



PLANNING REPORT & AGGREGATE RESOURCES ACT SUMMARY STATEMENT

PREPARED FOR:

Drain Bros. Excavating Limited
Proposed Norwood Pit Extension
Township of Douro-Dummer
County of Peterborough

File no. 21100B

August 2026



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1.0 Executive Summary

Drain Bros. Excavating Limited (Drain Bros.) currently owns and operates the Norwood Pit, which is comprised of two (2) licences under the Aggregate Resources Act (ARA), in the Township of Douro-Dummer, County of Peterborough. The Norwood Pit (Licence No. 3270) has an approved licence area of 89.5 hectares and a tonnage limit of 454,000 tonnes per year. The Norwood East Pit (Licence No. 624922) has an approved licence area of 18.5 hectares and a tonnage limit of 227,000 tonnes per year.

Drain Bros. is applying for an extension to the existing Norwood Pit. The subject lands are located to the east of the existing Norwood Pit and are legally described as Part of Lots 1 & 2, Concession 11, Part of Lot 2, Concession 12, Part of Road Allowance Between Concessions 11 and 12, former Geographic Township of Dummer), Township of Douro-Dummer, County of Peterborough.

The area proposed to be licenced under the ARA is 36.7 hectares and the proposed extraction area is 28.1 hectares. The proposed extraction area is generally comprised of woodland and grassland. A portion of the former Dummer 12th Line Road, which has been realigned through the Norwood East Pit, is included within the proposed licence and extraction limit. An existing rural residential dwelling is located within the proposed extraction limit and it proposed to be removed as part of the Norwood Pit Extension.

The proposed Norwood Pit Extension proposes to extract and process aggregate above the water table, ship a maximum of 227,000 tonnes per year in conjunction with the existing Norwood East Pit, and utilize the existing entrance/exit at the Norwood Pit 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
- Aggregate Resources Act: Amendment to the Norwood East Pit (Licence No. 624922) to permit a common extraction setback.
- Planning Act: A County of Peterborough Official Plan Amendment (OPA) to re-designate a portion of the site to permit aggregate extraction.
- Planning Act: A Township of Douro-Dummer Zoning By-law Amendment (ZBA) to zone the site to permit aggregate extraction and to zone a portion of the existing Norwood East Pit (Licence No. 624922) to allow for a 0-metre setback.

The proposed Norwood Pit Extension 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 a "Extractive Industrial" overlay in the County of Peterborough Official Plan;

- The proposed extraction area is predominately forested or open fields. The proposed extraction area contains areas of threatened and endangered species habitat, 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, 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 Norwood Pit Extension 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; 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.) currently owns and operates the Norwood Pit, which is comprised of two (2) licences under the Aggregate Resources Act (ARA), in the Township of Douro-Dummer, County of Peterborough. The Norwood Pit (Licence No. 3270) has an approved licence area of 89.5 hectares and a tonnage limit of 454,000 tonnes per year. The Norwood East Pit (Licence No. 624922) has an approved licence area of 18.45 hectares and a tonnage limit of 227,000 tonnes per year.

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 extension to the existing Norwood Pit. The subject lands are located to the east of the existing Norwood Pit and are legally described as Part of Lots 1 & 2, Concession 11, Part of Lot 2, Concession 12, Part of Road Allowance Between Concessions 11 and 12, former Geographic Township of Dummer), Township of Douro-Dummer, County of Peterborough. The general location of the proposed Norwood Pit Extension is shown on **Figure 1**.

The lands are located within a rural area of the Township, predominantly surrounded by existing mineral aggregate operations, agricultural uses and wooded areas. Five (5) existing aggregate operations are located to the west of the site, and Highway 7 is located to the south. **Figure 2** provides aerial context of the site with **Figure 3** identifying surrounding land uses. The site generally bound by farmland to the south, the existing Norwood Pit to the west, farmland to the north and a forested area to the east. See

The area proposed to be licenced under the ARA is 36.7 hectares with a proposed extraction limit of 28.1 hectares. The site is generally comprised of woodland and grassland, with an existing rural residential dwelling located on the western edge of the site. A portion of the former Dummer 12th Line Road, which has been realigned through the Norwood East Pit, is included within the proposed licence and extraction limit.

The proposed Norwood Pit Extension would operate above the water table and would have combined tonnage limit of 227,000 tonnes with the adjacent Norwood East Pit (Licence No. 624922). The Norwood Pit Extension would utilize the existing entrance/exit and haul route for the Norwood Pit onto Dummer 11th Line Road. 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 Norwood Pit Extension application, Drain Bros. attended a pre-consultation meeting with County of Peterborough and Township of Douro-Dummer staff on November 17, 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 Norwood Pit Extension:

- 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. A proposed draft Official Plan Amendment is attached as **Appendix B**; and,
- Planning Act: A Township of Douro-Dummer Zoning By-law Amendment (ZBA) to zone the site to permit aggregate extraction. A proposed draft Zoning By-Law Amendment is attached as **Appendix C**.

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

1. Maximum Groundwater Level Report, Norwood Pit Extension, prepared by Tatham Engineering, dated July 6, 2026;
2. Natural Environment Report, Norwood Pit Extension Application prepared by RiverStone Environmental Solutions Inc. dated July 2026;
3. Cultural Heritage Screening Report, Proposed Norwood Pit Extension, prepared by MHBC, dated May 2026;
4. Stage 1-2 Archeological Assessment: Norwood Pit Expansion, Part Lots 1 and 2, Concession 11 and Part Lot 2, Concession 12, Geographic Township of Dummer, Current Township of Douro-Dummer, County of Peterborough, Ontario, prepared by Matrix Heritage Inc., dated May 27, 2025;
5. Level 1 and 2 Hydrogeological Assessment, Norwood Pit Extension, prepared by Tatham Engineering, dated June 25, 2026;
6. Noise Impact Assessment, Norwood Pit Extension, prepared by HGC Noise Vibration Acoustics, dated August 2026; and,
7. Traffic Impact Brief, Proposed Norwood Pit Extension, prepared by Paradigm Transportation Solutions Limited, dated June 18, 2026.

In addition to the applications to permit the proposed Norwood Pit Extension, a Site Plan Amendment under the ARA will be submitted for the Norwood East Pit (Licence No. 624922) located to the east of the site to permit a common extraction setback. The Zoning By-law Amendment also proposes to rezone a portion of the Norwood East Pit that abuts the proposed extension to allow for a 0-metre setback in this location.

This report provides a summary of the proposed Norwood Pit Extension, 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 Norwood Pit and Proposed Norwood Pit Extension

3.1 Existing Norwood Pit & Norwood East Pit

Drain Bros. Excavating Limited (Drain Bros.) currently owns and operates the Norwood Pit, which is comprised of two (2) licences under the Aggregate Resources Act (ARA), located at Part of Lots 1 and 2, Concession 11 (Geographic Township of Dummer), Township of Douro-Dummer in the County of Peterborough.

The Norwood Pit (Licence No. 3270) has an approved licence area of 89.5 hectares and a tonnage limit of 454,000 tonnes per year. The Norwood East Pit (Licence No. 624922) has an approved licence area of 18.5 hectares and a tonnage limit of 227,000 tonnes per year. The Norwood Pit is a Class A, above the water table operation, with an entrance/exit onto Dummer 11th Line Road.

3.2 Proposed Norwood Pit Extension

The Norwood Pit Extension is proposed to be located to the east of the existing Norwood Pit and Norwood East Pit. The site is comprised of generally comprised of woodland and grassland, with an existing rural residential dwelling located on the western edge of the site. A portion of the former Dummer 12th Line Road, which has been realigned through the Norwood East Pit, is included within the proposed licence and extraction limit.

The proposed Norwood Pit Extension application is for a Class A licence to permit an above the water table pit on the site. The proposed licence area for the Norwood Pit Extension is 36.7 hectares and the proposed extraction area is 28.1 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 Norwood Pit Extension will utilize the existing Norwood Pit entrance/exit onto Dummer Eleventh Line Road and the existing approved haul route. The proposed extension will have an annual tonnage limit of 227,000 tonnes in combination with the Norwood East Pit (No. 624922). Accordingly, no additional truck traffic from the Norwood Pit will be generated as a result of the proposed extension.

The hours of operation for the Norwood Pit Extension, 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 proposed Norwood Pit Extension has been designed to be extracted in two (2) phases. Phase 1 begins at the common boundary with the Norwood East Pit proceeds to the north, south, and west. Extraction in Phase 2 commenced in centre of the site with extraction proceeding to the east. 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 223.0 masl to 224.5 masl.

Material will be processed using portable processing equipment on site and transported to the existing Norwood Pit for shipping. 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 Norwood Pit Extension does not result in unacceptable impacts on surrounding land uses.

Pre-emptive plantings adjacent to wetlands 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 Norwood Pit Extension 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 Norwood Pit Extension is located in the Township of Douro-Dummer, County of Peterborough. The site is located northeast of Norwood and southwest of Havelock.

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 the existing Norwood Pit to the west, with a hydro corridor and Highway 7 is located to the south.

The site is generally comprised of woodland and grassland, with an existing rural residential dwelling located on the western edge of the site. A portion of the former Dummer 12th Line Road, which has been realigned through the Norwood East Pit, is included within the proposed licence and extraction limit. A portion of the Norwood Esker runs through the site, with topography varied as a result.

The Township of Douro-Dummer Land Use Plan, which forms a component of the County of Peterborough Official Plan designates the site "Rural", with a small portion of the site designated "Industrial" (Schedule "A4-2") (**Figure 7**). In addition, the site is identified within the "Extractive Industrial" overlay, located within an "ANSI Earth Science", and abutting a "Hydro Corridor" on Schedule "A4-2" (**Figure 7**).

The Township of Douro-Dummer Zoning By-law 2000-21 zones the site as "Rural (RU)" and "Restricted Industrial (M1)" (**Figure 8**).

4.1.1 On-Site Mineral Aggregate Resources

The site is identified as being within the "Extractive Industrial" overlay in the Township of Douro-Dummer Land Use Plan (Schedule "A4-2") (**Figure 7**), which indicates areas of high mineral aggregate potential.

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 Verulam Formation in the southwestern portion of the County (**Figure 10**).

4.1.2 On-Site and Adjacent Agricultural Resources

The site is not located within a prime agricultural area in the County and the lands surrounding the site are not located within the prime agricultural area as mapped in the County Official Plan.

The Canada Land Inventory (CLI) soils mapping identifies the site as consisting of Class 4 and 5 soils (**Figure 11**). The area surrounding the is generally comprised of Class 4 soils (**Figure 11**). Class 1 to 3 soils are considered prime agricultural land. Accordingly, the site and immediate area are not considered prime agricultural land.

The proposed Norwood Pit extension will be contiguous with the existing Norwood Pit and will not generate any additional truck traffic since the tonnage will be combined with the existing Norwood East Pit.

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, significant woodlands and significant wildlife habitat;
- Within the extraction limit there is habitat of endangered and threatened species, significant woodlands and significant wildlife habitat;
- The site is located within the Otonabee-Peterborough Source Protection Area. Portions of the site are within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System;
- The majority of the site falls within a Wellhead Protection Area (WHPA), with the western and central portion of the site being within a WHPA-B and WHPA-C, with other portions being within a WHPA-D; and
- The site is mapped within a significant groundwater recharge area (SGRA) and highly vulnerable aquifer (HVA).

Please refer **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 pre-emptive plantings adjacent to wetlands and creation of potential habitat for monarch butterfly as part of the operational and rehabilitation plans.

In the long-term, the rehabilitation plan for the Norwood Pit Extension 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 extension does not result in negative impacts to 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 Norwood Pit Extension. 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 a Stage 1-2 Archaeological Assessments for the proposed licence area. The 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 D**).

4.2 Surrounding Land Uses

The proposed Norwood Pit Extension lands are located across several properties in the Township of Douro-Dummer. The site is located northeast of Norwood and southwest of Havelock.

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 the existing Norwood Pit to the west, with a hydro corridor and Highway 7 is located to the south.

Land uses within 500 metres of the proposed Norwood Pit Extension include:

North: Agricultural operations and fields, wooded areas, and farm residential dwellings.

East: Agricultural operations and fields, wooded areas.

South: Hydro corridor, agricultural operations and fields, rural residential dwellings, wooded areas, and Highway 7.

West: Existing Norwood Pit (Licence No. 624922 and 3270), Dummer 12th Line Road, and wooded areas.

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 from noise and other potential contaminants and minimize risk to public health and safety in accordance with provincial guidelines and standards.

The proposed Norwood Pit Extension 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 Norwood Pit Extension 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 Norwood Pit Extension will not impact surrounding groundwater resources or residential or agricultural water supplies.

A water monitoring program will be implemented as part of the proposed Norwood Pit Extension, 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 one (1) surface water monitors; and
- Annual water quality sampling at five (5) 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 Norwood Pit Extension. The proposed Norwood Pit Extension will utilize the existing Norwood Pit entrance/exit onto Dummer Eleventh Line Road and the existing approved haul route.

The Norwood Pit Extension is proposed to operate Monday to Saturday 6:00am and 7:00pm and have an annual tonnage limit of 227,000 tonnes in combination with the Norwood East Pit (No. 624922). Accordingly, no additional truck traffic from the Norwood Pit will be generated as a result of the proposed extension.

The Traffic Impact Brief concluded that the proposed pit is forecast to have a negligible impact on traffic operation and site-generated traffic is expected to remain identical to the current levels. No off-site modifications to the road network are required to support the proposed Norwood Pit Extension.

4.3.3 Noise

A Noise Impact Assessment was completed by HGC Engineering for the proposed Norwood Pit Extension. The purpose for this assessment was to assess potential noise impacts from the proposed extension 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 Norwood Pit Extension 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 not required to support the proposed Norwood Pit Extension. Dust will be mitigated on-site in accordance with the dust control requirements stipulated in Ontario Regulation 244/97. This requirement has been included on the ARA site plans.

5.0 Planning Policy Analysis

The following includes an assessment of the proposed Norwood Pit Extension 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 Douro-Dummer 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 Norwood Pit Extension. 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 Norwood Pit Extension. 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 on predominantly rural lands. A small corner of the site designated “Industrial” (Schedule “A4-2”) (**Figure 7**) in the County Official Plan. The rural area policies of the PPS state:

“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 Norwood Pit Extension is located in a rural area that has been identified as being located within an “Extractive Industrial” area in the Township of Douro-Dummer Land Use Plan (Schedule “A4-2”) (**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 10**) and is located within an area with a high concentration of mineral aggregate operations. The proposed Norwood Pit Extension will utilize the existing road network and be accessed via existing entrance/exit at the Norwood Pit onto Dummer 11th Line Road. The proposed Norwood Pit Extension 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)

As noted above, the site is predominantly located on rural lands. The proposed Norwood Pit Extension is a permitted use on the site in accordance with Sections 2.5.1 and 2.6.1 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 entirety of the site located within the “Extractive Industrial” overlay in the Township of Douro-Dummer Land Use Plan which identifies lands with mineral aggregate potential (**Figure 7**). In addition, the site is located within an area of the Township with a concentration of mineral aggregate operations and is identified as a being a “selected sand and gravel resource area of primary significance” by the Province (**Figure 10**). Accordingly, the proposal aligns with Policy 2.6.4 by utilizing the land for its recognized mineral aggregate resource potential.

“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 Norwood Pit Extension will utilize the existing entrance/exit and the approved haul route for the Norwood Pit to move extracted material from the operation. Since the proposed extension will have a combined tonnage with the Norwood East Pit, the extension is forecast to have a negligible impact on traffic operation and site-generated traffic is expected to remain identical to the current levels as confirmed in the Traffic Impact Brief. No off-site modifications to the road network are required to support the proposed Norwood Pit Extension.

“Natural features and areas shall be protected for the long term.”(4.1.1)

A Natural Environment Report has been prepared for the proposed Norwood Pit Extension 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 Norwood Pit Extension 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:

a) 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 within the site is associated with special concern and rare wildlife 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 Norwood Pit Extension is not anticipated to result in any direct 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 was identified within the proposed licence and extraction limits 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 Norwood Pit Extension 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 Norwood Pit Extension. 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 Norwood Pit Extension 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 Norwood Pit Extension 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 extension 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;*

The closest municipal drinking water supply well is located within the Town of Norwood approximately 4.8 km southwest of the site. The majority of the proposed Norwood Pit Extension is within an Well Head Protection Area (WHPA), with the western and central portion of the Proposed Pit Extension lands being located within an WHPA-B and WHPA-C indicating time of travel to the well within the aquifer is 2 to 5 years (**Figure 13**). The remaining WHPA is identified as a WHPA-D indicating time of travel to the well within the aquifer is 25 years.

In addition, portions of the site are within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System (**Figure 12**). An IPZ 3 indicates contaminants released in this area may reach the intake pipe during and/or after large storms.

Aggregate extraction is not an identified threat to drinking water in the area, nor is groundwater depletion. Restrictions on the refueling of machinery, chemical sprays and operator training are recommended in the Hydrogeological Assessment and have been included on the ARA site plans to minimize risk to drinking water. The Hydrogeological Assessment 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 Norwood Pit Extension 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 Norwood Pit Extension 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.

"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.

"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)

A Stage 1 and Stage 2 Archaeological Assessment has been completed which concluded that no further archaeological study is required for the licence area. A clearance letter from the Ministry of Citizenship and Multiculturalism has been obtained confirming that the assessment has 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 Norwood Pit Extension 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 Douro-Dummer, have their local policies in the County OP.

The Township of Douro-Dummer Land Use Plan, which forms a component of the County of Peterborough Official Plan designates the site "Rural", with a small corner of the site designated "Industrial" (Schedule "A4-2") (**Figure 7**). The entirety of the site is identified as being within the "Extractive Industrial" overlay and within an "ANSI Earth Science" (**Figure 7**). 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 within the extraction area 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 Norwood Pit Extension
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 Douro-Dummer Land Use Plan identifies the site as being within the "Extractive Industrial" overlay (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 Norwood Pit Extension.
In an area where: new mineral aggregate operations are proposed or anticipated;	The Township has not undertaken an aggregate resource management plan for this area.

Section 4.1.3.3 Policy	Proposed Norwood Pit Extension
• 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 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 Norwood Pit Extension will operate 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	Progressive and final rehabilitation will be undertaken as part of the proposed Norwood Pit Extension. Final rehabilitation for the Norwood Pit Extension is proposed to result in the creation of self-sustaining woodland and grassland areas. Restoration plantings and areas in the

Section 4.1.3.3 Policy	Proposed Norwood Pit Extension
will take surrounding land use and approved land use designations into consideration.	rehabilitation plan will ensure long-term connectivity of the natural heritage system and habitat availability to species identified through the ecological fieldwork.
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 Norwood Pit Extension.

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 site is located outside of the prime agricultural area, in an area where existing mineral aggregate operations predominate. The proposed Norwood Pit Extension would be a permitted use on the site.

Policies related to Heritage are outlined in Section 5.2 of the County OP. The Cultural Heritage Screening Report and a Stage 1-2 Archaeological Assessment 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 Norwood Pit Extension, 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

The proposed Norwood Pit Extension will utilize the existing entrance/exit and approved haul route for the Norwood Pit onto Dummer 11th Line Road, and will have a combined tonnage limit with the existing Norwood East Pit. The Traffic Impact Brief concluded that the proposed pit is forecast to have a negligible impact on traffic operation and site-generated traffic is expected to remain identical to the current levels. No off-site modifications to the road network are required to support the proposed Norwood Pit Extension.

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. The County of Peterborough is located within the Trent Conservation Coalition Source Protection Region and is subject to the policies of the Trent Source Protection Plan.

The site is located within the Otonabee-Peterborough Source Protection Area, with portions of the site are within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System (**Figure 12**). The majority of the site falls within a Wellhead Protection Area (WHPA), with the western and central portion of the site being within a WHPA-B and WHPA-C, with other portions being within a WHPA-D (**Figure 13**). The site is also mapped within a significant groundwater recharge area (SGRA) (**Figure 14**) and highly vulnerable aquifer (HVA) (**Figure 15**).

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 located within the Otonabee-Peterborough Source Protection Area. Portions of the site are within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System (**Figure 12**) and the majority of the site falls within a Wellhead Protection Area (WHPA), with the western and central portion of the site being within a WHPA-B and WHPA-C, with other portions being within a WHPA-D (**Figure 13**). In addition, the site is mapped within a significant groundwater recharge area (SGRA) (**Figure 14**) and highly vulnerable aquifer (HVA) (**Figure 15**).

The proposed Norwood Pit Extension will operate above the water table and the Level 1 and 2 Hydrogeological Assessment concluded that the operation 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 Norwood Pit Extension. 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 Norwood Pit Extension 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 Norwood Pit Extension. 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 Douro-Dummer. 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 rural areas and secondary agricultural areas, rural industrial areas, environmental constraint areas, and extractive industrial areas.

Section 6.2.2 contains policies pertinent to the Rural land use designation. An Official Plan Amendment has been filed to re-designate the "Rural" area to "Extractive Industrial" to permit the proposed Norwood Pit Extension. A copy of the proposed Official Plan Amendment is included as **Appendix B**.

