MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

November 4, 2026

Ed Whitmore
Chief Administrative Officer/CBO/Planning Coordinator
Township of Asphodel-Norwood
2357 County Road 45
PO Box 29
Norwood, ON K0L 2V0

Dear Ed Whitmore:

RE: Proposed Highway 7 Pit – Planning Justification Report Addendum
OUR FILE 21100C

This letter is intended to serve as an addendum to the Planning Report & Aggregate Resources Act Summary Statement, prepared by MHBC, dated August 2026, that was filed with Drain Bros. Excavating Limited. proposed Highway 7 Pit application in the Township of Asphodel-Norwood, County of Peterborough.

An addendum is required since the new County of Peterborough Official Plan was approved by the Ministry of Municipal Affairs and Housing in August 2026 and is now in force. The Planning Report & Aggregate Resources Act Summary Statement that was filed reviewed the proposed Highway 7 Pit in relation to the former County of Peterborough Official Plan (1994).

Introduction

On August 21, 2026, Drain Bros. Excavating Limited submitted Official Plan Amendment and Zoning By-law Amendment applications to the County of Peterborough and Township of Asphodel-Norwood for the proposed Highway 7 Pit on the 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 (the "site").

The Highway 7 Pit is proposed to operate as an above water pit licenced under the *Aggregate Resources Act* (ARA) with a 35.2-hectare licence area and 25.0 hectares proposed for extraction. The submitted County of Peterborough Official Plan Amendment and Township of Asphodel-Norwood Zoning By-law Amendments applications sought site-specific amendments to permit the proposed Highway 7 Pit.

On August 4, 2026, the County of Peterborough's new Official Plan ("County OP") was approved by the Ministry of Municipal Affairs and Housing ("MMAH"). The County OP was initially adopted by the

County of Peterborough (the "County") Council on June 29, 2022, but only came into effect once approved by the MMAH.

Accordingly, since the County OP came into effect prior to the applications being filed, this Planning Justification Report Addendum Letter ("addendum letter") has been prepared to address the policies of the new County OP as it relates to the Highway 7 Pit. This addendum letter is to be read in conjunction with the Planning Report & Aggregate Resources Act Summary Statement, prepared by MHBC, dated August 2026, which otherwise remains unchanged other than the policy review related to the County of Peterborough Official Plan. This addendum letter supersedes the County of Peterborough policy analysis contained within the Planning Report & Aggregate Resources Act Summary Statement.

In addition, based on the policies within the new County OP, a County Official Plan Amendment application has been determined to no longer be required for the proposed Highway 7 Pit. This has been confirmed by County Planning Staff, and the County Official Plan Amendment application has been withdrawn. A copy of the confirmation from County Planning Staff is attached as **Appendix A**.

County of Peterborough Official Plan (2026)

This section of the addendum letter is to replace Section 5.2 in the Planning Report & Aggregate Resources Act Summary Statement which provided an overview of the former County OP (1994) policies.

The County OP provides guidance for growth and development within the County. The eight 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 Schedule ("AN-6"), which forms a component of the County of Peterborough Official Plan designates the northeastern portion of the site as "Agriculture" and the southwestern portion as "Extractive Industrial" (**Figure 1**). In addition, portions of the site are identified as being within the County's "Aggregate Resources Area" and "Natural Core Area" overlays (**Figure 1**). Based on the land use designations of the site, the County OP permits new mineral aggregate operations, without the requirement for an Official Plan Amendment. An Amendment to the Township of Asphodel-Norwood Zoning By-law is still required.

A "Non-Evaluated Wetland – subject to verification" is mapped on a portion of the site on the County OP's Asphodel-Norwood Environmental Schedule (**Figure 2**). A detailed ecological assessment was completed and there are no wetlands proposed within the area for extraction. The County OP also identifies the site as fronting on a Provincial Highway, being Highway 7 (**Figure 3**).

Section 4.1.2 of the County OP sets out polices related to the "Agriculture" designation. The County OP states that the Agriculture land use designation applies to areas where prime agricultural lands predominate, and these areas shall be protected for long-term agricultural use. Section 4.1.2.1 of the County OP identifies that mineral aggregate operations are a permitted use in the Agriculture designation. Accordingly, a County Official Plan Amendment is not required to permit the proposed aggregate use.

