highway 7 and the operation will not adversely impact agricultural operations. The proposed extraction area does not contain any prime agricultural land. As concluded in the Agricultural Impact Assessment, rehabilitation back to an agricultural condition is not required. Aggregate extraction is an interim land use and the proposed Official Plan Amendment has been structured to maintain the "Prime Agriculture" designation on the lands and permit the Highway 7 Pit as a site-specific use.
Local municipalities will be required to implement controls pursuant to the Planning Act, and comprehensive by-laws pursuant to the provisions of the Municipal Act, 2001, to regulate the operation of pits and quarries. The comprehensive by-laws shall have regard for site development, pit operations, off-site implications, rehabilitation and implementation procedures, among other matters;	Official Plan Amendment and Zoning By-law Amendment applications have been filed under the Planning Act to permit the proposed Highway 7 Pit.

Sections 4.1.3.4 and 4.1.3.5 contain policies pertinent to natural heritage features and water resources respectively. In general, these policies provide direction for designations and policies to be contained within the local plans that are within Sections 6.0 and 7.0 of the County OP. A review of these policies within the local plan is contained within this section of the Report.

Section 4.3 of the County OP contains policies related to the Rural and Cultural Landscape. As it relates to the general policies contained in Section 4.3.3.1, the following policies apply:

> *Rural areas will generally be the focus of resource activity, resource based recreational activity and other rural land uses. The County, recognizing the need for growth on a limited basis, will permit non-agricultural related uses in the rural community outside prime agricultural areas and other agricultural areas designated in local plans in accordance with Section 4.3.3.2 which reflect the cultural and rural character of the area, promote a variety of living and employment*

opportunities for the rural community and do not negatively impact on the natural environment that cannot be located in settlement areas;

The site is located within a rural area in the County where resource activity is to be focused in accordance with Section 4.3.3.1 of the County OP. The majority of the site is located outside of the prime agricultural area and the proposed Highway 7 Pit would be a permitted use on the site.

Policies related to Agriculture are outlined in Section 4.3.3.2 and include the following:

A local plan may exclude a prime agricultural area from designation, or may be amended to remove a prime agricultural area from being so designated, only in the following circumstances:

- *extraction of mineral aggregate resources or non-aggregate mineral resources, in accordance with Section 4.1.3.3;*

A small portion of the site is designated "Prime Agricultural" in the Township of Asphodel-Norwood Land Use Plan (Schedule "A2") (**Figure 7**). This area of the site is generally associated with the proposed entrance/exit and internal haul route from Highway 7 to the extraction area, which is existing. An Official Plan Amendment had been filed to permit the proposed Highway 7 Pit as a site-specific use in the "Prime Agricultural" designation. The balance of the lands will be redesignated to "Extractive Industrial" to permit the extraction of mineral aggregate resources in accordance with Section 4.3.3.2. A copy of the proposed Official Plan Amendment has been included as **Appendix C**.

In considering development in prime agricultural areas and other agricultural areas, local municipalities must consider:

- *maintaining the identified agricultural areas and encouraging these areas for future agricultural expansion;*
- *maintaining the viability of farm units;*
- *the existing character of the agricultural community; and*
- *the Trent Source Protection Plan;*

An Agricultural Impact Assessment was completed to review potential impacts and concluded that the proposed Highway 7 Pit is not anticipated to have a negative impact on the long-term agricultural uses and operations on the subject lands and within the surrounding area.

Policies related to Heritage are outlined in Section 5.2 of the County OP. The Cultural Heritage Screening Report and Stage 1-2 Archaeological Assessments have confirmed that there are no cultural heritage resources on the site.

Transportation policies are outlined in Section 5.3 of the County OP. As it relates to the proposed Highway 7 Pit, the following policies have been considered under Section 5.3.3.2:

Transportation systems will be provided which are safe, environmentally sensitive, and energy efficient

In addition, policies related to Provincial Highways are contained within Section 5.3.3.2. The proposed Highway 7 Pit would be accessed via an existing entrance onto Highway 7, which is a provincial highway. As it relates to the proposal, the following policies apply:

Development adjacent to or impacting on Provincial Highways requires the issue of permits from the Ministry of Transportation so that the long term function of the highway is maintained. Conditions of development may include but are not limited to:

- *increased building setbacks*
- *0.3 metre reserves*
- *closing multiple entrances*
- *increased frontages*
- *improvements to provincial and other roads*
- *reverse frontage lots*

Wherever possible and feasible, road access to a proposed subdivision or development will be from an adequate existing municipal travelled public road, rather than directly from a Provincial Highway;

A Traffic Impact Study was completed as part of the proposed Highway 7 Pit to assess potential traffic impacts and recommended that a westbound left turn lane be installed at the site access on Highway 7 in accordance with MTO requirements. The Traffic Impact Study will be reviewed by MTO and any upgrades will be in accordance with their requirements. With the implementation of the recommended turning lane, the proposed Highway 7 Pit will maintain the function of the surrounding road network.

Land Use Compatibility policies are contained within Section 5.5 of the County OP. Section 5.5.3.1 states that:

The County promotes the orderly development of new land uses while maintaining compatibility between existing and proposed land uses. Measures including land use separation, buffers, and intervening land uses shall be provided where required between incompatible land uses in accordance with Provincially established guidelines

The application has been designed to ensure extraction is undertaken in a manner which minimizes potential impacts on surrounding land uses. Section 4.3 of this report details the mitigation measures that will be implemented to minimize impacts on surrounding land uses, including setbacks and berms.

Section 5.7 of the County OP contains Source Water Protection policies. Section 5.7 notes that the County of Peterborough is located within the Trent Conservation Coalition Source Protection Region and is subject to the polices of the Trent Source Protection Plan.

The site is located within the Otonabee-Peterborough Source Protection Area, with portions along the northern limits of the site are within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System (**Figure 12**). The site is also mapped within a significant groundwater recharge area (SGRA) (**Figure 13**) and highly vulnerable aquifer (HVA) (**Figure 14**).

Section 5.7.1 establishes the following goal for Source Water Protection:

To identify, protect, improve and restore the quality and quantity of surface water and ground water resources within vulnerable areas as identified within the Trent Source Protection Plan.

Section 5.7.2 identifies the following objectives:

- to protect existing and future sources of municipal drinking water from incompatible land uses;

- to maintain and wherever feasible, enhance the quantity and quality of ground water and surface water;
- to minimize the potential for contamination including potential contamination from road salt on sources of municipal drinking water;
- to identify water resource systems including ground water features, hydrologic functions, natural heritage features and areas and surface water features including shoreline areas, necessary for the ecological and hydrological integrity of the watershed;
- to promote informed stewardship in vulnerable areas in collaboration with the Province, area Municipalities and local Conservation Authorities.

The site is not located within a Wellhead Protection Area (WHPA), but is partially located within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System (**Figure 12**). In addition, the site is located within a significant groundwater recharge area (SGRA) (**Figure 13**) and within a highly vulnerable aquifer (HVA) (**Figure 14**).

A Level 1 and 2 Hydrogeological Assessment concluded that the Proposed Highway 7 Pit would result in no adverse effects to the groundwater and surface water resources and their users are anticipated as a result of the operation and rehabilitation of the proposed Highway 7 Pit. The recommendations of the Level 1 and 2 Hydrogeological Assessment prepared by Tatham Engineering have been included on the ARA site plans to ensure protection of water resources.

Section 5.7.3.1 sets out general policies for Source Water Protection areas, including prohibited land use activities. As it relates to the proposed Norwood Pit Extension the following use should be considered.

> *The following land use activities shall be prohibited in vulnerable areas where they would constitute a future significant drinking water threat unless otherwise stated in the Trent Source Protection Plan:*
>
> *h) The handling or storage of fuel;*

Aggregate extraction is not a prescribed drinking water threats under the *Clean Water Act.* With respect to Section 5.7.3.1 h), a note has been included on the ARA site plans what would not permit the refueling of machinery in areas of excavation within 5 m of the water table.

Further policies in Section 5.7.3.1 state the following:

> *During pre-consultation and development application review, County Planning, Conservation Authority, Risk Management Official and Local Municipal Staff will provide information related to source water protection to the proponent, to indicate whether the proposed application is within a vulnerable area and that Trent Source Protection Plan policies may apply.*
>
> *Development applications within identified vulnerable areas shall be accompanied by a Notice issued by the Risk Management Official under Section 59(2) of the Clean Water Act, 2006, as amended.*
>
> *New land uses, including the creation of lots, and new or expanding land use activities, shall not be permitted within vulnerable areas unless it can be demonstrated that they do not pose a significant drinking water threat.*

Aggregate extraction is not a prescribed drinking water threats under the *Clean Water Act.* A Level 1 and 2 Hydrogeological Assessment was prepared as part of the application which concluded that the Proposed Highway 7 Pit would result in no adverse effects to the groundwater and surface water resources and their users are anticipated as a result of the operation and rehabilitation of the proposed Highway 7 Pit. The recommendations of the Level 1 and 2 Hydrogeological Assessment prepared by Tatham Engineering have been included on the ARA site plans to ensure protection of water resources.

Section 5.7.3.4 of the County OP contains policies related to Transport Pathways. In accordance with this section, a pit would be considered a transport pathway. The Township will be required to give the Source Protection Authority and the Trent Conservation Coalition Source Protection Committee notice of the proposed application.

Section 6.0 of the County OP contains land use policies for the local plans, including the Township of Asphodel-Norwood. The local municipal official plans complement the County OP by providing detailed strategies, policies and land use designations for planning and development at the local municipal level.

Section 6.2 contains policies related to the Rural Component of the Township, which includes prime agricultural areas, rural areas and secondary agricultural areas, environmental constraint areas, and extractive industrial areas.

Polices related to the Prime Agriculture designation are outlined in Section 6.2.1 and policies pertinent to the Rural land use designation are outlined in Section 6.2.2. The proposed Highway 7 Pit is not a permitted use in the Prime Agriculture and Rural designations. Accordingly, an Official Plan Amendment has been filed to permit the use. The proposed Official Plan Amendment seeks to re-designate the "Rural" lands to "Extractive Industrial" and add a site-specific permission within the "Prime Agriculture" designation to permit the proposed Highway 7 Pit. The proposed site-specific policy for the "Prime Agriculture" area, rather than re-designation, is based on direction received from the Ministry of Agriculture, Food and Agribusiness on other aggregate applications. A copy of the proposed Official Plan Amendment has been included as **Appendix C**.

Policies related to the Extractive Industrial land use designation are contained within Section 6.2.13 of the County OP. Section 6.2.13.1 states that:

> *The participating Townships contain areas with high quality mineral aggregate reserves. It is the intent of this Plan to recognize legally existing pits and high potential aggregate resource areas and to protect them from incompatible land uses*

The westernmost portion of the site is currently designated "Extractive Industrial" in the County OP, with the entirety of the site identified within the "Aggregate Resource Area" overlay (Schedule "A2") (**Figure 7**). Accordingly, the site is identified as being within an area of high quality mineral aggregate reserves.

Section 6.2.13.2 provides permitted uses within the Extractive Industrial designation and states:

> *The predominant use of land within the Extractive Industrial designation shall be sand, gravel and quarry operations.*

The proposed Official Plan Amendment seeks to designate the entirety of the site "Extractive Industrial" to permit the extraction of sand and gravel.

In addition, further policies within Section 6.2.13.2 include the following:

> *Aggregate extraction operations shall be developed with minimal impacts on surrounding natural and cultural resources. All expended aggregate pits and quarries shall be rehabilitated.*

The Natural Environment Report prepared by RiverStone Environmental Solutions Inc. has confirmed that the proposed Highway 7 Pit can be developed with minimal impacts on surrounding natural resources. The natural heritage recommendations outlined in the Natural Environment Report as have been included on the ARA site plans to ensure protection of the on-site and adjacent key natural heritage features. The Cultural Heritage Screening Report and Stage 1-2 Archaeological Assessments confirmed that there are no impacts to cultural heritage resources anticipated as a result of the proposed Highway 7 Pit.

> *An Official Plan Amendment and Zoning By-law Amendment application will be required for all new operations, or proposals for expansion beyond the licensed boundaries of existing, aggregate extraction operations. Any Official Plan Amendment will be considered within the context of all objectives and policies of the Official Plan. "Aggregate Resource Areas" have been identified on the land use schedules as an overlay to identify areas having potential for mineral and aggregate extraction operations and may be amended as information becomes available.*

An Official Plan Amendment and Zoning By-law Amendment have been filed to permit the proposed Highway 7 Pit. The site is located within an "Aggregate Resource Area" in the County OP.

> *In addition, any proposed Extractive Industrial operation shall be evaluated in order to protect existing sensitive land uses.*

As noted in Section 4.3 of this Report, mineral aggregate operations are required to be designed to minimize impacts on surrounding sensitive land uses. The proposed Highway 7 Pit has been designed, buffered and/or separated from sensitive land uses to prevent adverse effects form noise and other potential contaminants and minimize risk to public health and safety in accordance with provincial guidelines and standards.

Section 6.2.13.3 contains the Extractive Industrial policies:

a) *The general policy shall be to protect these valuable aggregate reserves for extractive purposes and to prevent any development that is in conflict with aggregate extraction, whether at the present time or at some point in the future. Rural uses that do not preclude future aggregate extraction will be permitted.*

The applications will facilitate extraction of a known aggregate reserve which is in keeping with the intent of the policy.

b) *The boundaries of the areas designated as "Extractive Industrial" as shown on Schedules A1, A2 and A3 are intended to correspond precisely to the respective areas licensed under the Aggregate Resources Act. Where there is a discrepancy in the boundary, the boundary shown on the license will prevail.*

The boundaries of the Official Plan Amendment and the area already designated "Extractive Industrial" align with the proposed ARA licence boundary.

c) *Generally, only licensed pit and quarry operations shall be zoned for extraction in the implementing Zoning By-law. The area zoned should correspond precisely to the area licensed under the Aggregate Resources Act. Potential aggregate resource areas which are not licensed shall be zoned in a holding or Rural Zone until such time as the lands are licensed, thereby protecting the lands from incompatible development.*

A concurrent Zoning By-law Amendment application has been filed to zone the site for extraction. The area to be zoned for extraction corresponds with the proposed ARA licence boundary.

d) *In Prime Agricultural Areas, the policies of Section 4.1.3.3 bullet 10 shall apply.*

A review of this policy is contained within this section of the Report.

e) *For separation distance policies and areas of influence, the policies of Section 4.1.3.3 bullet 8 shall apply.*

A review of this policy is contained within this section of the Report.

f) *In order to preserve the scenic beauty and amenity of the area, extractive operations shall be screened from public view wherever possible. Screening may be provided by planting, fences and/or landscaped berms.*

The site is setback from Highway 7 and vegetation will be maintained on the broader properties owned by Drain Bros. abutting the licenced area. In addition, a berm is proposed along the area of the licence abutting Sand Road, which will screen the operation in this area.

g) *In areas designated under the Aggregate Resources Act, setbacks will be dictated by that legislation in consultation with the municipality.*

The setbacks shown on the ARA site plans will govern the site. The ARA licence application and site plans will be reviewed by the County and Township as part of the application process.

h) *All pit and quarry operations must be licenced by the Ministry of Natural Resources and must meet the requirements of the Aggregate Resources Act.*

An ARA licence application has been filed with the MNR to permit the proposed Highway 7 Pit.

General Development policies of the local plans are contained with Section 7.0 of the County OP. Section 7.7.1 of the County OP states:

> *It shall be a policy of this Plan to maintain compatibility between sensitive land uses and facilities such as active waste disposal sites, industry, commercial, sewage treatment plants, and aggregate activities. Measures including land uses separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment. Distances will vary depending on the nature of the facility and the intervening land uses. Separation distances are recommended as an adequate means to reduce the adverse impacts of offensive odours, noise, and dust. The greater the scale and intensity of the facility, the greater will be the distance required. The plan also recognizes that land use separations should be applied reciprocally to new sensitive land use encroaching on existing facilities.*

As noted in Section 4.3 of this Report, mineral aggregate operations are required to be designed to minimize impacts on surrounding sensitive land uses. The proposed Highway 7 Pit has been designed,

buffered and/or separated from sensitive land uses to prevent adverse effects form noise and other potential contaminants and minimize risk to public health and safety in accordance with provincial guidelines and standards.

Section 7.9 contains policies related to criteria for assessing Official Plan Amendment Applications, and states that:

> *Amendments to Land Use Schedules are required to permit the establishment of areas for uses other than those identified on the schedules. Amendments to policies for specific situation may also need to be considered. In considering an Amendment, the Township shall have regard to the following criteria:*

	Criteria	Proposed Highway 7 Pit
7.9.1	The need for the proposed use.	In accordance with policy 4.5.2.1 of the PPS, the demonstration of need for mineral aggregate resources is not required.
7.9.2	The extent to which the existing designated areas in the proposed categories are developed, and the nature and adequacy of such existing development.	
7.9.3	The physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard (i.e. Environmental Areas), consideration shall be given to: a) the existing environmental and/or physical hazards and opportunities; b) the potential impacts of these hazards; and, c) the proposed methods by which impacts deemed to be significant may be overcome in a manner consistent with accepted engineering techniques and resource management practices in consultation with the Conservation Authority, where appropriate; d) the anticipated impacts of the proposed use on the natural environment.	The site has been assessed through technical study and confirmed to be appropriate for the proposed use. The recommendations of the technical reports have informed the design of the operational and rehabilitation plans for the proposed Highway 7 Pit and have been reflected on the ARA site plans.
7.9.4	The location of the area under consideration with respect to: a) the adequacy of the existing and proposed highway system and municipally owned and maintained roads in relation to the development of such proposed areas; b) the convenience and accessibility of the site for vehicular and pedestrian	A Traffic Impact Study was completed as part of the proposed Highway 7 Pit to assess potential traffic impacts and recommended that a westbound left turn lane be installed at the site access on Highway 7 in accordance with MTO requirements. With the implementation of the recommended turning lane, the surrounding road network can support the proposed operation.

	Criteria	Proposed Highway 7 Pit
	traffic and the traffic safety in relation thereto; c) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 7.3 of this Plan and in accordance with technical reports or recommendations which the Township shall request from any appropriate authority such as the Ministry of the Environment and the Peterborough Health Unit deemed advisable; and d) opportunities for the protection and enhancement of the natural environment.	The proposed Highway 7 Pit is a mineral aggregate operation and the adequacy of the potable water supply and sewage disposal facilities is not an applicable consideration. A Natural Environment Report has been prepared for the proposed Highway 7 Pit which confirmed that natural features and areas will be protected for the long term. Please refer to Section 4.1.3 of this Report for additional details on the Natural Environment Report.
7.9.5	The compatibility of the proposed use with uses in adjoining areas.	The application has been designed to ensure extraction is undertaken in a manner which minimizes impacts on adjoining impacts. Mineral aggregate operations are required to be designed to minimize impacts on surrounding sensitive land uses and the proposed Highway 7 Pit has been designed, buffered and/or separated from sensitive land uses to prevent adverse effects form noise and other potential contaminants and minimize risk to public health and safety in accordance with provincial guidelines and standards. See Section 4.3 of this report for details on the mitigation measures that will be implemented to minimize impacts on surrounding land uses.
7.9.6	The effect of such proposed use on the surrounding area regarding possible depreciation of adjacent properties.	Mineral aggregate operations are an appropriate rural use and the Official Plan protects this site and surrounding area for potential aggregate extraction. To protect adjacent properties, the proposed use has been designed in accordance with provincial standards to minimize impacts on surrounding land uses.
7.9.7	The potential effect of the proposed use on the financial position of the Township.	The proposed pit does not require municipal servicing and proposes to use a provincial Highway. If approved, the use will result in

	Criteria	Proposed Highway 7 Pit
		increased taxes paid to the Township and the Township will receive a levy for every tonne of aggregate that is shipped from the site in accordance with the ARA.
7.9.8	Consideration of the soil capability for agriculture and the potential impacts on surrounding agricultural uses and operations.	A small portion of the site is within the prime agricultural area and contains prime agricultural lands. This area of the site is generally associated with the proposed entrance/exit and internal haul route from Highway 7 to the extraction area, which is existing and the operation will not adversely impact agricultural operations. The proposed extraction area does not contain any prime agricultural land.
7.9.9.	Where the proposal involves taking prime agricultural land out of production the planning justification requirements of the Provincial Policy Statement shall be addressed. Limited non-residential uses may be permitted subject to demonstrating: 1) the land does not comprise a specialty crop area; 2) there is a demonstrated need within the planning horizon provided for in policy 1.1.2 of the Provincial Policy Statement for additional land to be designated to accommodate the proposed use; 3) there are no reasonable alternative locations which avoid prime agricultural areas; and 4) 4) there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands. Where the proposal involves a settlement area expansion into prime agricultural areas, a municipal comprehensive review shall also be required.	As outlined in Section 5.1 of this Report, a small portion of the site is within the prime agricultural area and contains prime agricultural lands. This area of the site is generally associated with the proposed entrance/exit and internal haul route from Highway 7 to the extraction area, which is existing and the operation will not adversely impact agricultural operations. There is no prime agricultural land within the proposed extraction area. As concluded in the Agricultural Impact Assessment, rehabilitation back to an agricultural condition is not required.
7.9.12	In the case of lands within identified vulnerable areas, demonstration of how the proposal conforms to the policies of Section 5.7 where applicable.	The site is located within a designated vulnerable area. The water resources report concludes that with the implementation of the water resources recommendations, there will be no adverse effects to the groundwater and surface water resources.

Additional Transportation Policies are contained within Section 7.26, which are to be read in conjunction with Section 5.3 of the County OP. The policies related to Provincial Highways state the following:

i) *Provincial Highways Provincial highways are designed to carry large volumes of inter-regional traffic at high speeds. These highways are under the jurisdiction of the Ministry of Transportation. Ministry of Transportation permits will be required prior to any construction being undertaken on lands located within the area of permit control of the Ministry of Transportation. The Ministry's area of permit control extends 46m from the highway property line and a radius of 395 m from the centre point of the intersection of a Provincial highway and an intersecting road. Permits are issued beyond the lands of a property abutting the highway. For those developments impacting on a Provincial Highway, the Ministry of Transportation will require a traffic impact study.*

   Any new development including cottages outside of the Ministry of Transportation area of permit wanting access to the highway shall be permitted to access the highway only at public roads entrances that meet the minimum spacing requirements of the Ministry of Transportation."
   For those properties that abut a provincial highway that are designated commercial/industrial, regardless of a property's land use designation, only those properties that meet the ministry's minimum safety and geometric requirements will be considered for an entrance to the highway.

The proposed Highway 7 Pit will include one (1) operational entrance/exit onto Highway 7 where an existing driveway is located. A Traffic Impact Study was completed as part of the proposed Highway 7 Pit to assess potential traffic impacts and recommended that a westbound left turn lane be installed at the site access on Highway 7 in accordance with MTO requirements. The Traffic Impact Study will be reviewed by MTO and any upgrades will be in accordance with their requirements. With the implementation of the recommended turning lane, the proposed Highway 7 Pit will maintain the function of the surrounding road network.