Section 6.2.12 contains policies related to the Rural Industrial designation. A small corner of the site is designated "Industrial" in the County OP (**Figure 7**). Section 6.2.12.3 states that:

q) Lands designated as Rural Industrial may be converted to non-industrial uses only through a municipal comprehensive review where it has been demonstrated that:

i) there is a need for the conversion;

ii) The Township will meet the employment forecasts allocated to it by the County of Peterborough pursuant to the Growth Plan for the Greater Golden Horseshoe;

iii) The conversion will not adversely affect the overall viability of the industrial area, and achievement of the intensification target, density targets, and other policies of the Growth Plan for the Greater Golden Horseshoe;

v) There is existing or planned infrastructure to accommodate the proposed conversion; the lands are not require over the long term for the industrial purposes for which they are designated; and

v) Cross-jurisdictional issues have been considered

Section 8.0 of the County OP provides policies related to Interpretation and allows for minor deviations to designation boundaries. In particular, Section 8.1 states in part:

Amendments to this Plan are not required in the following circumstances: d) Minor deviations from the land use designation boundaries where they do not coincide with property boundaries.

The area designated "Industrial" on the site is very minor and does not coincide with property boundaries. Given the proximity of this area relative to the hydro corridor, this land cannot be developed for traditional industrial uses. Accordingly, this area is proposed be designated "Extractive Industrial", an industrial use. A copy of the proposed Official Plan Amendment is included as **Appendix B**.

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 entirety of the site identified within the “Extractive Industrial” overlay (Schedule “A4-2”) in the County OP (**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 Licenced” 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 Norwood Pit Extension 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 Norwood Pit Extension.

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 Norwood Pit Extension. The site is located within an “Extractive Industrial” overlay 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 Norwood Pit Extension has been designed, buffered and/or separated from sensitive land uses to prevent adverse effects from 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 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. In addition, the Zoning By-law Amendment seeks to reduce the setback between the existing Norwood East Pit and the extension to 0 metres to allow for an integrated operation. The area subject to the Zoning By-law Amendment corresponds with the proposed ARA licence boundary and the abutting portion of the Norwood East Pit ARA licence.

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

The site is not located within a prime agricultural area.

- 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 located within a cluster of existing aggregate operations and the proposed extraction area only abuts a municipal road in one small area of the site. Setbacks and berms are provided and vegetation is being maintained in areas abutting the site which will assist with screening the proposed operation.

- 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 Norwood Pit Extension.

Section 7.28 of the County OP contains policies related to Areas of Natural and Scientific Interest (ANSIs). The site is identified within an "ANSI Earth Science" on Schedule "A4-2" (**Figure 7**). Section 7.28 states:

Areas of Natural and Scientific Interest are defined as areas of land and water containing natural landscapes or features that have been identified as having a life science or earth science values related to protection, scientific study or education.

Development and site alteration shall not be permitted in significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Sections 4.1.3.1 and 4.1.3.4 shall apply in this regard.

The mapped ANSI is associated with the Norwood Esker Complex and is a Regional ANSI, not classified Significant ANSI.

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

7.7.1

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 Norwood Pit Extension has been designed, buffered and/or separated from sensitive land uses to prevent adverse effects from 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 Norwood Pit Extension
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 Norwood Pit Extension 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 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	The proposed Norwood Pit Extension will utilize the existing Norwood Pit entrance/exit onto Dummer Eleventh Line Road and the existing approved haul route. The Norwood Pit Extension is proposed to have a combined tonnage with the Norwood East Pit, which will result in no additional truck traffic being generated as a result of the proposed extension. The Traffic Impact Brief concluded that the proposed pit is forecast to have a negligible impact on traffic operation and site-generated traffic is expected to remain identical to the current levels. No off-site modifications to the road network are required to support the proposed Norwood Pit Extension. The proposed Norwood Pit Extension is a mineral aggregate operation and the adequacy of the potable water supply and sewage disposal facilities is not an applicable consideration.

	Criteria	Proposed Norwood Pit Extension
	Ministry of the Environment and the Peterborough Health Unit deemed advisable; and d) opportunities for the protection and enhancement of the natural environment.	A Natural Environment Report has been prepared for the proposed Norwood Pit Extension 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 Norwood Pit Extension has been designed, buffered and/or separated from sensitive land uses to prevent adverse effects from 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. If approved, the use will result in 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.	The site is not located within a prime agricultural area and is not considered to be prime agricultural lands.

	Criteria	Proposed Norwood Pit Extension
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) 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.	The site does not contain prime agricultural land.
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 the Otonabee-Peterborough Source Protection Area, with portions of the site are within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System (Figure 12). The majority of the site falls within a Wellhead Protection Area (WHPA), with the western and central portion of the site being within a WHPA-B and WHPA-C, with other portions being within a WHPA-D (Figure 13). The site is also mapped within a significant groundwater recharge area (SGRA) (Figure 14) and highly vulnerable aquifer (HVA) (Figure 15). A review of Section 5.7 of the County OP is included above.

Additional Transportation Policies are contained within Section 7.26, which are to be read in conjunction with Section 5.3 of the County OP.

As noted, the proposed Norwood Pit Extension will utilize the existing Norwood Pit entrance/exit onto Dummer Eleventh Line Road and the existing approved haul route. The Norwood Pit Extension is proposed to have a combined tonnage with the Norwood East Pit, which will result in no additional truck traffic being generated as a result of the proposed extension. The Traffic Impact Brief concluded that the proposed pit is forecast to have a negligible impact on traffic operation and site-generated traffic is expected to remain identical to the current levels. No off-site modifications to the road network are required to support the proposed Norwood Pit Extension.

5.3 Township of Douro-Dummer Comprehensive Zoning By-law

The Township of Douro-Dummer Comprehensive Zoning By-law (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 (R)", with a small corner of the zoned "Restricted Industrial (M1)" (**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 rezone the proposed extension lands to a "Special District X Zone (S.D. X)" to permit the proposed Norwood Pit Extension. In addition, a portion of the Norwood East Pit is proposed to be rezoned to a "Special District XX Zone (S.D. XX)" to permit a reduction in the side yard setback to 0 metres where the lands abut the proposed Norwood Pit Extension.

The proposed "Special District X Zone (S.D. X)" Zone would permit all of the uses within the "Extractive Industrial Zone" (M2) on the Norwood Pit Extension site. In addition, the following site-specific provisions are proposed:

- reduction in the side yard setback to 0 metres where the site abuts the existing Norwood East Pit to allow for integration of the operations; and
- a reduction in the minimum separation distance from the extraction area to the Environmental Conservation (EC) Zone to 30m, which is in keeping with the recommendations and conclusions of the Natural Environment Report.

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

6.0 Aggregate Resources Act Summary Statement

6.1 Introduction

Drain Bros. Excavating Limited (Drain Bros.) owns and operates the existing Norwood Pit, which is comprised of two (2) licences under the Aggregate Resources Act (ARA), in the Township of Douro-Dummer, County of Peterborough.

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 Douro-Dummer, County of Peterborough and is legally described as located on Part of Lots 1 & 2, Concession 11 and Part of Lot 2, Concession 12, Part of Road Allowance Between Concessions 11 and 12 in the former geographic Township of Dummer, Township of Douro-Dummer, County of Peterborough. The general location of the proposed Norwood Pit is shown on **Figure 1**. The site is located to the east of the existing Norwood Pit (Licence #624922) and generally comprised of woodland and grassland, with an existing rural residential dwelling located on the western edge of the site. A portion of the former Dummer 12th Line Road, which has been realigned through the Norwood East Pit, is included within the proposed licence and extraction limit (**Figure 2**). The area proposed to be licenced under the ARA is 36.7 hectares, with a proposed extraction area of 28.1 hectares.

The site is located within a rural area of the Township, predominantly surrounded by agricultural fields, natural heritage areas and mineral aggregate operations. **Figure 3** identifies the surrounding land uses within 500 metres of the proposed pit.

There are five (5) pits in close proximity to the Subject Lands. The Norwood Pit and Norwood East Extension owned and operated by Drain Bros. are located directly to the west. Baptie Sand and Gravel Limited operates a pit on the west side of Dummer 11th Line Road (Licence #3340) and Drain Bros. owns and operates a Class A Pit (Licence #624924) and Class B Pit (Licence #7686) located to the west and southwest of Licence #3340. **Figure 1** shows nearby ARA licences.

The proposed Norwood Pit Extension has been designed to be extracted in two (2) phases, with extraction beginning in the most western portion of the site and proceeding east. Extraction of the site has been designed with a pit floor that varies between 223.0 masl and 225.5 masl which will result in Phase 1 being 19 metres deep and Phase 2 being 18 metres deep. As a result, Phase 1 will be extracted in 3 lifts with a maximum lift height of 7 metres.

The Subject Lands 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 extension includes pre-emptive plants adjacent to the wetlands, woodlands,

grassland habitat naturalization and the creation of 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 existing entrance/exit at the Norwood Pit on Dummer 11th Line Road. Trucks will use the existing haul route where trucks predominantly travel east or west on Highway 7. The licence application proposes an annual tonnage limit of 227,000 tonnes in combination with adjacent Licence #624922.

The complete Aggregate Resources Act licence application for the proposed Norwood Pit Extension 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 Norwood Pit Extension.

6.3.1 Standard 1.1 – Agricultural Classification of the Proposed Site

The Subject Lands are not designated Agricultural in the County Official Plan, are not located within a Prime Agricultural Area or on prime agricultural lands.

The lands within the proposed licence boundary are comprised of woodland, grassland and a rural residential 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 Douro-Dummer Zoning By-law Amendment are required before an Aggregate Resources Act licence can be issued.

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

- A 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 a “Extractive Industrial” overlay in the County of Peterborough Official Plan;

- The proposed extraction area is predominately forested or open fields. The proposed extraction area contains areas of threatened and endangered species habitat, 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, 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 Norwood Pit Extension 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; 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 Norwood Pit Extension 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 proposed Norwood Pit Extension is identified to be:

- Within an Intake Protection Zone (IPZ) 3 for the Hasting Municipal Surface Water System (**Figure 12**);
- Within a Wellhead Protection Area (WHPA), with the western and central portion of the site being within a WHPA-B and WHPA-C, with other portions being within a WHPA-D (**Figure 13**);
- Within a significant groundwater recharge area (SGRA) (**Figure 14**); and
- Within a highly vulnerable aquifer (HVA) (**Figure 15**).

The proposed pit extension will remain above the established groundwater table, and no dewatering activities will be carried out. As a result, the proposed Norwood Pit Extension 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 proposed Norwood Pit Extension is not impacting water resources, a groundwater monitoring program will be implemented during extraction of the site. The detailed groundwater 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 one (1) surface water monitors; and
- Annual water quality sampling at five (5) 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.

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

The site is identified as being within the “Extractive Industrial” overlay in the Township of Douro-Dummer Land Use Plan (Schedule “A4-2”) (**Figure 7**), which indicates areas of high mineral aggregate potential.

The site contains approximately 2,859,000 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 Verulam Formation in the southwestern portion of the County (**Figure 10**).

The following is an 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 in coarse aggregate content from 6 to 61%, a range in sand content from 31 to 91% and a range in fines content from 3 to 9%. Historical aggregate quality tests indicate Petrographic Numbers ranging from 100 to 255.4 for Granular and 16 mm and from 101.3 to 275.9 for HL and concrete (CA) products. In general, the quality tests in this area indicate that most materials meet the technical requirements to produce Granular A, B and SSM products. In some pits, sand control is required in order to produce Granular A. With beneficiation or with selective extraction, some material may meet the technical requirements to produce HL and concrete (FA and CA) products.”

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 Norwood Pit Extension 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 277,000 tonnes per year in combination with adjacent Licence #624922 are proposed to be shipped from the site. The proposed access point for the Norwood Pit Extension is via the existing entrance/exit at the Norwood Pit onto Dummer Eleventh Line Road. The Norwood Pit Extension will utilize the existing approved haul route with trucks travelling south to Highway 7 and then east or west.

The Traffic Impact Brief concluded that the proposed pit is forecast to have a negligible impact on traffic operation and site-generated traffic is expected to remain identical to the current levels. No off-site modifications to the road network are required to support the proposed Norwood Pit Extension.

6.3.6 Standard 1.6 – Progressive and Final Rehabilitation

The proposed Norwood Pit Extension has been designed to be extracted in two phases (Phases 1 and 2). Phase 1 is located on the western portion of the Site and extraction will proceed in an easterly direction to Phase 2. The pit floor varies between 223.0 masl and 225.5 masl which will result in Phase 1 being 19 metres deep and Phase 2 being 18 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 overall creation of 14.9 hectares of woodland, 19.3 hectares of grassland, and 1.1 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, which will be planted within 5 years of issuance of the licence.

The proposed final rehabilitation plan includes the importation of 2,660,000 m³ 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 Norwood Pit Extension 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, Norwood Pit Extension, prepared by Tatham Engineering, dated July 6, 2026;
- 2.2 Natural Environment Report, Norwood Pit Extension Application prepared by RiverStone Environmental Solutions Inc. dated July 2026;
- 2.3 Cultural Heritage Screening Report, Proposed Norwood Pit Extension, prepared by MHBC, dated May 2026;

Stage 1-2 Archeological Assessment: Norwood Pit Expansion, Part Lots 1 and 2, Concession 11 and Part Lot 2, Concession 12, Geographic Township of Dummer, Current Township of Douro-Dummer, County of Peterborough, Ontario, prepared by Matrix Heritage Inc., dated May 27, 2025;
- 2.4 Level 1 and 2 Hydrogeological Assessment, Norwood Pit Extension, prepared by Tatham Engineering, dated June 25, 2026; and,
- 2.5 Noise Impact Assessment, Norwood Pit Extension, prepared by HGC Noise Vibration Acoustics, dated August 2026.

6.4.1 Other Technical Reports Submitted

- Traffic Impact Brief, Proposed Norwood Pit Extension, prepared by Paradigm Transportation Solutions Limited, dated June 18, 2026.

7.0 Conclusions

For the reasons summarized in this report the proposed Norwood Pit Extension represents the wise use and management of rural resources, is in the public interest and the proposed Norwood Pit Extension 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

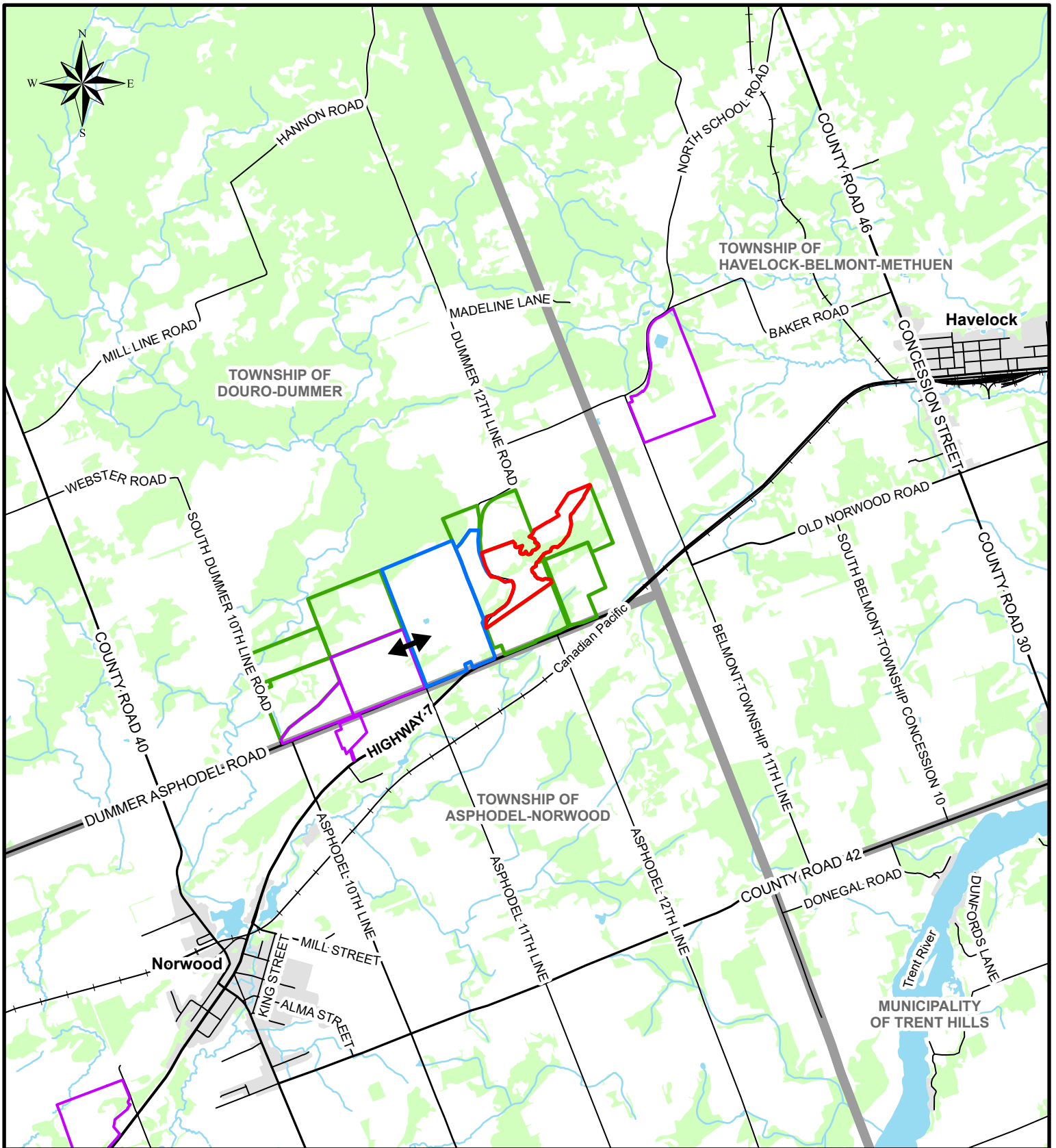


Figure # 1
Site Location

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

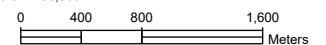
- Proposed Licence Boundary
- Other Aggregate Resource Act Licences
- Other Lands Owned/Controlled by Drain Bros Excavating Limited
- Existing Norwood Pit
- Built up Area
- Existing Entrance/Exit

Date June 2026

Sources

Contains information from Geospatial Ontario

Scale - 1:50,000



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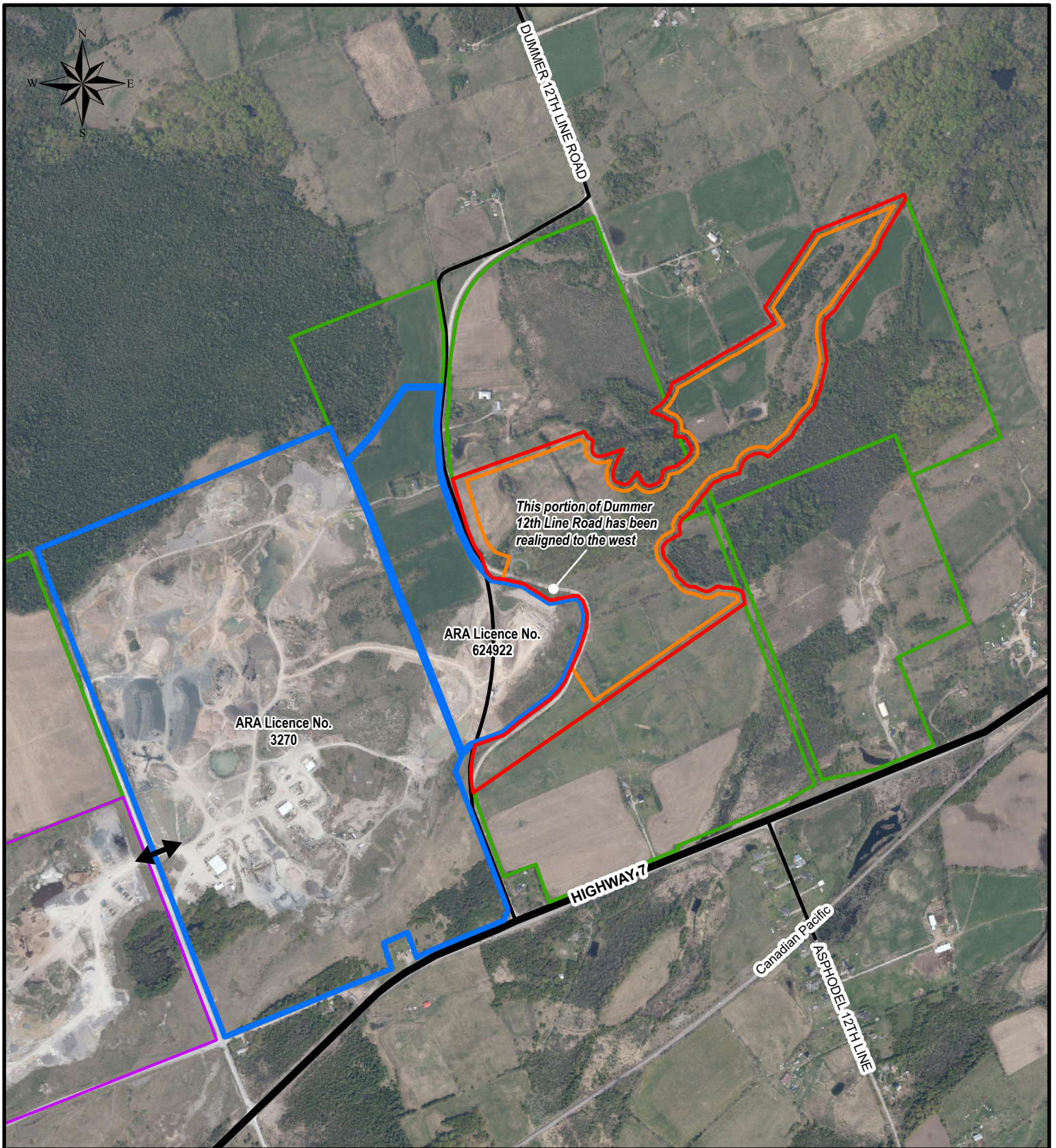