As it relates to the proposed Highway 7 Pit, Section 4.1.2.2 m) of the Agriculture designation policies specifically states:

> *For the purposes of this Plan, mineral aggregate operations are considered an interim land use, provided the site will be rehabilitated back to an agricultural condition in accordance with Section 8.3. The establishment of new mineral aggregate operations in the Agriculture designation will be supported by an Agricultural Impact Assessment. Where a Zoning By-Law Amendment is necessary to permit such use, the criteria outlined in Section 4.1.8 and Section 8 of this Plan should be considered, as applicable. Final rehabilitation of the site will seek to maintain or improve connectivity of the agricultural system, if feasible.*

The proposed Highway 7 Pit is a permitted use, as confirmed by the County (see **Appendix A**). As shown on **Figure 1**, only the eastern portion of the site is designated 'agriculture' in the County OP and only a small portion of the site within the 'agriculture' designation is currently within agricultural use (location of proposed entrance/exit and internal haul route from Highway 7 to the extraction area). The majority of the lands within the 'agriculture' designation are wooded and not used for agriculture. An Agricultural Impact Assessment was completed by MHBC which concluded that there is no prime agricultural land (CLI Class 1 to 3 Soils) within the proposed limit of extraction and rehabilitation to an agricultural system is not required. The balance of the property, outside of the proposed Licence and within the 'Agriculture' designation, is proposed to remain in agricultural use.

As noted above, an amendment to the Township of Asphodel-Norwood Zoning By-law is required to permit the proposed Highway 7 Pit. This planning addendum includes a review of the criteria outlined in Section 4.1.8 (Extractive Industrial) and Section 8 (Minerals, Petroleum and Mineral Aggregate Resources) of the County OP, including details regarding rehabilitation.

As noted, the southwestern portion of the site is designated "Extractive Industrial" in the County OP (**Figure 1**). The intent of the Extractive Industrial designation is to protect non-renewable natural resources for future extraction. The proposed Highway 7 Pit is a permitted use in the Extractive Industrial designation. Section 4.1.8 of the County OP contains policies related to the "Extractive Industrial" designation. The following are polices from Section 4.1.8.2 which pertain to new development:

a) *All aggregate and mining operations must be licenced by the Province and must meet the requirements of the Aggregate Resources Act or the Mining Act, as applicable.*

An ARA licence application has been filed with the Ministry of Natural Resources (MNR) to permit the proposed Highway 7 Pit. The ARA site plans have been designed in accordance with the requirements under the ARA.

b) *Where an Official Plan Amendment or Zoning By-Law Amendment is necessary to permit the establishment of a new or expanded mineral aggregate or mineral mining operation, the following criteria shall be considered in addition to the policies of Section 3.6:*

Section 4.1.8.2 b) Policy	Proposed Highway 7 Pit
i. All operations should be screened from public view to the extent possible, in order to protect the scenic characteristics of the area.	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.
ii. Regard shall be given to compatibility with existing adjacent land uses that might be affected by a pit, quarry or mining operation. This may be reflected through measures such as extraction setbacks and/or other mitigative techniques such as the use of vegetation or berms to provide screening, restrictions on the location of machinery, the timing of extraction operations, and the location and condition of haul routes. Any mitigative techniques being established should depend on a site-by-site review, having regard to the policies of this Plan. These requirements may be implemented through: o *conditions on the licence and/or site plan under the Aggregate Resources Act or Mining Act at the time of licensing by the Province;* o *regulations in a site-specific Zoning By-Law for the property; and* o *provisions in a development agreement under Section 8.2 of this Plan.*	The application has been designed to ensure extraction is undertaken in a manner which minimizes impacts on adjacent land uses. 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 in accordance with provincial guidelines and standards. Section 4.3 of the Planning Report & Aggregate Resources Act Summary Statement details on the mitigation measures that will be implemented to minimize impacts on surrounding land uses. The proposed ARA Site Plans include technical recommendations to ensure potential impacts are mitigated and minimized in accordance with Provincial guidelines and standards.
iii. A mineral aggregate operation for a pit proposed within 300 metres of a sensitive land use and a mineral aggregate operation for a quarry proposed within 500 metres of a sensitive land use must assess potential impacts on these uses and demonstrate how such impacts can be mitigated and minimized in accordance with Provincial guidelines and standards.	