5.3 Township of Asphodel-Norwood Comprehensive Zoning By-Law No. 2009-08

The Township of Asphodel-Norwood Comprehensive Zoning By-Law No. 2009-08 (the "Township ZBL") is a document that regulates the use of land and construction/use of buildings and structures within the Township.

The site is predominantly zoned "Rural (RU)", with the northern portion of the site zoned "Agricultural (A)" and a smaller section zoned "Environmental Protection (EP)" (**Figure 8**). As the current zoning of the site does not permit an aggregate extraction operation, a Zoning By-law Amendment is required.

The Zoning By-law Amendment proposes to zone the site to the "Extractive Industrial Exception Zone (M2-XX)" to permit the proposed Highway 7 Pit. The proposed Zoning By-law Amendment will align with the boundaries of the proposed Official Plan Amendment.

Section 15.2.1 provides regulations for uses permitted in the M2 Zone, including a minimum side yard for any excavation or processing equipment and any lot line of 15 metres. Since the proposed Highway 7 Pit is proposed to have a 0 metres setback where it abuts the existing Cawardine Pit to the east, a site-specific provision is proposed to allow for a 0 metre side yard where the proposed M2-XX Zone abuts an M2 Zone. All other regulations under 15.2.1 will be met.

It is noted that special yard provisions within Section 15.2.1.1 will apply to the Rural Residential (RR) zoned properties that abut the proposed extension site to the south. Where the side yard abuts the RR Zone, a minimum setback of 30 metres has been provided as required by 15.2.1.1.a).

A copy of the draft Zoning By-law Amendment is included in **Appendix D**.

6.0 Aggregate Resources Act Summary Statement

6.1 Introduction

Drain Bros. Excavating Limited (Drain Bros.) is applying for a Class A Licence under the Aggregate Resources Act (ARA) for a new pit that is proposed to extract above the water table. The site is located in the Township of Asphodel-Norwood, County of Peterborough and is legally described as Part of Lot 14, Concession 5 and Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough. The general location of the proposed Highway 7 Pit is shown on **Figure 1**. The site is currently vacant with the exception of an outbuilding and generally comprised of woodland and grassland areas (**Figure 2**). The area proposed to be licenced under the ARA is 35.2 hectares, with a proposed extraction area of 25.0 hectares.

The site is located in a predominately agricultural area in the Township, with mineral aggregate operations and natural heritage areas also present. **Figure 3** identifies the surrounding land uses within 500 metres of the proposed pit.

There are three (3) pits in close proximity to the Subject Lands. The Township of Asphodel has a Class B Licenced Pit (Licence #3377) to the southwest of the Site, and Amrize Canada Inc. has two (2) Class A licenced Pits (Licence #3399 and #3241) to the east (**Figure 2**). The proposed Highway 7 Pit abuts Licence #3399, which is owned by Amrize and operated by Drain Bros.

The proposed Highway 7 Pit has been designed to be extracted in two (2) phases, Phases 1A, 1B and 2. Extraction will commence in Phase 1A in the most northeastern portion of the site and proceed in a southeast and east direction. Phase 1B extraction will be extracted in an east direction. Extraction in Phase 2 has been designed in a northwest direction. Extraction of the site has been designed with a pit floor that varies between 198.5masl and 203.1 masl which will result in Phase 1A being 22 metres deep, Phase 1B being 9 metres deep and Phase 2 being 27 metres deep. As a result, Phase 1A will be extracted in 4 lifts, Phase 1B in 2 lifts, and Phase 2 in 4 lifts.

The site will be progressively rehabilitated throughout the life of the operation, commencing with pre-emptive planting adjacent to the wetlands which shall be planted within 5 years of issuance of the licence in the spring or fall and will continue after Phase 1 has been fully extracted. Rehabilitation of the proposed pit includes pre-emptive plantings adjacent to wetlands and a tributary, as well as the creation of woodlands, grassland and potential monarch habitat. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

Aggregate extracted from the site will be processed utilizing both primary and secondary portable crushers and portable equipment. Material will be shipped from the entrance/exit at Highway 7. A scale

and scale house are proposed near the entrance/exit on the east side of the internal haul route. Trucks are anticipated to travel west or east on Highway 7 as the primary haul route. The licence application proposes an annual tonnage limit of 350,000 tonnes.

The complete Aggregate Resources Act licence application for the proposed Highway 7 Pit consists of the following:

6.2 Site Plans

The site plans provide details of existing features, the operational plan, progressive and final rehabilitation, and cross-sections of existing conditions and final rehabilitation of the site. The site plans are included in the application package and includes all of the recommendations from the various technical reports.

6.3 Part 1.0 Summary Statement

The following sections are structured to provide information on the study and technical report requirements required by the Aggregate Resources Act Provincial Standards for an Aggregate Resources Act Summary Statement for the proposed Highway 7 Pit.

6.3.1 Standard 1.1 – Agricultural Classification of the Proposed Site

A small potion of the Site is designated "Prime Agricultural" in the Township of Asphodel-Norwood Land Use Plan (Schedule "A2"). This area of the site is generally associated with the proposed entrance/exit and internal haul route from Highway 7 to the extraction area, which is existing. The northern portion of the property abutting Highway 7 is used for agricultural purposes (cash crop rotation) and is generally located outside of the proposed licence boundary.

A detailed soil investigation was completed as part of the Agricultural Impact Assessment, which confirmed that a small area of the proposed licence area consists of CLI Class 1 and 2 soils, primarily associated with the existing access road to Highway 7. Class 1 and 2 soils are considered prime agricultural land. The balance of the proposed licence area does not constitute prime agricultural land and there is no prime agricultural land within the proposed extraction limit. The results of the soil survey are shown on Figure 7 of the Agricultural Impact Assessment.

The site is not proposed to be rehabilitated to an agricultural end-use.

6.3.2 Standard 1.2 – Planning and Land Use Considerations

To permit the proposed pit, an amendment to the County of Peterborough Official Plan and a Township of Asphodel-Norwood Zoning By-law Amendment are required before an Aggregate Resources Act licence can be issued.

The proposed Highway 7 Pit is consistent with the Provincial Planning Statement (PPS) and conforms to the County of Peterborough Official Plan for the following reasons:

- Aggregate extraction is an established use in the area and the site is identified for potential future extraction in the County of Peterborough Official Plan;

- The site forms part of the Norwood esker and is identified as a "selected sand and gravel resource area of primary significance" in the Province's Aggregate Resources Inventory Papers (ARIP #105). In addition, the site is identified as being located within an "Aggregate Resource Area" in the Township of Asphodel-Norwood Land Use Plan;

- The proposed extraction area is predominately forested or open underutilized land. The proposed extraction area contains significant wildlife habitat and significant woodlands. Extraction within these features will occur in accordance with provincial and local requirements to ensure no negative impacts to these features;

- The proposed rehabilitation plan includes the creation of self-sustaining woodland and grassland areas. Pre-emptive plantings adjacent to wetlands and tributaries, as well as plantings to facilitate potential habitat for monarch butterfly are proposed as part of the operational and rehabilitation plans. Areas and plantings within the rehabilitation plan have been designed to ensure long-term connectivity of the natural heritage system and habitat availability to species identified through the ecological fieldwork.

- Adjacent key natural heritage features and key hydrologic features will not be negatively impacted by the proposed Highway 7 Pit and will be maintained in the long-term based on the proposed rehabilitation plan;

- No significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed pit;

- The subject lands do not contain archaeological resources;

- A small portion of the site is within the prime agricultural area and contains prime agricultural lands. This area of the site is generally associated with the proposed entrance/exit and internal haul route from Highway 7 to the extraction area, which is existing and the operation will not adversely impact agricultural operations. The proposed extraction area does not contain any prime agricultural lands; and,

- The proposed pit has been designed to minimize social impacts on surrounding sensitive receptors (noise, dust, water resources [i.e. wells], traffic and air quality).

See Sections 2.0, 3.0 and 4.0 of this Planning Justification Report for additional information.

6.3.3 Standard 1.3 – Source Water Protection

The Level 1 and 2 Hydrogeological Assessment completed by Tatham Engineering considers potential impacts of the proposed Highway 7 Pit on water supplies from a Source Water Protection perspective. The proposed pit is located within the Otonabee-Peterborough Source Protection Area, within the Ouse River watershed. The main branch of the Ouse River is located south of the site and a tributary of Ouse River traverses through the northern part of the proposed licenced area.

The proposed Highway 7 Pit is identified to be:

- Partially within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System (**Figure 12**);
- Not located within a Wellhead Protection Area (WHPA);
- Within a significant groundwater recharge area (SGRA) (**Figure 13**); and
- Within a highly vulnerable aquifer (HVA) (**Figure 14**).

The proposed pit will remain above the established groundwater table, and no dewatering activities will be carried out. As a result, the proposed Highway 7 Pit will not impact groundwater resources and the aquifer. In addition, the Province has identified 22 prescribed drinking water threats under the *Clean Water Act* and aggregate extraction is not one of the prescribed threats.

To confirm that the Highway 7 Pit will not impact water resources, a water monitoring program will be implemented as part of operations, consisting of the following:

- Quarterly water quantity monitoring at nine (9) locations during the first two years of operations and annually thereafter;
- Quarterly monitoring of water levels and streamflow at three (3) surface water monitors; and
- Annual water quality sampling at six (6) locations.

Additional mitigation measures to protect water resources include:

- Refueling of machinery shall not be conducted in areas of excavation within 5 m of the water table.
- No chemical sprays shall be used in the areas of the excavation.
- Operator training shall include understanding and implementing the preventative measures provided above, in addition to any on-site corporate Spill Contingency Plan.

6.3.4 Standard 1.4 – Quality and Quantity of Aggregate On-Site

The site is identified as being located within an "Aggregate Resource Area" in the Township of Asphodel-Norwood Land Use Plan (Schedule "A2") (**Figure 7**). In addition, the western portion of the site, which comprises Phase 2, is designated "Extractive Industrial" on the Township of Asphodel-Norwood Land Use Plan (Schedule "A2") (**Figure 7**), which would permit the proposed use.

The site contains approximately 3,652,000 tonnes of a high-quality aggregate resource. The site is identified as a "selected sand and gravel resource area of primary significance" in the Province's Aggregate Resources Inventory Papers (ARIP #105) and is identified as forming part of the Norwood esker within the Veralum Formation in the southwestern portion of the County (**Figure 11**).

The following is and excerpt from ARIP #105 regarding the quality of the aggregate within this selected sand and gravel resource area of primary significance:

> *"Historical grain size analyses of unprocessed aggregate material indicate a range from 0 to 80% in coarse aggregate content, from 19 to 96% for sand, and from 1 to 32% for fines. Historical aggregate quality tests indicate Petrographic Numbers ranging from 101.8 to 131 for Granular and 16 mm and from 106 to 147.5 for concrete (CA) and HL products. Both Granular A and B are*

produced in licences within this segment of the esker. Other aggregate test results indicate that material may be acceptable for HL products with proper beneficiation or blending (see Table 9)."

6.3.5 Standard 1.5 – Main Haul Routes and Proposed Truck Traffic

A Traffic Impact Brief was completed by Paradigm Transportation Solutions Limited to address the potential transportation impacts resulting for the planned change in operations of the pit and recommend any necessary improvements. The report assessed the current traffic conditions and analyzed future traffic impacts on the road network.

The proposed operating hours for extraction and shipping at the proposed Highway 7 Pit will be Monday to Saturday between 6:00am and 7:00pm. Processing of materials would be permitted Monday to Saturday between 7:00am and 7:00pm. The site would not operate on Sundays or holidays as defined in accordance with the Interpretation Act.

A maximum of 350,000 tonnes per year is proposed to be shipped from the site. The proposed access point for the Highway 7 Pit is to be from Highway. The main haul route for the proposed operation will utilize the existing haul route for the existing operation which will have trucks traveling east or west on Highway 7.

Based on the Traffic Impact Brief completed, it is concluded that the site-generated traffic is expected to have a minor impact on traffic operations for the surrounding area road networks with overall traffic levels generated by the pit operation expected to remain similar to the current levels. The site generated traffic volumes warrant the need for a westbound left turn lane on Highway 7 to support the Highway 7 Pit. Turn right and acceleration lanes are not recommended. This requirement has been included as a note on the ARA Site Plans.

6.3.6 Standard 1.6 – Progressive and Final Rehabilitation

The proposed Highway 7 Pit has been designed to be extracted in two phases (Phases 1 and 2). Phase 1 is broken up into 2 sub-phases (Phases 1A and 1B), with Phase 1A commencing in the eastern portion of the Site. Phase 1B is located in the centre of the site, extracting in an east direction. The final phase, Phase 2 is located in the western portion of the Site and is proposed to be extracted in a northwest direction. The pit floor varies between 198.5 masl and 203.1 masl which will result in Phase 1A being 22 metres deep, Phase 1B being 9 metres deep and Phase 2 being 27 metres deep. The operational plan schematic of the proposed pit is included as **Figure 5**.

The rehabilitation plan has been designed to ensure the site is rehabilitated to an end use that is compatible with the surrounding natural heritage features and land uses. Rehabilitation of the proposed pit includes pre-emptive plants adjacent to wetlands and the tributary, and the overall creation of 22.9 hectares of woodland, 5.0 hectares of grassland, and 0.9 hectares of cultural meadow for potential monarch habitat. Rehabilitation will be progressive throughout the life of the operation and will commence with pre-emptive plantings adjacent to wetlands and the tributary, which will be planted within 5 years of issuance of the licence.

The proposed final rehabilitation plan includes the importation of 1,770,000 m^3 of excess soils to restore the lands to existing grades to minimize changes across the existing and final landforms. Rehabilitation

of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

The Rehabilitation Plan schematic for the proposed Highway 7 Pit is included as **Figure 6**. The Aggregate Resources Act Site Plans contain additional details regarding the operational and rehabilitation design, including the natural environment report technical recommendations during operations and as part of rehabilitation.

6.4 Part 2.0 Technical Reports

The following study requirements for the Class A licence are fulfilled by this application. Each report includes the qualifications and experience of the individual(s) that have prepared the report.

2.1 Maximum Groundwater Level Report, Highway 7 Pit, prepared by Tatham Engineering, dated July 6, 2026;

2.2 Natural Environment Report, Highway 7 Application, prepared by RiverStone Environmental Solutions Inc., dated July 2026;

2.3 Cultural Heritage Screening Report, Proposed Highway 7 Pit Extension, prepared by MHBC, dated May 2026;

Stage 1-2 Archeological Assessment: Sand Road Pit Expansion, Part Lot 14, Concession 5, and Part Lot 15, Concession 6, Geographic Township of Asphodel, Current Township of Asphodel-Norwood, County of Peterborough, Ontario, prepared by Matrix Heritage Inc., dated May 27, 2025;

Stage 1 and 2 Archaeological Assessment (Sand Road Pit Entrance Part Lot 15, Concession 6, Geographic Township of Asphodel, Current Township of Asphodel-Norwood County of Peterborough, Ontario) prepared by Matrix Heritage, dated December 5, 2025;

2.4 Agricultural Impact Assessment, Proposed Highway 7 Pit, prepared by MHBC, dated August 2026;

2.5 Level 1 and 2 Hydrogeological Assessment, Highway 7 Pit, prepared by Tatham Engineering, dated July 6, 2026; and,

2.6 Noise Impact Assessment, Highway 7 Pit, prepared by HGC Noise Vibration Acoustics, dated August 2026.

6.4.1 Other Technical Reports Submitted

- Air Quality Assessment, Proposed Highway 7 Pit, prepared by RWDI, dated June 29, 2026; and,
- Traffic Impact Brief, Proposed Highway 7 Pit, prepared by Paradigm Transportation Solutions Limited, dated July 13, 2026.

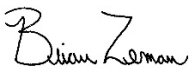
7.0 Conclusions

For the reasons summarized in this report the proposed Highway 7 Pit represents the wise use and management of rural resources, is in the public interest and the proposed Highway 7 Pit application:

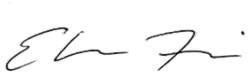
- Is consistent with the Provincial Planning Statement;
- Conforms to the County of Peterborough Official Plan; and
- Meets the requirements of the ARA Summary Statement.

Respectfully submitted,

MHBC



Brian Zeman, BES, MCIP, RPP
Partner



Ellen Ferris, MSc., MCIP, RPP
Associate

Figures

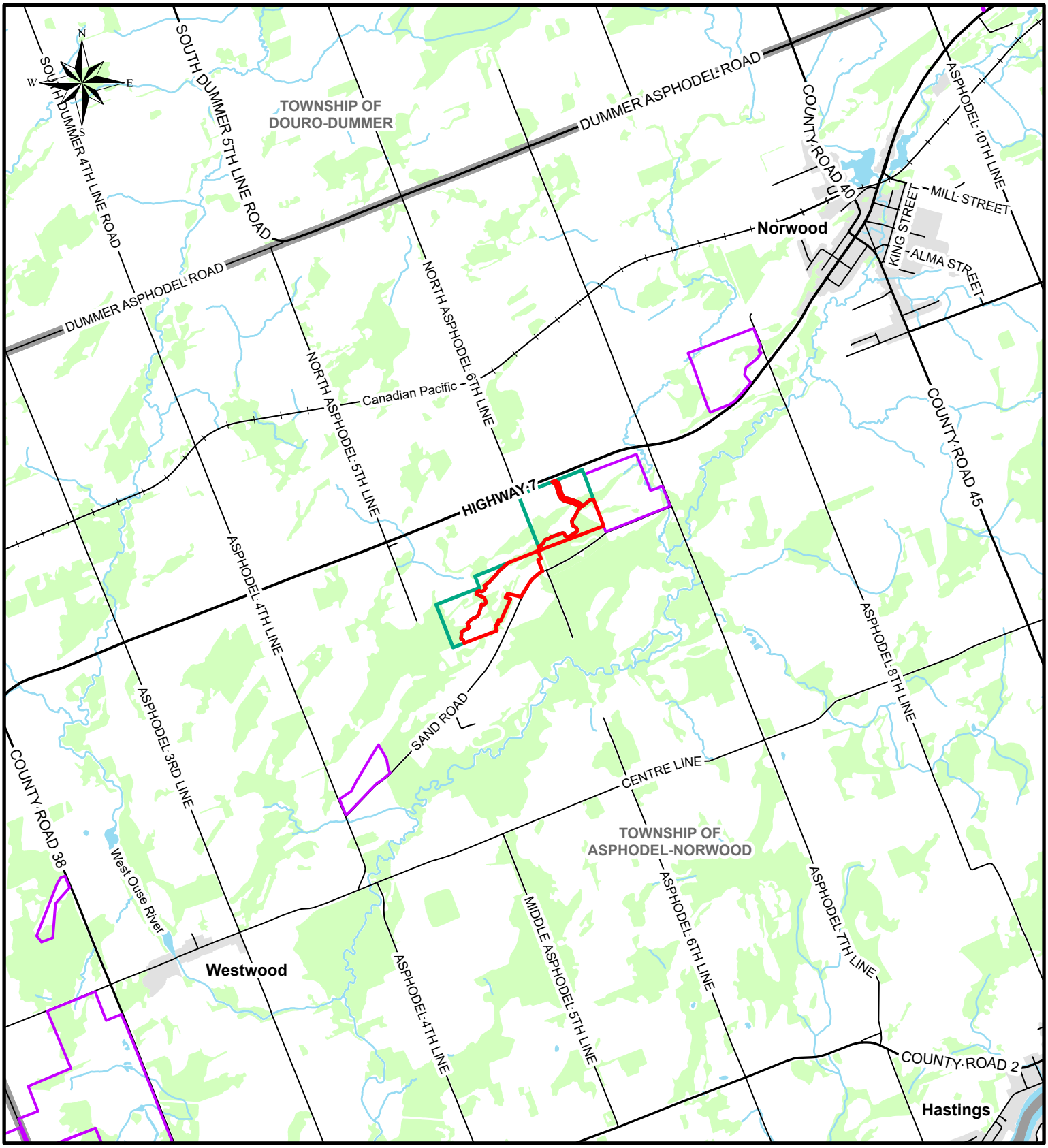


Figure # 1
Site Location

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Other Aggregate Resource Act Licences
- Other Lands Owned/Controlled by Drain Bros Excavating Limited
- Built up Area

Date: June 2026

Sources: Contains information from Geospatial Ontario

Scale - 1:50,000

0 400 800 1,600 Meters

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

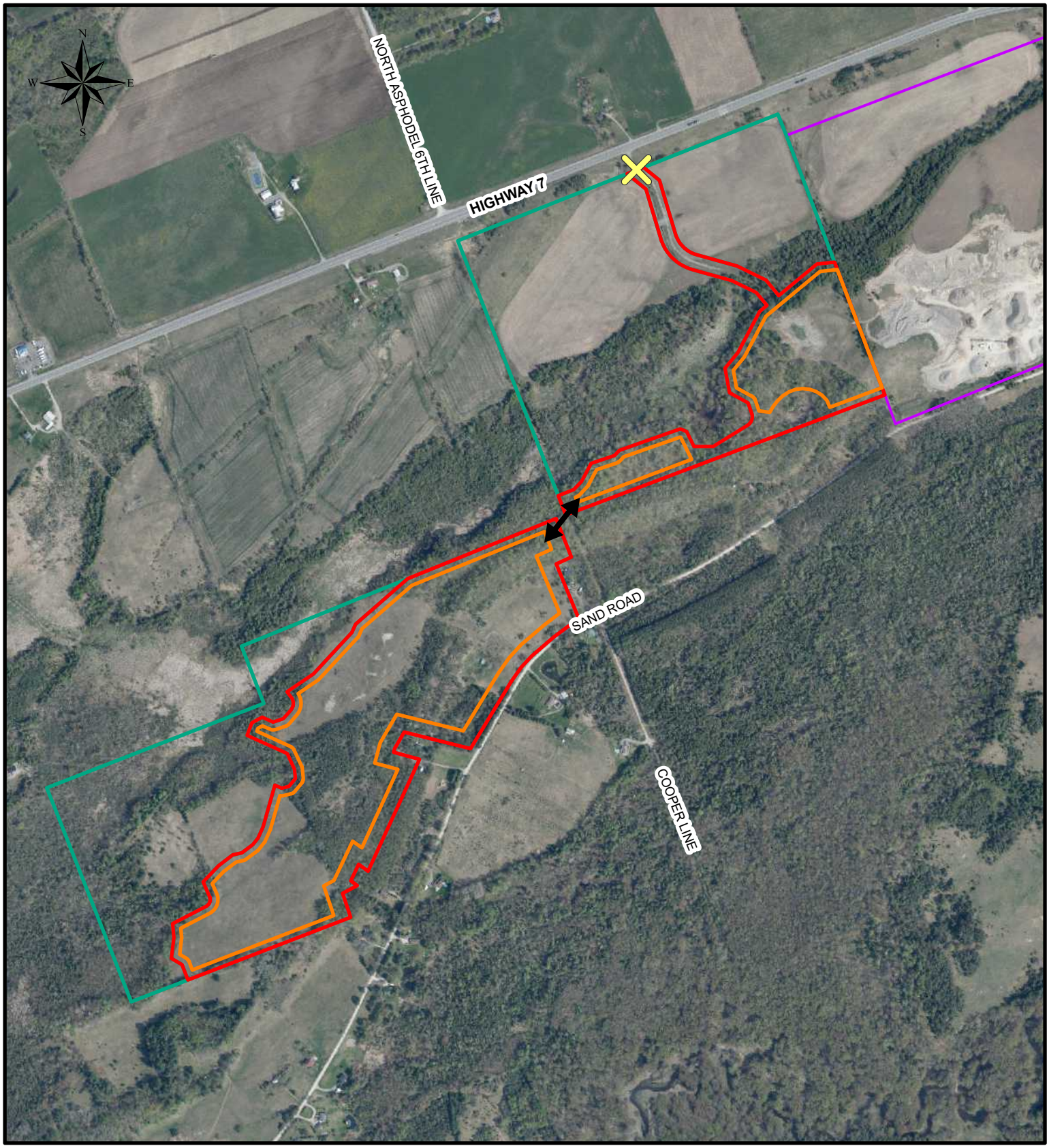


Figure # 2
Aerial Context

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Other Aggregate Resource Act Licences
- Other Lands Owned/Controlled by Drain Bros Excavating Limited
- Existing Entrance/Exit
- Approved Crossing - Unopened Road Allowance