Figure # 2
Aerial Context

Norwood Pit Extension

Township of Douro-Dummer
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 Norwood Pit
- Existing Entrance/Exit

Date June 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:12,000
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Meters

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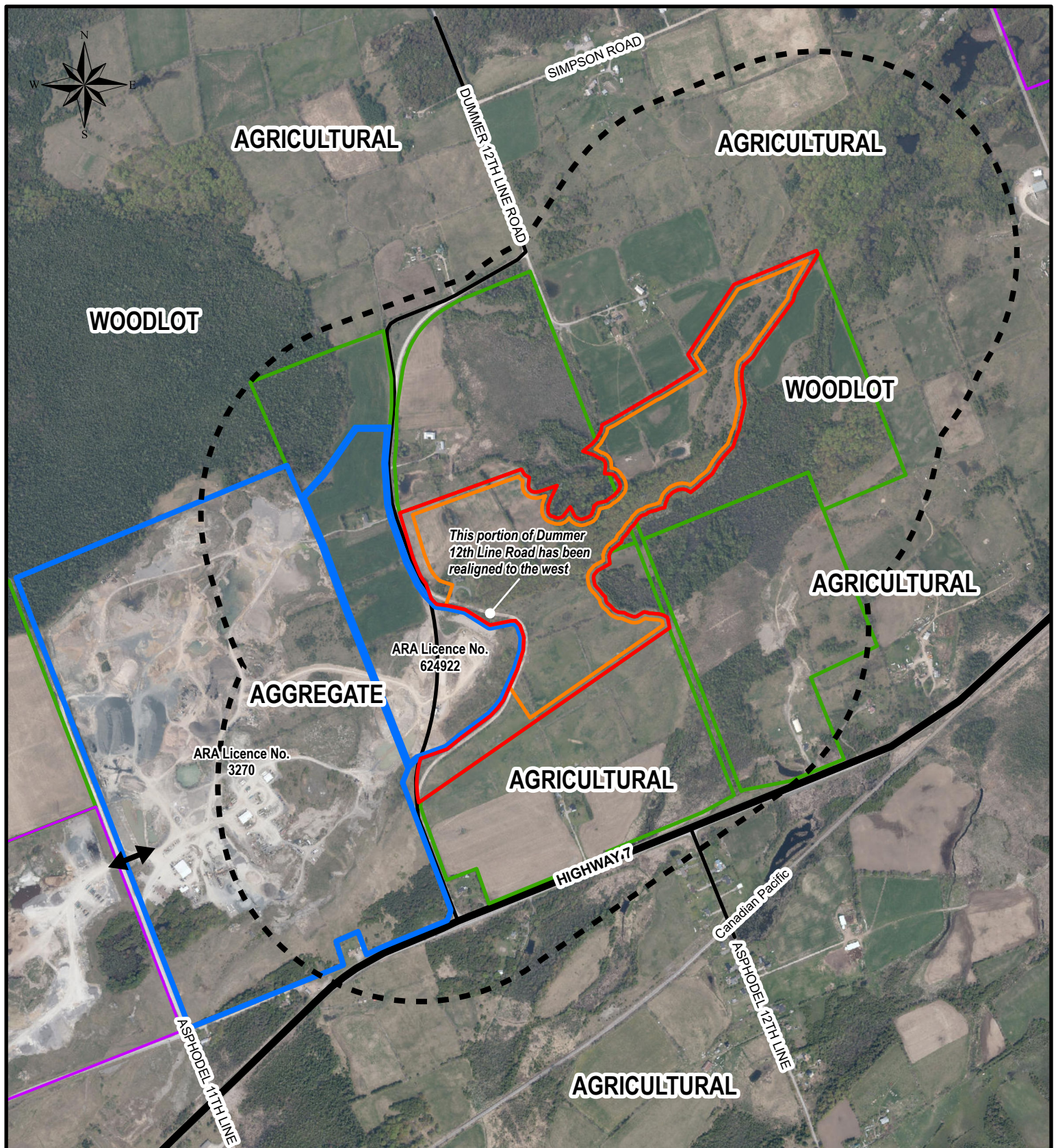


Figure # 3
Surrounding Land Uses

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

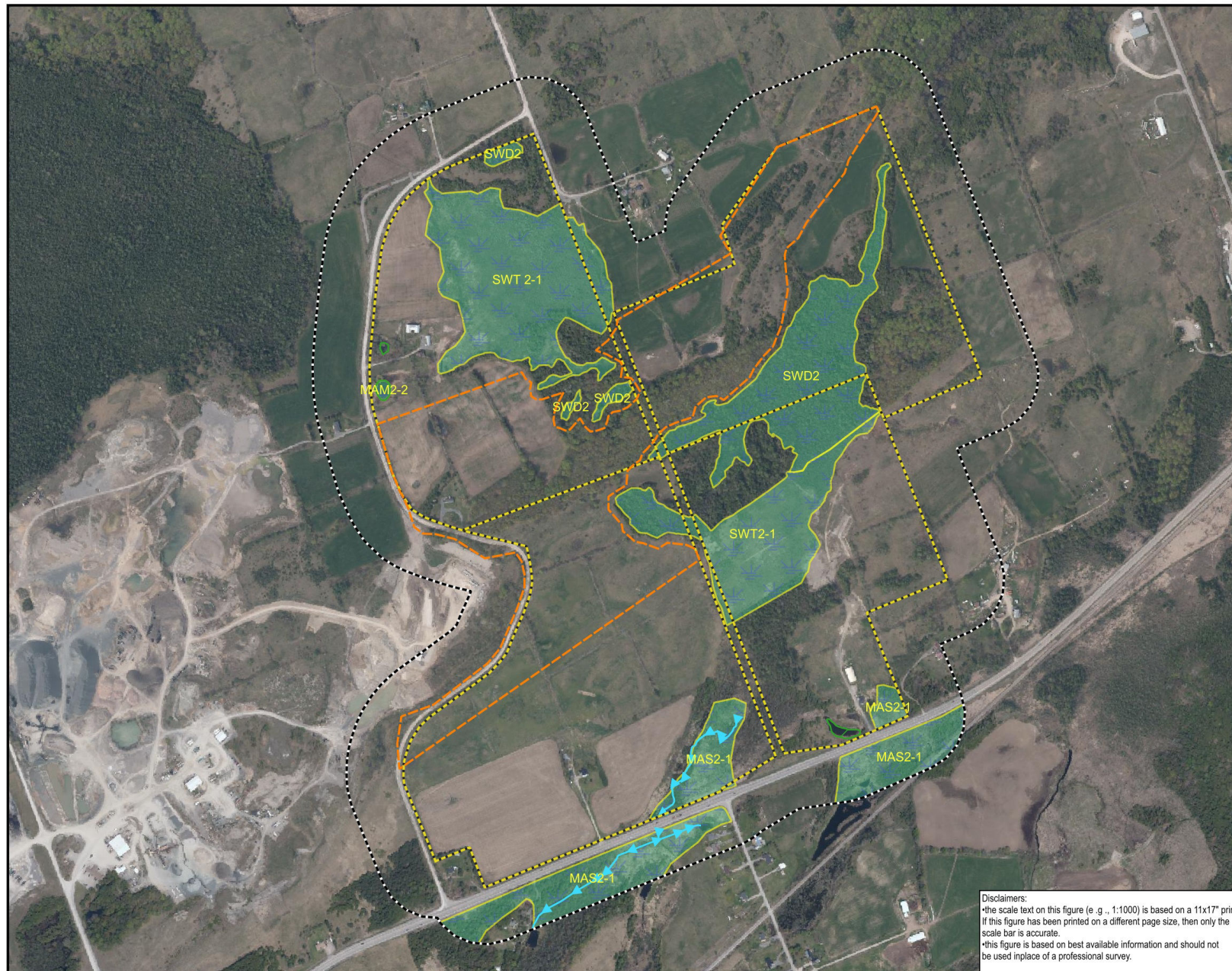
- Proposed Licence Boundary
- Proposed Limit of Extraction
- Other Aggregate Resource Act Licences
- Other Lands Owned/Controlled by Drain Bros Excavating Limited
- Existing Norwood Pit
- 500m From Proposed Licence Boundary
- Existing Entrance/Exit

Date June 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:13,000
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Meters

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Legend



Planning Boundaries

- Subject Property
- Assessment Area
- Site - Licence Boundary

Natural Heritage Features - Identified by RiverStone

- Ouse River Tributary
- Ponds

Ecological Land Classification (ELC)

Wetlands

- SWT2-1 - Willow Mineral Thicket Swamp
- SWD2 - Ash Mineral Deciduous Swamp
- MAM2-2 - Reed Canary Shallow Marsh
- MAS2-1 - Cattail Mineral Shallow Marsh

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 2023

RS Project No. 2024-043 May 25, 2026 By: ET

0 100 200 300 400 m

Highway 7 & Dummer 12th Line Road, Township of Douro-Dummer

Prepared for: Drain Bros. Excavating Limited

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 in place of a professional survey.



Figure # 4a
Wetlands and Watercourses

Norwood Pit Extension

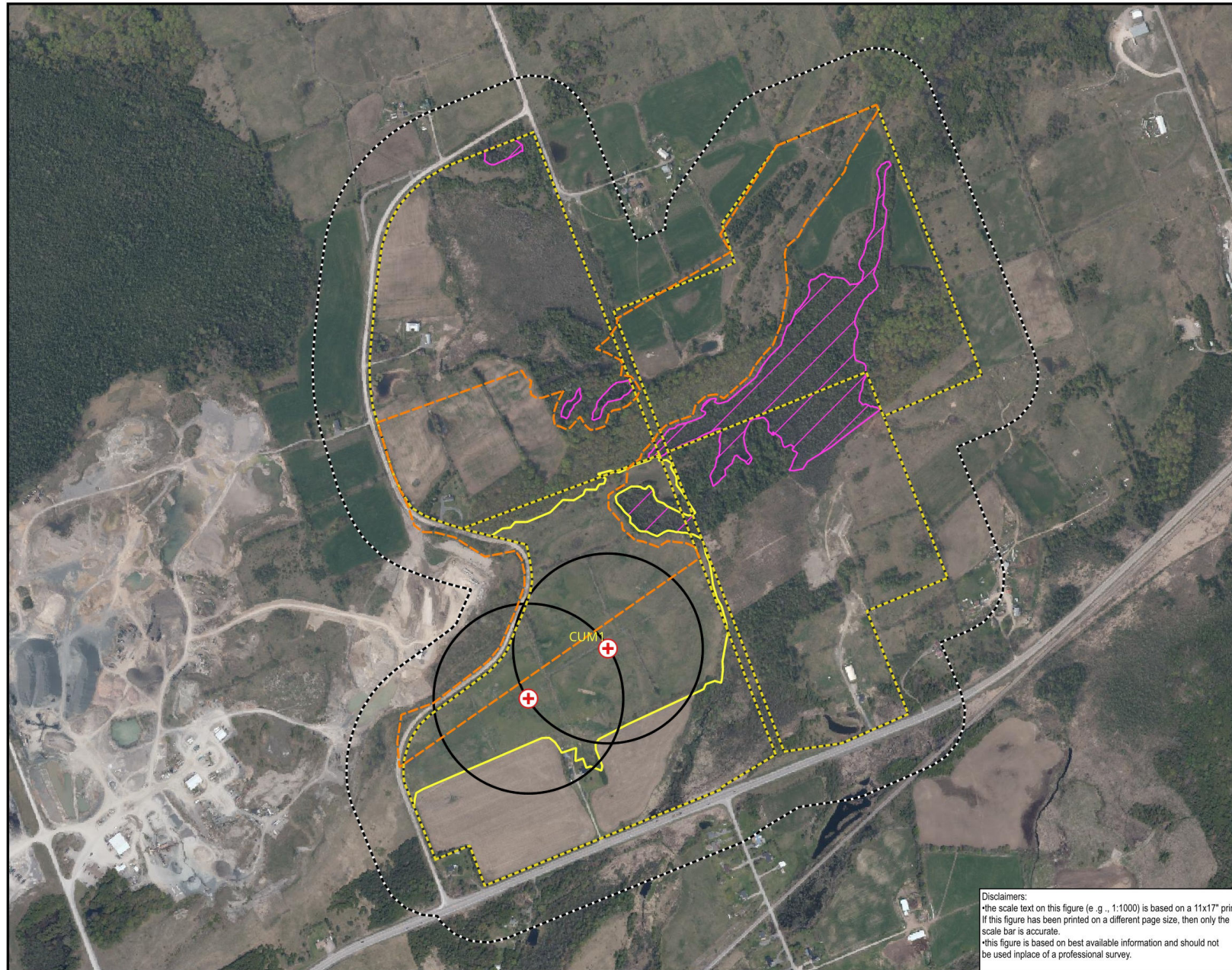
Township of Douro-Dummer
County of Peterborough

MAPPING PREPARED BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Date June 2026

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Legend



Planning Boundaries

- Subject Property
- Assessment Area
- Site - Licence Boundary

Natural Heritage Features - Identified by RiverStone

Ecological Land Classification (ELC)

- CUM1 - Mineral Cultural Meadow

Habitat of Endangered and Threatened Species

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

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 2023

RS Project No. 2024-043 June 8, 2026 By: ET

0 100 200 300 400 m

Highway 7 & Dummer 12th Line Road, Township of Douro-Dummer

Prepared for: Drain Bros. Excavating Limited

Disclaimers:

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- this figure is based on best available information and should not be used in place of a professional survey.



Figure # 4b
Habitat of Endangered
and Threatened Species
Norwood Pit Extension

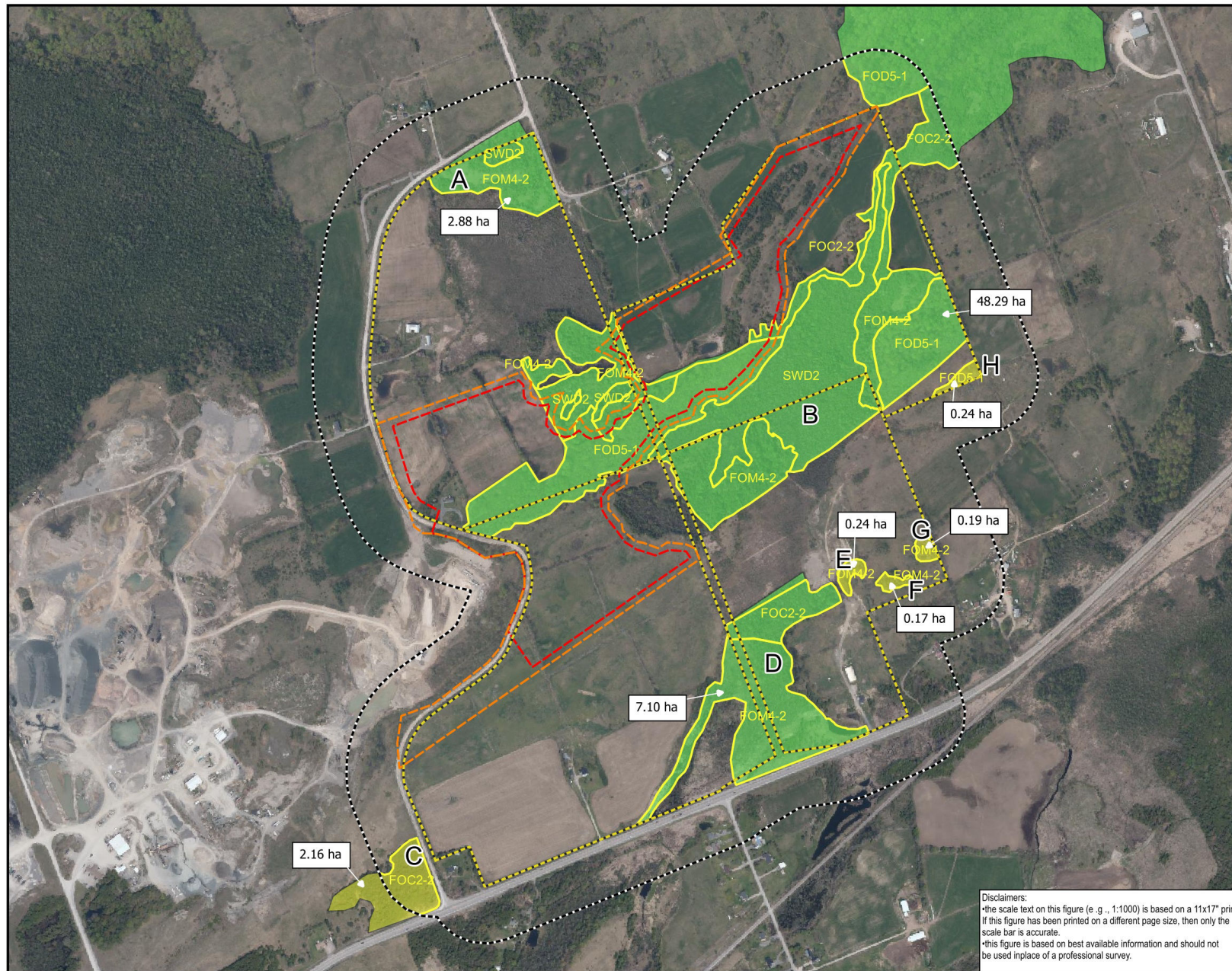
Township of Douro-Dummer
County of Peterborough

MAPPING PREPARED BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Date June 2026

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Legend



Planning Boundaries

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

Natural Heritage Features - Identified by RiverStone

Ecological Land Classification (ELC)

- FOC2-2 - Dry to Fresh White Cedar Coniferous Forest
- FOD5-1 - Dry Fresh Sugar Maple Deciduous Forest Ecosite
- FOM4-2 - Dry to Fresh White Cedar-Poplar Mixed Forest
- SWD2 - Ash Mineral Deciduous Swamp

Wooded Area

- Significant Woodlands
- Non-Significant 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 2023