Section 4.1.8.2 b) Policy	Proposed Highway 7 Pit
iv. All mineral aggregate and mineral mining operations must satisfy the requirements of the authority having jurisdiction as to water supply and groundwater pumping, and waste water disposal.	A Level 1 and 2 Hydrogeological Assessment was prepared in accordance with the requirements under the ARA. The Assessment 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.
v. All mineral aggregate and mineral mining operations must satisfy the requirements of the Province and/or By-laws of the local Municipality as to the control of dust, noise and vibration.	An ARA licence application has been filed with the MNR to permit the proposed Highway 7 Pit. The application and ARA site plans have been designed in accordance with Provincial requirements. 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 from noise and other potential contaminants.
vi. Within the Natural Heritage System as shown on the Natural Heritage System Schedule attached to this Plan, new mineral aggregate operations and new wayside pits and quarries shall not be permitted: ○ *in significant wetlands;* ○ *in significant habitat of endangered species and threatened species except in accordance with provincial and federal requirements;*	It is understood that the County Natural Heritage System mapping and policies are subject to a non-decision and are not in effect. A Natural Environment Report was prepared by RiverStone Environmental Solutions Inc. which confirmed on-site and adjacent natural heritage features. There are no significant wetlands on the site. The proposed extraction area does contain 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 as confirmed in the Natural Environment Report.
vii. Expansions to existing mineral aggregate operations may be permitted in the Natural Heritage System, if the related decision is consistent with the Provincial Planning Statement and satisfies the rehabilitation requirements of this Plan, and applicable Provincial plans.	It is understood that the County Natural Heritage System mapping and policies are subject to a non-decision and are not in effect. However, this policy would not be applicable since the proposed Highway 7 Pit is a new operation.

Section 4.1.8.2 b) Policy	Proposed Highway 7 Pit
viii. Where a new or expanding mineral aggregate operation expands into a prime agricultural area, the application will be supported by an Agricultural Impact Assessment and, where possible, will seek to maintain or improve connectivity of the agricultural system.	A portion of the site is designated "Agriculture" and is within the prime agricultural area. An Agricultural Impact Assessment was completed that 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, which will maintain the connectivity of the agricultural system.
ix. Haul routes and the traffic generated by the proposed operation shall be considered through the preparation of a traffic impact study. A Traffic Impact Study will be prepared by a qualified professional and must be done to the satisfaction of the local Municipality and the road authority having jurisdiction. The Traffic Impact Study shall address, but shall not necessarily be limited to, the projected volume of truck traffic related to the proposed mineral aggregate operation and existing mineral aggregate operations (whether active or not) using the same haul routes, the physical suitability of the haul routes for truck traffic, the nature and volume of existing traffic on the haul routes, requirements for improvements to the haul routes, the location and design of a safe site entrance, and community impacts and safety.	A Traffic Impact Study was completed by Paradigm Transportation Solutions Limited for the proposed Highway 7 Pit. The proposed entrance/exit for the Highway 7 Pit is to be from Highway 7 in the location of the existing driveway. The Traffic Impact Brief recommended that a westbound left turn lane be installed at the site access on Highway 7 in accordance with Ministry of Transportation (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.
x. Progressive and final rehabilitation of mineral aggregate operations shall meet the requirements of Section 8.3.	An analysis of Section 8.3 has been included in this addendum letter below.

Section 4.1.8.2 b) Policy	Proposed Highway 7 Pit
xi. A proposed mineral aggregate operation within the 500 metre waste management assessment area of an active or former waste disposal site shall address the applicable policies of Section 4.1.12 of this Plan.	The proposed Highway 7 Pit is not located within the 500 metre waste management assessment area of an active or former waste disposal site.
xii. The application shall be accompanied by detailed site development plans and reports as listed below or as required by other sections of this Plan. Site plans required by the Aggregate Resources Act are acceptable for the purposes of this policy. *The following Site Plans and reports shall be required, where determined appropriate by the County and/or local Municipality, in consultation with the appropriate agency and in consideration of factors specific to the application, site or subject property, and surrounding lands:* ○ *Site Plans showing existing features and land uses on and within 120 metres of the site, operations and phasing, progressive rehabilitation, final rehabilitation, and cross-sections of the operation;* ○ *a hydrogeological report to address the potential for adverse effects of the mineral aggregate operation on groundwater and surface water resources and their uses;* ○ *an Environmental Impact Study;* ○ *a traffic impact study;* ○ *a noise (acoustical) impact study;* ○ *a dust control study;* ○ *a blasting impact study (as necessary for the type of operation);* ○ *a cultural heritage and archaeological assessment as*	The following technical studies were completed as part of the proposed Highway 7 Pit application: • Maximum Groundwater Level Report • Natural Environment Report • Cultural Heritage Screening Report • Stage 1 and 2 Archaeological Assessment • Level 1 and 2 Hydrogeological Assessment • Noise Impact Assessment • Agricultural Impact Assessment • Air Quality Assessment • Traffic Impact Brief In addition, site plans under the ARA have been prepared as part of this application. 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 ARA site plans incorporate all of the recommendations from the various technical reports.