Date: June 2026

Sources: Contains information from Geospatial Ontario

Scale - 1:10,000

0 70 140 280 Meters

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

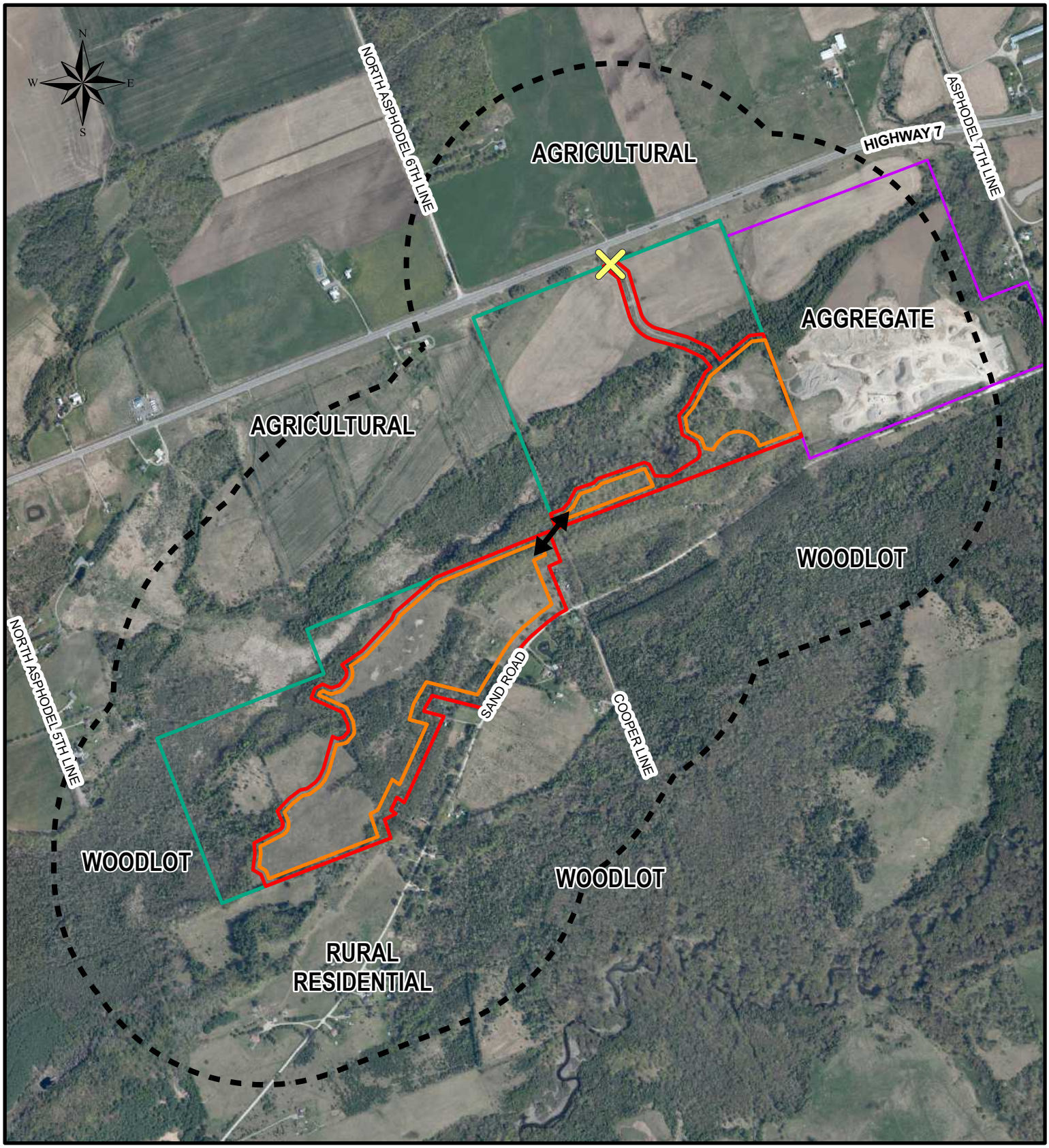


Figure # 3
Surrounding Land Uses

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- 500m From Proposed Licence Boundary
- Proposed Limit of Extraction
- Other Aggregate Resource Act Licences
- Other Lands Owned/Controlled by Drain Bros Excavating Limited
- Existing Entrance/Exit
- Approved Crossing - Unopened Road Allowance

Date: June 2026

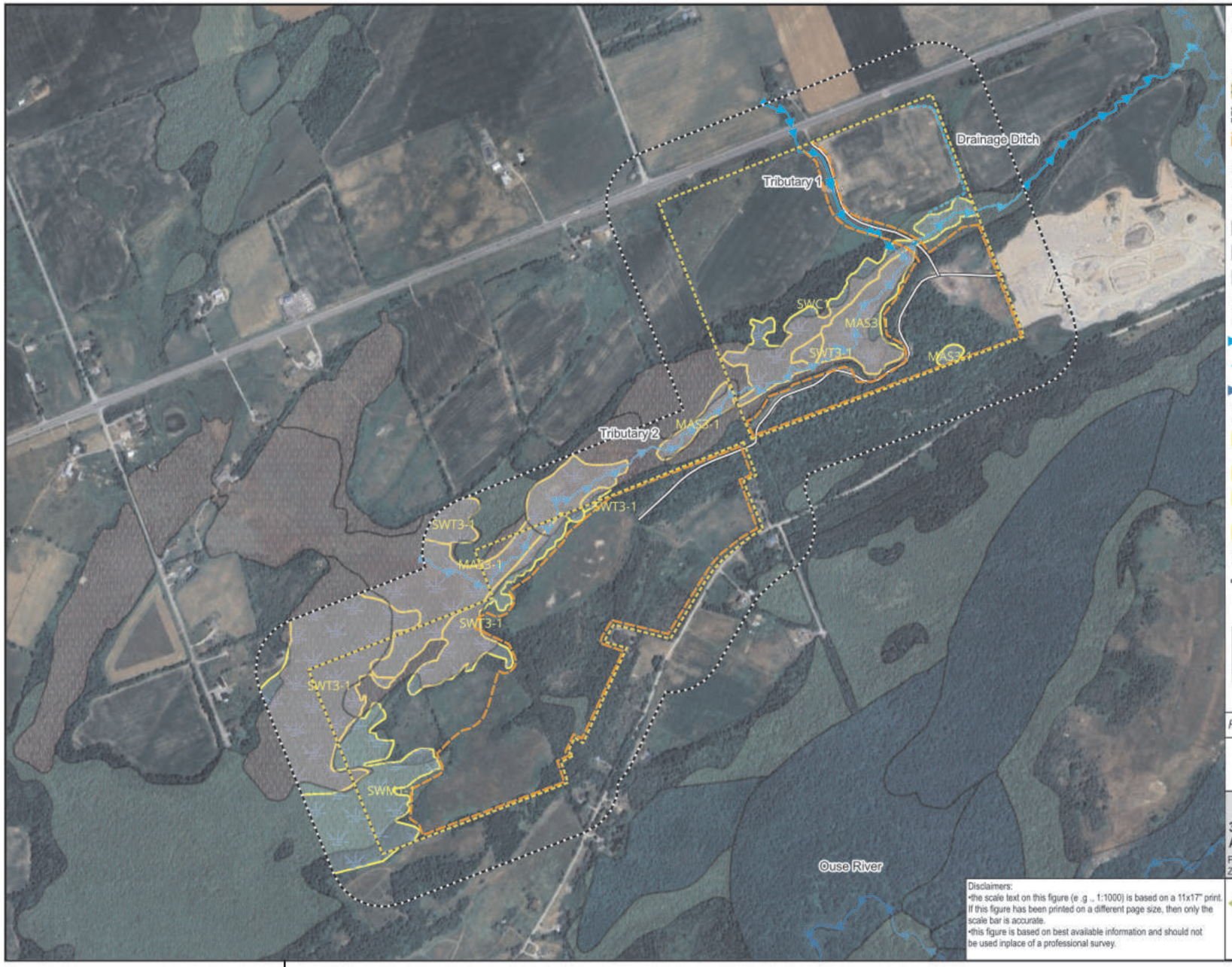
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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE



Legend

Planning Boundaries

- Subject Property
- Assessment Area
- Site - Licence Boundary

Natural Heritage Features - Identified by Province (Geohub)

Wetlands

- Evaluated-Other
- Evaluated-Provincial
- Unevaluated

Natural Heritage Features - Identified by RiverStone

- Watercourses
- Drainage Ditch
- Ouse River

Wetlands

- SWC1 - White Cedar Mineral Coniferous Swamp Ecosite
- SWT3-1 - Alder Organic Thicket Swamp Type
- SWM1-1 - White Cedar-Hardwood Mineral Mixed Swamp Type
- MAS3-1 - Cattail Organic Shallow Marsh Type

Existing Development

- Access Road

Natural heritage features on adjacent lands were delineated/characterized based on provincial and municipal mapping, current and historic aerial photography, drone imagery, and/or assessment from roadside locations or the subject property boundary.

Orthorectified Aerial Photograph 2025

RS Project No. 2024-040	June 2, 2026	By: ET

0 100 200 300 400 m

3749 Highway 7 & 926 Sand Road, Township of Asphodel-Norwood

Prepared for: Drain Bros. Excavating Limited c/o Brian Zeman

Disclaimers:
•the scale text on this figure (e .g ., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
•this figure is based on best available information and should not be used inplace of a professional survey.

RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Figure # 4a
Wetlands & Watercourses

Highway 7 Pit

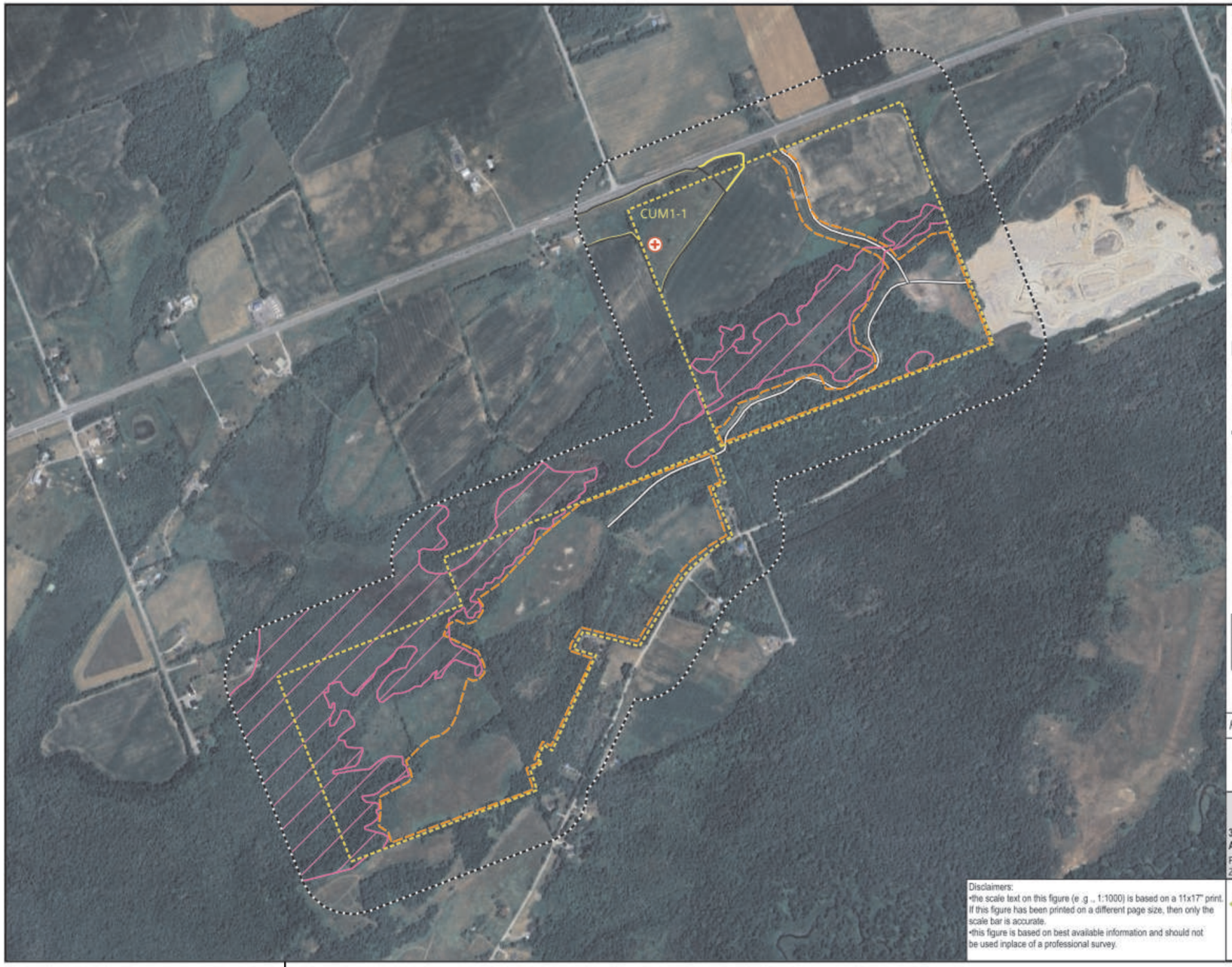
Township of Asphodel-Norwood
County of Peterborough

MAPPING PREPARED BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Date June 2026

B:\Brian\21100C Drain Brothers - Highway 7 Pit\Drawings\Figures\Planning Report\GIS\21100C - Planning Report Figures.aprx

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE



Legend

Planning Boundaries

- Subject Property
- Assessment Area
- Site - Licence Boundary

Natural Heritage Features - Identified by RiverStone

Ecological Land Classification (ELC)

- CUM1-1 - Dry-Moist Old Field Meadow Type

Habitat of Endangered and Threatened Species

- Eastern Meadowlark Nest
- Eastern Meadowlark Habitat (200m radius)
- Black Ash

Existing Development

- Access Road

Natural heritage features on adjacent lands were delineated/characterized based on provincial and municipal mapping, current and historic aerial photography, drone imagery, and/or assessment from roadside locations or the subject property boundary.

Orthorectified Aerial Photograph 2025

RS Project No. 2024-040	June 2, 2026	By: ET

0 100 200 300 400 m

3749 Highway 7 & 926 Sand Road, Township of Asphodel-Norwood

Prepared for: Drain Bros. Excavating Limited c/o Brian Zeman

Disclaimers:
•the scale text on this figure (e .g ., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
•this figure is based on best available information and should not be used inplace of a professional survey.

RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Figure # 4b

Habitat of Endangered and Threatened Species

Highway 7 Pit

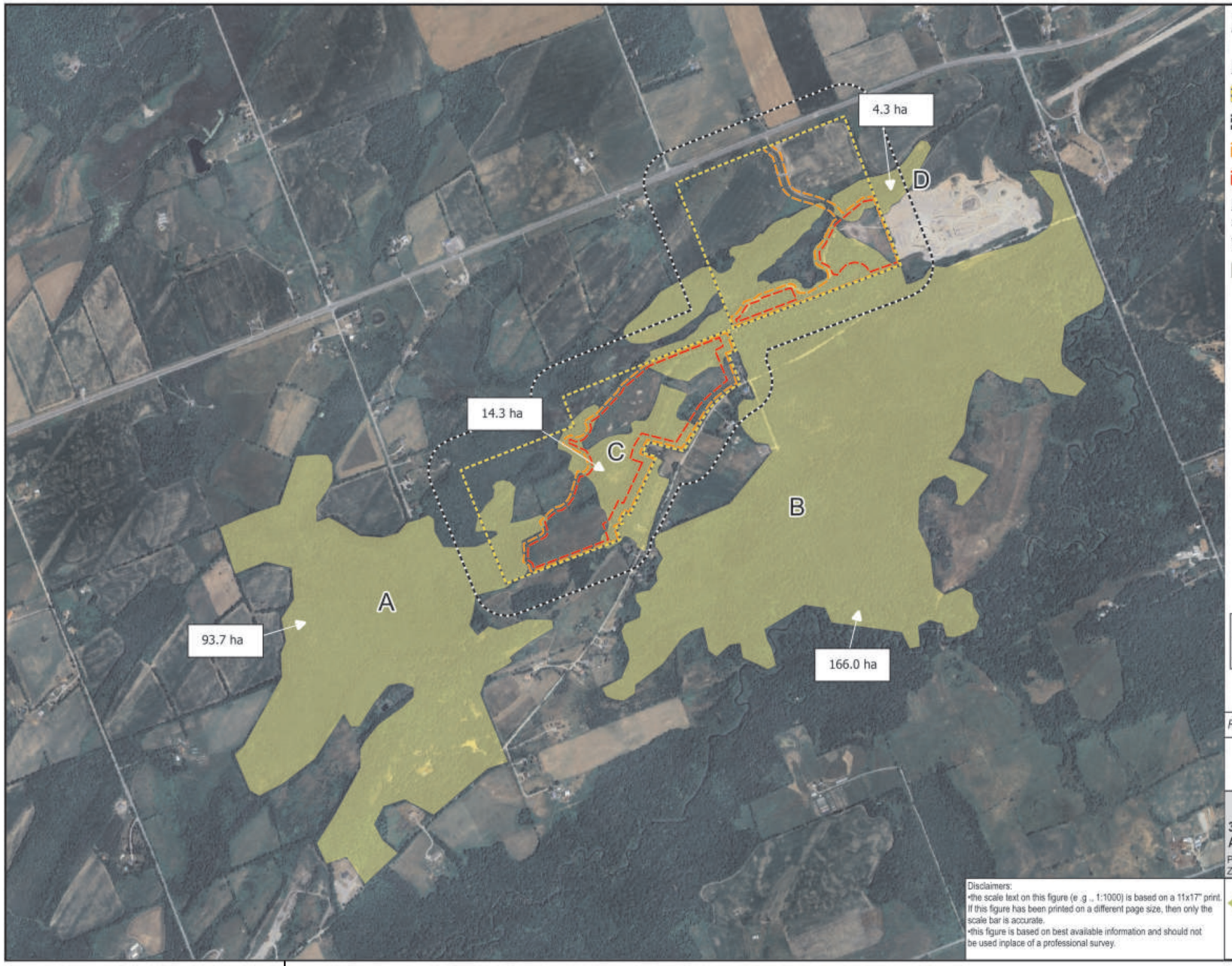
Township of Asphodel-Norwood
County of Peterborough

MAPPING PREPARED BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Date June 2026

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE



Legend

Planning Boundaries

- Subject Property
- Assessment Area
- Site - Licence Boundary
- Limit of Extraction

Natural Heritage Features - Identified by RiverStone

Wooded Area

- Woodlands

Natural heritage features on adjacent lands were delineated/characterized based on provincial and municipal mapping, current and historic aerial photography, drone imagery, and/or assessment from roadside locations or the subject property boundary.

Orthorectified Aerial Photograph 2025

RS Project No. 2024-040	June 2, 2026	By: ET

0 200 400 600 800 m

3749 Highway 7 & 926 Sand Road, Township of Asphodel-Norwood

Prepared for: Drain Bros. Excavating Limited c/o Brian Zeman

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•the scale text on this figure (e .g ., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
•this figure is based on best available information and should not be used inplace of a professional survey.

RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Figure # 4c

Significant Woodlands

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

MAPPING PREPARED BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Date June 2026

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

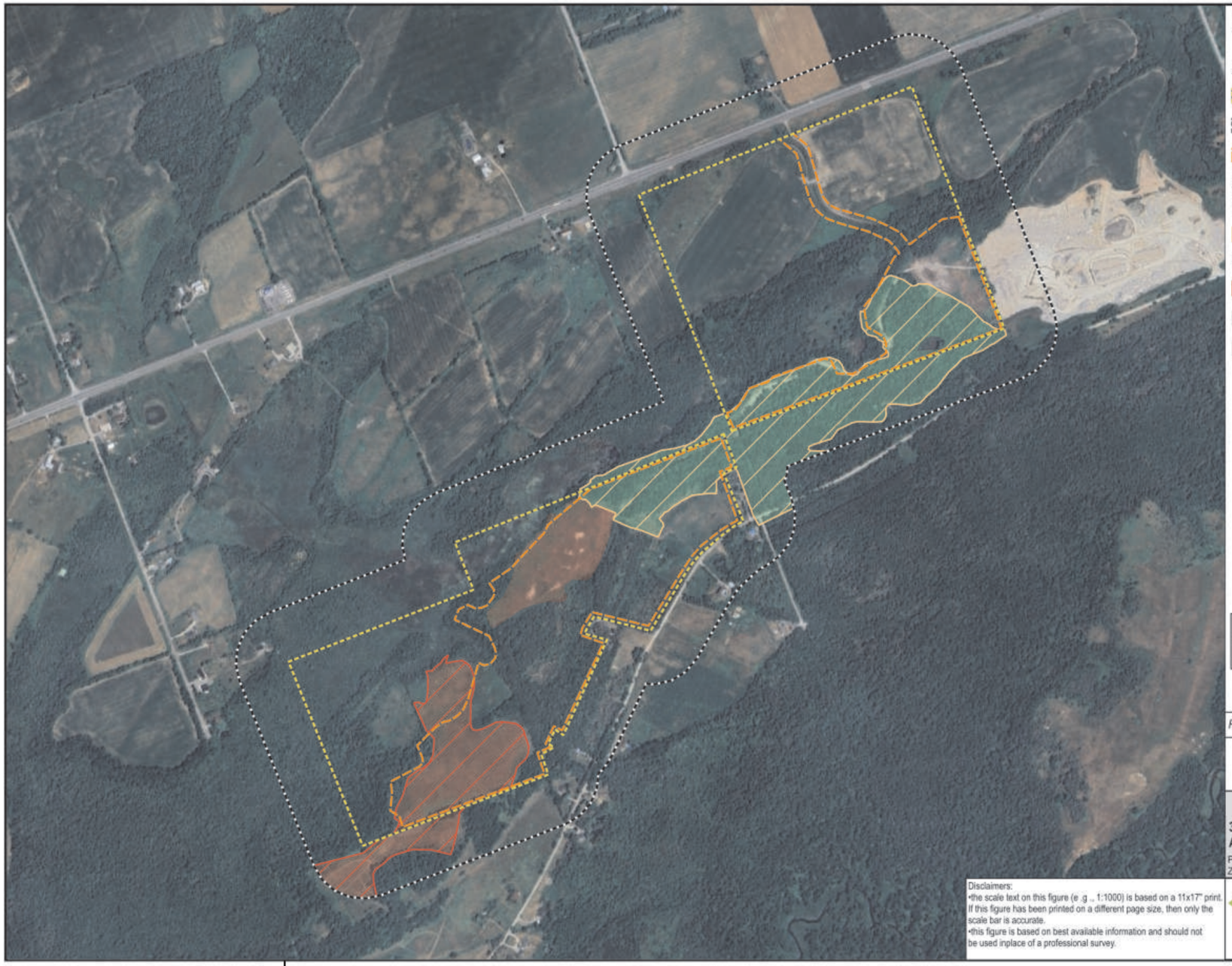


Figure # 4d
Significant Wildlife Habitat

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

MAPPING PREPARED BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Date
June 2026

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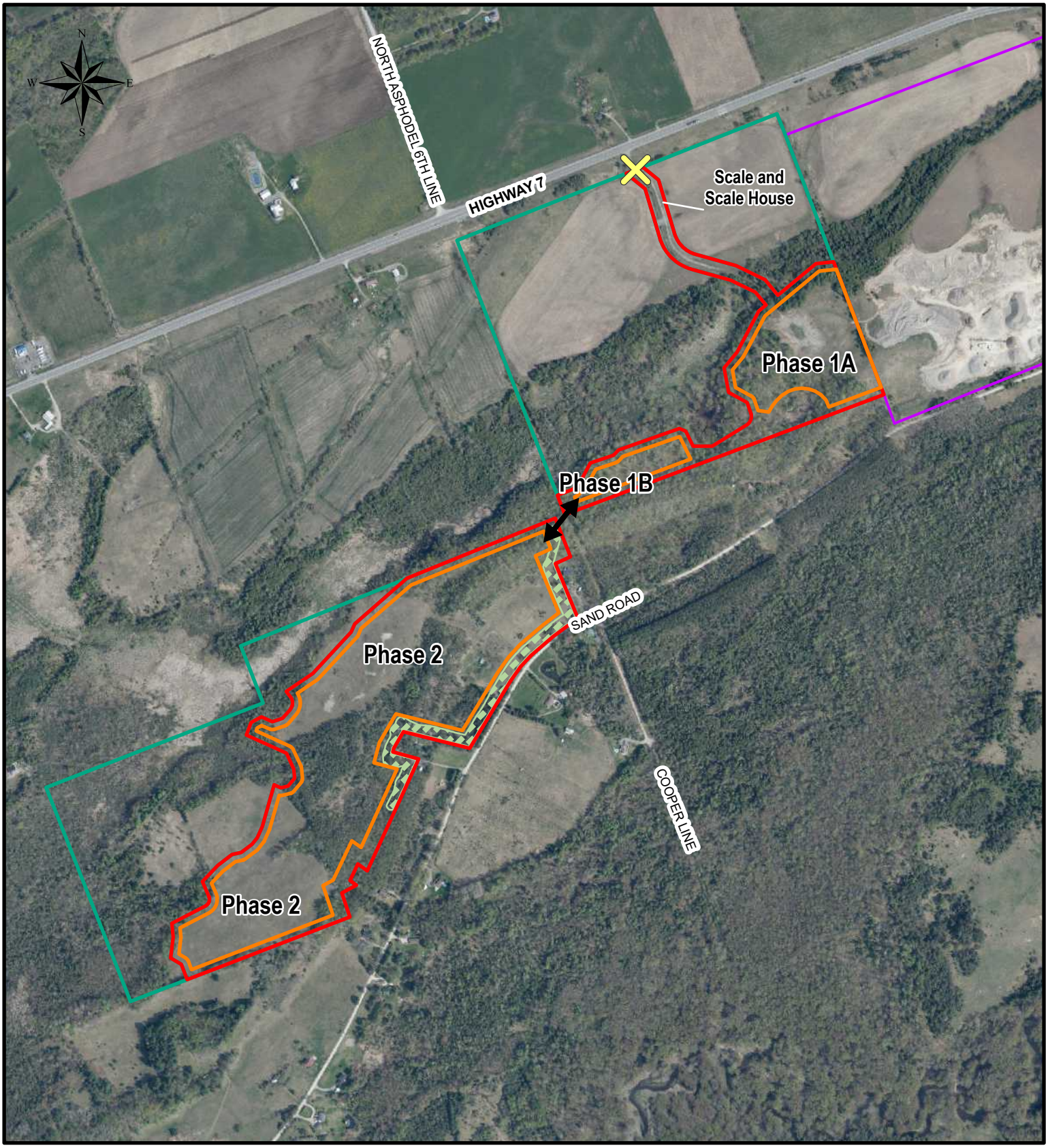


Figure # 5

Operational Schematic

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Other Aggregate Resource Act Licences
- Other Lands Owned/Controlled by Drain Bros Excavating Limited
- Existing Entrance/Exit
- Approved Crossing - Unopened Road Allowance
- Berm

Date: June 2026

Sources: Contains information from Geospatial Ontario

Scale - 1:10,000

0 70 140 280 Meters

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

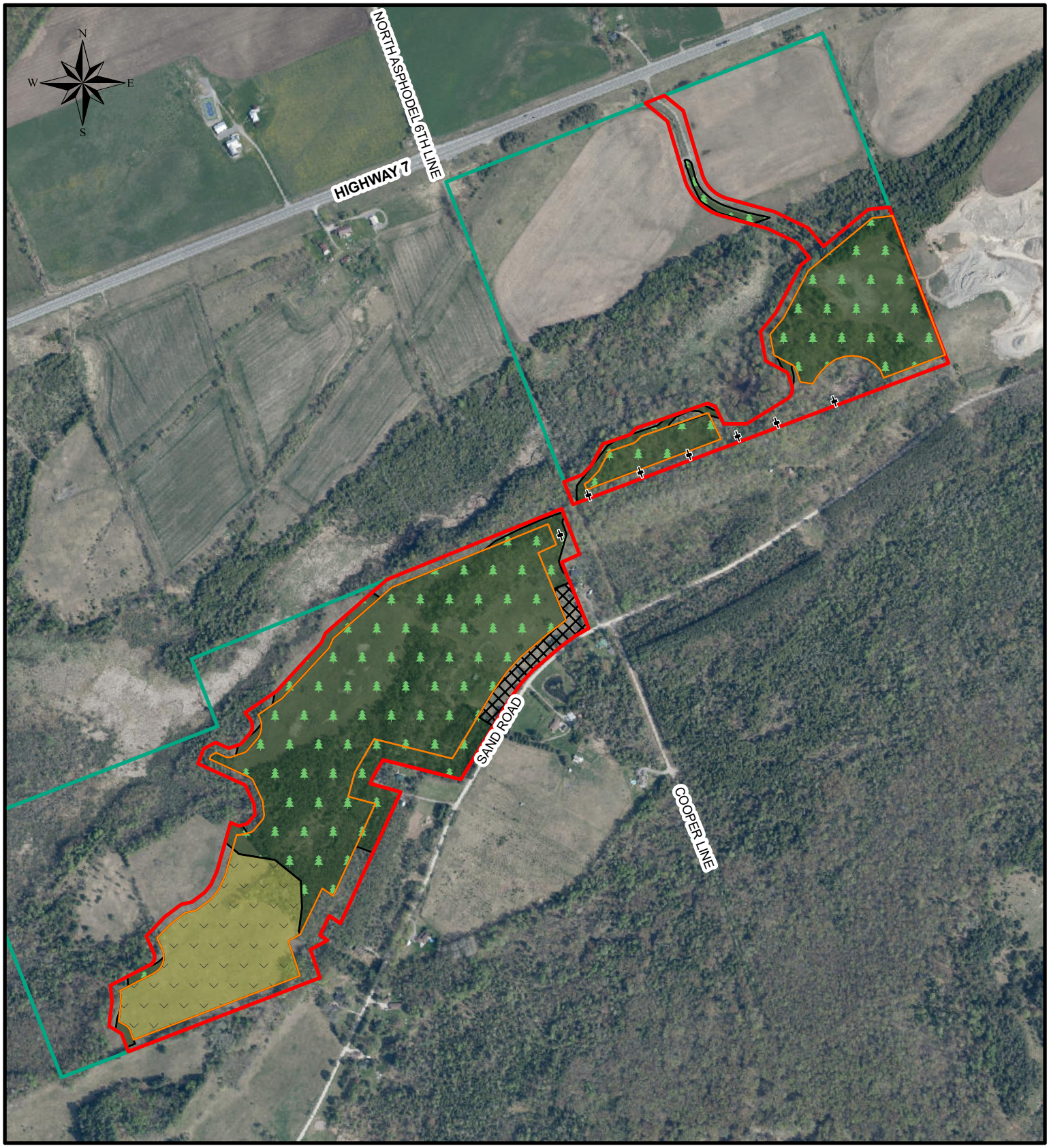


Figure # 6

Rehabilitation Schematic

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Other Lands Owned Controlled by Drain Bros Excavating Limited
- Monarch Habitat Cultural Meadow - 0.9ha
- Grassland - 5.0ha
- Woodland - 22.9ha
- Bat Boxes

Date: June 2026

Sources: Contains information from Geospatial Ontario

Scale - 1:8,500

0 60 120 240 Meters

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

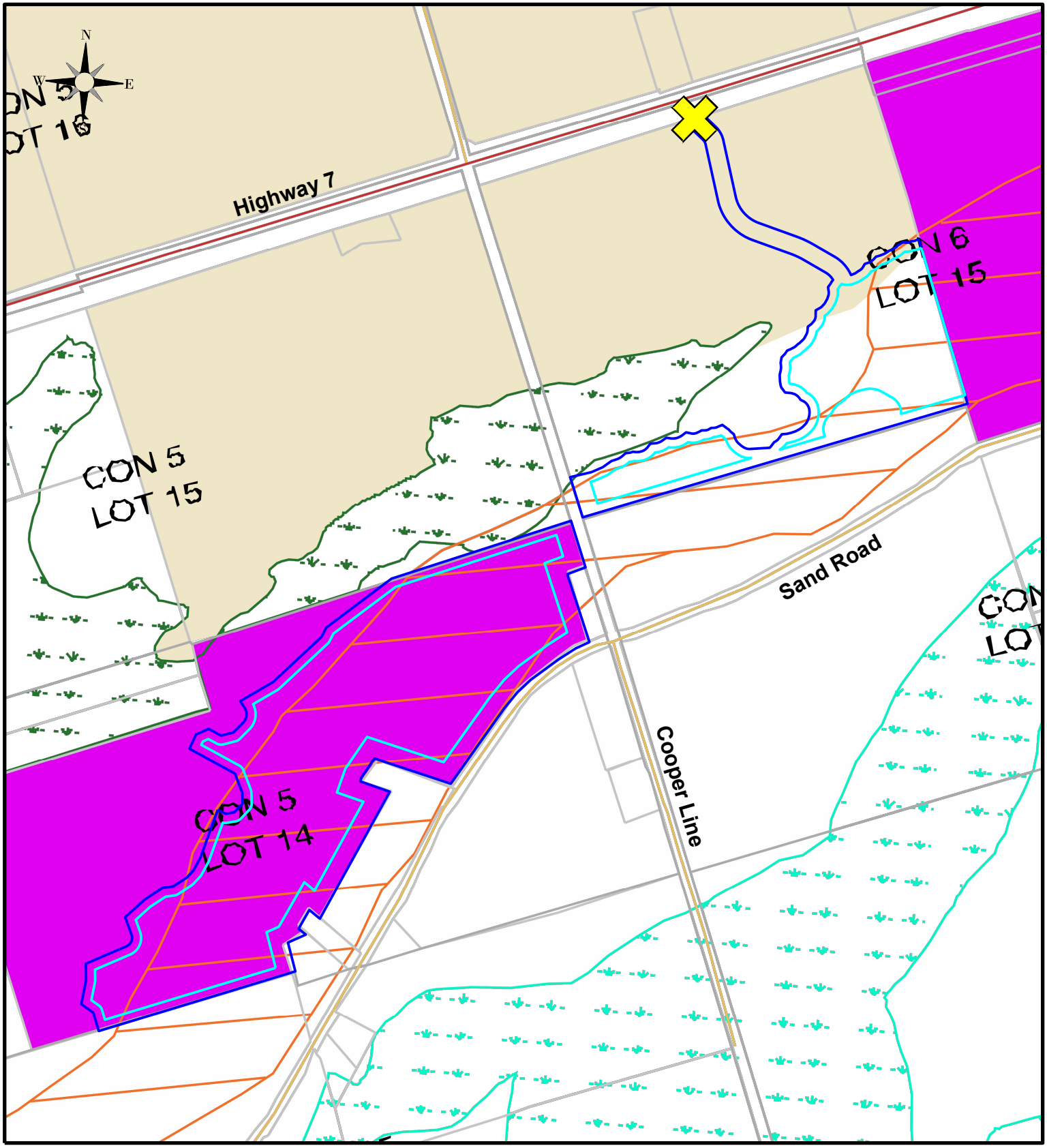


Figure # 7

Township Official Plan Land Use Plan

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Extractive Industrial
- Prime Agriculture
- Rural
- Aggregate Resource Area
- Environmental Constraint Area
- Provincially Significant Wetland
- Existing Entrance/Exit

Date: June 2026

Sources
The Municipality of Asphodel-Norwood Official Plan
Schedule 'A2' - Land Use Plan - Rural Component
June 25, 2008

Scale - 1:8500

0 120 240 Metres

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

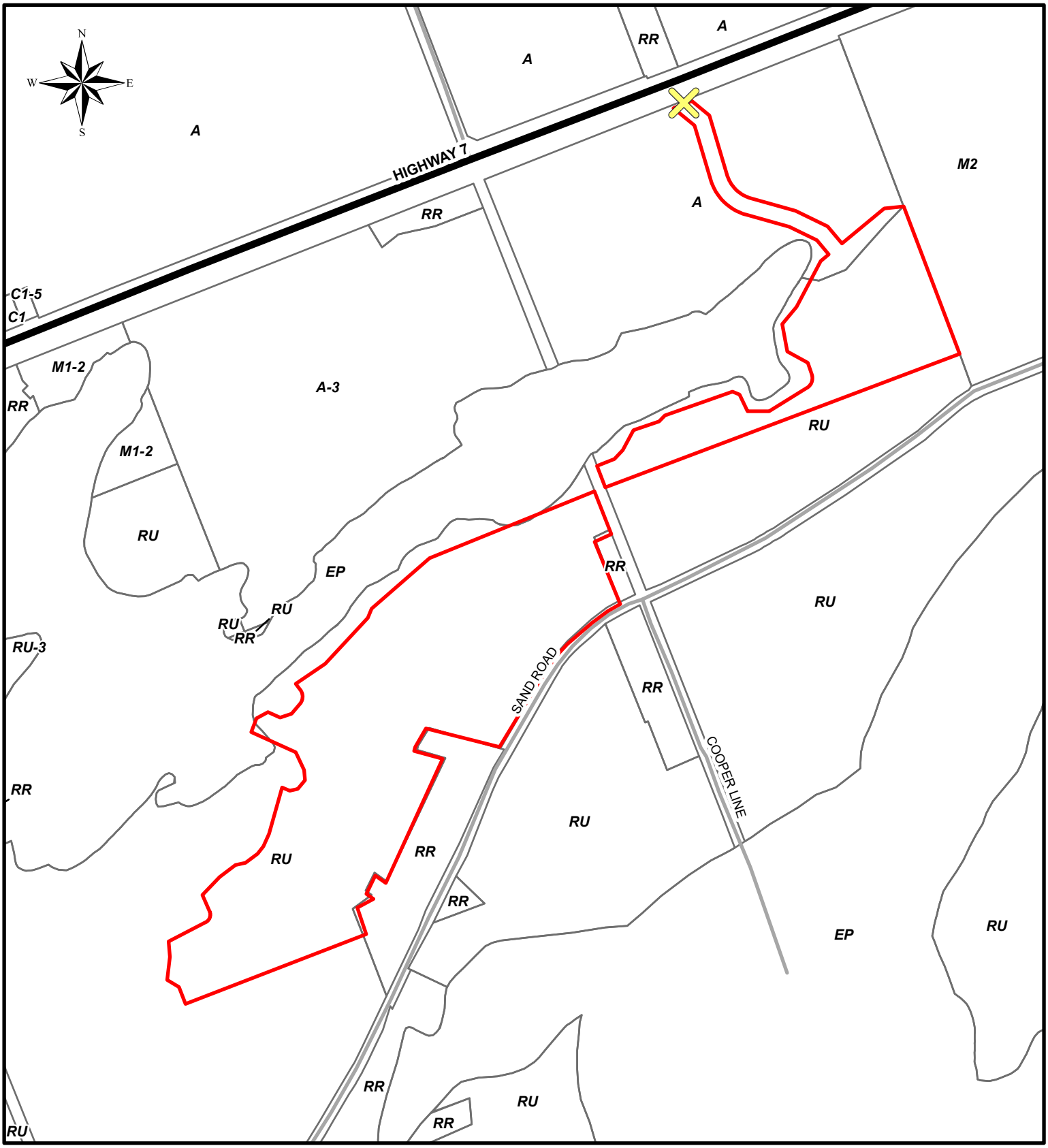


Figure # 8

Township Zoning

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Provincial Highways
- Local Roads
- Existing Entrance/Exit

Zoning

- RR - Rural Residential
- RU - Rural
- A - Agricultural
- C1 - Commercial
- M1 - General Industrial
- M2 - Extractive Industrial
- EP - Environmental Protection

Date: June 2026

Sources: Contains information from the Township of Asphodel-Norwood Zoning By-law 2009-08

Scale - 1:9,000

0 70 140 280 Meters

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

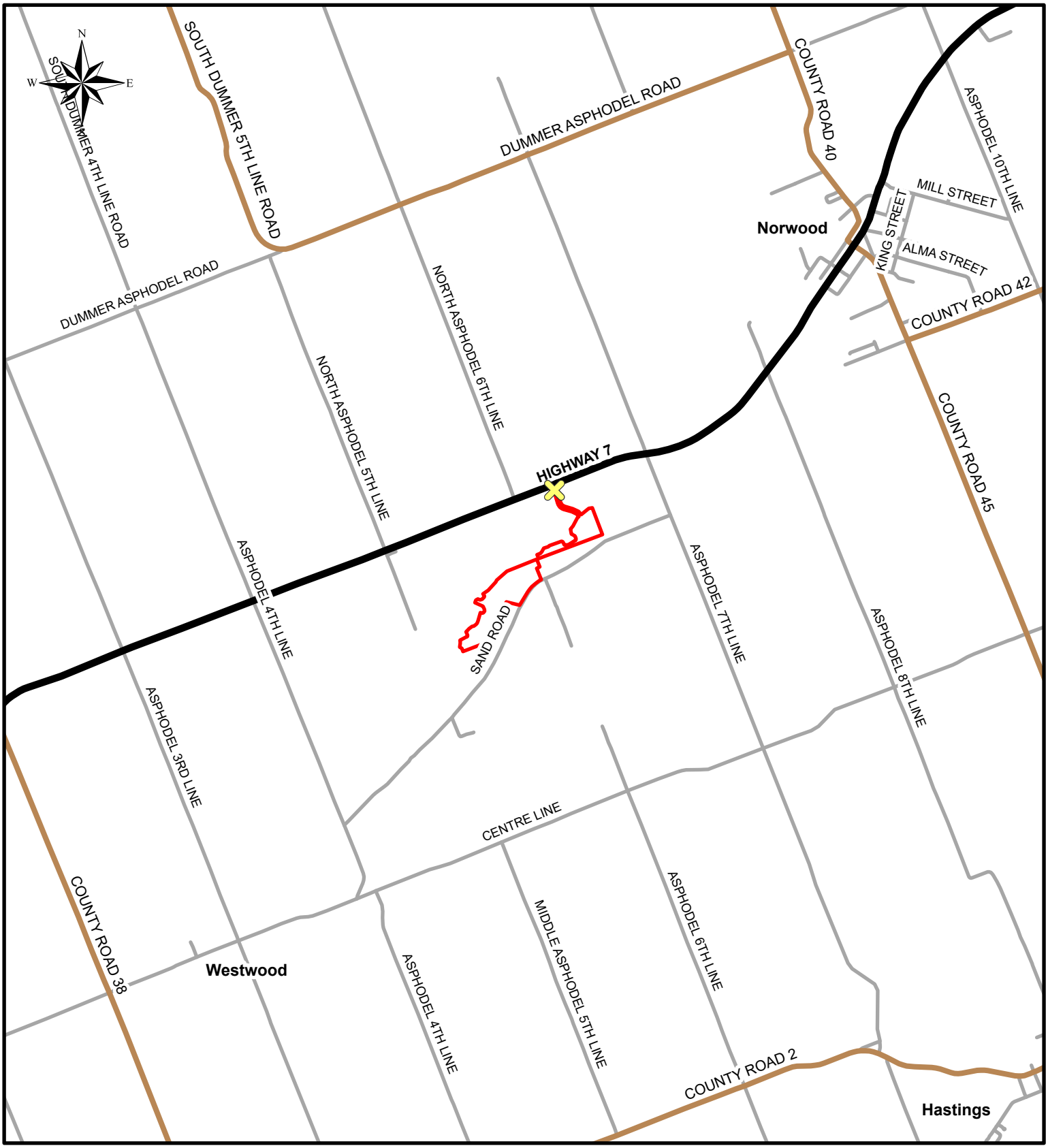


Figure # 9

County Official Plan
Roads Plan

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Provincial Highways
- County Roads
- Local Roads
- Existing Entrance/Exit

Date: June 2026

Sources
Contains information from the County of Peterborough Official Plan Map B - Roads Plan, dated October 18, 2013

Scale - 1:50,000
0 400 800 1,600 Meters

B:\Brian\21100C Drain Brothers - Highway 7 Pit\Drawings\Figures\Planning Report\GIS\21100C - Planning Report Figures.aprx