RS Project No. 2024-043 May 25, 2026 By: ET

0 100 200 300 400 m

Highway 7 & Dummer 12th Line Road, Township of Douro-Dummer

Prepared for: Drain Bros. Excavating Limited



Figure # 4c
Significant Woodlands

Norwood Pit Extension

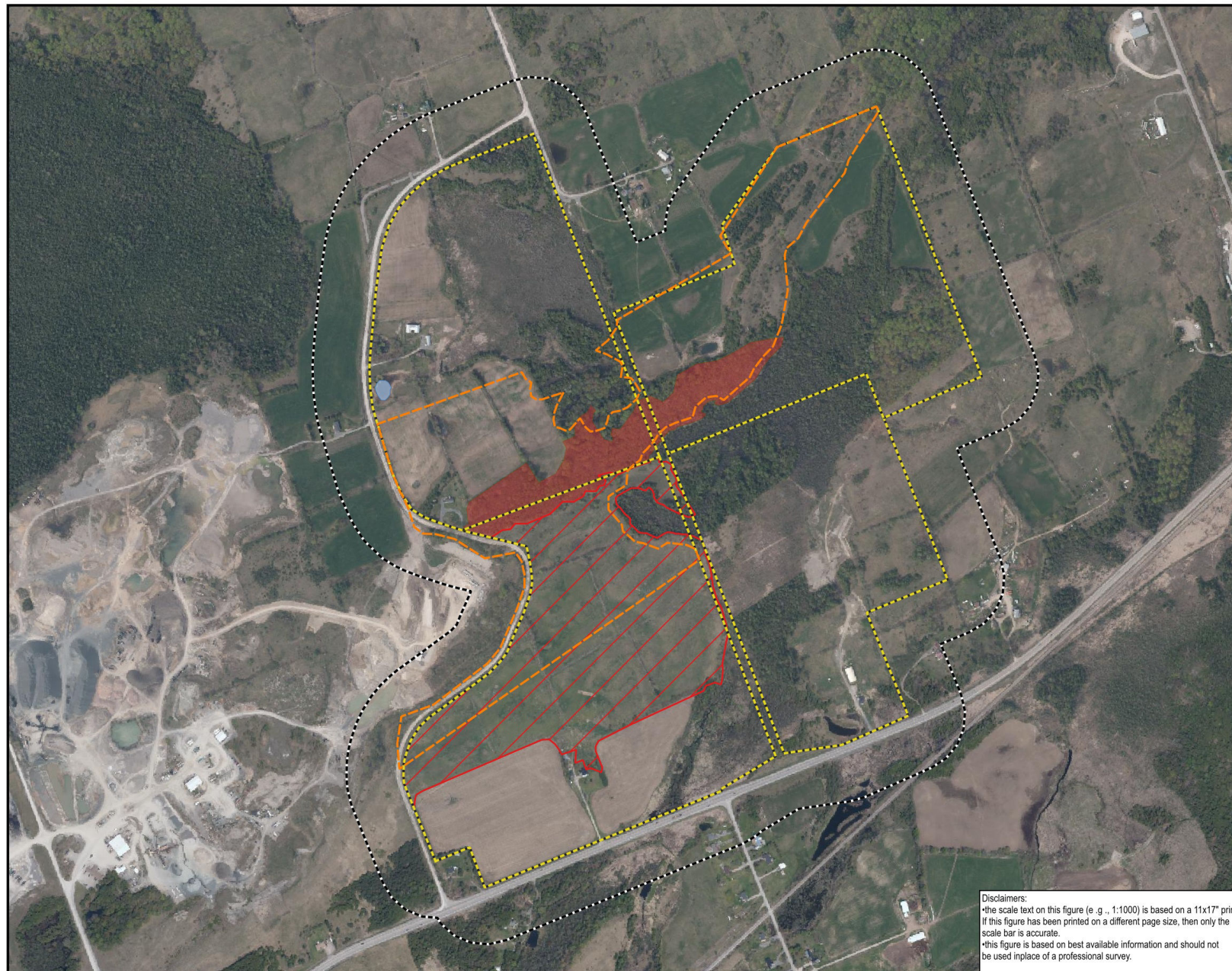
Township of Douro-Dummer
County of Peterborough

MAPPING PREPARED BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Date June 2026

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Legend



Planning Boundaries

- Subject Property
- Assessment Area
- Site - Licence Boundary

Significant Wildlife Habitat - Confirmed

SWH - Species of Conservation Concern

- Grasshopper Sparrow
- Eastern Wood-pewee

SWH - Turtle Wintering Areas

- SWH - Turtle Wintering Area

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 2023

RS Project No. 2024-043 June 6, 2026 By: ET

0 100 200 300 400 m

Highway 7 & Dummer 12th Line Road, Township of Douro-Dummer

Prepared for: Drain Bros. Excavating Limited

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Figure # 4d
Significant Wildlife Habitat

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

MAPPING PREPARED BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Date June 2026

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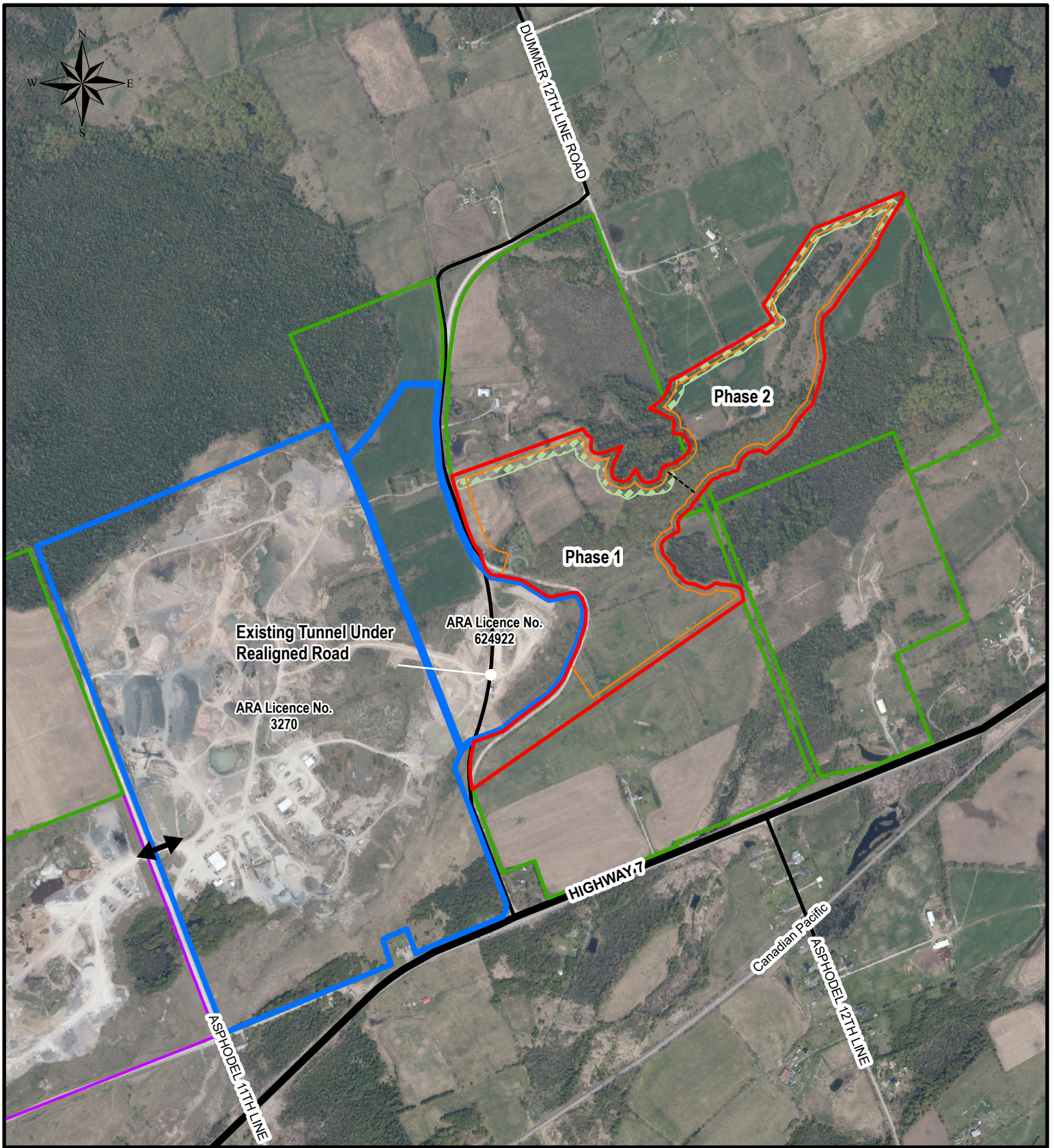


Figure # 5
Operational Schematic

Norwood Pit Extension

Township of Douro-Dummer
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 Norwood Pit
- Berm
- Phase Boundary
- Existing Entrance/Exit

Date	June 2026
Sources	Contains information from Geospatial Ontario
Scale - 1:12,000	
0 380 95 190 Meters	
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PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

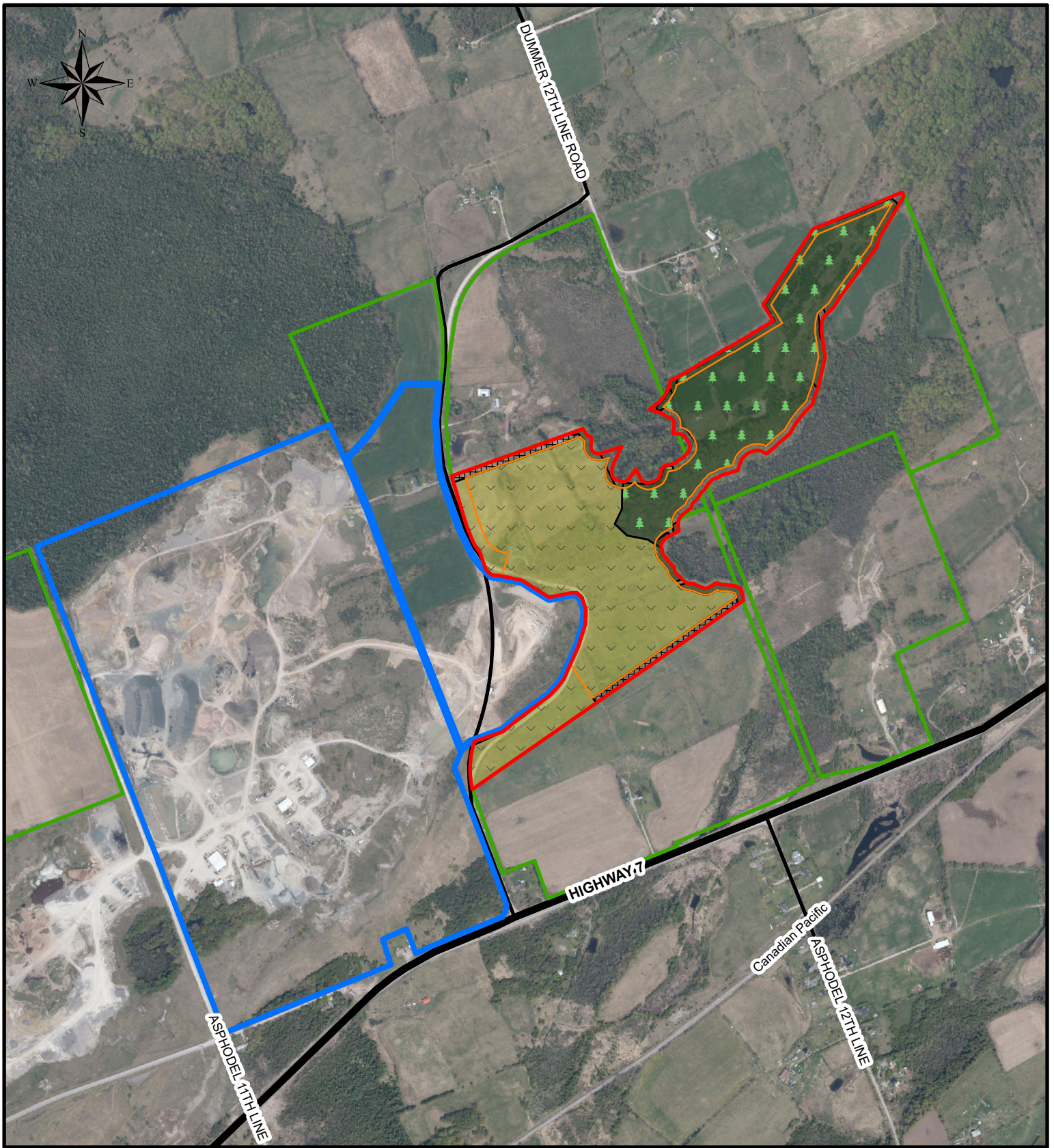


Figure # 6
Rehabilitation Schematic

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

- | | |
|---|--|
| Proposed Licence Boundary | Monarch Habitat Cultural Meadow - 1.1ha |
| Proposed Limit of Extraction | Grassland - 19.3ha |
| Other Lands Owned/Controlled by Drain Bros Excavating Limited | Woodland - 14.9ha |
| Existing Norwood Pit | |

Date June 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:12,000
0 95 190 380
Meters

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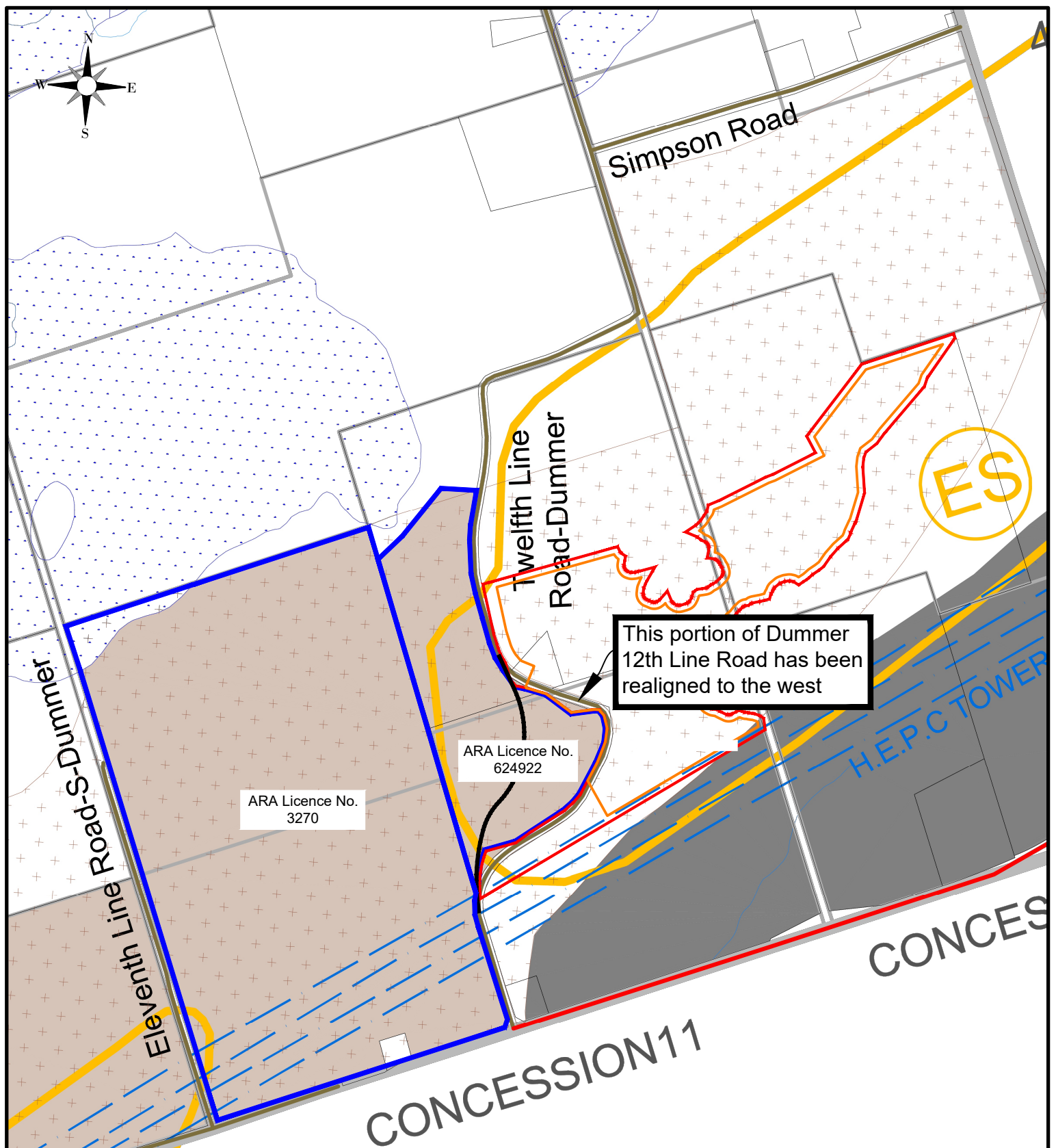


Figure # 7 Township Official Plan Land Use & Transportation

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

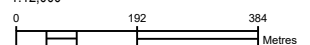
- Proposed Licence Boundary
- Proposed Limit of Extraction
- Existing Norwood Pit
- Extractive Industrial Licenced
- Industrial

- Rural
- Extractive Industrial
- Provincially Significant Wetland
- ANSI Earth Science
- Hydro
- Provincial Highway

Date June 2026

Sources
The Township of Douro-Dummer Official Plan
Schedule 'A4-2' - Land Use and Transportation
Dummer Ward, February 2014

Scale - 1:12,000



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Report\CAD\211008 - Figure 5.dwg



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

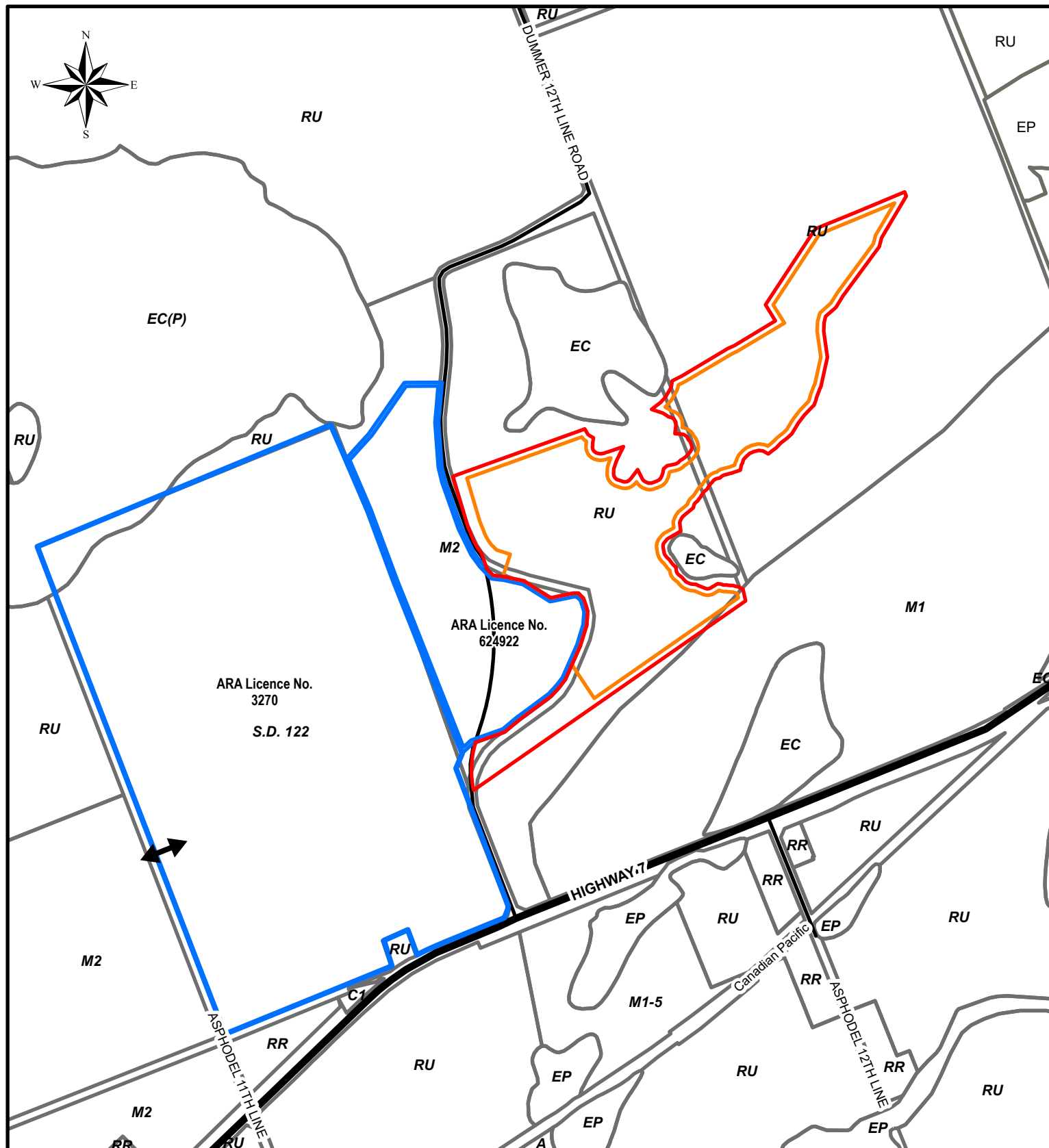


Figure # 8
Zoning

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Existing Norwood Pit
- Existing Entrance/Exit

Zoning

- RR - Rural Residential
- RU - Rural
- A - Agricultural
- C1 - Commercial
- M1 - General Industrial
- M2 - Extractive Industrial
- EP - Environmental Protection
- EC - Environmental Conservation
- SD - Special District

Date June 2026

Sources

Contains information from Geospatial Ontario
Township of Asphodel-Norwood Zoning By-law 2009-08
Township of Douro-Dummer Zoning By-law 2000-21