Section 4.1.8.2 b) Policy	Proposed Highway 7 Pit
required by the appropriate authority having jurisdiction; and ○ *any other reports or studies as deemed necessary by the County, local Municipality or any agency having jurisdiction.* *All site plans and technical reports required by this Plan shall be prepared by qualified professionals, and shall address applicable policies or procedures, including any applicable Provincial Plan under the Planning Act and the provisions of the "Aggregate Resources of Ontario – Provincial Standards" document of the Province of Ontario.*	

The policies of Section 3.6 referenced in Policy 4.1.8.2 b) only apply to Official Plan Amendments. Since an Official Plan Amendment is not required, a review of this Section has not been included.

Section 8 of the County OP contains policies related to Minerals, Petroleum and Mineral Aggregate Resources. The objectives within Section 8.1 identify that this section of the County OP is intended:

- To protect known deposits of minerals, petroleum and mineral aggregate resources and significant areas of mineral potential, including existing pits and quarries, for future extraction.
- To identify lands within the County which are licensed for resource extraction and have potential for resource extraction.
- To prevent any development and activities that could conflict with mineral mining operations, petroleum resource operations and mineral aggregate operations or hinder the future extraction of these resources or which would be incompatible for reasons of public health, public safety or environmental impact.
- To ensure extraction is undertaken in a manner which minimizes social, economic and environmental impacts.

The Township of Asphodel-Norwood Land Use Plan designates the westernmost portion of the site as "Extractive Industrial" and maps portions of the site within the "Aggregate Resource Area" overlay (**Figure 1**). In addition, 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). Accordingly, this area has a planned function for future mineral aggregate resource use. 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.

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 the Planning Report & Aggregate Resources Act Summary Statement for details on the mitigation measures that will be implemented to minimize impacts on surrounding land uses.

The following are excerpts from Section 8 which pertain to the Mineral Aggregate Resource policies applicable to the proposed Highway 7 Pit.

Section 8.2 addresses Development Agreements. Section 8.2 8) states the following:

> 8.2 8) *The local Municipality may not require a provision in a Development Agreement when it is satisfied that the same matter will be addressed in the provincial licensing process under the Aggregate Resources Act.*

Prior to approval of the application, discussions will occur between the Township and Drain Bros. to determine if a development agreement is required or if all of the matters have been addressed in accordance with the provincial licencing process under the ARA.

Section 8.3 of the County OP contains policies related to the rehabilitation of mineral aggregate operations.

Section 8.3	**Proposed Highway 7 Pit**
1) 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.	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.
2) Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.	The proposed Highway 7 Pit will match the grades of the existing pit to the east and the rehabilitation plan has been designed to complement the surrounding land uses.
3) In prime agricultural areas, on prime agricultural land, mineral aggregate operations will be rehabilitated back to an agricultural condition. However, complete rehabilitation to an agricultural condition is not required if: • there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes	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

Section 8.3	Proposed Highway 7 Pit
restoration of pre-extraction agricultural capability unfeasible; • other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands; and • agricultural rehabilitation in remaining areas is maximized.	Impact Assessment, rehabilitation back to an agricultural condition is not required.
4) For rehabilitation of new mineral aggregate operation sites, the following apply: xiii. the disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced; xiv. if there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of the application: ○ the health, diversity, and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and ○ any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation;	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. Overall, 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. Rehabilitation of the proposed pit includes pre-emptive plantings 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.

Section 8.3	Proposed Highway 7 Pit
• aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation will maintain or enhance the health, diversity, and size of these key natural heritage features and key hydrologic features; and • outside the Natural Heritage System as shown on Schedules to this Plan, and except as provided for above, final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies.	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.
5) Final rehabilitation for new mineral aggregate operations in the Natural Heritage System as shown on Schedules to this Plan will meet these additional criteria: • where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the Natural Heritage System, is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition; • where there is extraction below the water table, no less than 35 per cent of the non-aquatic portion of the land subject to each license in the Natural Heritage System is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the	It is understood that the County Natural Heritage System mapping and policies are subject to a non-decision and are not in effect. Therefore, this policy is not applicable.

Section 8.3	Proposed Highway 7 Pit
site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition; and • rehabilitation will be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands will be maintained or enhanced.	

Natural Environment

Section 4.3.1 of the County OP provides policy direction related to the "Natural Core Area" overlay. The Natural Core Area is intended to recognize provincially significant wetlands, locally significant wetlands, non-evaluated wetlands, streams and a 30-metre vegetative buffer surrounding these features. As previously noted, portions of the proposed Highway 7 Pit are located within the Natural Core Area designation. These are areas are associated with wetlands mapped in the County OP (**Figure 2**) and their associated buffers (30 metres).