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

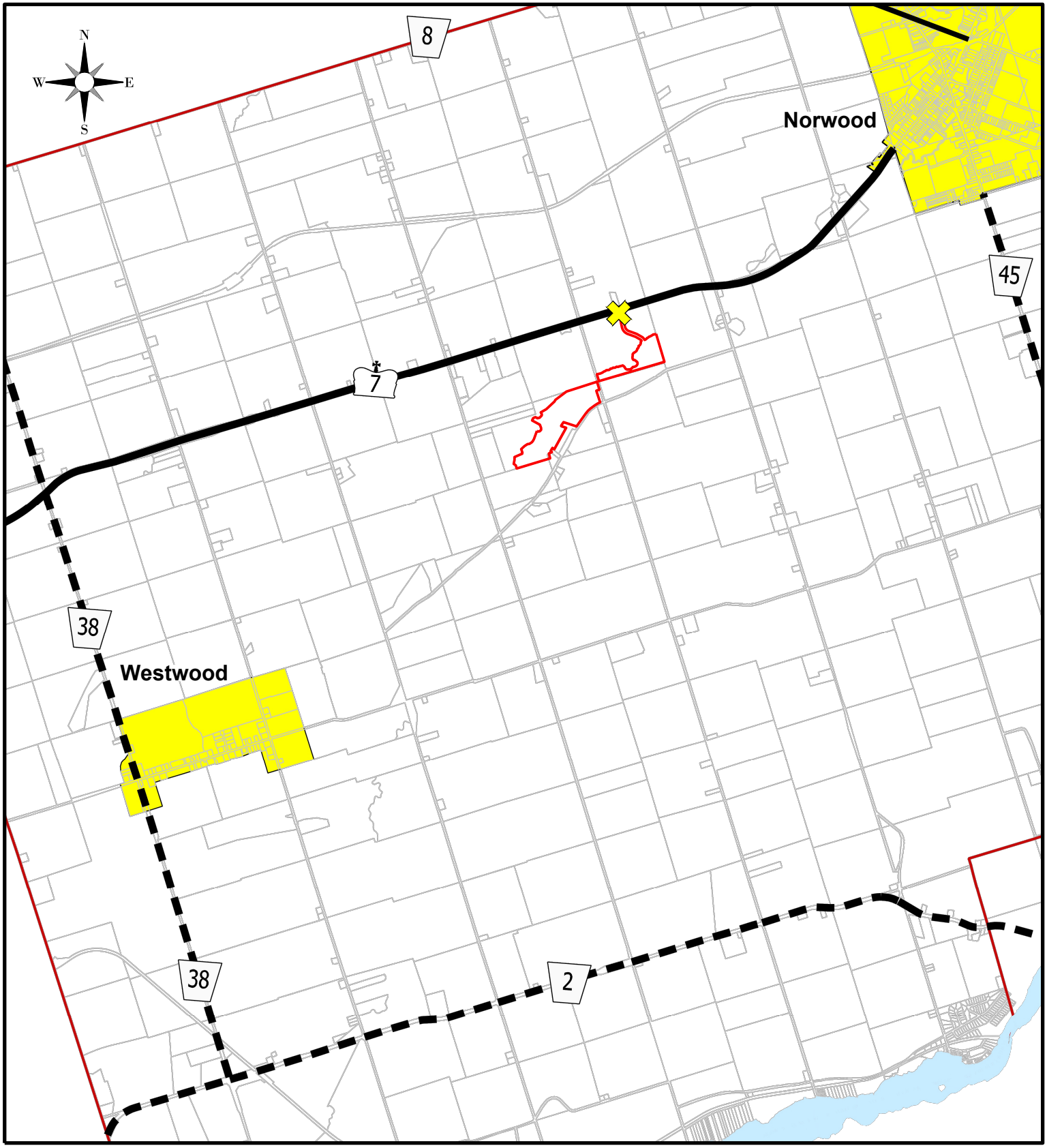


Figure # 10

Township Official Plan Roads Plan

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Provincial Highway
- Arterial / Collector Road
- Local Road
- Existing Entrance/Exit

Date	June 2026
Sources	The Municipality of Asphodel-Norwood Official Plan Schedule 'B2' - Roads Plan - Rural Component June 25, 2008
Scale - 1:50,000	0 800 1600 Metres
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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

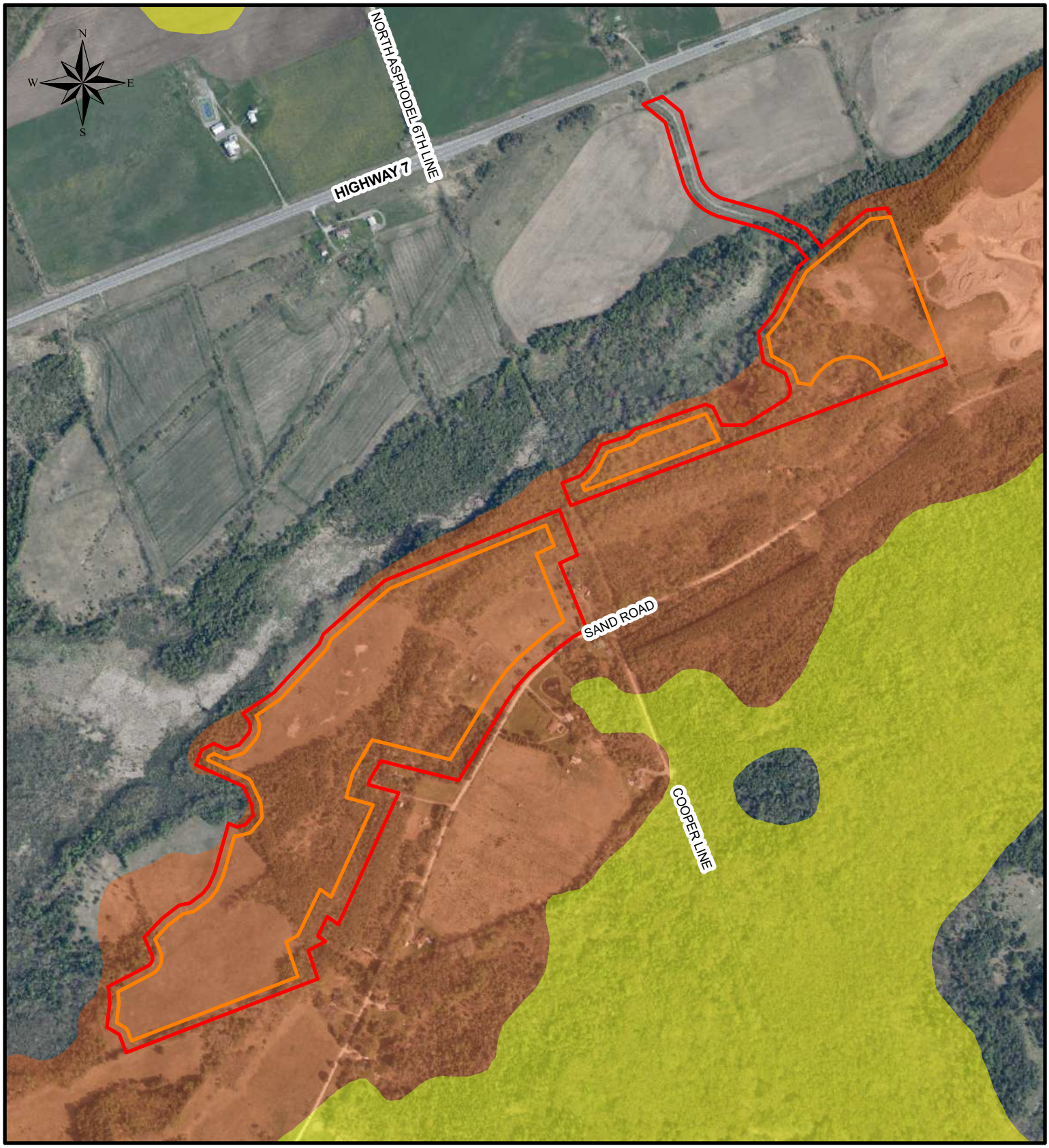


Figure # 11
ARIP Mapping

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Sand and Gravel - Primary
- Sand and Gravel - Tertiary

Date June 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:8,500
0 60 120 240
Meters

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

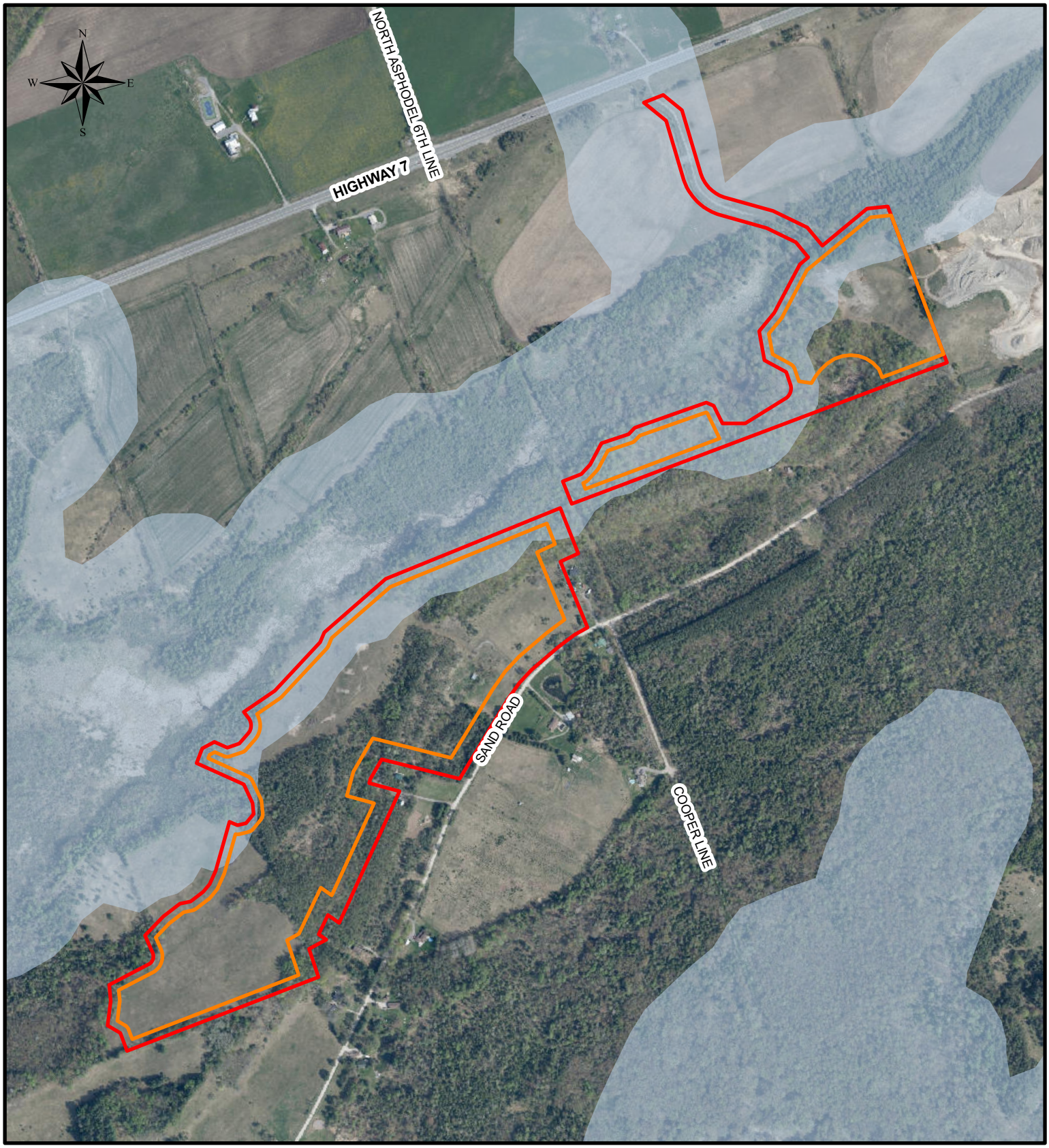


Figure # 12

Intake Protection Zones

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Intake Protection Zone 3

Date: June 2026

Sources: Contains information from Geospatial Ontario

Scale - 1:8,500

0 60 120 240 Meters

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

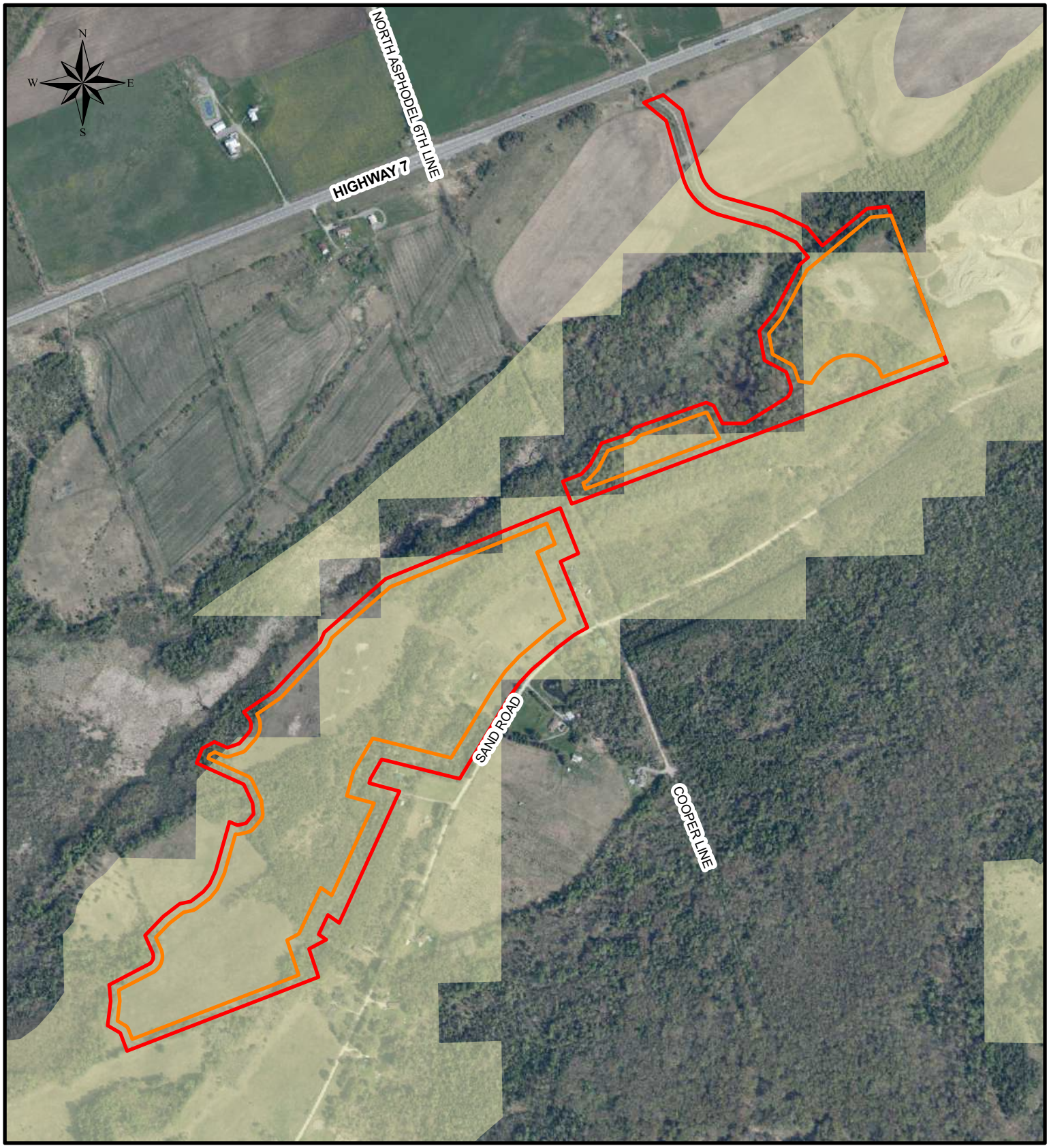


Figure # 13

Significant Groundwater Recharge Area

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Significant Groundwater Recharge Area 6

Date: June 2026

Sources: Contains information from Geospatial Ontario

Scale - 1:8,500

0 60 120 240 Meters

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

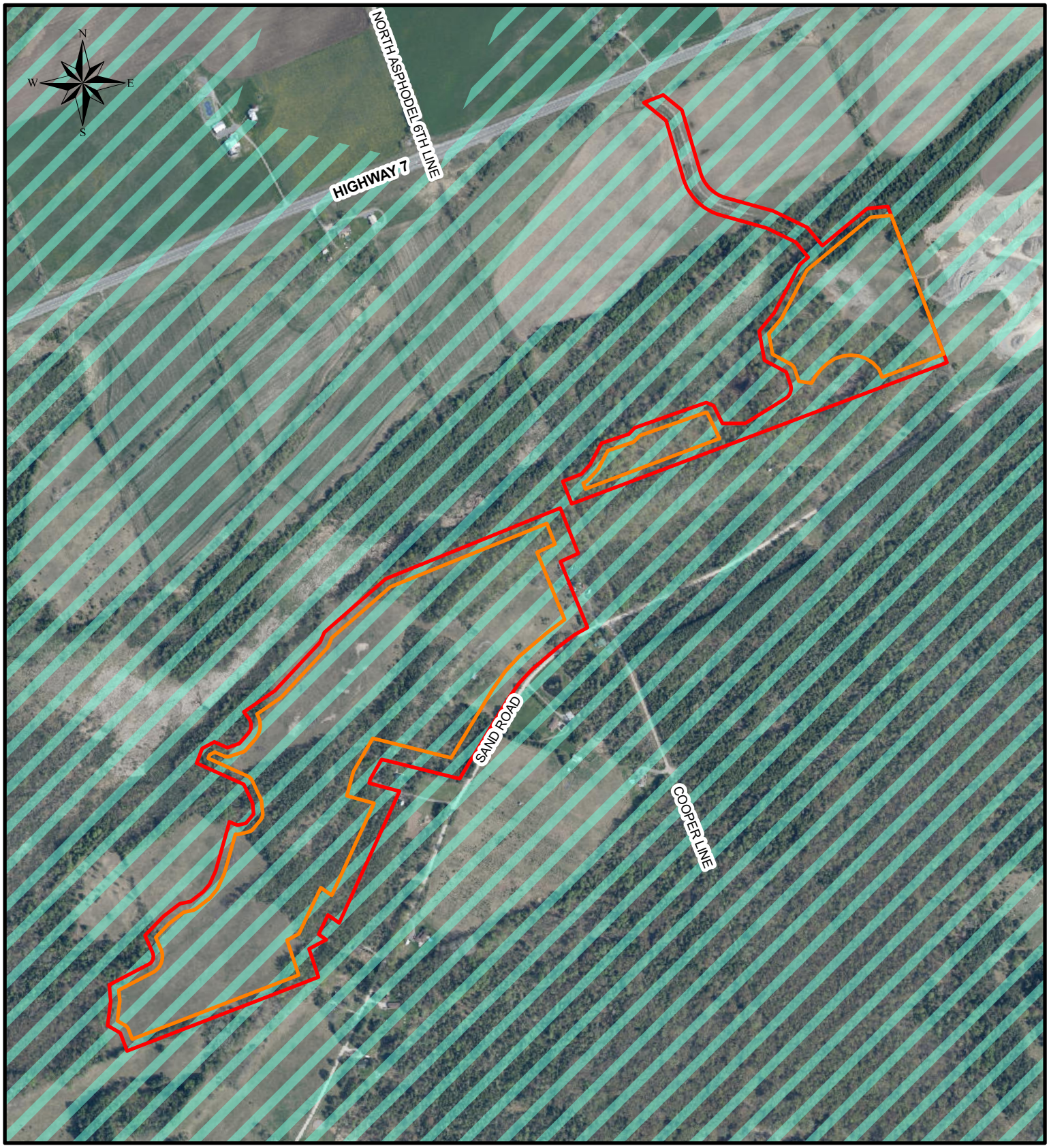


Figure # 14

Highly Vulnerable Aquifers

Highway 7 Pit

Township of Asphodel-Norwood
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Highly Vulnerable Aquifers

Date: June 2026

Sources: Contains information from Geospatial Ontario

Scale - 1:8,500

0 60 120 240 Meters

B:\Brian\21100C Drain Brothers - Highway 7 Pit\Drawings\Figures\Planning Report\GIS\21100C - Planning Report Figures.aprx

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

A

Appendix A

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

October 31, 2023

Peterborough County
Planning Department
planning@ptbocounty.ca
470 Water Street
Peterborough, ON
K9H 3M3

Ed Whitmore, Chief Building/Planning Coordinator
Township of Asphodel-Norwood
ewhitmore@antownship.ca
2357 County Road 45
Norwood, ON K0L 2V0

Dear Sir/Madam:

RE: Application for Pre-Consultation – Proposed Sand Road Pit Extension
3749 Highway 7 & 926 Sand Road, Township of Asphodel-Norwood, County of Peterborough
OUR FILE 21100B

On behalf of our Client, Drain Bros. Excavating Limited (c/o Darrell Drain), MHBC is pleased to submit the following pre-consultation request for the properties known municipally as 3749 Highway 7 and 926 Sand Road in the Township of Asphodel-Norwood, County of Peterborough.

The purpose of this pre-consultation request is to discuss a proposed extension of the existing Sand Road Pit (License #3399) in relation to the above noted lands (**Figure 1**). The Sand Road Pit totals 34.9 hectares and the extension is proposed to utilize the existing entrance/exist and haul route currently approved for the Sand Road Pit.

While a proposed extraction area has not been delineated at this time, we would like to meet with County and Township staff to confirm the technical studies required as part of a complete application. Proposed extraction limits will ultimately be delineated through the conclusions of the technical work and will ensure that any natural heritage and hydrologic features present on the lands are considered through site design. Existing natural features on the property, as mapped by the Province, are shown on **Figure 2.**

The subject lands are designated “Agriculture”, “Natural Core Area”, and “Extractive Industrial” in the adopted Peterborough County Official Plan (**Figure 3**). We have reviewed the adopted Official Plan since it is our understanding that this document will likely be approved in advance of any application to facilitate mineral aggregate extraction on the lands being filed.

From the initial review of the adopted County Official Plan, mineral aggregate operations are a permitted use in the “Agriculture”, “Natural Core Area” and “Extractive Industrial” designations. As a result, only a Township of Asphodel-Norwood Zoning By-law Amendment and Aggregate Resources

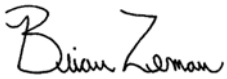
Act Licence Application will be required to permit an expansion of a mineral aggregate operation on the subject lands. As part of the pre-consultation process we would also like to discuss a crossing agreement with the Township for a portion of the unopened road allowance to allow for material to be transported from parcel #2 to the existing Sand Pit for shipping from the existing entrance/exit.

A copy of the County pre-consultation application form has been attached in support of this pre-consultation request. It is our understanding that there is no fee for a pre-consultation meeting.

We look forward to meeting with the County and Township to discuss the proposed applications, and should you have any questions, please don't hesitate to contact the undersigned.