Scale - 1:12,000

0 95 190 380
Meters

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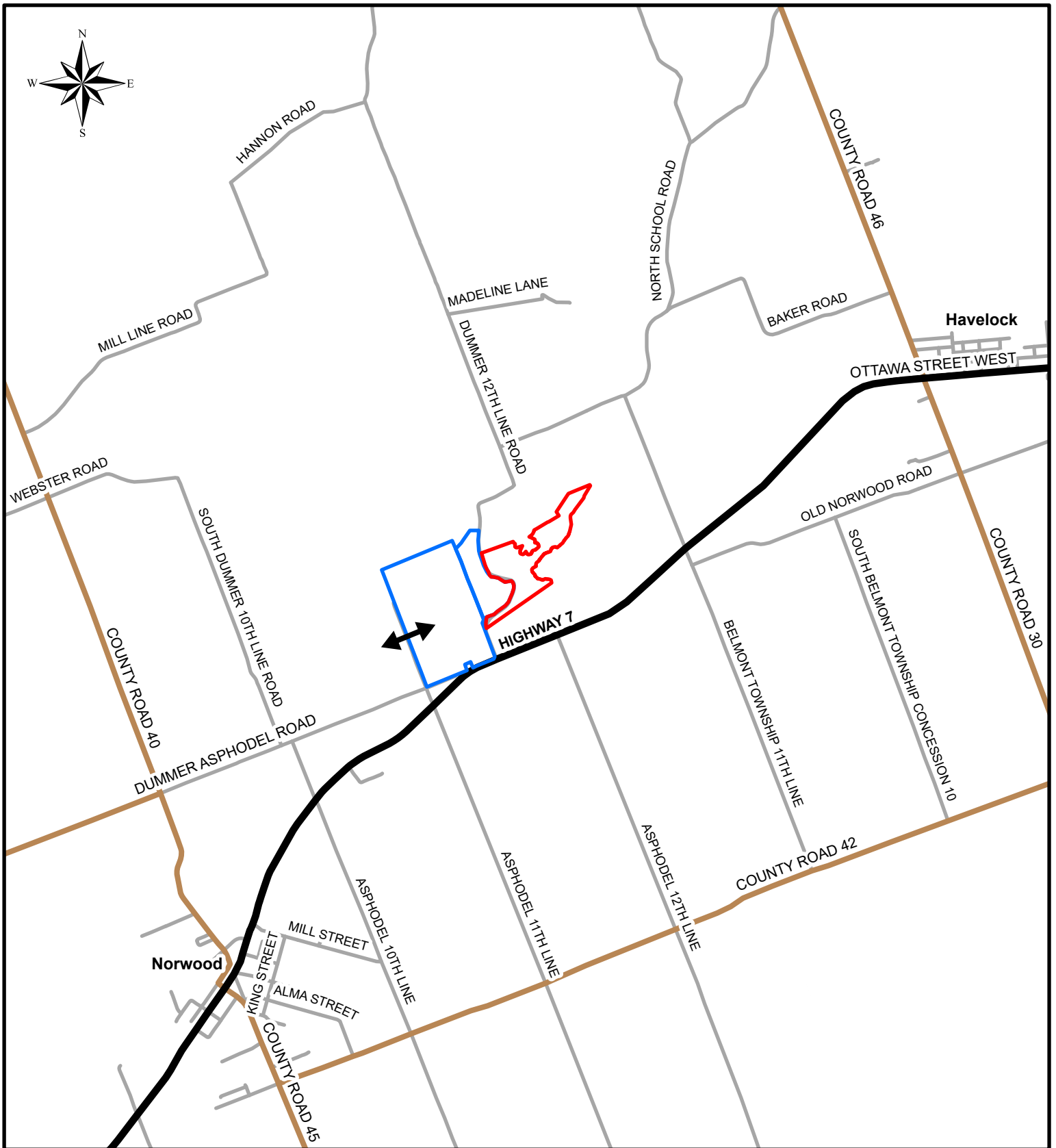


Figure # 9 County Official Plan Roads Plan

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

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

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

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Report\GIS\21100B - Planning Report Figures.aprx

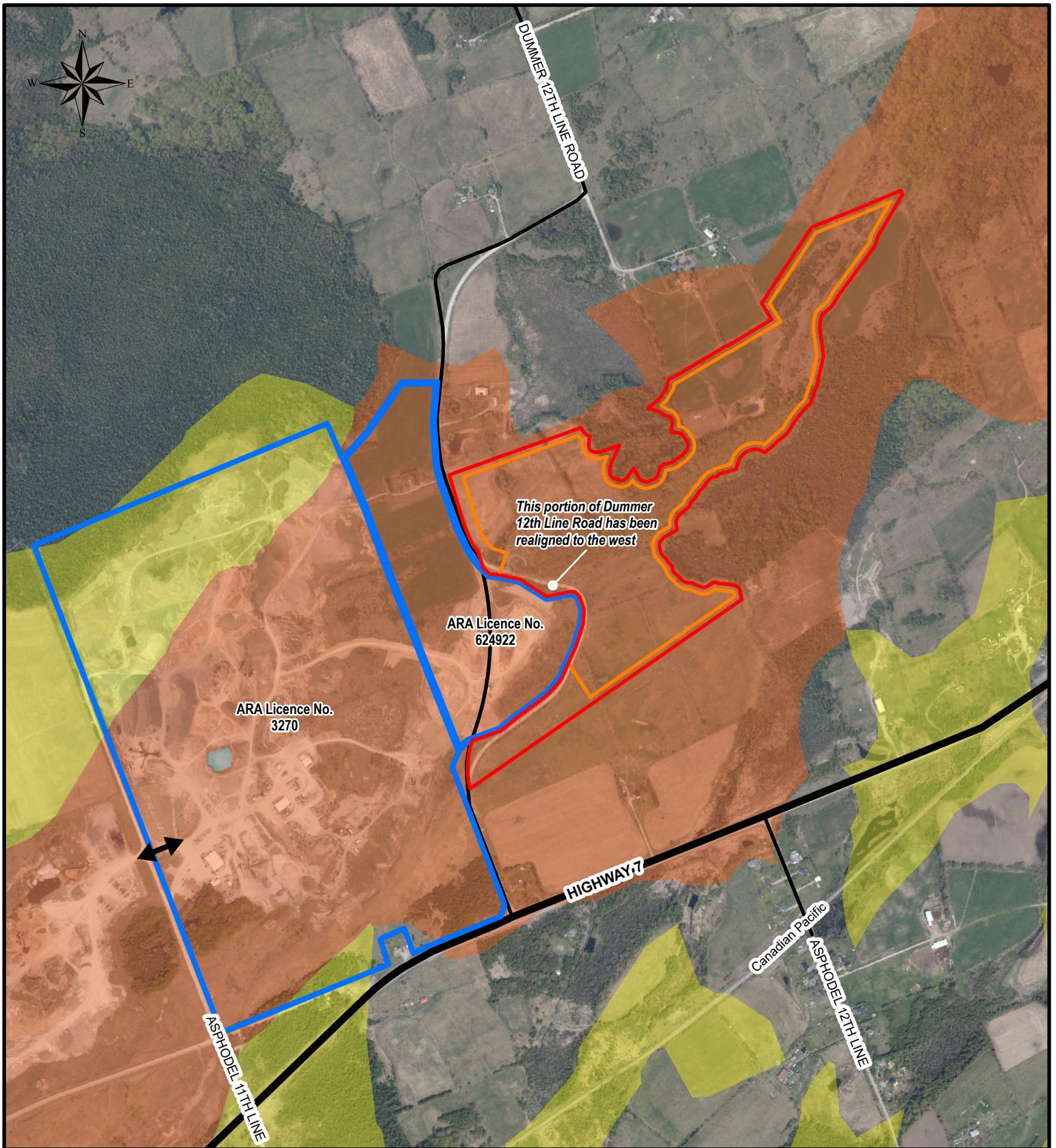


Figure # 10
ARIP Mapping

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Existing Norwood Pit
- Existing Entrance/Exit
- Sand and Gravel - Primary
- Sand and Gravel - Tertiary

Date June 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:12,000
0 95 190 380
Meters

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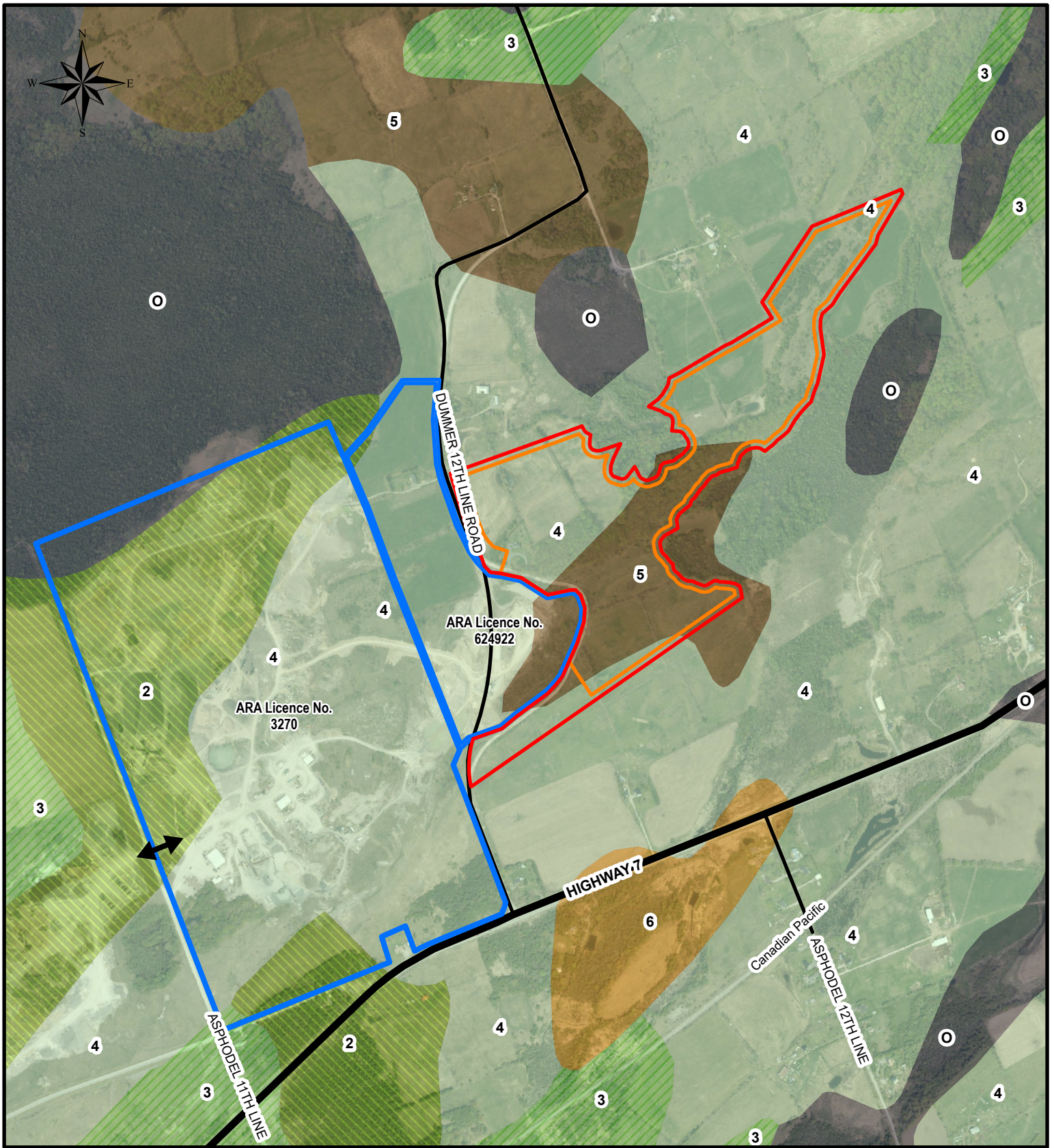


Figure # 11
CLI Mapping

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Existing Norwood Pit
- ↔
 Existing Entrance/Exit

- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class O

Date June 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:12,000

0 95 190 380
Meters

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MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

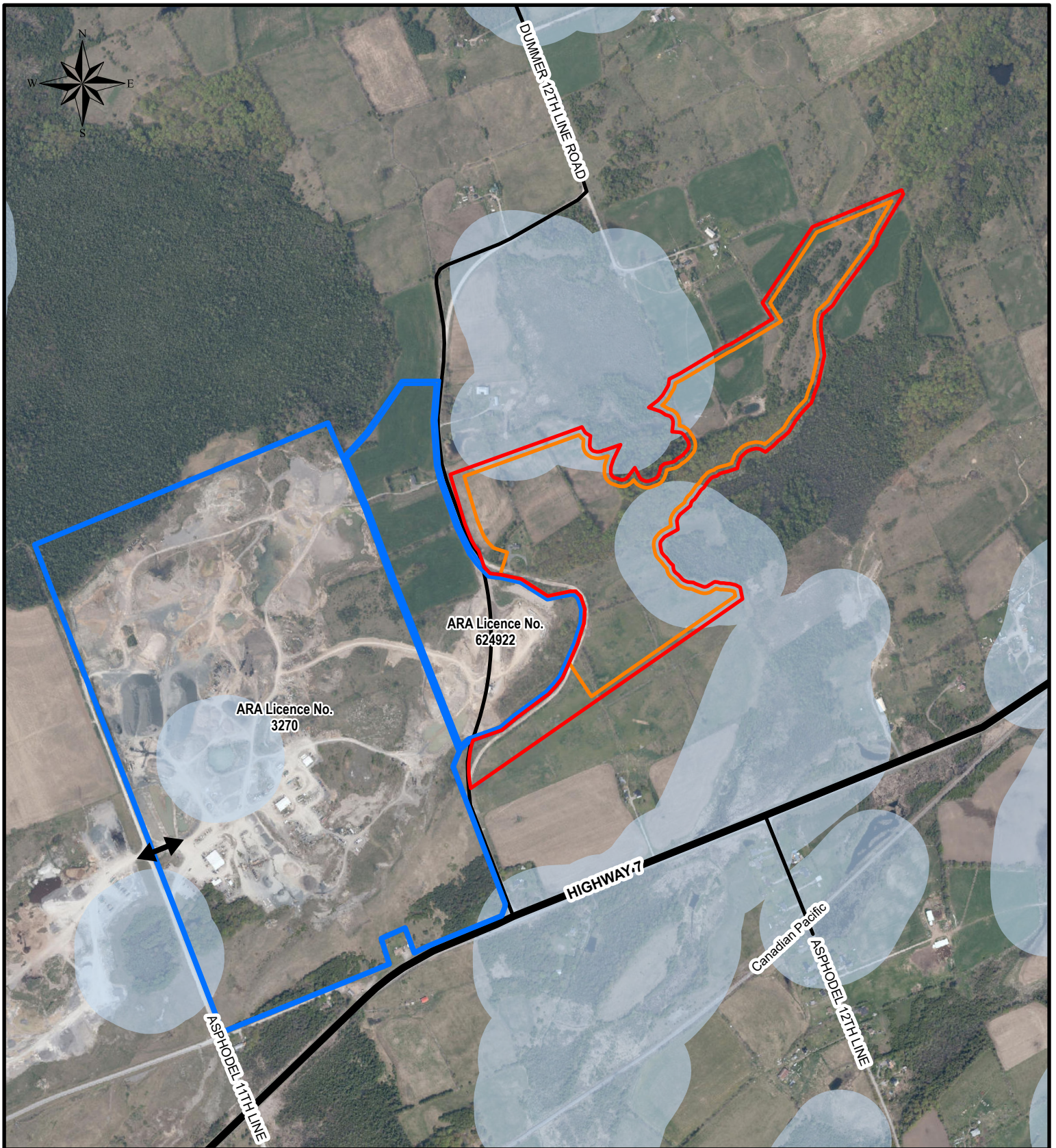


Figure # 12
Intake Protection Zones

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Existing Norwood Pit
- Intake Protection Zone 3
- ↔ Existing Entrance/Exit

Date June 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:12,000
0 95 190 380
Meters

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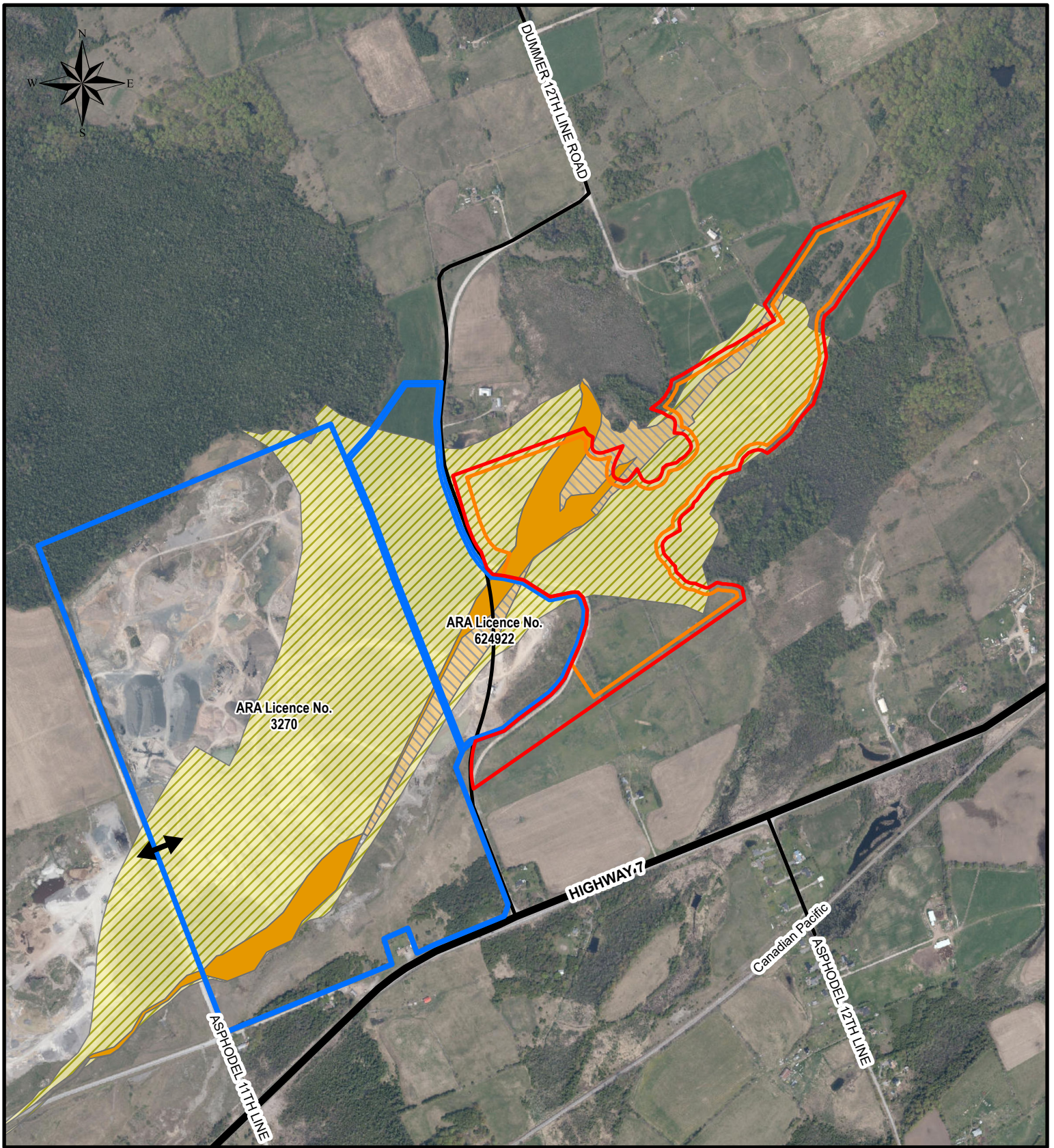


Figure # 13
Wellhead Protection Area

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Existing Norwood Pit
- Existing Entrance/Exit

Wellhead Protection Area

- D
- C
- B

Date June 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:12,000
0 95 190 380
Meters

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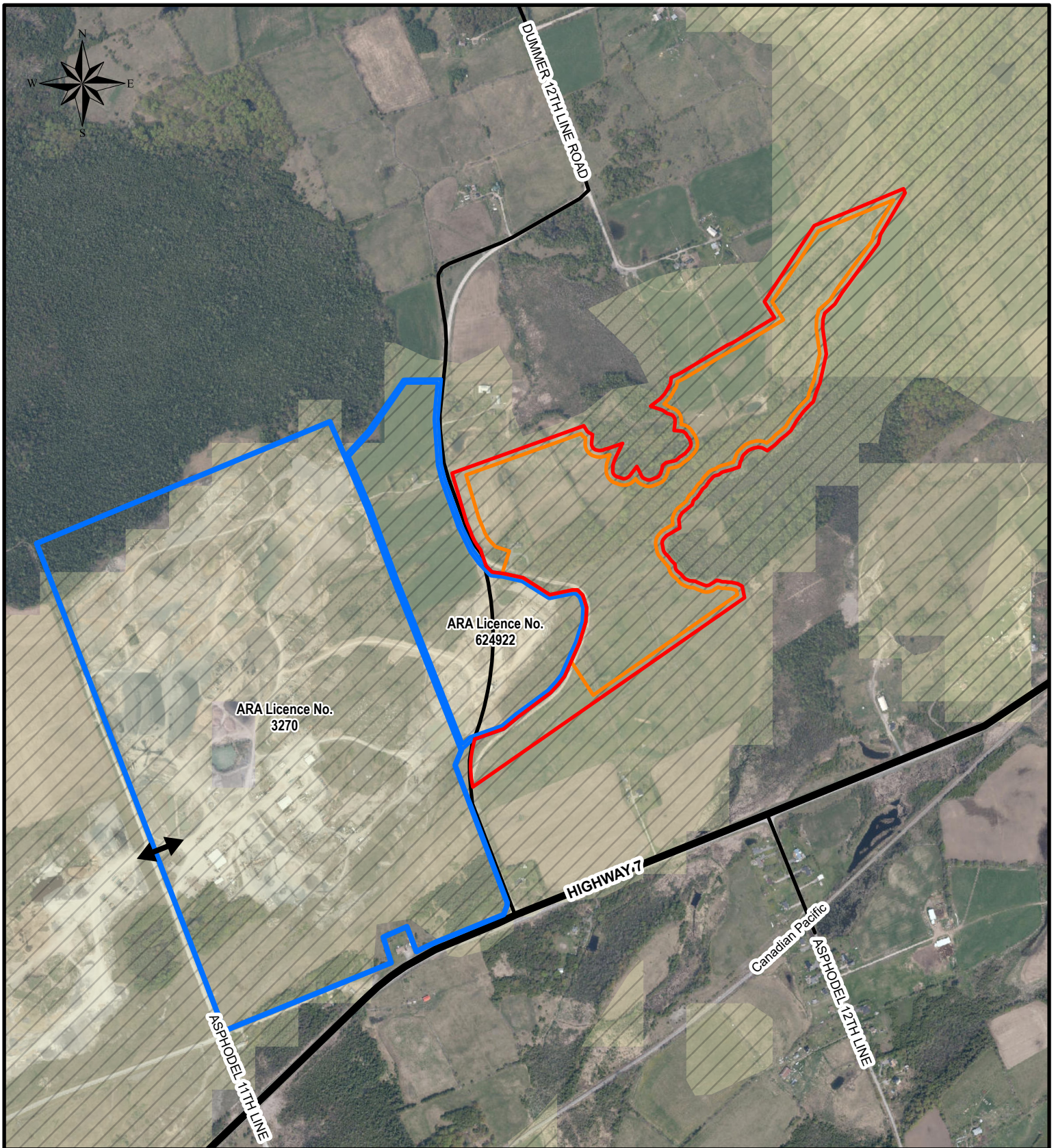