Permitted uses in the Natural Core Area overlay are outlined in Section 4.3.1.1 of the County OP and include mineral aggregate operations. In addition, Section 4.3.1.2 i) of the County OP states the following

i) Where it has been determined through consultation with the appropriate approval authority through the delineation of wetland boundaries by a qualified professional that no wetlands or other environmental features are present on site, the abutting land use designation shall apply without need for an Official Plan Amendment. For island properties, the Waterfront residential designation may apply as appropriate.

A Natural Environment Report was prepared by RiverStone Environmental Solutions Inc. as part of the application. As part of the Natural Environment Report, the boundaries of adjacent wetlands were delineated. As shown on Figure 4a of the Planning Report & Aggregate Resources Act Summary Statement, there are no wetlands within the proposed extraction limit and extraction is proposed to be setback a minimum of 30 metres from the wetland edge. In accordance with 4.3.1.2 i) of the County Official Plan, the areas currently designated "Natural Core Area" would be considered to be "Aggregate Extraction Area" and "Agriculture" based on the features mapped through the Natural Environment Report. The access to Highway 7 goes through the Natural Core Area, however this is an existing laneway additional site alteration is not required. The Natural Environment Report does include recommendations to enhance this feature adjacent to the laneway. The County has confirmed that an Official Plan Amendment is not required (**Appendix A**).

Section 6 of the County OP contains policies related to Natural Heritage Features and Natural Hazards which seek to protect and enhance the natural heritage systems found across the County. Within the County, natural heritage features include significant wetlands, fish habitat, significant woodlands,

habitat for endangered and threatened species, significant wildlife habitat, significant Valleylands and significant areas of natural and scientific interest.

A Natural Environment Report was prepared by RiverStone Environmental Solutions Inc. which confirmed the following on-site and adjacent key natural heritage features:

- 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; and,

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

In accordance with the policies of Section 6.3, development is generally not permitted within or within 120 metres of key natural heritage features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. The key natural heritage features within the proposed Highway 7 Pit 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 is 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 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.

Water Resources

Section 9 of the County OP contains policies pertaining to water resources. Of note to the application, Section 9.5 contains Source Water Protection policies. The proposed Highway 7 Pit is identified to being:

- 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; and

- Not located within a Wellhead Protection Area (WHPA).

Section 9.6 of the County OP contains policies related to Highly Vulnerable Aquifers and Groundwater Recharge Areas. The site is mapped primarily within a significant groundwater recharge area (SGRA) and is mapped entirely within a highly vulnerable aquifer (HVA).

A Level 1 and 2 Hydrogeological Assessment was completed by Tatham Engineering to assess potential impacts of the proposed Highway 7 Pit on groundwater and surface water resources, as well as review Source Water Protection considerations.

Overall, the proposed Highway 7 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.

A water monitoring program will be implemented as part of operations to ensure that the Highway 7 Pit is not impacting water resources.

Conclusion

For the reasons summarized in this addendum letter, the proposed Highway 7 Pit application represents good planning and conforms to the County of Peterborough Official Plan.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

Brian Zeman, BES, MCIP, RPP
Partner

Ellen Ferris, MSc., MCIP, RPP
Associate

cc. *Josiah Latone, Drain Bros. Excavating Limited*
Mark Geens, Drain Bros. Excavating Limited
Malini Menon, County of Peterborough
Jennifer Tighe, MNR