Yours truly,

MHBC



Brian Zeman, BES, MCIP, RPP
President

cc. *Darrell Drain | Drain Bros.*
Josiah Latone | Drain Bros.
Mark Geens | Drain Bros.
Ellen Ferris | MHBC

County of Peterborough
Pre-Consultation Request Form

Please complete this form with as much detail as possible of what you intend. Completion of this form will help County Staff coordinate a pre-consultation meeting. There is no fee for a pre-consultation meeting, however, it is mandatory prior to submitting a formal Official Plan Amendment or Subdivision/Condominium application to the County. Pre-consultation is intended to help the applicant by reviewing the proposal with County and relevant outside agency staff to identify the studies required in support of a complete application. Pre-consultation also provides the applicant an opportunity to ask questions regarding the review and approval process for Official Plan Amendments and Subdivision/Condominium Plans.

1. Name of Owner(s): Drain Bros. Excavating Limited (c/o Darrell Drain)
   Address: 2130 8th Line Road, North Dummer, Douro-Dummer, Ontario
   Postal Code: K0L 2V0 Home Telephone:
   Work Telephone: 705-639-2301 Email: DDrain@drainbros.ca

2. Name of Owner's agent: Brian Zeman (MHBC)
   Address: 113 Collier Street
   Postal Code: L4M 1H2 Home Telephone:
   Work Telephone: 705-728-0045 Email: bzeman@mhbcplan.com

3. Please specify to whom all correspondence should be sent:
   Owner [X] Agent [X]

4. Type of Application:

   [ ] Official Plan (OP) Amendment [ ] Plan of Subdivision

   [X] Zoning By-law Amendment [ ] Plan of Condominium

5. Location of the Property:
   Municipality Township of Asphodel-Norwood Ward: N/A
   Lot No. Part Lots 14 & 15 Concession 5 & 6
   Name of Street/Road Highway 7 & Sand Road Street No. 3749 Highway 7 & 926 Sand Road
   Assessment Roll # 150101000210600 & 150101000208800

   Please see enclosed Figure #1 for additional information.

6. Have there been any previous *Planning Act* applications on the property?

   Yes [x] No [ ]

   If yes, please indicate the type and approximate date of the planning application:

   Previous OPA to re-designate a portion of the 926 Sand Road property to 'Extractive Industrial'. Date unknown.

7. Description of subject property:

   Lot Area: Please see enclosed Figure #1

   Frontage on Road: See Figure #1 Water Frontage *(if applicable*): N/A

   Existing use of the property: Wooded and agricultural fields

   Existing Official Plan Designation(s): Agriculture, Natural Core Area & Extractive Industrial in adopted OP

   Existing Zone(s): Agriculture, Rural & Environmental Protection

8. What buildings are currently located on the property (*if any*)?:

No buildings or structures.

9. Proposal description *(provide a brief summary*):

The purpose of this application is to extend the existing Sand Road Pit and permit a mineral aggregate operation on the subject lands.

Please see attached cover letter for additional detail.

10. Please attach a sketch, survey, or plan, etc. of the property that clearly illustrates the following:
    - The area of the proposed Official Plan Amendment or conceptual lot and/or building layout for a plan of subdivision/condominium
    - Lot frontage and area dimensions
    - Name of the road(s) and/or waterbody the property fronts on
    - Indicate the location of any existing structures

Once complete, please send by email, fax, mail or drop off to:

Email: planning@ptbocounty.ca

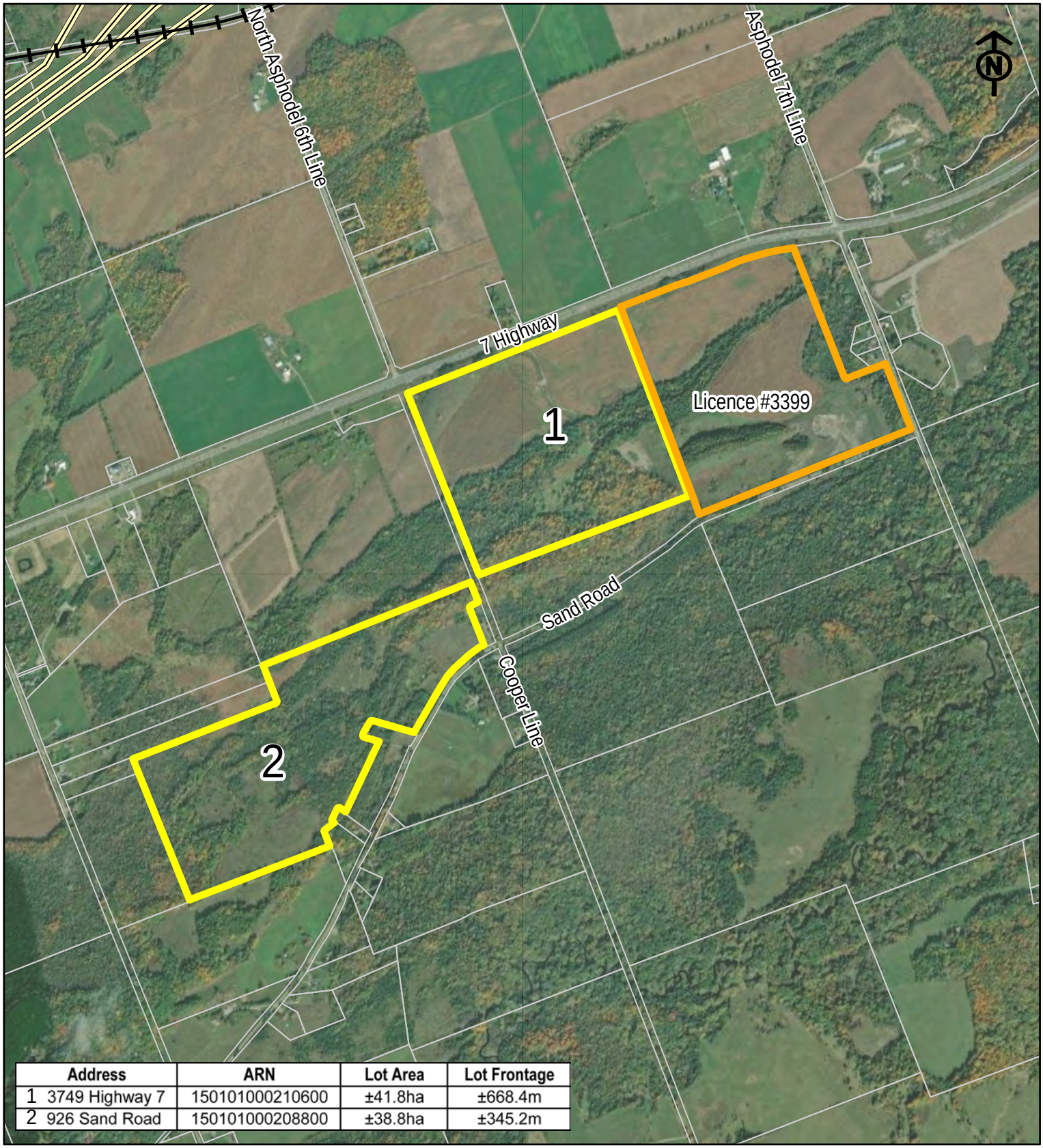
Fax: 705-876-1730

Mail: Peterborough County Planning Department
County Courthouse
470 Water Street
Peterborough, ON
K9H 3M3

Drop Off: We are located on Water Street, between Brock and Murray Streets, on top of the hill overlooking Victoria Park.

⌦ **Please Note**: *Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to assist in the correct processing of the application. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3 (705-743-0380).*

Figures



	Address	ARN	Lot Area	Lot Frontage
1	3749 Highway 7	150101000210600	±41.8ha	±668.4m
2	926 Sand Road	150101000208800	±38.8ha	±345.2m

FIGURE 1

AERIAL OVERVIEW

Sand Road Expansion

Part of Lots 14 & 15, Con 5 & 6
Township of Asphodel–Norwood
County of Peterborough

LEGEND

- Existing ARA Licences
- Potential Expansion Areas
- Parcel Fabric
- Utility Line
- Railways

DATE: Oct. 24, 2023

SOURCES: Land Information Ontario, County of Peterborough GIS

0 60 120 240 360 480 600
Meters

21100B - Due Diligence Figures - 2023-10-24

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

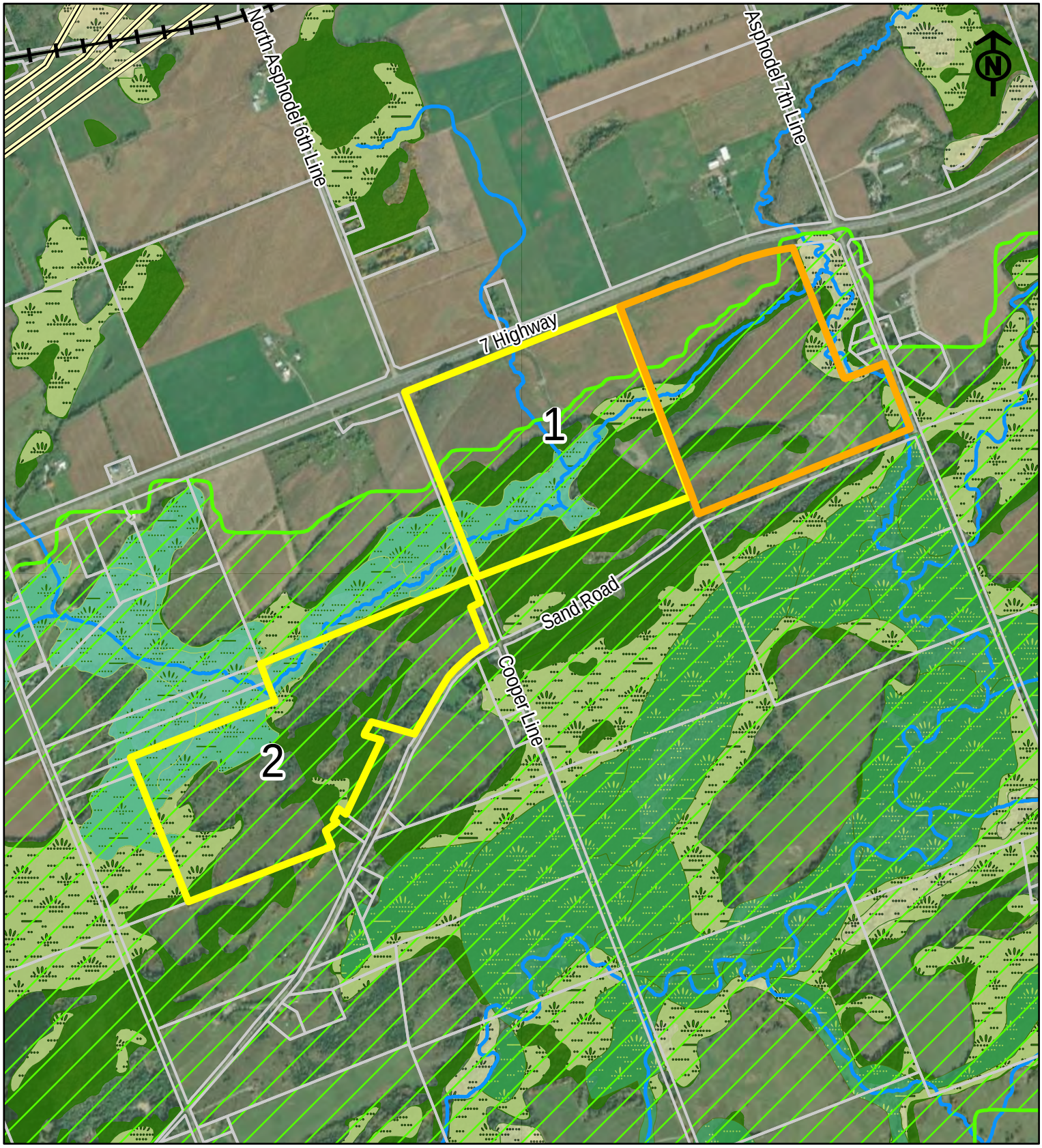


FIGURE 2
NATURAL HERITAGE RESOURCE AREAS

Sand Road Expansion

Part of Lots 14 & 15, Con 5 & 6
Township of Asphodel–Norwood
County of Peterborough

LEGEND

- Existing ARA Licence
- Potential Expansion Areas
- Parcel Fabric
- Provincial Natural Heritage System Area
- Provincially Significant Wetland
- Non Provincially Significant Wetland
- Unevaluated Wetlands
- Woodland
- Watercourse

1 3749 Highway 7
2 926 Sand Road

DATE
Oct. 24, 2023

SOURCES
Land Information Ontario
County of Peterborough GIS

0 60 120 240 360 480 600
Meters

21100B - Due Diligence Figures - 2023-10-23

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

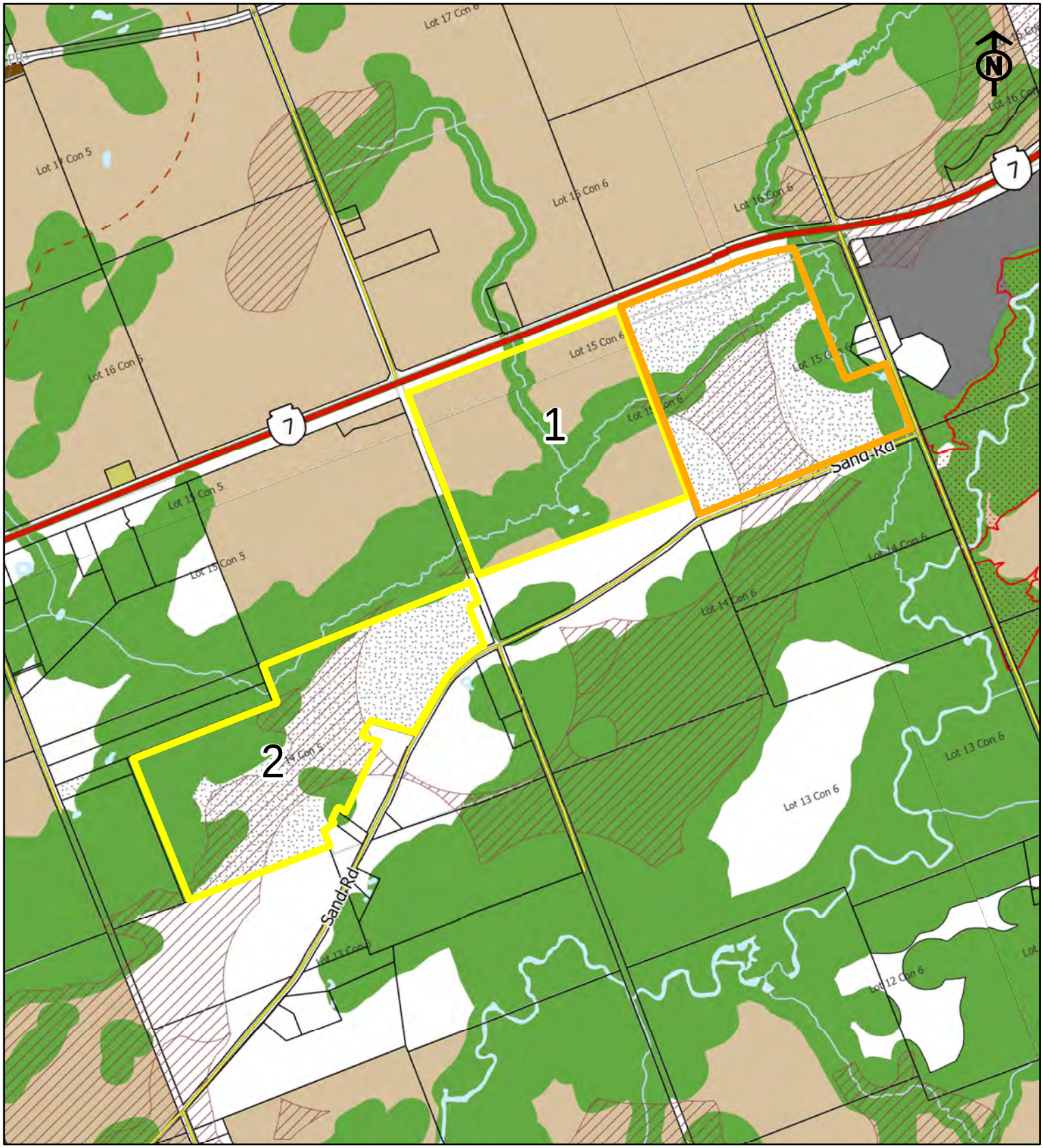


FIGURE 3
TOWNSHIP OFFICAL PLAN LAND USE

Township of Asphodel-Norwood
Land Use Schedule - Map AN-6

Sand Road Expansion

Part of Lots 14 & 15, Con 5 & 6
Township of Asphodel–Norwood
County of Peterborough

LEGEND

- Existing ARA Licences
- Potential Expansion Areas
- Parcel Fabric
- Agriculture
- Employment
- Extractive Industrial
- Natural Core
- Rural
- Aggregate Resource Areas
- Waste Management Assessment Area
- Floodplain
- Provincial Highway
- Township Road
- Watercourse
- 1 3749 Highway 7
- 2 926 Sand Road

DATE: Oct. 24, 2023

SOURCES: Land Information Ontario, County of Peterborough

0 60 120 240 360 480 600
Meters

21100B - Due Diligence Figures - 2023-10-23

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

Revised Record of Pre-Consultation

Prepared by the Peterborough County Planning Department

Name: Drain Bros. Excavating Limited **Agent:** Brian Zeman (MHBC)

Lot: 14,15,16 **Concession:** 5 & 6 **Municipality:** Asphodel Ward
Township of Asphodel-Norwood

Municipal Address: 3749 Highway 7 & 926 Sand Road

Roll No.(s) 1501-010-002-10600,1501-010-002-08800.

Phone: **Email:** bzeman@mhbcplan.com; ddrain@drainbros.ca **Office Phone:** (705)728-0045

Communication Sent To: **Owner:** ☒ **Agent:** ☒

Meeting Date: 2023-11-28
Meeting Location: Online via Teams

Attendees:

Applicant: Mark Geens (Drain Bros.), Brian Zeman (MHBC), Ellen Ferris (MHBC)

Asphodel-Norwood Township: Ed Whitmore (CBO), Peter DeShane (Mgr, Public Works)

Hiawatha First Nation: Tom Cowie, Sean Davison

County – Pete Hynes (Public Works), Malini Menon (Planning)

MTO – submitted written comments in advance (attached)

ORCA – Marnie Guindon unable to attend (*Written comments attached)

A copy of the complete Record of Pre-Consultation will be sent to all attendees ☒

Existing Parcel Description	
County O.P. Description	Rural Area
Municipal O.P. Designation	Agriculture, Natural Core, Extractive Industrial
Municipal Zoning	Agriculture, EP,
Area/Lot Dimensions	39 ha and 41 ha
Existing Use/Buildings	Vacant

Pre-consultation completed for:

☐ Plan of Subdivision (*Application submitted to County*)
☐ Plan of Condominium (*Application submitted to County)*
☐ Official Plan Amendment for
- ☐ County Official Plan *(Application submitted to County*)
- ☐ Local Component of County Official Plan *(Application submitted to County*)
- ☐ Municipal Official Plan (*Application submitted to Township*)

☒ Zoning By-law]] Amendment (*Application submitted to Township*)

Revised Record of Pre-Consultation

Prepared by the Peterborough County Planning Department

Proposal Summary/Description:
The proposal is for the potential expansion of an existing aggregate pit (License #3399) on two adjacent properties: 3749 Highway 7 and 926 Sand Rd. The boundaries of the expansion will be delineated through the technical reports prepared to support the required planning applications.

Given that the applicant's agent anticipates the new County Official Plan will be in-effect when the required planning applications area submitted, the land-use designations applied during the pre-consultation meeting are those outlined in the draft County Official Plan.

Applicant: The purpose of the pre-consultation meeting is to understand what planning applications will be required to permit the aggregate pit expansion, and to understand what technical studies are required to be submitted to support planning applications. The intention is to use the existing entrance on Sand Rd. They would also like to discuss a crossing agreement with the Township over unopened road allowance between the two parcels. It was clarified with respect to MTO written comments (received recently and attached hereto) that there will be no entrance near Highway 7, only extraction activity; however they are aware that MTO permits will still be required. They are preparing a number of studies including: Planning Justification Report, Hydrogeological study, EIS, Archaeological Assessment, Landscape screening report, Noise Study and a TIS.

Township: Twp confirmed a TIS is required. Suggested that having MTO permit approvals prior to the ZBA permit will make the process smoother. The County confirmed that an OPA will not be required as the current Agriculture, Natural Core Area and Extractive Industrial designations permit aggregate operations. The applicant indicated that they are likely planning for a later 2024/early 2025 zoning application to the Township after all study requirements are met.

There is an agreement in place regarding traffic on 7th Line which needs updating to address issues such as bridge/road upgrades. Reconstruction is proposed on Asphodel 7th Line in 2024/2025 and the Twp wants to ensure heavy truck traffic is directed away from the new road, particularly on 7th Line south of Sand Road.

Applicant noted the haul route agreement with LaFarge, Drain and the Twp is for north of Sand Road on 7th Line, not south. They will take the feedback re road usage south, and consider suggestions like signage restricting truck usage along specific sections of road. Trucks are not expressly authorized to use the 7th Line south route but some inevitably do, so they will revisit ways to address this.

Discussion: The County and Twp will require a Stormwater Management report (which can be part of the hydrogeological report). Applicant confirmed this and suggested that most of the water runoff that is created by the operation flows into the site. The Twp

noted that some surface water does drain into the Sand Road ditch and has washed it out, which Drain Bros. has addressed in the past. Applicant will review this.

NEW: In response to the applicant's question about entering into a 'crossing' agreement between the Township and Drain Bros/LaFarge for use of a portion of the unopened road allowance to allow access between the two parcels, the Township advises that they will consider discussions and will require an agreement to be in place.

County PW asked whether the proposal increases daily usage of the existing pit. Issue is how that may affect County Road 45 (eg. Changes to haul route increasing traffic heading south on 7th Line). Applicant clarified that the proposal is for a continuation of production rather than increased quantity at the existing site, and intention is to maintain Highway 7 as the desired haul route.

Hiawatha First Nation – expressed decibel level concern for deer and desire to ensure no disruption to their habitat. Requested a tree and plant inventory – certain species continue to be used by FN people. An Archaeological report is required. Will confirm any presence of burial sites given the long history of FN culture around the area generally. Further, Treaty 20 rights include the protection of wetlands (between Hwy 7 and Sand Rd), and water (up to 66' on either side of watercourse); and further that settlers can only occupy 6" of soil. FN has an outside consultation company (Four Directions) who have worked with Drain Bros. before on HFN's behalf and HFN would like to involve them in this project. As these are part of treaty rights, HFN wants to ensure development is done in a respectful and proper way.