Figure # 14
**Significant Groundwater
 Recharge Area**

Norwood Pit Extension

Township of Douro-Dummer
 County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Existing Norwood Pit
- Existing Entrance/Exit
- Significant Groundwater Recharge Area 6

Date June 2026

Sources
 Contains information from Geospatial Ontario

Scale - 1:12,000
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 Meters

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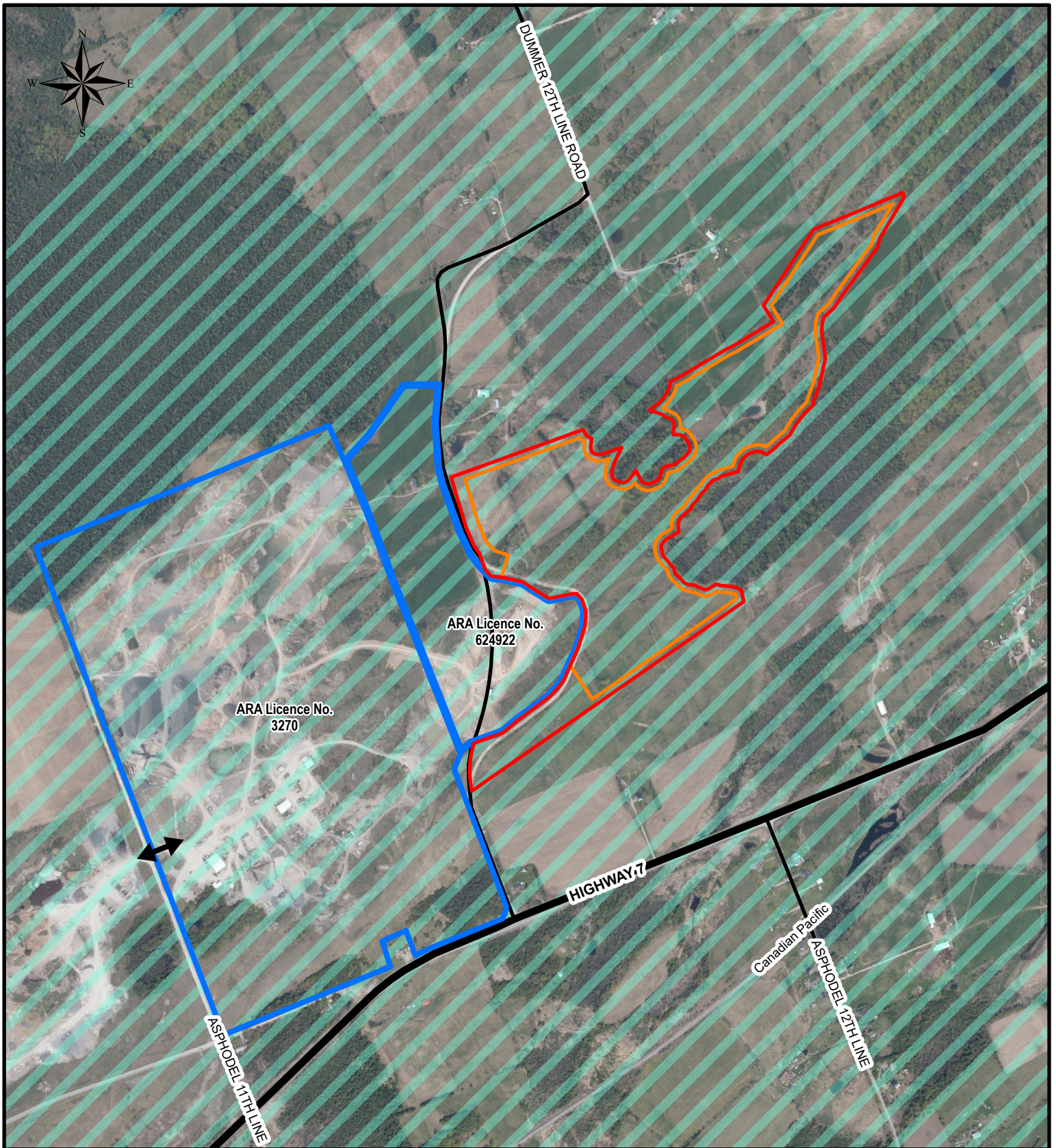


Figure # 15
Highly Vulnerable Aquifers

Norwood Pit Extension

Township of Douro-Dummer
County of Peterborough

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Existing Norwood Pit
- Existing Entrance/Exit

Highly Vulnerable Aquifer

Date June 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:12,000
0 95 190 380
Meters

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A

Appendix A



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

October 31, 2023

Township of Douro-Dummer
leishan@dourodummer.on.ca
894 South Street, P.O. Box 92
Warsaw, ON K0L 3A0

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

Dear Sir/Madam:

**RE: Application for Pre-Consultation – Proposed Norwood Pit Extension
145 Dummer 12th Line Road, 89 12th Line Road, 4818 Highway 7 & 4862 Highway 7,
Township of Douro-Dummer, County of Peterborough
OUR FILE 21100C**

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 following four (4) properties in the Township of Douro-Dummer, County of Peterborough:

1. 145 12th Line Road
2. 89 12th Line Road
3. 4818 Highway 7
4. 4862 Highway 7

The purpose of this pre-consultation request is to discuss a proposed extension of the existing Norwood Pit in relation to the above noted lands (**Figure 1**), since a portion of each property is identified as an “Aggregate Resource Overlay”. The Norwood Pit consists of five Aggregate Resources Act Licences (Licence #3340, 7686, 624924, 3270 & 624922) totalling 173.24 hectares.

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 “Rural”, “Natural Core Area” and “Employment” 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 “Rural” and “Natural Core Area” designations, but not within the “Employment” designation. On this basis, a site specific amendment to the Peterborough County Official Plan would be required to permit a mineral aggregate operation on the lands designated “Employment”. In addition, a Township of Douro-Dummer Zoning By-law Amendment and Aggregate Resources Act Licence Application will be required to permit an expansion of a mineral aggregate operation on any part of the subject lands.

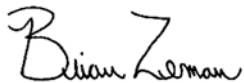
In addition to confirming complete application requirements, it is also requested that the County confirm that a mineral aggregate operation is considered an employment use and that a proposed mineral aggregate operation on the lands designated “Employment” would not be considered a conversion of lands within an employment area to a non-employment use. It is our opinion that a mineral aggregate operation is an employment use. However, it would be appreciated if the County could please confirm this interpretation, in order to confirm that an Official Plan Amendment could be considered in the context of Growth Plan policy 2.2.5.9.

A copy of the County and Township pre-consultation application forms have been attached in support of this pre-consultation request. In addition, the pre-consultation fee in the amount of \$200.00 will be paid by Drain Bros. to the Township office.

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



What is Pre-Consultation?

Prior to submitting a Planning Application, the Township requests a pre-consultation meeting be undertaken with staff and any applicable persons or public bodies. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present and review their proposal, discuss potential issues, and determine the required information and materials to be submitted in order for the Application to be considered “complete” once it has been received by the Township.

Pre-Consultation Process

To begin the process, a completed ‘Request for Pre-Consultation Form’ must be submitted to the Planning Department along with the submission requirements outlined below. Once the Township receives the submission requirements, Staff will be in contact to arrange a virtual pre-consultation by Telephone/video conference.

The objective of the pre-consultation meeting is to:

- Understand the proposal and ask questions.
- Identify any potential issues upfront and to identify any matters that could affect the application process.
- Identify development and design considerations.
- Identify required reports/studies and drawings to be submitted with a complete application.
- Identify application fees and approximate timelines associated with the application process.

The pre-consultation meeting is attended by the Applicant/Agent, Township Staff and any other public bodies that may have an interest in the proposal (i.e. Conservation Authority, County of Peterborough, First Nations, etc.). It is intended to be an open dialogue between all parties. With permission of all participants, the pre-consultation may be recorded. A meeting summary will be provided.

Submission Requirements

- ☒ Fee \$200.00
 ☐ Cash
 ☒ Cheque
 ☐ Debit
 ☐ Credit Card (1.75% fee online)
- ☒ Completed Pre-consultation Request Form
- ☒ Concept plan (drawn to scale) – which includes (if applicable):
 - o Dimensions of property (frontage/ area).
 - o Location of all existing and proposed building and structures (including well and septic).
 - o Size and height of all buildings/ structures.
 - o Setbacks from existing and proposed buildings/structures to adjacent lot lines, wells, septic systems, shoreline and other buildings/structures on the property.
 - o Identify any man-made or natural features, and easements on the property (i.e. wetlands/hydro poles).
 - o Location of proposed and existing parking/loading spaces.
- ☐ Survey (if available)

Send submission requirements to leishan@dourodummer.on.ca



For Use by Principal Authority	
Property Address:	Date Received:
Roll Number:	Pre-consultation Date:
OP Designation:	Zone:
Fee: \$200.00	Date Received:

Owner Information:		
Name of Owner(s): Drain Bros. Excavating Limited (c/o Darrell Drain)		
Mailing Address: 2130 8th Line Road, North Dummer, Douro-Dummer, Ontario		
City, Province, Postal Code: K0L 2V0		
Phone: 705-639-2301	Cell:	Fax:
Email: DDrain@drainbros.ca		
Agent Information:		
Name of Agent: Brian Zeman (MHBC)		
Mailing Address: 113 Collier Street		
City, Province, Postal Code: Barrie, ON L4M 1H2		
Phone: 705-728-0045	Cell:	Fax:
Email: bzeman@mhbcplan.com		
Agent Authorization (to be completed by Owner(s)): ☐ See Attached		
If the applicant is not the owner of the land(s) that is subject to the application, confirmation by the owner(s) that the agent is authorized to request a pre-consultation meeting on his/her behalf must be completed below: I/we <u>Drain Bros. Excavating Limited (c/o Darrell Drain)</u> the registered owner(s) of <u>145 12th Line Road, 89 12th Line Road, 4818 Highway 7 and 4862 Highway 7</u> hereby authorize <u>Brian Zeman</u> to act as an agent for this Pre-consultation Request. <u>10/31/2023</u> <u><i>Darrell Drain</i></u> Date Signature of Owner(s)		

What is your preference for the Pre-Consulting meeting:

☒ Virtual/Visual (via zoom) ☐ Telephone Conference Call

Property Information		
Legal Description of the Subject Land:		
Lot: Part Lots 1 & 2	Concession: 11 & 12	Ward: Dummer
Registered Plan No:	Part Number:	
Reference Plan:	Lot/Block:	
Street Address: 145 12th Line Road, 89 12th Line Road, 4818 Highway 7 and 4862 Highway 7		
Lot Area: Please see enclosed Figure #1.	Lot Frontage on Public Road Please see enclosed Figure #1.	Shoreline Frontage N/A
Current Land Uses:		
Please describe the current uses on the property. Residential dwelling and accessory buildings (145 12th Line, 89 12th Line and 4818 Highway 7), and dwelling and coverall building (4862 Highway 7)		
Proposed Land Uses:		
Please describe the proposed uses on the property. The above noted properties are being considered for future aggregate extraction uses. Please see cover letter for additional details.		
Development Proposal:		
Please describe the proposal. The purpose of this application is to extend the existing Norwood Pit and permit a mineral resource extraction operation on the lands. Please see attached cover letter for additional details.		
Additional Information:		
Please provide any additional information that may be of assistance in reviewing the proposal. This should include what planning relief or issue is to be discussed, along with any By-law compliance concerns. It is understood that a County OPA, Township ZBA and ARA License Application will be required. Please see attached cover letter for additional detail.		

Please note: It is recognized that this is a proposal and certain elements may be subject to change. Comments provided as they relate to your proposal will be based on the information provided at pre-consultation. Requirements for applying are subject to change if there are significant revisions to the proposed development. Pre-consultation does not imply or suggest any decision on behalf of Township Staff or The Corporation of the Township of Douro-Dummer to support or refuse the application.

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 ☒ Agent ☒
4. Type of Application:
☒ Official Plan (OP) Amendment ☐ Plan of Subdivision
☒ Zoning By-law Amendment ☐ Plan of Condominium
5. Location of the Property:
Municipality Township of Douro-Dummer Ward: 020 (Dummer)
Lot No. Part Lots 1 & 2 Concession 11 & 12
Name of Street/Road 12th Line Rd & Highway 7 Street No. 145 Dummer 12th Line Rd, 89
Assessment Roll # 152202000600700, 152202000603000, 12th Line Rd, 4818 Highway 7,
152202000600900 & 152202000600902 & 4862 Highway 7

See enclosed Figure #1

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

Yes ☐ No ☒

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

7. Description of subject property:

Lot Area: See enclosed Figure #1

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

Existing use of the property: Residential, wooded & agricultural fields

Existing Official Plan Designation(s): Rural, Natural Core Area & Employment in adopted OP

Existing Zone(s): Environmental Conservation, Rural & Restricted Industrial

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

Residential dwelling and accessory buildings (145 12th Line)

Residential dwelling and accessory buildings (89 12th Line)

Residential dwelling and accessory buildings (4818 Highway 7)

Dwelling and coverall building (4862 Highway 7)

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

The purpose of this application is to extend the existing Norwood Pit and permit a mineral aggregate operation on the subject site. Please see 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

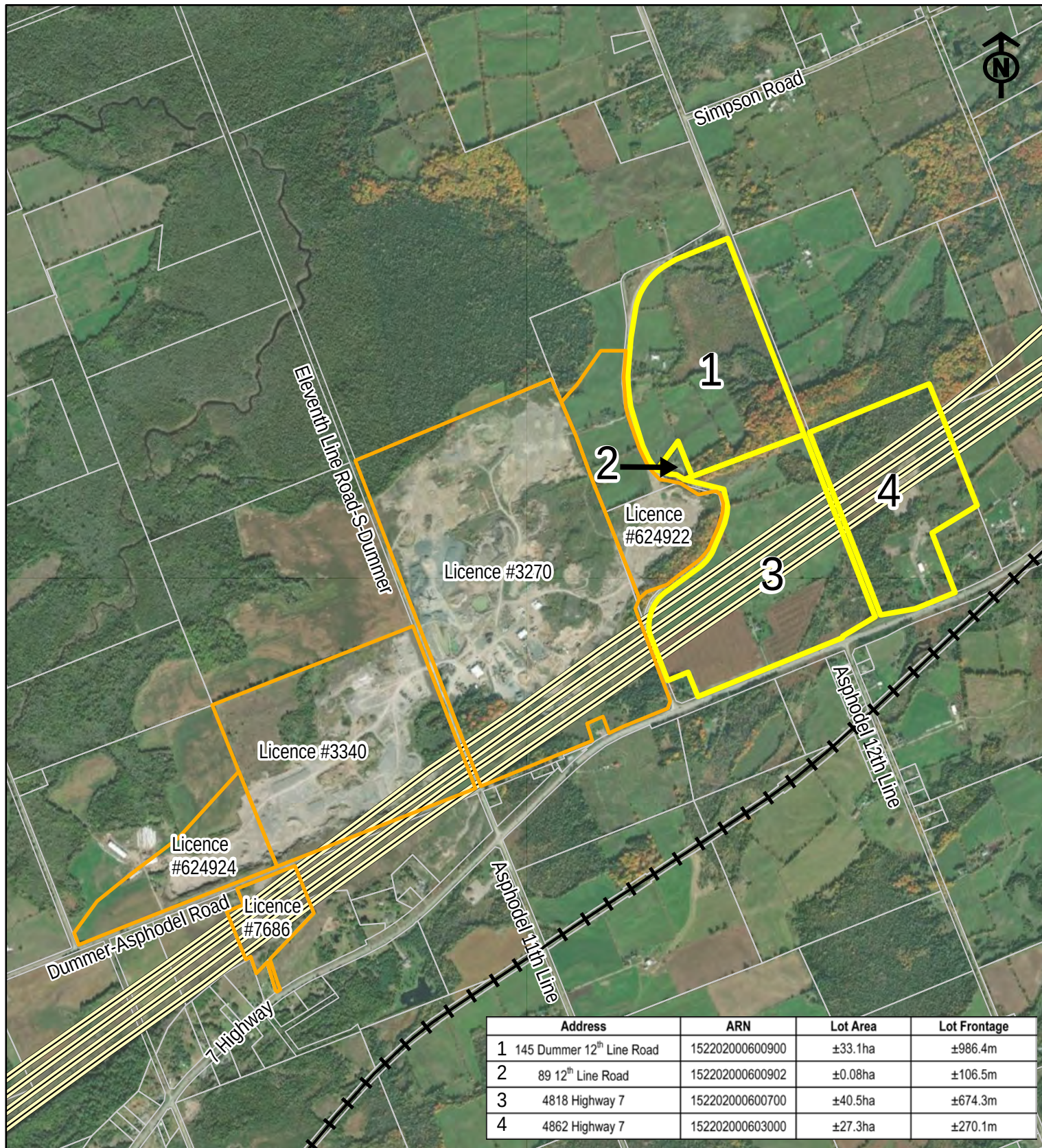


FIGURE 1
AERIAL OVERVIEW

Norwood Expansion
Part of Lots 1 & 2, Con 11 & 12
Township of Douro-Dummer
County of Peterborough

LEGEND

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

DATE Oct. 24, 2023

SOURCES
Land Information Ontario
City of Peterborough GIS

0 70 140 280 420 560 700
Meters

21100C - Due Diligence Figures



**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

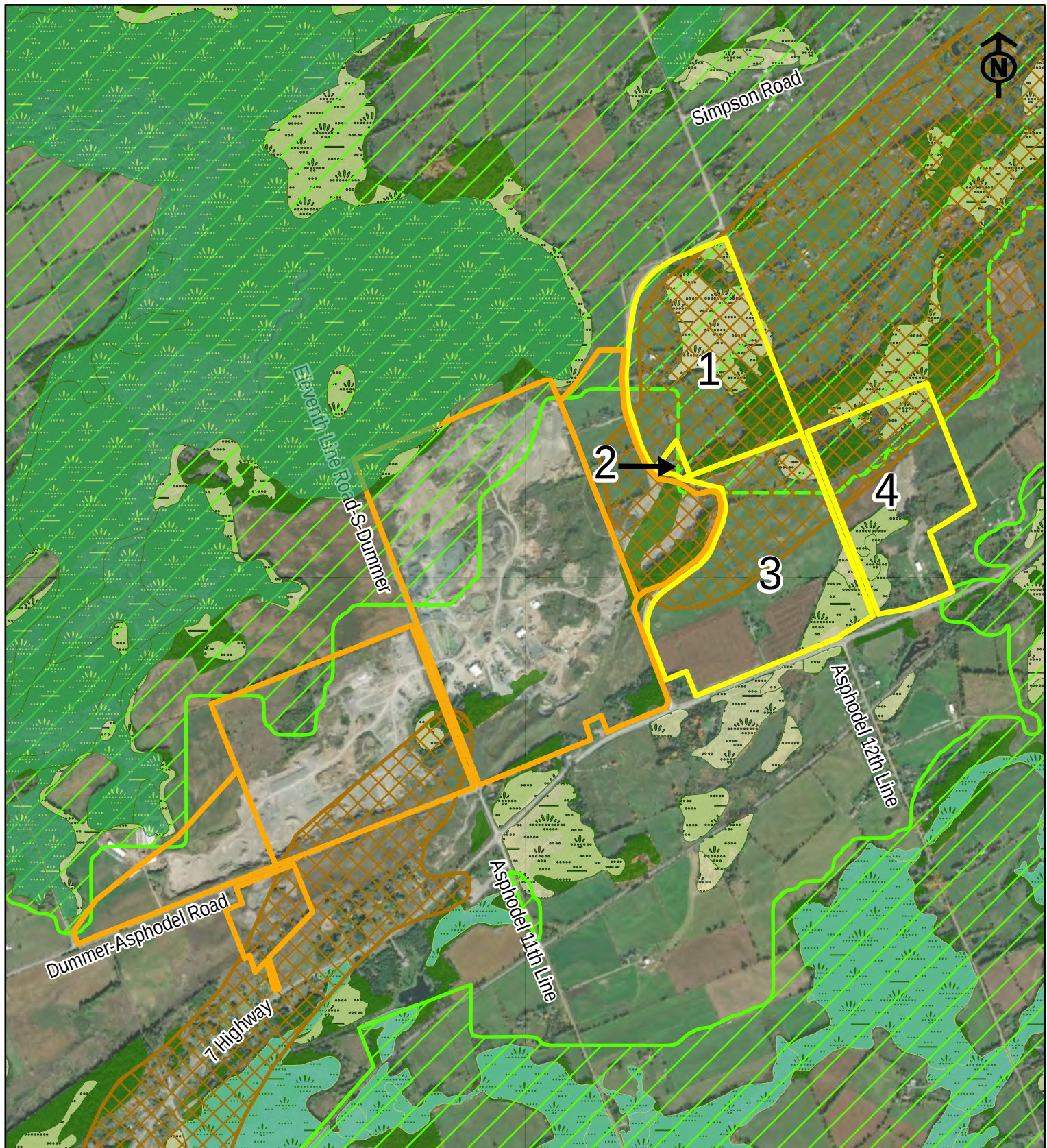


FIGURE 2
NATURAL HERITAGE
RESOURCE AREAS

Norwood Expansion
Part of Lots 1 & 2, Con 11 & 12
Township of Douro-Dummer
County of Peterborough