Figures

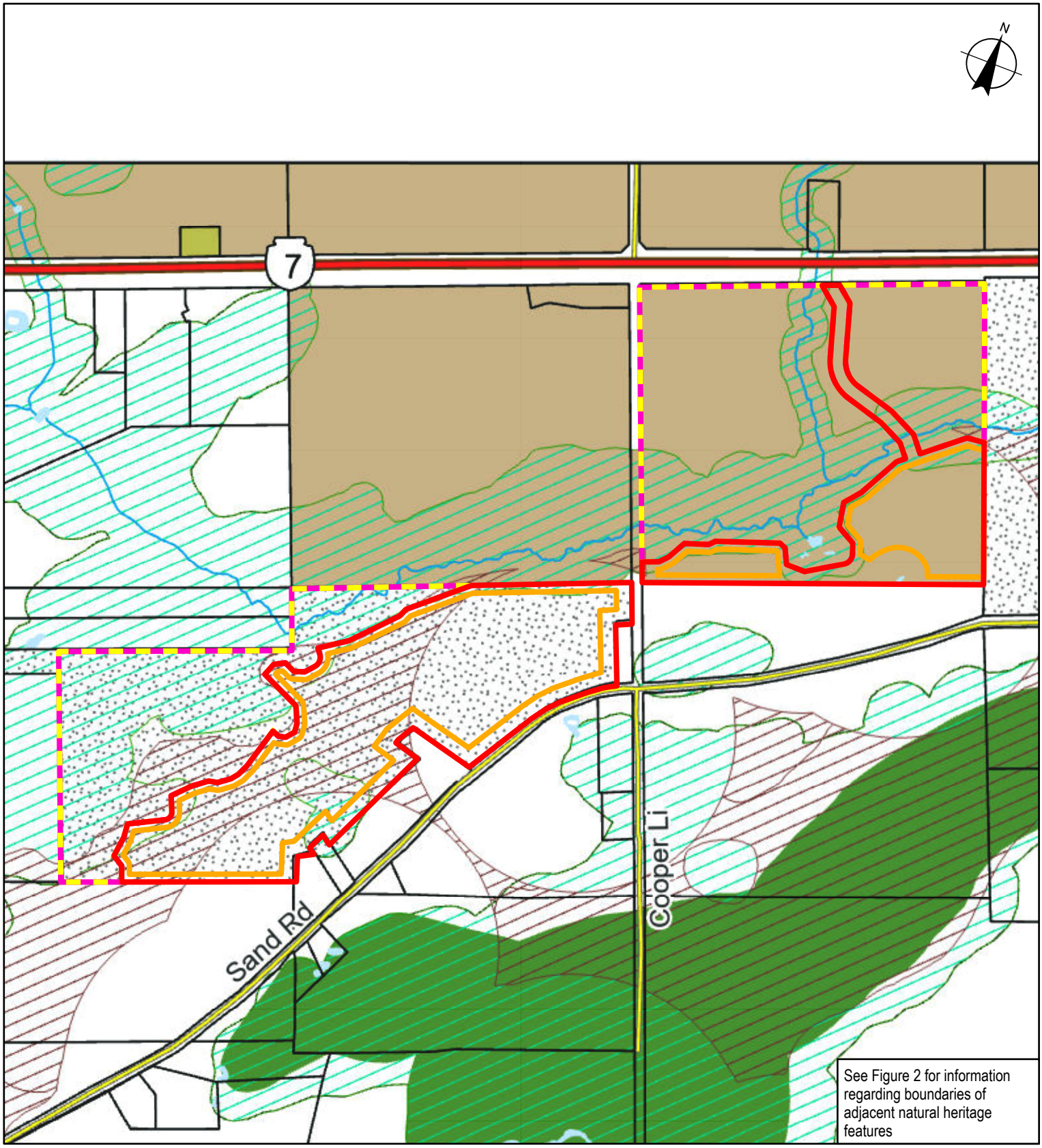


FIGURE #1

Land Use

Township of Asphodel-Norwood - Map AN-6

Addendum Report

Highway 7 Pit

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

LEGEND

- Proposed Highway 7 Pit Licence Boundary
- Proposed Highway 7 Pit Limit of Extraction
- Additional Lands Owned by Applicant

Land Use Designation

- Agriculture
- Extractive Industrial
- Rural

Overlays

- Aggregate Resource Area
- Natural Core Area
- Natural Core Area
  Provincially Significant Wetland
- Watercourse

- Provincial Highways
- Township Roads

DATE
September, 2026

SOURCES

Township of Asphodel-Norwood
Official Plan - Map AN-6 'Land Use Schedule'