Applicant noted they are required to do noise studies to determine decibel levels are no higher than existing levels. Applicant would be interested in getting a list of any special species they could provide their ecologist, and are willing to involve HFN in site walks if desired, to work cooperatively on this. Regarding the wetlands, watercourses and soil, applicant is happy to work together and look at mitigation measures, and appreciate FN's input in the development process.

County Planning confirmed that in addition to the above-noted studies, an Agricultural Impact Assessment is required given that a portion of the Hwy 7 site is designated Agriculture in the new OP (Ss. 4.1.2.2 m), 8.3.3). Further, given that there are a number of existing homes in the area, considered 'sensitive' land uses, this issue should be addressed in the Planning Justification Report (as per S. 4.1.8.2 b) iii)
A study list is also found in 4.1.8.2 b) xiii), which includes a Dust Control study. (County staff have confirmed that an Air Quality Assessment is not required as a submission requirement, given the conditions under O.Reg. 244/97 under the Aggregate Resources Act which requires dust control to minimize off-site impact.)

Applicant noted that in addition to the Archaeological study, they are doing a Cultural Heritage screening (in OP and also a provincial licensing requirement). For 'sensitive' land uses, they will address issues such as water/well supply, noise, equipment, setbacks, haul routes etc. HFN suggested looking at 'marker trees' which were used to show routes; and trees significant for healing (eg. white oak) as part of this assessment.

The Ministry of Transportation's comments are attached to this Record of Pre-Consultation. ORCA comments will be emailed once received.

A checklist of required studies is attached.

Please note that any technical study submitted to the County (e.g. EIS, traffic impact study, hydrogeological study etc.) will be peer reviewed at the County's request. Both the cost of the study and the peer review(s) will be at the applicant's expense.

***Record Completed By*: Malini Menon**

⌦ **Please Note**: *Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to assist in the correct processing of the application. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3 (705-743-0380).*

Study Requirements for Official Plan Amendments & Subdivision/Condominium Developments

Please note that any technical study submitted to the County (e.g. EIS, traffic impact study, hydrogeological study etc.) will be peer reviewed at the County's request. Both the cost of the study and the peer review(s) will be at the applicant's expense.

- ☐ Servicing Options Report (for developments > 5 units; letter or paragraph describing how developer arrived at servicing choice (i.e. private, communal, municipal) and why))
- ☒ Hydrogeological Studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOE guidelines and regulations) (if private individual systems are accepted, proponent should prepare a detailed hydro-g prior to planning approval. 95% of hydro-g's rec'd by MOEE are unacceptable)
- ☐ Functional Servicing Report
- ☐ Geotechnical Study
- ☒ Storm Water Management Plan (can include in Hydro-g study)
- ☐ Source Water Protection - (if in Vulnerable Area, requires RMO review and a Clean Water Act notice issued by RMO – Terri Cox or Mark Majchrowski as per S. 5.7.3.1 of the County Official Plan)
- ☐ Market Analysis/Justification Study
- ☒ Environmental Impact Analysis (when on a lake or river to determine impact on water quality, any shoreland development ≥25 lots or units or 50 or more tourist accommodation beds, wetlands, fish habitat (any development within 30 metres of thehigh water mark of all watercourses), wildlife, Species At Risk, ANSI's etc.) – (address Rehabilitation as per S.8.3.4 of new OP)
- ☒ Archaeological Study (known site; 3 or more new lots; on a water course, zbla/opa for golf course)
- ☒ Planning Study/Analysis
- ☐ Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)
- ☒ Noise Impact Study
- ☒ Traffic Study
- ☒ Agricultural Land Usage Justification
- ☒ Dust Control Study
- ☐ Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses)
- ☐ Record of Site Condition (converting from a commercial/industrial use to a sensitive (agricultural, residential, parkland or institutional) use)
- ☐ Minimum Distance Separation Calculation (where barns exist within 1 km) Include in Planning Study/Analysis)
- ☒ Peer Review and Planning Reimbursement Agreement

Study Requirements for Official Plan Amendments & Subdivision/Condominium Developments

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Recommended key agencies to contact:

☒ Township	☐ Trent Severn Waterway	☒ MTO
☒ Conservation Authority	☐ Health Unit	☐ Other: _____
☐ Peterborough County Public Works Dept.		☒ First Nation

Ministry of Transportation

Corridor Management Section
1355 John Counter Boulevard
Postal Bag 4000
Kingston, Ontario, K7L 5A3
Tel.: 1-800-267-0295

Ministère des Transports

Section de gestion des couloirs routiers
1355, boulevard John Counter
CP/Service de sacs 4000
Kingston (Ontario) K7L 5A3
Tél.: 1-800-267-0295

Ontario

16 November 2023

Peterborough County
Planning Department
470 Water Street
Peterborough, ON
Via email: planning@ptbcounty.ca

Ed Whitmore
Chief Building/Planning Coordinator
Township of Asphodel-Norwood
2357 County Road 45
Norwood, ON

Via email: ewhitmore@antownship.ca

To Whom it May Concern,

Re: Comments: Application for Pre-Consultation – Proposed Sand Road Pit Extension
3749 Highway 7 & 926 Sand Road, Township of Asphodel-Norwood,
County of Peterborough

Thank you for circulating the Application for Pre-Consultation for the above noted location to the Ministry of Transportation (MTO) for review. MTO understands that the proponent has the intention to extend the boundaries of the existing Sand Pit.

The Ministry has reviewed the submitted document in accordance with the *Public Transportation and Highway Improvement Act* (PTHIA) and the Highway Corridor Management Manual.

Please note that the subject land located at 3749 Highway 7 is within the Ministry's permit control area as defined by PTHIA. In accordance with sections 31, 34 and 38 of the *Public Transportation and Highway Improvement Act* (PTHIA), each person, firm or municipality must obtain a permit issued by the Ministry before work commences.

Under the authority of the PTHIA, the Ministry, through the issuance of permits, controls all land use within 45 metres of the highway right-of-way and the area within 395 metres of the centre-point of the highway intersection and any intersecting road. Please note

that the subject land is within the Ministry's permit control area as defined by PTHIA. Therefore, Ministry approvals and permits are required prior to the construction and/or alteration of any buildings and/or structures and prior to the issuance of any municipal building permits or approvals as per Section 8. (2) (a) of the *Building Code Act*.

The MTO will require a minimum of a Site Plan, Traffic Brief, and a Grading Report. Once MTO's concerns are satisfactorily addressed, MTO would issue be in a position to issue a Building and Land Use Permit for this project.

The subject lands located at 926 Sand Road, are outside of the MTO zone of control and therefore have no comment in regard to these lands.

Site Plan:

MTO will require a complete site plan, which must include engineered, scalable, and stamped drawings that depict all existing and proposed structures or features with all applicable setbacks. MTO requires a **14m** setback for all structures, internal roads, stormwater management, ponds, fire routes, required parking, parking for events etc. Additionally, all open pits and quarries are required to meet a minimum setback of **30m** from Hwy 7.

The proponent should be made aware that due to future Hwy **7** improvements the Ministry will not accept any variance to the MTO setback requirements.

Traffic Brief:

For developments where little to no impact to the provincial highway network is anticipated and the need for mitigation is not expected, the Ministry can consider the submission of a Traffic Brief in lieu of a Traffic Impact Study.

The Traffic Brief/Letter shall be prepared by a RAQS traffic engineering consultant, and shall address a general set of criteria including, but not limited to, entering/exiting traffic volume on the highway, proposed use, proposed trips associated with development, proposed entrance location and design entrance material (e.g. gravel or asphalt), and a conclusive statement that the proposed development will not adversely affect capacity, safety or operations on the highway network or trigger Highway improvements.

Illumination:

The Ministry requires an illumination plan to clarify how the exterior of the building and site will be illuminated. Please ensure these plans illustrate that no light from the site escapes onto the Ministry's right of way. The developer must provide the following:

- To-scale site plan showing the location and the highway.
- Lighting layout showing pole/luminaire locations and orientation.
- Luminaire installation information such as mounting height, orientation angle, shielding info, etc.

- Luminaire material information including catalog info and photometric data file.
- Lighting calculation plan showing horizontal illuminance levels at and beyond the MTO right-of-way in metric units of lux to 1 decimal place minimum.

Any light spillage in the MTO right-of-way or glare issues arising from illumination on the development site will be the responsibility of the proponent to address and will be noted as a condition on the MTO Building and Land Use permit.

Building and Land Use:

A Building and Land Use permit is required for any development within the MTO's jurisdiction prior to construction.

The application will require the following:

- MTO will require a complete site plan, which must include engineered, scalable, and stamped drawings that depict all existing and proposed structures or features with all applicable setbacks. MTO requires a 14m setback for all structures, internal roads, stormwater management, ponds, fire routes, required parking, signage, parking for events etc. A Servicing Plan should also form this package. Additionally, all parking required by the municipality must be outside of the 14m setback.

This plan must show the following:

- Proposed and existing structures including distance to the MTO property line.
- Septic tank and bed including the distance to the MTO property line.
- Well location including the distance to the MTO property line. This requirement is 30m but can be reduced if a waiver is signed.
- A servicing plan will also be required.
- Proposed entrance location(s).
- North arrow.
- Drawings of proposed structures
- A deed showing the legal owners as MTO can only issue a permit to the registered owners.

The permit application can be submitted online using the Highway Corridor Management Online Services at: HCMS - Apply for a permit - Application for Building and Land Use permit (gov.on.ca), only after all MTO approvals have been received.

Signage:

MTO will require permits for any location signage that are within 400m from MTO right-of-way or are visible from Highway **7**. All signage must be 3m from the ROW, shown on the site plan, and a permit is required. The permit application can be submitted online using the Highway Corridor Management Online Services at: HCMS - MTO's online permit application wizard (gov.on.ca), only after all MTO approvals have been received.

MTO, as an agent of the Crown, will not issue an approval that will contravene another regulatory agency's statutory mandate. Therefore, prior to issuing any approvals, MTO requires confirmation that the necessary approvals from the municipality and other regulatory agencies have been granted, approvals in principle have been provided or no approvals are required.

Should you have any additional questions and/or concerns please feel free to contact me at George.Taylor2@Ontario.ca.

Regards,

George Taylor
Planner
Corridor Management Section | East Operations
Ministry of Transportation
1355 John Counter Boulevard
Postal Bag 4000
Kingston, ON K7L 5A3
Mobile (613)483-5307
George.Taylor2@Ontario.ca

From:	Marnie Guindon
To:	Menon, Malini
Cc:	ewhitmore@antownship.ca; Donald Allin; Terri Cox
Subject:	RE: Record of Pre-consultation (Sand Rd. Pit Extension, AN)
Date:	Friday, December 8, 2023 2:39:00 PM
Attachments:	Record of Preconsultation - Sand Rd Pit Extension (AN).pdf Drain Bros - Sand Road Preconsultation Request October 31 2023.pdf CWA Comments 2023-0152.pdf

Hello Malini,

I am sorry I was not able to provide you with comments prior to the meeting summary going out.

This one is really similar to another file we had recently. Please see below comments that would apply.

ORCA ROLE: The properties are currently partially regulated by ORCA due to the presence of wetlands, watercourses and unmapped floodplain. Under the Conservation Authorities Act section 28. (11) activities under the Aggregate Resources Act do not require a permission from the Conservation Authority (no permits required). However, listed under our mandatory programs through regulation 686/21 ORCA is to undertake the role for the purpose of commenting on the risks related to natural hazards arising from the proposal where the authority considers it advisable for the Aggregate Resources Act. We also have a role as a technical advisor with the County of Peterborough and Township of Asphodel Norwood commenting on Planning Act applications relating to Natural Hazards through the Provincial Policy Statement.

In addition, Terri Cox, Risk Management Official for the Otonabee-Peterborough Source Protection Area, has reviewed the proposal and provided the attached summary comments which address the applicability of the *Clean Water Act*.

Staff Recommendations for a Planning Act application:

- It is recommended to undertake an Environmental Impact Study that clearly delineates the features and the unstable soils onsite. This should identify the soils in the wetlands but also the adjacent non-wetland vegetation communities. It would be ideal if it also addresses any drainage implications of the aggregate extraction.
- If the wetlands/watercourse features are going to be altered a flood study should be conducted to investigate any offsite impacts.
- If a rezoning application is required, it recommended that the environmental hazards be zoned appropriately.

Regards,

Marnie Guindon

Planning & Regulations Officer
Otonabee Region Conservation Authority
250 Milroy Drive, Peterborough, ON K9H 7M9
Tel: 705-745-5791, ext. 227
mguindon@otonabeeconservation.com



Are you planning upcoming winter shoreline work on your property?
Submit a Property Inquiry Form so we can help you understand how natural hazards may affect your property.

This e-mail is confidential. If you are not an addressee named above, please immediately delete and notify the sender. Thank you.

From: Menon, Malini <MMenon@ptbocounty.ca>
Sent: Monday, December 4, 2023 12:32 PM
To: bzeman@mhbcplan.com; MGeens@drainbros.ca; eferris@mhbcplan.com; ewhitmore@antownship.ca; Peter Deshane <pdeshane@antownship.ca>; Tom Cowie <tcowie@hiawathafn.ca>; Sean Davison <sdavison@hiawathafn.ca>; Hynes, Pete <PHynes@ptbocounty.ca>; Marnie Guindon <mguindon@otonabeeconservation.com>
Subject: Record of Pre-consultation (Sand Rd. Pit Extension, AN)

Hi Everyone,

Please find attached a Record of Pre-consultation from our November 28th meeting, including a studies checklist.

If there are any further comments, please feel free to contact me.

Sincerely,

Malini Menon, B.E.S.
Planner, County of Peterborough
mmenon@ptbocounty.ca
705-743-0380 ext. 2404

Otonabee CONSERVATION

Summary Applicability of the *Clean Water Act* MEMO

To:	Marnie Guindon	Date:	2023-12-08
From:	Terri Cox	RMO File:	2023-0152
Properties:	3749 Highway 7 & 926 Sand Road	PRPS File:	not assigned
MUN:	Township of Asphodel-Norwood	ARN:	150101000210600 & 150101000208800
RE:	*Clean Water Act* comments for Preconsultation for proposed expansion of Sand Road Pit		

The *Clean Water Act* (*CWA*) is part of a multi-barrier approach to protecting drinking water and delineates *designated vulnerable areas* where human-based activity can negatively impact the quality and/or quantity of drinking water sources. The following comments summarize the applicability of the *CWA* and align with Section 9.6.1(2) of the County's Official Plan (copied below).

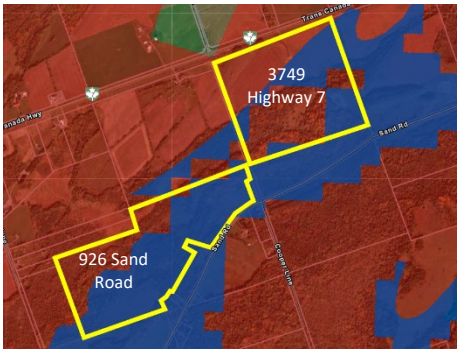
"During pre-consultation and development application review, County Planning, Conservation Authority, Risk Management Official and local Municipal Staff will provide information related to source water protection to the proponent, to identify where low, moderate and significant drinking water threats can occur, and identify if the property is located in a highly vulnerable aquifer or significant groundwater recharge area."

Significant drinking water threats are not possible, Trent Source Protection Plan (SPP) policies do not apply (they only apply to significant drinking water threats) and a Restricted Land Use Notice is not required.

1. **The Properties are not located in any Wellhead Protection Area.**

2. **The Properties are partially within the Intake Protection Zone 3a (IPZ-3a) for the Hastings Municipal Surface Water System**. IPZs are based on setbacks from a municipal surface water intake (in a lake or river) and the time for flows to reach the intake. *Low and Moderate drinking water threats are possible as surface water features on the Properties contribute flows to the Trent River which is the drinking water source for Hastings.*

3. **The Properties are partially within a Highly Vulnerable Aquifer (HVA)** (red on map at right). HVAs are make an aquifer susceptible to contamination (e.g. fractured bedrock or sand and gravel deposits). They may be considered in decisions on planning matters to protect sensitive groundwater features and sources of drinking water other than those included in source protection plans. *Provincial guidance states that planning authorities should consider the location of HVAs to protect aquifers from contamination and may choose to require additional information or studies (e.g. planning justification report, hydrogeology, environmental impact statement) to ensure proposed development or site alteration will not pose a risk to sources of drinking water.*



4. **The Properties are partially within a Significant Groundwater Recharge Area (SGRA)** (blue on map above). SGRAs are known to replenish aquifers (e.g. sand and gravel deposits) and may be considered in planning decisions to protect sensitive groundwater features and hydrologic functions such as recharge. *Provincial guidance states that planning authorities should consider the location of SGRAs to protect aquifers from depletion and may choose to require additional information or studies (e.g. planning justification report, hydrogeology, environmental impact statement) to ensure proposed development or site alteration will not pose a risk to sources of drinking water.*

From: Menon, Malini <mmenon@ptbocounty.ca>
Sent: Monday, June 16, 2025 10:47 AM
To: Ellen Ferris <eferris@mhbcplan.com>; ewhitmore@antownship.ca <ewhitmore@antownship.ca>
Cc: Brian Zeman <bzeman@mhbcplan.com>; Mark Geens <mgeens@drainbros.ca>; Josiah Latone <jlatone@drainbros.ca>
Subject: RE: Drain Bros. Proposed Sand Road Pit Extension - 3749 Highway 7 & 926 Sand Road

Good morning Ellen,

Thanks for your email. Further to the proposed entrance revision, I assume you are in contact with MTO, who have approval authority on the Hwy 7 entrance location.

For your information, the new County Official Plan was approved by County Council in May, and is awaiting approval from MMAH.

Regards,

Malini Menon, B.E.S. hear name

Senior Planner, County of Peterborough

mmenon@ptbocounty.ca

705-743-0380 ext. 2404

From: Ellen Ferris <eferris@mhbcplan.com>
Sent: Tuesday, June 10, 2025 8:26 AM
To: Menon, Malini <mmenon@ptbocounty.ca>; ewhitmore@antownship.ca
Cc: Brian Zeman <bzeman@mhbcplan.com>; Mark Geens <mgeens@drainbros.ca>; Josiah Latone <jlatone@drainbros.ca>
Subject: Drain Bros. Proposed Sand Road Pit Extension - 3749 Highway 7 & 926 Sand Road

Good Morning Malini and Ed,

Hope you've been well - I am reaching out regarding the pre-consultation meeting that was held for Drain Bros. proposed Sand Road Pit in the Township of Asphodel-Norwood a little while back (record attached).

We have been working through the technical reports for the application and are hoping to be in a position to file an application later this year. However, one aspect of the application that we wanted to provide an update to the County and Township on is the proposed entrance/exit.

At the time of pre-consultation, the existing entrance/exit at the Sand Road Pit was proposed to be utilized. This existing operation is not owned by Drain Bros. and further discussions have resulted in Drain Bros. looking to pursue an alternate entrance/exit. The current proposal is now to utilize an existing access road to the north on the property with access onto Highway 7. This access road and entrance/exit were built as part of a previous wayside pit that operated on the property.

We just wanted to advise the County and Township that Drain Bros. of this revision to the proposal since it is different that what was pre-consulted on.

Please let us know if you have any questions/comments. We will keep the County and Township updated on our timing to file the application.

Thanks,

ELLEN FERRIS, MSc., MCIP, RPP | Associate

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

113 Collier Street, Barrie ON, L4M 1H2

T: 705-728-0045 x 227

F: 705-728-2010

B

Appendix B

Ministry of Citizenship and Multiculturalism (MCM)

Archaeology Program Unit
Heritage Operations Branch
Citizenship, Inclusion and Heritage Division
5th Floor, 400 University Ave.
Toronto ON M7A 2R9
Tel.: (705) 772-2473
Email: jennifer.morgan@ontario.ca

Ministère des Affaires civiques et du Multiculturalisme (MCM)

Unité des programme d'archéologie
Direction des opérations du patrimoine
Division de la citoyenneté, de l'inclusion et du patrimoine
5e étage, 400 ave. University
Toronto ON M7A 2R9
Tél. : (705) 772-2473
Email: jennifer.morgan@ontario.ca

Ontario

Jan 28, 2026

Nadine Kopp (P378)
Matrix Heritage
1229 Albany Ottawa ON K2C 2L6

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 and 2 Archaeological Assessment Sand Road Pit Entrance Part Lot 15, Concession 6, Geographic Township of Asphodel, Current Township of Asphodel-Norwood County of Peterborough, Ontario ", Dated Dec 5, 2025, Filed with MCM on Dec 12, 2025, MCM Project Information Form Number P378-0126-2025, MCM File Number 0022634

Dear Nadine Kopp (P378):

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.[1] This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Map 5 of the above titled report and recommends the following:

Based on the results of this investigation it is recommended:

1. No further archaeological study is required for the portion of the study area shown in pink as delineated in Map 3.

2. If there are areas within the tributary for the Ouse Creek that are to be impacted by this project, a Criteria for Evaluating Marine Archaeological Potential Checklist must be completed.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no

representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Jennifer Morgan
Archaeology Review Officer

cc. Archaeology Licensing Officer
Josiah Latone,Frain Bros, Excavating Ltd
TBD TBD,Peterborough County

[1] *In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.*

Ministry of Citizenship and Multiculturalism (MCM)

Archaeology Program Unit
Heritage Operations Branch
Citizenship, Inclusion and Heritage Division
5th Floor, 400 University Ave.
Toronto ON M7A 2R9
Tel.: (705) 772-2473
Email: jennifer.morgan@ontario.ca

Ministère des Affaires civiques et du Multiculturalisme (MCM)

Unité des programme d'archéologie
Direction des opérations du patrimoine
Division de la citoyenneté, de l'inclusion et du patrimoine
5e étage, 400 ave. University
Toronto ON M7A 2R9
Tél. : (705) 772-2473
Email: jennifer.morgan@ontario.ca

Oct 28, 2025

Benjamin Mortimer (P369)
Matrix Heritage
PO BOX 69 Richmond ON K0A2Z0

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 and 2 Archaeological Assessment Sand Road Pit Expansion Part Lot 14, Concession 5, and Part Lot 15, Concession 6, Geographic Township of Asphodel, Current Township of Asphodel-Norwood County of Peterborough, Ontario ", Dated May 27, 2025, Filed with MCM on Jun 11, 2025, MCM Project Information Form Number P369-0508-2024, MCM File Number 0022634

Dear Benjamin Mortimer (P369):

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.[1] This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Map 7 of the above titled report and recommends the following:

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

2. Due to the nature of archaeological assessments, the potential exists to miss information; and if any artifacts of Indigenous interest or human remains are encountered during the development of the subject property, please contact:

Alderville First Nation
11696 Second Line Rd,
Alderville, Ontario K0K 2X0
Tel: 905-352-2011
Email: APAdmin@curvelake.ca Beausoleil First Nation
11 O'Gemaa Miikaan
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tcowie@hiawathafn.ca; sdavison@hiawathafn.ca
Chippewas of Georgina Island
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Email: natasha.charles@georginaisland.com;
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Mississaugas of Scugog Island First Nation
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Port Perry, ON L9L 1B6
Tel: 905-985-3337
Email: consultation@scugogfirstnation.com
Kawartha Nishnawbe First Nation
Email: nodin.webb@hotmail.com

Huron-Wendat Nation
255 place Chef Michel Laveau,
Wendake, QC, G0A 4V0
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Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Jennifer Morgan

Archaeology Review Officer

cc. Archaeology Licensing Officer
Josiah Latone,Drain Bros.
tbd tbd,tbd

[1] *In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.*

C

Appendix C

-DRAFT-

Recommended Amendment to the County of Peterborough Official Plan No. XX

INTRODUCTORY STATEMENT

All of this part constitutes Amendment No. XX to the County of Peterborough Official Plan 1994 (Consolidated in June 2025).