LEGEND

- | | |
|---|-----------------------------|
| Existing ARA Licences | Regional ANSI Earth Science |
| Potential Expansion Areas | Woodland |
| Parcel Fabric | Watercourse |
| Provincial Natural Heritage System Area | 1 145 Dummer 12th Line Road |
| Provincially Significant Wetland | 2 89 12th Line Road |
| Non Provincially Significant Wetland | 3 4818 Highway 7 |
| Unevaluated Wetlands | 4 4862 Highway 7 |

DATE Oct. 24, 2023

SOURCES
Land Information Ontario
City of Peterborough GIS

0 70 140 280 420 560 700
Meters

21100C - Due Diligence Figures

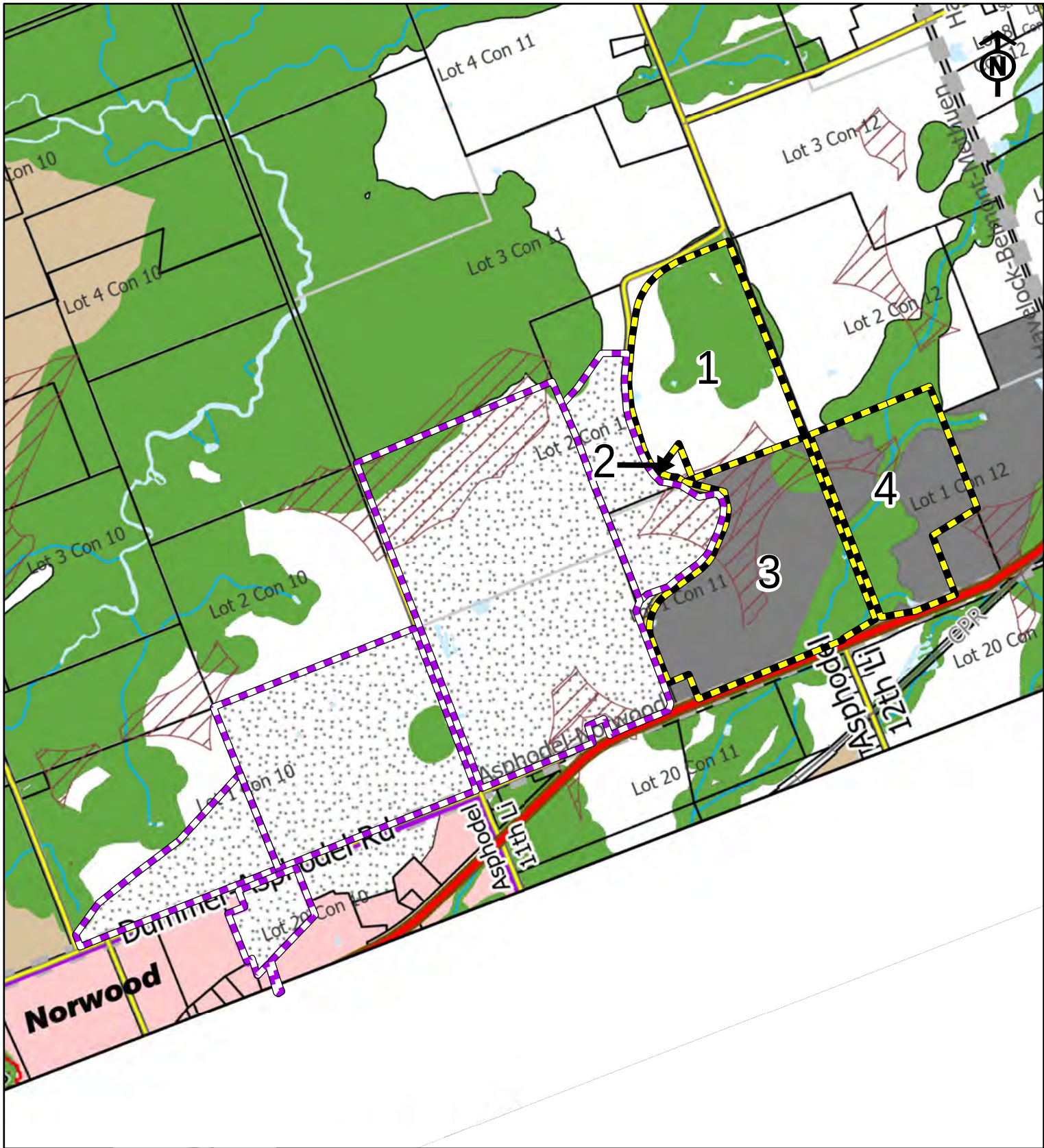


FIGURE 3
TOWNSHIP OFFICIAL
PLAN LAND USE

Township of Douro-Dummer
Schedule A4-1
Norwood Expansion
Part of Lots 1 & 2, Con 11 & 12
Township of Douro-Dummer
County of Peterborough

LEGEND

- Existing ARA Licences
- Potential Expansion Areas
- Parcel Fabric
- Agriculture
- Employment
- Aggregate Resources Overlay
- Extractive Industrial
- Rural

- Natural Core
- Residential
- Settlement Areas
- Municipal Boundary
- Provincial Highway
- Township Road
- Watercourse
- Waterbody

1 1145 Dummer 12th Line Road 3 4818 Highway 7
2 89 12th Line Road 4 4862 Highway 7

DATE	Oct. 24, 2023
SOURCES	Land Information Ontario County of Peterborough
21100C - Due Diligence Figures	
PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

Record of Pre-Consultation

Prepared by the Peterborough County
Planning Department



Name: Darrell Drain

Agent: Brian Zeman; Ellen Ferris (MHBC)

Lot: 1 & 2

Concession: 11 & 12

Municipality: Dummer Ward

Township of Douro-Dummer

Municipal Address: 145 12th Line Rd; 89 12th Line Rd; 4818 Hwy 7; 4862 Hwy 7

Roll No.(s) 1522-020-006-00700; 1522-020-006-00902; 15220-200-060-0900; 1522-020-006-03000.

Phone:

Email: bzeman@mhbcplan.com;
ddrain@drainbros.ca

Office Phone: (705)728-0045

**Communication
Sent To:**

Owner: ☒

Agent: ☒

Meeting Date: 2023-11-17 (yyyy-mm-dd)

Meeting Location: Teams

Attendees: Darrell Drain (Owner), Brian Zeman (MHBC), Ellen Ferris (MHBC), Christina Coulter (Planner, Township of Douro-Dummer), Marnie Guindon (Planning and Regulations Officer, ORCA), Terri Cox (Risk Management Official/Risk Management Inspector, ORCA), Iain Mudd (Director of Planning, Peterborough County), Ken Scullion (Planner, Peterborough County), Malini Menon (Planner, Peterborough County), Josiah Latone (Drain Bros), Mark Greens (Drain Bros)

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	Rural; Natural Core; Employment
Municipal Zoning	RU; M1; EC
Area/Lot Dimensions	Approx 35 acres
Existing Use/Buildings	Dwellings; Accessory Structures

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*)

Proposal Summary/Description:

The proposal is for an expansion of an existing aggregate pit. 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 are submitted, the land-use designations applied during the pre-consultation meeting are those outlined in the draft County Official Plan.

Discussion:

Brian Zeman outlined that the purpose for the pre-consultation meeting was 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. Mr. Zeman confirmed that test pitting has been completed, and it has been confirmed that aggregate resource deposits exist on the lands proposed to be extracted from.

Marnie Guidon confirmed that a Natural Heritage Evaluation will be required as a submission material. The Natural Heritage Evaluation should delineate natural features and unstable soils, as well as identify flooding hazards/natural hazards, and drainage patterns. Ms. Guidon outlined that it appears that site alteration appears to have occurred on 4862 Highway 7 without ORCA permits for filling/site grading. ORCA has recommended that this is remedied through acquiring ORCA permits. Attached to this Record of Pre-Consultation are ORCA comments outlined in greater detail.

Terri Cox confirmed that 145 Twelfth Line Road and 89 Twelfth Line Road are partially within a Wellhead Protection Area. A restricted land-use notice is required, as per the Clean Water Act. It was noted that the property is within significant water recharge area, which is designated a Vulnerable Area under the Clean Water Act. Details pertaining to the Clean Water Act applicability are attached to this Record of Pre-Consultation.

Iain Mudd added that the village of Norwood is southwest of the subject properties, and the aquifer located on the subject property is a water source for the village. Staying above the water table is therefore recommended, and confirmation that the esker will not be negatively affected is required.

Discussions were then held around the requirement for an Official Plan Amendment (OPA). Mr. Zeman proposed an Employment-Special Policy Area to allow for an aggregate use on the lands designated Employment. The intent of this redesignation is to maintain Employment Area permissions, and when aggregate extraction is exhausted, employment uses as defined within the Provincial Policy Statement and Growth Plan will be able to be implemented. Brian also stated that only a portion of the lands designated Employment will be affected by the expansion and will not expand south of the hydro corridor traversing the subject properties. Mr. Mudd agreed that an Employment-Special Policy Area is supportable, as the long-term implications of the aggregate use will not negatively affect the Employment Area land base.

Mr. Mudd confirmed that a Hydrogeological Report, Archaeological Study, Noise Impact Study and Traffic Study are required as submission materials.

It was noted that the County's new Official Plan is in draft form, and Council has requested a deference of the Official Plan until the new Provincial Policy Statement is in effect. Designations in the new County Official Plan that will affect the subject properties are unknown at this time.

Christina Coulter confirmed that a Zoning By-law Amendment (ZBA) is required to permit the expansion. Concurrent applications will not be accepted by the Township. OPA required first then ZBA. Request for exemption from site plan approval can be submitted any time after ZBA/ARA approval and is required per Section 4.8 of the Township Site Plan Control By-law No. 2022-58 (attached).

Discussions were held around the nature of the ZBA, and Brian proposed that the ZBA would implement zoning permissions through a single ZBA application. Notably, the ZBA would identify all the subject properties as a single lot, as opposed to site-specific relief for development metrics (e.g. setbacks) for each of the subject properties. Per Section 6.2.13.3 (c) of the OP, the area zoned should correspond precisely to the area licensed under the Aggregate Resources Act. Mr. Zeman indicated that the use of a holding symbol until such time as the lands are licenced to protect them from incompatible development is not preferred. Ms. Coulter recommended rezoning to Extractive Industrial Zone (M2) having regard to Sections 15.2, 15.3, 15.4 & 15.5 and 3.44 and 3.36.3 of [By-law No. 10-1996, as amended](#). Circulation of ZBA will include adjacent municipalities within 1km (Havelock-Belmont-Methuen and Asphodel-Norwood). Circulation will also be given to MTO, Hydro One and CP Rail. Applicant may wish to pre-consult with these municipalities and agencies if they haven't already. If relief is required from the provisions of the By-law then a site specific rezoning may be required.

It was confirmed by Ms. Coulter that a Planning Justification Report is required to be submitted. The Planning Justification Report should speak to applicable Minimum Distance Separation (MDS) Guidelines, and how the proposal meets MDS I requirements, and address Sections 4.1.3.3 (mineral aggregate and non-aggregate mineral resources), 6.2.13 (extractive industrial) and 7.7 (land use compatibility) of the [current Official Plan](#) – or similar sections of the new Official Plan.

Applicant to consider if a request to close road allowance between Concessions 11 and 12 will be required. The process is administered through the Township Clerk and requires that you request a delegation to Council. You can make that request via this link: <https://www.dourodummer.ca/en/council-and-governance/speaking-before-council.aspx?mid=21162> . The Township Road Allowance Closure Policy that outlines the procedure is attached. As an alternative, Mr. Zeman suggested they may pursue an access agreement with the Township.

Mr. Drain indicated there have been discussions with the Township regarding the placement of an underpass under Twelfth Line Road Dummer so that pit traffic will not

cross over the Township Road. An agreement with the Township will be required in order to implement this.

Ms. Coulter indicated that the final pre-consultation notes will be circulated to Senior Management for review and any further comments.

County and Township 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.

The Ministry of Transportation's comments and requirements are attached to this Record of Pre-Consultation. Comments from Hydro-One and Canadian Pacific Railway have been requested and will be provided when received.

Fees: A copy of the current Peterborough County Planning Fees schedule is attached with applicable Peterborough County planning fees emphasized (i.e. highlighted or circled).

☒ Other applicable fees should be confirmed through staff at the local Township, Conservation Authority and/or Peterborough Public Health.

Fees confirmed at the meeting (though subject to change annually – please confirm fees with Township and County Prior to submission):

Zoning Bylaw Amendment (Township): \$1,500.00 (proposed 2024 fee is \$1650.00)
Pre-Development Fee (Township): \$1,000.00 plus \$5,250.00 Deposit (proposed 2024 fees are \$1010.00 plus \$5775.00 deposit)

Link to Zoning By-law Amendment application:

<https://www.dourodummer.ca/en/planning-and-development/zoning.aspx>

Official Plan Amendment (County): \$2,975.00

Peer Review Deposit: \$565 (Admin Fee), \$7,500 (Deposit)

Record Completed By: Ken Scullion

☒ **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
- ☒ 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 the high water mark of all watercourses), wildlife, Species At Risk, ANSI's etc.)
- ☒ 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 See MTO requirements attached to this Record of Pre-Consultation. Prepared by RACS Engineer.
- ☐ Agricultural Land Usage Justification
- ☒ Review of Impact on Municipal/Other Services – fire, waste disposal, school busing, road conditions, etc. Brief to be included in Planning Justification Report
- ☐ 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

Recommended key agencies to contact:

- | | | |
|--|--|--|
| ☒ Township | ☐ Trent Severn Waterway | ☒ MTO |
| ☒ Conservation Authority | ☒ Health Unit | ☒ Other: <u>Hydro-One;</u> |
| <u>CP Rail; Townships of Asphodel-Norwood & Havelock-Belmont-Methuen</u> | | |
| ☐ 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



8 November 2023

Ken Scullion

Planner
County of Peterborough
705-743-0380 ext. 2405

Via email: kscullion@ptbcounty.ca

Dear Mr. Scullion,

**Re: Comments: Application for Pre-Consultation – Proposed Norwood Pit Extension
145 Dummer 12th Line Road, 89 12th Line Road, 4818 Highway 7 & 4862 Highway 7,
Township of Douro-Dummer, 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 Norwood 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 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.

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 **401**. 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

Summary Applicability of the Clean Water Act to the proposed expansion of an aggregate operation

To: Marnie Guindon, Planning & Regulations Officer
From: Terri Cox, Risk Management Official

Date: 2023-11-20
RMO File: 2023-0143

Municipality: Township of Douro-Dummer

Property/ARN:

1. 145 Twelfth Line Road-Dummer / 152202000600900
2. 89 Twelfth Line Road-Dummer / 152202000600902
3. 4818 Highway 7 / 152202000600700
4. 4862 Highway 7 / 152202000603000



The following comments summarize the applicability of the *Clean Water Act* (CWA) to the proposed expansion of aggregate extraction on the Properties noted above and address the following section of the County's Official Plan:

County of Peterborough OP (Section 9.6.1(2))

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.

1. **Properties #1 and #2 are partially within the Wellhead Protection Area (WHPA) for the Norwood Municipal Well Supply** (red area on inset map). WHPAs are areas near a municipal groundwater well which are either based on a set distance or from a municipality or the amount of time it would take for water entering the ground to get to a municipal well. They indicate the sensitivity of the drinking water source to contamination or depletion.



Based on the understanding that proposed activity will be limited to extraction and that any liquid fuel or products containing dense non-aqueous phase liquids will not be stored or handled in the WHPA, there do not appear to be any associated activities that would pose a drinking water threat. Given this, **the applicability of the Trent Source Protection Plan is limited to the requirement to obtain a Restricted Land Use Notice from this office for each municipal development application that requires approval under the *Planning Act* or *Building Code Act* (i.e. Building Permit).** The Notice is not a form of permission, however, the municipality cannot approve the development application without it. There is no fee for a Notice and a Notice can typically be issued in 4-5 business days after the online application has been submitted to this office.

2. **Properties #1, #3 and #4 are partially within the Intake Protection Zone (IPZ-3b) for the Hastings Municipal Surface Water System.** IPZs are areas that based on municipal surface water intake (lake or river) and are delineated based on a prescribed setback from the intake and travel time for flows to reach the intake from contributing surface water features. No drinking water threats are possible based on the location of the Properties in this IPZ.

Summary Applicability of the Clean Water Act to the proposed expansion of an aggregate operation

3. **The Property is partially within a Significant Groundwater Recharge Area (SGRA).** SGRAs are known to replenish an aquifer, such as sand and gravel deposits and may be considered in decisions on planning matters to protect sensitive groundwater features and hydrologic functions such as recharge.

According to provincial guidance, 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 that proposed development or site alteration will not pose a risk to sources of drinking water.

4. **The Property is entirely within a Highly Vulnerable Aquifer (HVA)** (blue area on inset map). HVAs make an aquifer susceptible to contamination such as fractured bedrock or sand and gravel deposits. These areas may also 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.



According to provincial guidance, 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 that proposed development or site alteration will not pose a risk to sources of drinking water.

5. **The proposed development may create a Transport Pathway (TP).** A TP is a condition of land resulting from human activity that increases the vulnerability of the raw water supply of the municipal drinking water system. The creation or modification of a TP can negatively impact the quality and quantity of a drinking water source by disturbing the surface above the aquifer and increasing the rate or quantity of flow to the groundwater source which supplies the municipal drinking water system.

Subsection 27(3) of O. Reg 287 /07, states that if a person applies to a municipality for approval of a proposal to engage in an activity in a Wellhead Protection Area or Intake Protection Zone that may result in the creation of a new TP or the modification of an existing TP, the municipality shall notify the source protection authority and the source protection committee of the proposal and include a description of the proposal, identity of the person responsible for the proposal and a description of the approvals the person requires to engage in the proposed activity. O. Reg 287/07, subsection 27(4) requires the municipality to give a copy of the notice to the person responsible for the proposal.

From: [Marnie Guindon](#)
To: [Salisko, Holly](#)
Cc: ChristinaC@dourodummer.on.ca; [Terri Cox](#); [Scullion, Ken](#); [Mudd, Iain](#)
Subject: ORCA Staff Notes for: Pre-Consultation Meeting Request - 12th Line Rd & Highway 7, Douro-Dummer PGCD-1206
Date: November 21, 2023 2:01:30 PM
Attachments: [image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[CWA Applicability 2023-0143.pdf](#)
[Drain Bros - Norwood Preconsultation Request October 31 2023.pdf](#)

Hello,

Thank you for having us attend the Pre consultation meeting for the Norwood Pit Expansion. You can find below ORCA's staff comments from our meeting on Friday. I added a section that spoke to our role as the application is a little different than what we normally process.

Historic Development: 4862 Highway 7 has undergone site alteration where no ORCA permits had been obtained for filling/site grading. It was disclosed by the applicant that this was done by the previous landowner. It looks like fill was placed and/or the site excavated where work has gone into a mapped wetland and crossing a watercourse. Staff are of the opinion that the site alteration and filling has altered the regulated features onsite. If the fill placement has stopped water from flowing across the site (access route/road), it is recommended to remedy this by obtaining an ORCA permit to reinstate original drainage patterns.