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

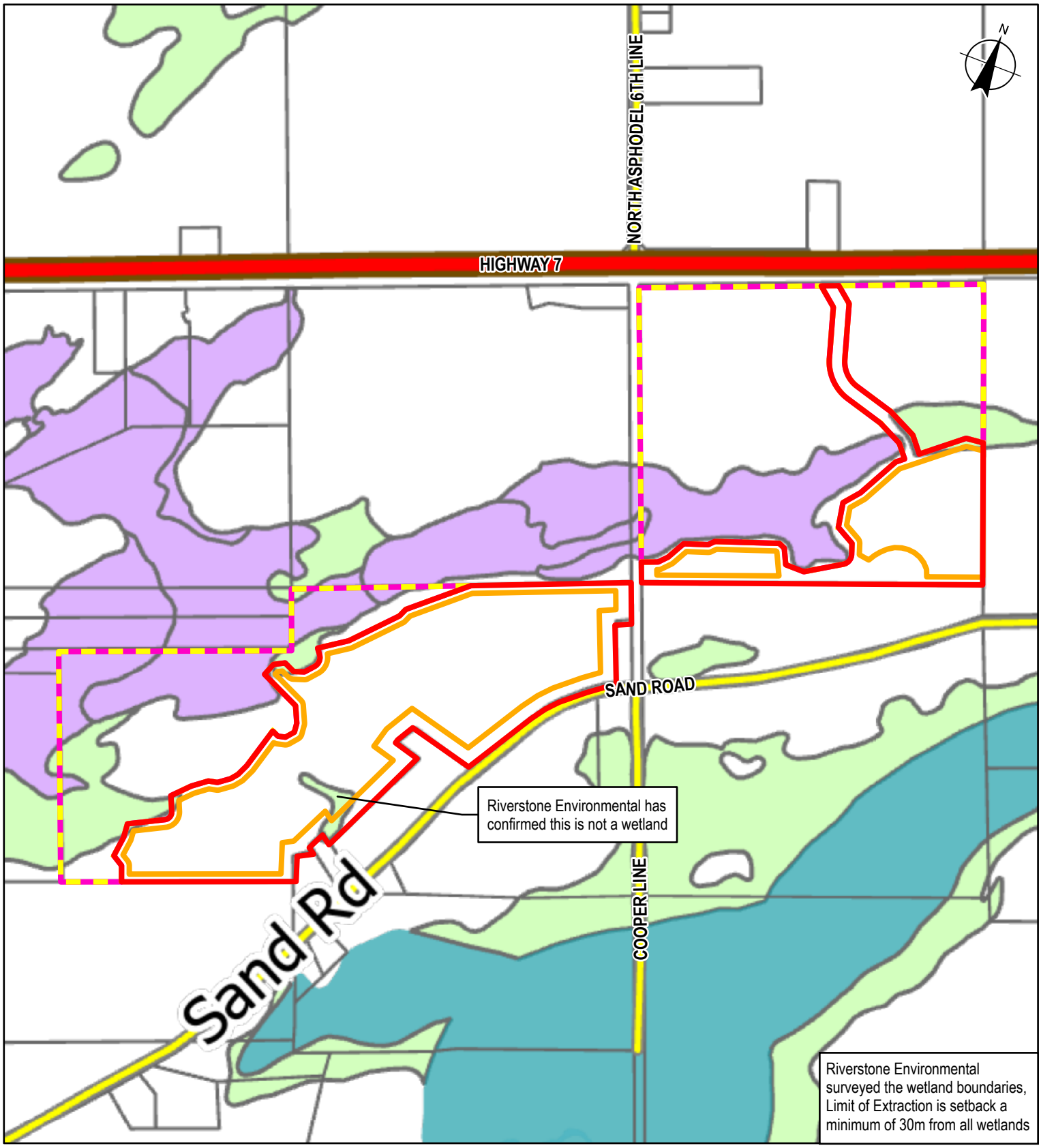


FIGURE #2

Environmental Schedule

Township of Asphodel-Norwood

Addendum Report

Highway 7 Pit

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

LEGEND

- Proposed Highway 7 Pit Licence Boundary
- Proposed Highway 7 Pit Limit of Extraction
- Additional Lands Owned by Applicant
- Non-Evaluated Wetland subject to verification
- Locally Significant Wetland
- Provincially Significant Wetland
- Provincial Highways
- Township Roads