The subject lands of the proposed Official Plan Amendment (OPA) are located at Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough. The purpose of this amendment is to allow for the development of the Highway 7 Pit to permit mineral aggregate extraction. The portion of the lands subject to the Official Plan Amendment is approximately 9.8 hectares.

Overall, the Highway 7 Pit is proposed on lands legally described as Part of Lot 14, Concession 5 and Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough with total area of 35.2 hectares. The portion of the site not subject to the OPA is designated Extractive Industrial and permits the proposed Highway 7 Pit.

DETAILS OF THE AMENDMENT

The Amendment consists of three (3) items:

Item 1. That the County of Peterborough Official Plan Schedule 'A2' – Land Use Plan – Rural Component for the Municipality of Asphodel-Norwood is hereby amended by re-designating approximately 8.4 hectares of lands legally described as Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough from Rural to Extractive Industrial as shown on Schedule "1", attached hereto and forming part of this amendment.

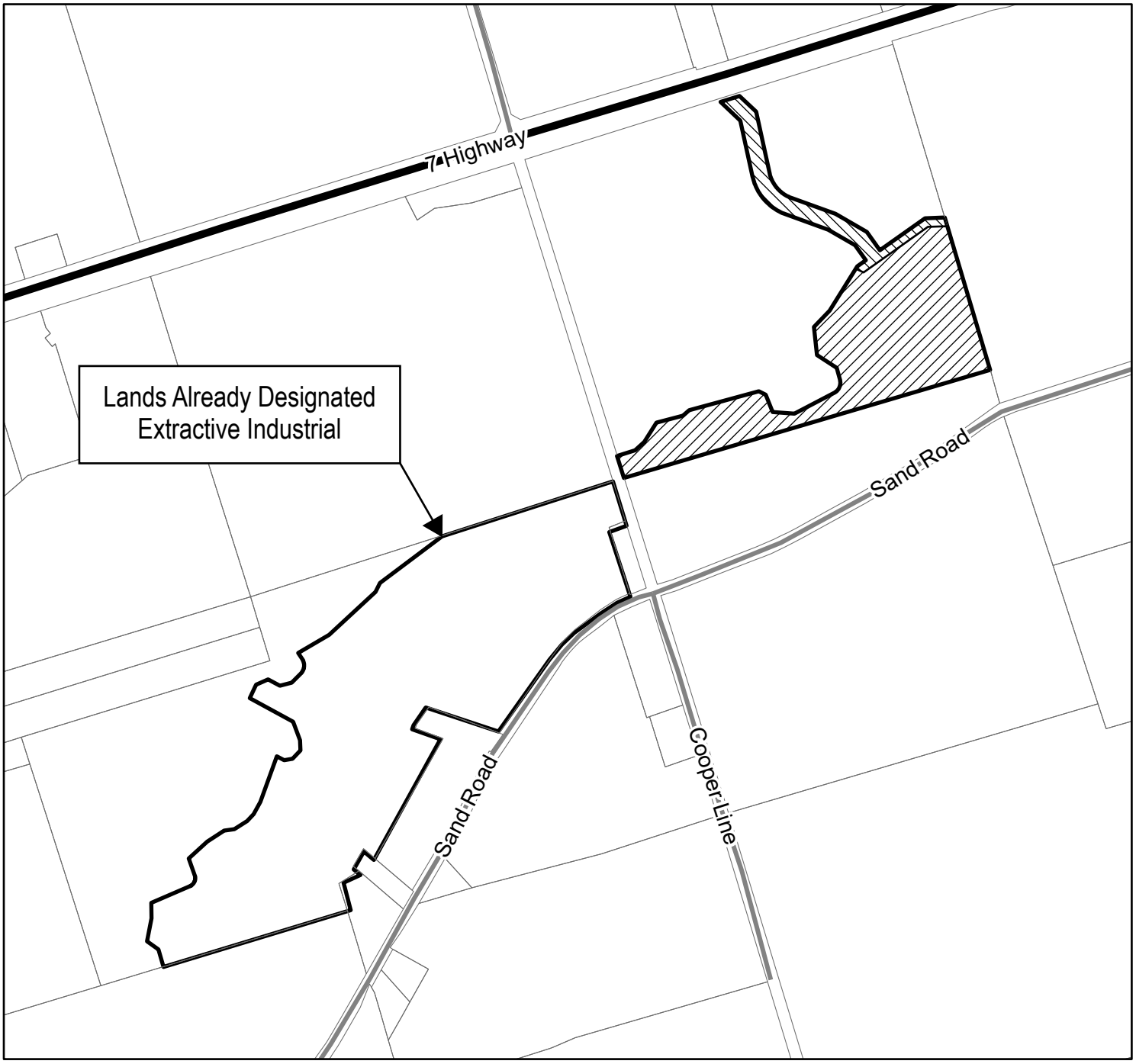
Item 2. That the County of Peterborough Official Plan Schedule 'A2' – Land Use Plan – Rural Component for the Municipality of Asphodel-Norwood is hereby amended by adding a site-specific exception for approximately 1.4 hectares of lands legally described as Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough as shown on Schedule "1", attached hereto and forming part of this amendment.

Item 3. Section 6.2.1.8 b).x shall be added to the County of Peterborough Official Plan:

"For the lands legally described as Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough, as shown on Schedule 'A2' – Land Use Plan – Rural Component for the Municipality of Asphodel-Norwood, an Extractive Industrial use shall be permitted."

Schedule '1' to
Official Plan Amendment _____

Part Lot 15, Concession 6
Geographic Township of Asphodel
Township of Asphodel-Norwood
County of Peterborough



Proposed Highway 7 Pit

Lands to be designated
Extractive Industrial

Lands subject to site-specific
exception 6.2.1.8b).X

This is Schedule '1' to the County of Peterborough Official Plan
Passed this ____ day of _____, _____

_____ _____

Mayor Clerk

D

Appendix D

THE CORPORATION OF THE
TOWNSHIP OF ASPHODEL-NORWOOD
By-Law No. 2026-XX

Being a By-Law to amend By-Law No. 2009-08 as amended, being a by-law to regulate the use of land and the use and erection of buildings and structures within the Township of Asphodel-Norwood.

Whereas the matters herein are in conformity with the provisions of the Official Plan of the County of Peterborough as approved by the Ministry of Municipal Affairs and Housing;

And Whereas Section 34 of the Planning Act permits the Council to pass an amending Zoning-By-Law;

And Whereas the Council of the Township of Asphodel-Norwood deems it advisable to amend By-Law No. 2009-08; and

Now Therefore the Council of the Township of Asphodel-Norwood hereby enacts as follows:

1. The area affected by this By-Law is legally described as Part of Lot 14, Concession 5 and Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough, as shown on Schedule "1" attached hereto, and forming part of this By-Law.
2. The areas shown on Schedule "1" of this By-Law shall henceforth be zoned "Extractive Industrial Exception (M2-X) Zone".
3. That Section 15.4 Extractive Industrial Exceptions is further amended by adding Section 15.4.X and shall read as follows:

15.4.X Extractive Industrial Exception (M2-X) Zone
Reference By-Law XXXX

On lands zoned M2-X on Schedule 'A6', legally described as Part of Lot 14, Concession 5 and Part of Lot 15, Concession 6 (former geographic Township of Asphodel), Township of Asphodel-Norwood, County of Peterborough, no person shall use any land or erect, alter or use any building or structure except in accordance with the provisions of Section 3 and Section 15 hereof, and subject to the following special provisions:

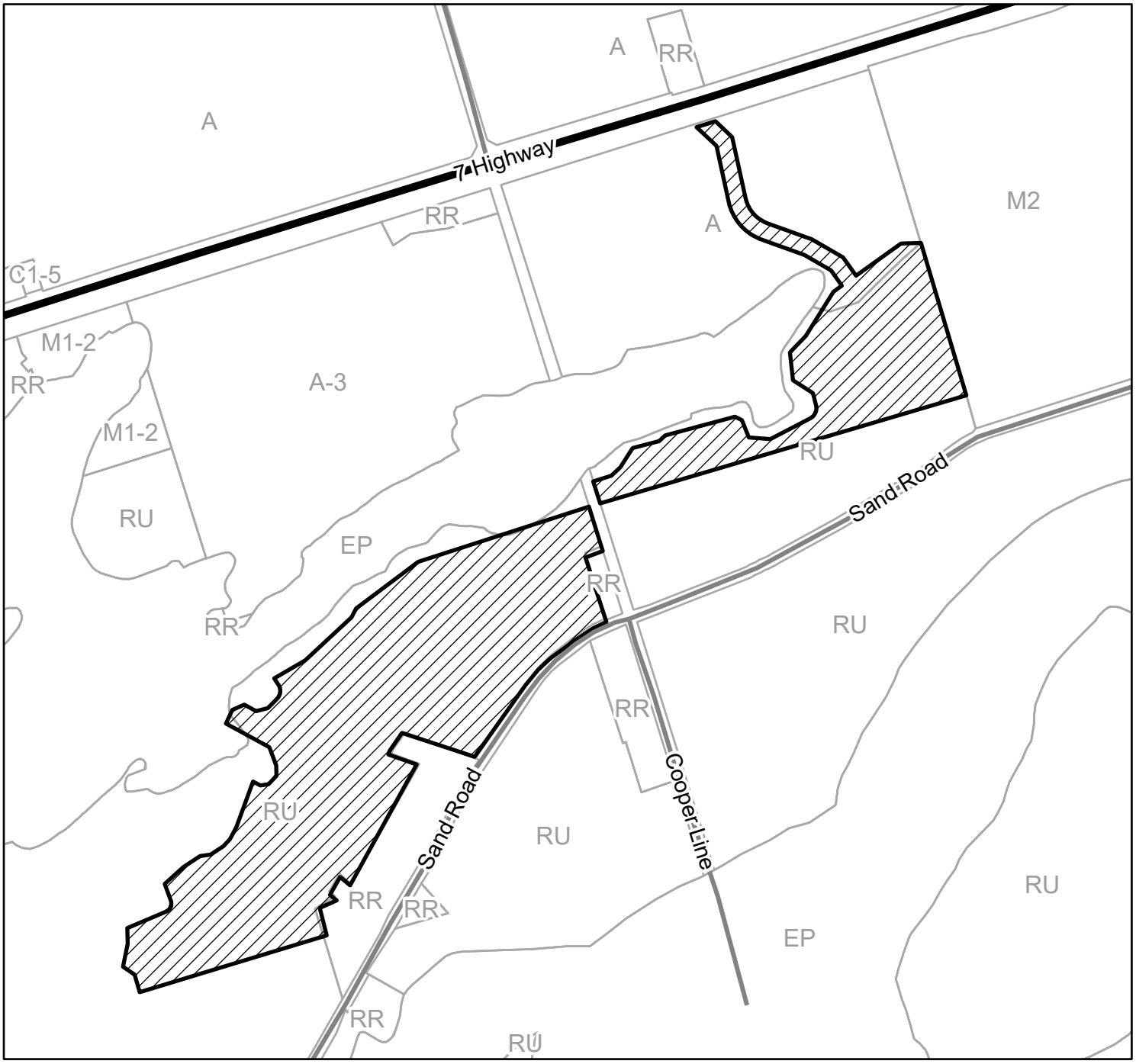
15.4.X.X **Setbacks**

Notwithstanding the Minimum Side Yard setback in Section 15.2.1 f), where the M2-X zone abuts an Extractive Industrial (M2) zone, the Side Yard shall be 0 metres.

This By-Law shall become effective on the date of the passing hereof, subject to the provisions of *The Planning Act*, RSO 1990, as amended.

Schedule '1' to
Zoning By-law Amendment _____

Part of Lot 14, Concession 5, Part of Lot 15, Concession 6
Geographic Township of Asphodel
Township of Asphodel-Norwood
County of Peterborough



Lands to be zoned Extractive Industrial Exception (M2-X) Zone

This is Schedule '1' to Zoning By-law 2009-08
Passed this ____ day of _____, _____

_____ _____
Mayor Clerk

E

Appendix E

Education

University of Waterloo
Bachelor of Environmental Studies, Honours of Urban and Regional Planning
1998

Professional Associations

Registered Professional Planner

Member, Canadian Institute of Planners (CIP)

Full Member, Ontario Professional Planners Institute (OPPI)

Certified by the Province of Ontario to prepare Aggregate Resources Act Site Plans

Contact

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MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

Brian A. Zeman

BES, MCIP, RPP

Brian Zeman, Partner of MHBC, joined MHBC as a Planner in 1998 after graduating from the University of Waterloo with a Bachelors Degree in Urban and Regional Planning.

Mr. Zeman provides planning services for all aspects of the firm's activities including residential, commercial and industrial uses while specializing in aggregate resource planning. He has experience in aggregate site planning, licensing and processes relating to aggregate applications and in project coordination and management. Mr. Zeman also has extensive experience as an expert witness at the Ontario Land Tribunal.

Mr. Zeman is a member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

Professional History

Partner, MacNaughton Hermsen Britton Clarkson Planning Limited (2024 – Present)

President, MacNaughton Hermsen Britton Clarkson Planning Limited (2014 – 2024)

Vice President, MacNaughton Hermsen Britton Clarkson Planning Limited (2010 – 2014)

Partner, MacNaughton Hermsen Britton Clarkson Planning Limited (2005 – 2009)

Associate, MacNaughton Hermsen Britton Clarkson Planning Limited (2004 – 2005)

Senior Planner, MacNaughton Hermsen Britton Clarkson Planning Limited (2001 – 2004)

Planner, MacNaughton Hermsen Britton Clarkson Planning Limited (1998 – 2001)

Professional Experience

- Research, preparation and co-ordination of reports / applications under the Planning Act, Niagara Escarpment Planning and Development Act, Oak Ridges Moraine Conservation Act, and the Aggregate Resources Act.
- Facilitate public meetings on major development applications.
- Project management for major development applications.
- Undertake Aggregate Compliance Assessment Report inspections and preparation of reports.
- Planning evaluations and analysis for mineral aggregate development and resource management.
- Conduct notification and consultation procedures under the Aggregate Resources Act.
- Aggregate Resources Act site plan amendments.
- Planning evaluations for residential developments.
- Registration and planning of residential developments.
- Planning assessment for commercial, retail, office and industrial developments.
- Restoration planning for pits and quarries and preparation of recreational afteruse plans.
- Research and preparation of reports /evidence for hearings before the Ontario Land Tribunal, Environmental Review Tribunal and the Joint Board.
- Provide expert planning evidence before the Ontario Land Tribunal, Environmental Review Tribunal and the Joint Board.

Selected Project Experience

Mineral Aggregate Operations

- 1300488 Ontario Ltd. – Ramara Landscaping Quarry
- 2223117 Ontario Inc. – Gibraltar Sand and Gravel Pit Extension
- Aecon - Oliver Pit Site Plan Amendment
- Arbour Farms – Arbour Farms Pit
- Blue Mountain Aggregates - Pit Deepening and Extension
- Brampton Brick - Cheltenham Quarry Site Plan Amendment
- Brampton Brick - Niagara Escarpment Development Permit
- Cliff's Natural Resources – Chromite Aggregate Project
- Drain Bros. – Weir Pit Site Plan Amendment
- Dufferin Aggregates – Aberfoyle Pit 2 Site Plan Amendment
- Dufferin Aggregates - Acton Quarry Afteruse Plan
- Dufferin Aggregates - Acton Quarry Extension
- Dufferin Aggregates – Cedar Creek and Alps Pit
- Dufferin Aggregates – Chudyk Pit
- Dufferin Aggregates – City of Hamilton Official Plan
- Dufferin Aggregates – Clarington Official Plan Review
- Dufferin Aggregates – Mill Creek Pit Site Plan Amendment

- Dufferin Aggregates - Milton Comprehensive Zoning By-law
- Dufferin Aggregates - Milton Quarry Afteruse Plan
- Dufferin Aggregates – Milton Quarry East Extension
- Dufferin Aggregates – Ready Mix Waterford
- Dufferin Aggregates - Region of Halton Official Plan
- Dufferin Aggregates – Teedon Pit Extension
- Dufferin Aggregates – Toronto Port Lands appeal
- Dufferin Aggregates - Town of Halton Hills Official Plan
- Dufferin Aggregates – Town of Halton Hills Zoning By-law
- E.C. King Contracting - Sydenham Quarry Extension
- Green Infrastructure Partners Inc. - Elginburg Quarry Extension
- Green Infrastructure Partners Inc. – McCarthy Quarry Site Plan Amendment
- Green Infrastructure Partners Inc. – McMillan Quarry Site Plan Amendment
- Erie Sand & Gravel - Pelee Quarries
- Fowler Construction Company Limited – Childs Pit/Quarry
- Fowler Construction Company Limited – Fleming Quarry Extension
- Fowler Construction Company Limited – Rosewarne Pit Quarry Site Plan Amendment
- Freymond Lumber Ltd. – Freymond Quarry
- Freymond Lumber Ltd. – Class B Pit Site Plans and Licence Amendment
- J.C. Rock – Crookston Quarry Licence Amendment
- J.C. Rock – Laxton Quarry - Site Plan Amendment
- Lafarge Canada – Avening Pit Extension
- Lafarge Canada – Brechin Quarry Site Plan Amendment
- Lafarge Canada – Casey Pit Severance
- Lafarge Canada – Coldwater Quarry Site Plan Amendment
- Lafarge Canada – City of Hamilton Official Plan
- Lafarge Canada – Dundas Quarry Site Plan Amendment
- Lafarge Canada - Dundas South Quarry Extension
- Lafarge Canada – Goodwood Pit Extension
- Lafarge Canada – Greek Pit Site Plan Amendment
- Lafarge Canada – Hamills Pit Site Plan Amendment
- Lafarge Canada - Lawford Pit
- Lafarge Canada – Lakeridge Pit Site Plan Amendment
- Lafarge Canada – Limebeer Pit
- Lafarge Canada – Mosport Pit Site Plan Amendment
- Lafarge Canada – Norman Pit
- Lafarge Canada – Pit 3 Extension
- Lafarge Canada – Stouffville Pit Fill Permit
- Lafarge Canada - Wawa Site Plans
- Livingston Excavating and Trucking Inc. – Emerson Pit
- Livingston Excavating and Trucking Inc. - Simcoe Pit
- Lux Aggregates Ltd. – Hillsdale Pit Site Plan Amendment
- Malcon Sand and Gravel Corp. – Site Plan Amendment
- Nelson Aggregate Co. - Burlington Quarry Extension
- Nelson Aggregate Co. – Lincoln Quarry Site Plan Amendment
- NRK Holdings Inc. – Kingfisher Quarry South Site Plan Amendment
- Petersburg Sand Company – Middle Street Pit
- Pitway Holdings - Brillinger Pit
- Pitway Holdings - Naylor/Forman Pit
- Pioneer Construction-Aggregate Resources Act Licensing-Thunder Bay
- Roc Terra Soils Management Inc. – Cook Pit Site Plan Amendment
- The Sarjeant Company Limited – Waverley Pit 1 and 2 Site Plan Amendment
- The Sarjeant Company Limited – Oro Pit Site Plan Amendment
- St. Marys Cement - Bowmanville Quarry Deepening
- St. Marys Cement - Bowmanville Quarry Site Plan Amendment
- St. Marys Cement - Clarington Comprehensive Zoning By-law
- St. Marys Cement – Westside Marsh Project
- St. Marys Cement – CBM Caledon Pit/Quarry
- Steed & Evans - Contractor's Yard - Site Plan Amendment
- Walker Aggregates – Uppers Quarry

MHBC

Residential

- Activa Group - Laurentian Subdivision, Kitchener
- Adventure Farm – Kirkwall Subdivision, Hamilton
- Crisdawn Construction Inc. – Barrie Annexation Lands
- Elm Wasaga Lands (2019) Inc. - Cut and Fill Permit Application
- Gies Construction - Old Chicopee Drive, Waterloo
- Hazad Construction - Conestoga Golf Course Subdivision
- Kulmatycky Rezoning, Plan of Subdivision, Area Study - Town of Paris
- Lincoln Village Subdivision - Phase 2 and 3, Waterloo
- Paris Land Development Limited - Subdivision
- Pine Valley Homes - Ainsley Estates, Town of Wasaga Beach
- Region of Durham - Homefounders Subdivision
- Riverbank Estates Inc. - Subdivision, Kitchener
- Tanem Developments - Bridge Street Subdivision
- University of Guelph - Canadian Tire
- YMCA – Redevelopment of Site, Barrie
- Zavarella Construction Ltd. – Consent Rezoning, Plan of Subdivision/Area Study, Town of Paris

Commercial

- Home Depot - Barrie, Kitchener, Markham, Mississauga, Richmond Hill and Whitby
- University of Guelph - Commercial Centre
- University of Guelph - Office/Research Park

Publications

- Co Author of the "State of the Aggregate Resource in Ontario Study Paper 2 - Future Aggregate Availability & Alternatives Analysis, Prepared for the Ministry of Natural Resources dated December 2009.

MHBC

Education

University of Toronto
Master of Science in Planning
2019

University of Guelph
Bachelor of Science,
Honours
2017

Professional Associations

Full Member, Canadian Institute of Planners (CIP)

Full Member, Ontario Professional Planners Institute (OPPI)

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Ellen Ferris

BSc., MSc, MCIP, RPP

Ellen Ferris, BSc., MSc., is an Associate with MHBC. She provides planning, analysis and research support for all aspects of the firm's activities, which includes large multi-disciplinary projects for both private and public sector clients.

Ellen received her Master of Science in Planning from the University of Toronto in 2019 and her Bachelor of Science, Honours, from the University of Guelph in 2017.

Ellen's previous work experience includes various positions with the City of Toronto and the Niagara Escarpment Commission

Professional History

Associate, MacNaughton Hermsen Britton Clarkson Planning Limited (2022 – Present)

Planner, MacNaughton Hermsen Britton Clarkson Planning Limited (2019 – 2022)

Planner, Niagara Escarpment Commission (2018)

Planning Intern, City of Toronto (2018)

Land Use Planning Assistant, Niagara Escarpment Commission (2017)