DATE: September, 2026

SOURCES

Township of Asphodel-Norwood
Official Plan - Environmental Schedule

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

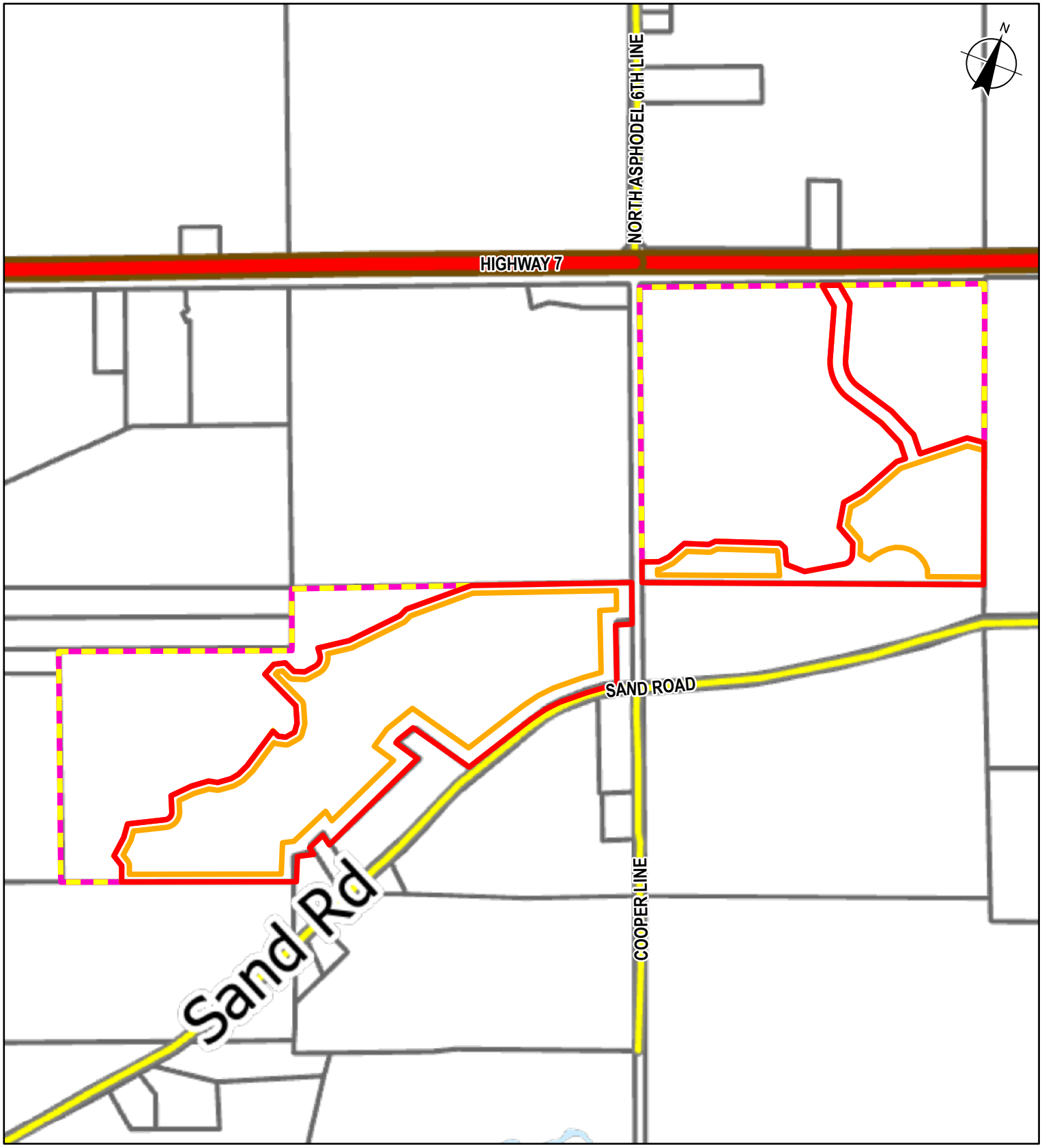


FIGURE #3
Transportation Schedule
Township of Asphodel-Norwood

Addendum Report
Highway 7 Pit
Part Lot 14, Con. 5
Part Lot 15, Con. 6
Geographic Township of Asphodel
Township of Asphodel-Norwood
County of Peterborough

LEGEND

- Proposed Highway 7 Pit Licence Boundary
- Proposed Highway 7 Pit Limit of Extraction
- Additional Lands Owned by Applicant
- Provincial Highways
- Township Roads

DATE: September, 2026

SOURCES
Township of Asphodel-Norwood
Official Plan - Transportation Schedule

0 50 100 150 200 250
Metres

B:\Brian\21100C Drain Brothers - Highway 7 Pit\Drawings\Figures\Addendum Report Figures

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

A

Appendix A

From: Ellen Ferris <eferris@mhbcplan.com>
Sent: Friday, September 18, 2026 4:30 PM
To: Menon, Malini <mmenon@ptbocounty.ca>
Cc: Brian Zeman <bzeman@mhbcplan.com>
Subject: Re: Drain Bros. Limited – Highway 7 Pit – County OPA & Township ZBA Applications

Hi Malini,

Thank you for the call this afternoon to discuss the proposed Highway 7 Pit and the County OPA application that was filed in August below. As discussed, we understand that a County OPA application is not required based on the policies in the newly approved County Official Plan. This is consistent with the pre-consultation comments provided by the County in 2023, which were providing assuming the new County Official Plan (proposed at that time) would be in effect.

If you could please confirm that an OPA is not required via email for our files it would be much appreciated.

I have asked our Client to confirm if they would like the cheque destroyed or returned, and will advise when I hear back.

Thanks and hope you have a great weekend!

ELLEN FERRIS, MSc., MCIP, RPP | Associate

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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