Features: The properties have watercourses, wetlands, steep slopes and floodplain associated with the features onsite. There are mapped and unmapped features. The proposed aggregate extraction would be directly adjacent to a wetland. The drainage area is below the 1.25 ha threshold (0.9 ha) where we would recommend undertaking a flood study unless the development goes into the features.

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 Douro Dummer for commenting on Planning Act applications relating to Natural Hazards through the Provincial Policy Statement.

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.

I also have attached comments from Terri Cox the Risk Management Official / Risk Management Inspector for the area.

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



Property Inquiry Form

Want to know if your property is regulated
or is affected by natural hazards?

Submit a
Property Inquiry Form



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.

The Corporation of the Township of Douro-Dummer

By-law Number 2022-58

Being a By-law to Designate the Township of Douro-Dummer as a Site Plan Control Area

Whereas under the provisions of Section 41 (2) of The Planning Act, R.S.O. 1990, as amended, authority is granted to Councils of Municipalities to designate a site plan control area, where an Official Plan is in effect;

And Whereas Section 7.17.1 of the County of Peterborough Official Plan designates all lands in the Township as a Site Plan Control Area;

And Whereas Section 41 (13) of The Planning Act, R.S.O., 1990, as amended, provides authority for the Council of a Municipality to pass a By-Law prescribing certain classes of development to be exempt from Section 41 (4) and (5) of The Planning Act, 1990, as amended, and providing for the delegation of any of the Council's powers or authority as provided therein;

And Whereas the whole of the area covered by the Official Plan is designated as a site plan control area which is all within the limits of the Corporation;

Now Therefore the Council of The Corporation of the Township of Douro-Dummer enacts as follows:

1. In this by-law:
 - 1.1. **"Development"** means the construction, erection or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot;
 - 1.2. **"Corporation"** means The Corporation of the Township of Douro-Dummer;
 - 1.3. **"Owner"** means the owner of land whose interest in the land is defined and whose name is specified in the proper Registry of Land Titles Office;
 - 1.4. **"Person"** includes an owner;
 - 1.5. **"Gross Floor Area"** means the aggregate of the floor areas of all the storeys of a building including the floor area of any basement but not of a cellar or subcellar, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level but excluding car parking areas

within the building and, for the purpose of this paragraph the walls of an inner court and shall be deemed to be exterior walls.

2. The whole of the area covered by the Official Plan for the Township of Douro-Dummer is designated as a site plan control area insofar as lands in all the zoning categories under the Township of Douro-Dummer Zoning By-law number 10-1996, as amended, save and except for those uses specifically exempted under section 4 of this by-law.
3. Within the various commercial, industrial and institutional, rural and agricultural zones, projects of the following magnitude shall require site plan approval:
 - 3.1. Any new commercial or industrial building or building addition, greater than 100 square metres of gross floor area;
 - 3.2. Any other new non-residential building, or building addition greater than 100 square metres of gross floor area;
 - 3.3. Any project as determined by the Chief Building Official and/or the Planner within an aggregate resource area;
 - 3.4. The approval process has been delegated to the Chief Building Official and the Planner. Agreements shall be signed by the Clerk and the Mayor as per changes enacted by Bill 109.
4. The following projects shall be exempt from site plan control:
 - 4.1. Any construction or alteration of a single-family dwelling, duplex or semi-detached dwelling,
 - 4.2. Any building accessory to the uses described in paragraph 4.1 of this section;
 - 4.3. An inground or above ground swimming pool constructed in connection with the uses described in paragraph 4.1 of this section;
 - 4.4. Any new non-residential building including any accessory building less than 100 square metres of gross floor area;
 - 4.5. Any building addition less than 100 square metres of building area or floor area, whichever is greater;
 - 4.6. Any interior alteration to a building or change of use, but not a change of use to a group home;
 - 4.7. Any agricultural and farm related buildings or structures that are utilized in active farming operations;

- 4.8. Any project which the Council of the Corporation by resolution specifically exempts from the application of the within By-law.
5. Notwithstanding the aforementioned exemptions, site plan control shall apply to:
- 5.1. Any project, as determined by the Chief Building Official and/or the Planner, which is the subject of a rezoning application or;
- 5.2. Any project where site plan control is imposed as a condition of an application to the County Land Division Committee.
6. Notwithstanding any of the provisions of any By-law which may be inconsistent with the By-law, no person shall undertake any development in the site plan control area unless the Chief Building Official and Planner have approved the following:
- 6.1. Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required under Section 7, subsection 7.1.
- 6.2. Drawings showing plan, elevation and cross-section views for each building to be erected within a site plan control area which are sufficient to display:
- 6.2.1. The massing and conceptual design of the proposed building;
- 6.2.2. The relationship of the proposed building adjacent buildings, streets, and exterior areas to which members of the public have access; and
- 6.2.3. The provision of interior walkways, stairs and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings, but which exclude the following: the layout of interior areas, other than the interior walkways; stairs and escalators referred to in clause 6.2.3; the colour, texture and type of materials; window details; construction details; architectural detail and interior design.
7. As a condition to the approval of the plans and drawings referred to in Section 6, the Corporation may require the owner to:
- 7.1. Provide to the satisfaction of and at no expense to the municipality any or all of the following:
- 7.1.1. Widening of highways that abut on the land;
- 7.1.2. Subject to The Public Transportation and Highway Improvement Act, facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs;

- 7.1.3. Off street vehicular loading and parking facilities, either covered or uncovered access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways;
- 7.1.4. Walkways, including the surfacing thereof, and all other means of pedestrian access;
- 7.1.5. Facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon;
- 7.1.6. Walls, fences, hedges, trees, shrubs or other ground cover or facilities for the landscaping of the lands or the protection of adjoining lands;
- 7.1.7. Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste materials;
- 7.1.8. Easements conveyed to the municipality for the construction, maintenance or improvements of watercourses, ditches, land drainage works and sanitary sewerage facilities on the land;
- 7.1.9. Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
- 7.2. Maintain to the satisfaction of the municipality and at the sole risk and expense of the owner any or all of the facilities or work mentioned in paragraph 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.6, 7.1.7, 7.1.8, and 7.1.9 of clause 7.1, including the removal of snow from access ramps and driveways, parking and loading areas and walkways;
- 7.3. Enter into one or more agreements with the municipality dealing with any or all of the facilities, works or matters mentioned in clauses 7.1 and 7.2 or with the provision and approval of the plans and drawings referred to in Section 6.
- 8. Any agreement entered into clause 7.3 of Section 7 may be registered against the land to which it applies and the Corporation is entitled to enforce the provisions thereof against the owner and, subject to the provisions of The Registry Act and The Land Title Act, any and all subsequent owners of the land.
- 9. Section 326 of The Municipal Act R.S.O., 1990, as amended, applies to any requirements made under clauses 7.1 and 7.2 of Section 7 and to any requirements made under an agreement entered into under clause 7.3 of Section 7.
- 10. Default:
 - 10.1. Where the owner is directed or required by the By-law that any matter or things be done and such person defaults in doing such matter or thing, it may be done by the Corporation at its expense and the Corporation may recover the expense in doing it by action or the same may be recovered in like manner as municipal taxes.

10.2. Where the owner is in default in doing any matter or thing which the owner is directed or required to do by this By-law the owner is to be given written notice by prepaid registered mail to the owner's usual place of business or place of residence advising of the default and affording the owner not less than thirty (30) days to remedy the default.

10.3. Where the owner has been given notice of default by prepaid registered mail and the owner has failed to remedy the default within the time prescribed in the notice the owner is entitled to appear before a meeting of the Council in respect of such default before the Corporation proceeds under sub-section 10.1 of this section.

11. No building permit or permits are to be issued until:

11.1. The plans showing the location of all buildings and structures to be erected on the land and the location of the other facilities required by the By-law are filed by the owner with the Corporation and approved by the Corporation, and;

11.2. The perspective plans and drawings showing buildings, elevations and cross sections of industrial and commercial buildings and institutional buildings are filed by the owner with the Corporation and approved by the Corporation, and;

11.3. The owner conveys to the Corporation lands for the widening of highways required by the Corporation, free of charge and with a title free of encumbrance, and;

11.4. The owner conveys to the Corporation, free of charge and with a title free of encumbrance, lands for a walkway where required by the Corporation, and;

11.5. The owner conveys to the Corporation, free of charge and with a title free of encumbrance, any easements required by the Corporation for its purposes, and;

11.6. The owner files with the Corporation, for its approval, a lot grading plan showing all grading and changes in elevation or contour of land and disposal of storm, surface and waste water from the lands or any buildings or structures to be erected thereon;

11.7. The owner has entered into any agreements required under Section 7.3.

12. No person shall:

12.1. Block or impede access to land at the point of ingress or egress shown on the plans and drawings filed with the Corporation, and;

12.2. Park a vehicle on private property other than on the parking and loading access shown on the plans filed with the Corporation, and;

12.3. Block or impede the use of walkways shown on the plans filed with the Corporation, and;

- 12.4. Interfere with snow or ice removal directly or indirectly and without limiting the generality of the foregoing, no vehicle shall be parked so as to obstruct the removal of ice or snow from access ramps, driveways, parking areas and walkways shown on the plans filed with the Corporation, and;
- 12.5. Change the grading or contour or elevation of land from that shown on the plans filed with the Corporation and approved by the Engineer of the Corporation without the consent in writing of the Engineer of the Corporation, and;
- 12.6. Block or interfere with the disposal of or alter the normal drainage course for storm surface and waste water from land or buildings or structures unless alternative drainage is provided to the written satisfaction of the Engineer for the Corporation, and;
- 12.7. Block or interfere with watercourse, watermains, ditches, land drainage works or sanitary sewerage facilities of the Corporation or of the County of Peterborough, whichever is the case, and;
- 12.8. Permit floodlights from his land to illuminate neighbouring buildings where such illumination disturbs the sleep or privacy of the occupants of the buildings so illuminated, and;
- 12.9. Fail to maintain walls, fences, hedges, trees, shrubs or other suitable groundcover shown on the plans filed with the Corporation, and;
- 12.10. Fail to keep in good repair or uncovered all vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste materials as shown on the plans filed with the Corporation.
13. Notwithstanding the foregoing, no approval of site plans and elevation drawings for development or redevelopment in a site plan control area shall be approved unless or until proper drawings have been prepared, either by a qualified draftsman, surveyor, engineer or architect. Such drawings must be signed by the party preparing same. Such drawings must be legible. Extra copies of such drawings must also be provided in legal size and still be legible in case it is determined that a site plan agreement must be registered against the title to the owner(s) land.

14. Violations and Penalties

- 14.1. Any persons who violates any provision of the By-law or causes or permits a violation shall be guilty of an offence and, upon conviction therefore, shall be liable for the penalties set out in Section 67 of The Planning Act, R.S.O., 1990. Each day of violation shall constitute as offence.

15. Remedies

- 15.1. In case any building or structure is to be erected or altered or any part thereof is to be used, or any lot is to be used in contravention of any requirement of this

By-law, such contravention may be retained by action in the instance of any ratepayer or of the Corporation pursuant to the provisions of The Planning Act or the Municipal Act in that behalf.

16. Validity

16.1. If any section, clause or provision of this By-law is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part hereof, other than the section, clause or provision so declared to be invalid. It is hereby declared to be the intention that all the remaining sections, clauses and provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions hereof shall have been declared to be invalid.

17. That this By-law shall come into effect on the date it is passed by the Council of Corporation of the Township of Douro-Dummer, subject to the applicable provisions of The Planning Act, R.S.O., 1990, as amended.

18. That By-law No. 2022-32 of the Township of Douro-Dummer is hereby repealed.

Enacted and passed this 20th day of December, 2022.



Mayor, Heather Watson



Acting Clerk, Martina Chait-Hartwig

Road Allowance Closure Requests

Approved by: Council
Approval Date: October 20, 2009
Effective Date: October 20, 2009
Revision Date: November 2, 2010

Policy Statement

To provide a clearly defined method for the processing of
requests for
Road Allowance Closures

Purpose: This policy will clearly define the steps for the processing of requests for road allowance closures.

Application: This policy shall apply to any staff person or Council member dealing with a request for road allowance closure. Any persons making a request for a road allowance closure.

Definitions: None

Exclusions: None

References & Related Policies:

Consequences of Non-Compliance: It is important that all requests for road allowance closures are processed in compliance with the appropriate procedures as set out by the municipality. Failure to comply with this policy may result in disciplinary action against the offending individual.

Review Cycle: This policy shall be reviewed as required.

Procedures

- **All requests for closure of unopened/unused road allowances shall be made in writing to the Council, giving details of allowance to be closed and reasons for requesting such.**
- **It shall be a clear direction of Council that requests for road allowance closures be generally discouraged.**
- **Requests for closure of any road allowance along or leading up to water will not be considered.**
- If Council does consider the closure of any allowance, the Municipality shall, before making any commitment on the closure, notify all property owners within 1,000 feet, of the request, and ask for input and/or objections.
- If after this circulation no objections are received and Council wishes to proceed, the person making the request will be required to place on deposit with the Township, \$2,600 prior to the process commencing.
- The person(s) making the request shall be responsible for all municipal and other costs** involved in the closure, and if the \$2,600 is insufficient, shall be required to provide additional funds on request, to cover the total cost.
- If objections are received, to the closure, Council shall hear the objections and decide whether such are valid and whether to proceed with the closure proceedings.
- If Council decides not to proceed, their decision is final, and no closure request of a similar nature shall be considered for a one year period thereafter – at which time, if the request is resubmitted, notification of the property owners within 1000 feet shall again take place.
- If the road allowance is closed and to be deeded to the adjacent property owner(s), the sale price at the fair market value as established by someone qualified to provide, at a minimum, an opinion of value of the property to be sold.
- All requests shall be dealt with at the discretion of council.

** staff/administration, legal, advertising*, surveying, and (the appraisal and purchase of) land Costs

* advertising of the Notice of Road Closure shall comply with the Township's Provision of Notice policy

B

Appendix B

-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 Lots 1 & 2, Concession 11 and Part of Lot 2, Concession 12, Part of Road Allowance Between Concessions 11 and 12 (former geographic Township of Dummer), Township of Douro-Dummer, County of Peterborough. The purpose of this amendment is to allow for the development of the proposed Norwood Pit Extension to permit mineral aggregate extraction. The lands subject to the OPA are approximately 36.7 hectares.

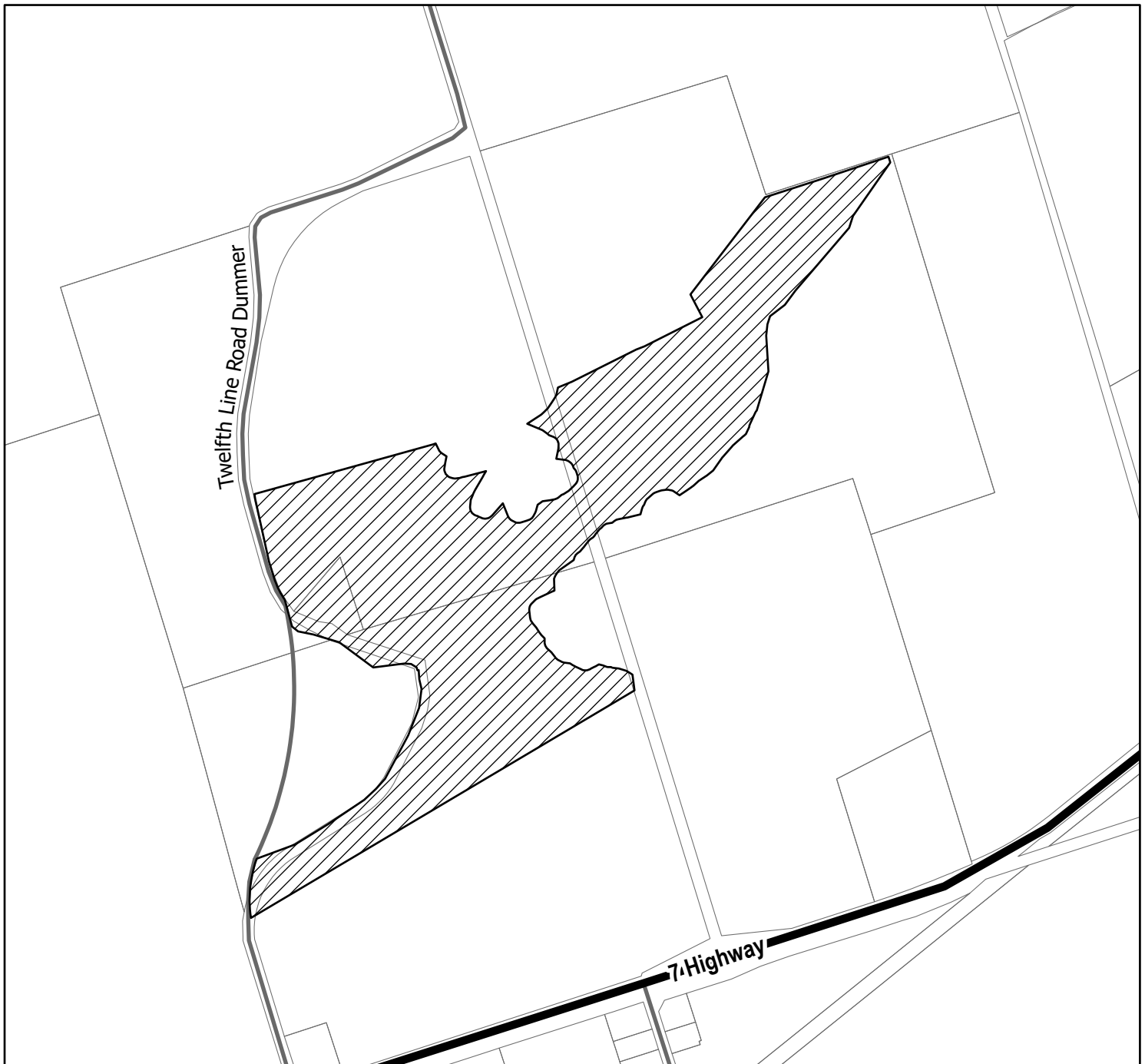
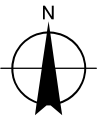
DETAILS OF THE AMENDMENT

The Amendment consists of one (1) item:

- Item 1. That the County of Peterborough Official Plan Schedule ‘A4-2’ – Land Use and Transportation Dummer Ward is hereby amended by re-designating 36.7 hectares of lands known as Part of Lots 1 & 2, Concession 11 and Part of Lot 2, Concession 12, Part of Road Allowance Between Concessions 11 and 12 (former geographic Township of Dummer), Township of Douro-Dummer, County of Peterborough from Rural and Industrial to Extractive Industrial Licensed as shown on Schedule “1”, attached hereto and forming part of this amendment.

Schedule '1' to Official Plan Amendment _____

Part of Lots 1 & 2, Concession 11 and Part of Lot 2, Concession 12
Part of Road Allowance Between Concessions 11 and 12
(former Geographic Township of Dummer)
Township of Douro-Dummer
County of Peterborough



 Lands to be designated Extractive Industrial Licensed

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

Mayor

Clerk

C

Appendix C

The Corporation of the Township of Douro-Dummer

By-law Number 2026-XX

Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law"

Whereas By-law Number 10-1996, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Douro-Dummer;

And Whereas Section 34 of The Planning Act, RSO 1990, as amended, permits the Council to pass an amending Zoning By-law;

And Whereas the Council of the Township of Douro-Dummer deems it advisable to further amend By-law No. 10-1996 as amended; and

Now Therefore the Council of the Township of Douro-Dummer hereby enacts as follows:

1. Section 21 Special Districts is amended by the addition of subsection "21.X Special District X Zone (S.D. X)" immediately following subsection 21.XX Special District X Zone (S.D. X)" which shall read as follows:

21.XX Special District X Zone (S.D. X) as shown on Schedule '1'

No person shall within any Special District X Zone (S.D. X) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.XX.X Permitted Uses

21.XX.X.X All uses permitted in the Extractive Industrial Zone (M2) shall apply.

21.XX.X Regulations for Permitted Uses

21.XX.X.X All provisions and regulations of the Extractive Industrial Zone (M2) and Special Separation Distances – Pits and Quarries and Residential and Other Uses apply with the following exceptions:

a) Where a side yard abuts either an Extractive Industrial (M2) zone or a Special District Zone that permits Extractive Industrial (M2) uses the Minimum Side Yard shall be 0m.

b) The minimum separation distance from extraction area to the Environmental Conservation (EC) Zone shall be 30m.

2. Section 21 Special Districts is amended by the addition of subsection "21.X Special District XX Zone (S.D. XX)" immediately following subsection 21.X Special District XX Zone (S.D. XX)" which shall read as follows:

21.XX Special District XX Zone (S.D. XX) as shown on Schedule '1'

No person shall within any Special District XX Zone (S.D. XX) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.XX.X Permitted Uses

21.XX.X.X All uses permitted in the Extractive Industrial Zone (M2) shall apply.

21.XX.X Regulations for Permitted Uses

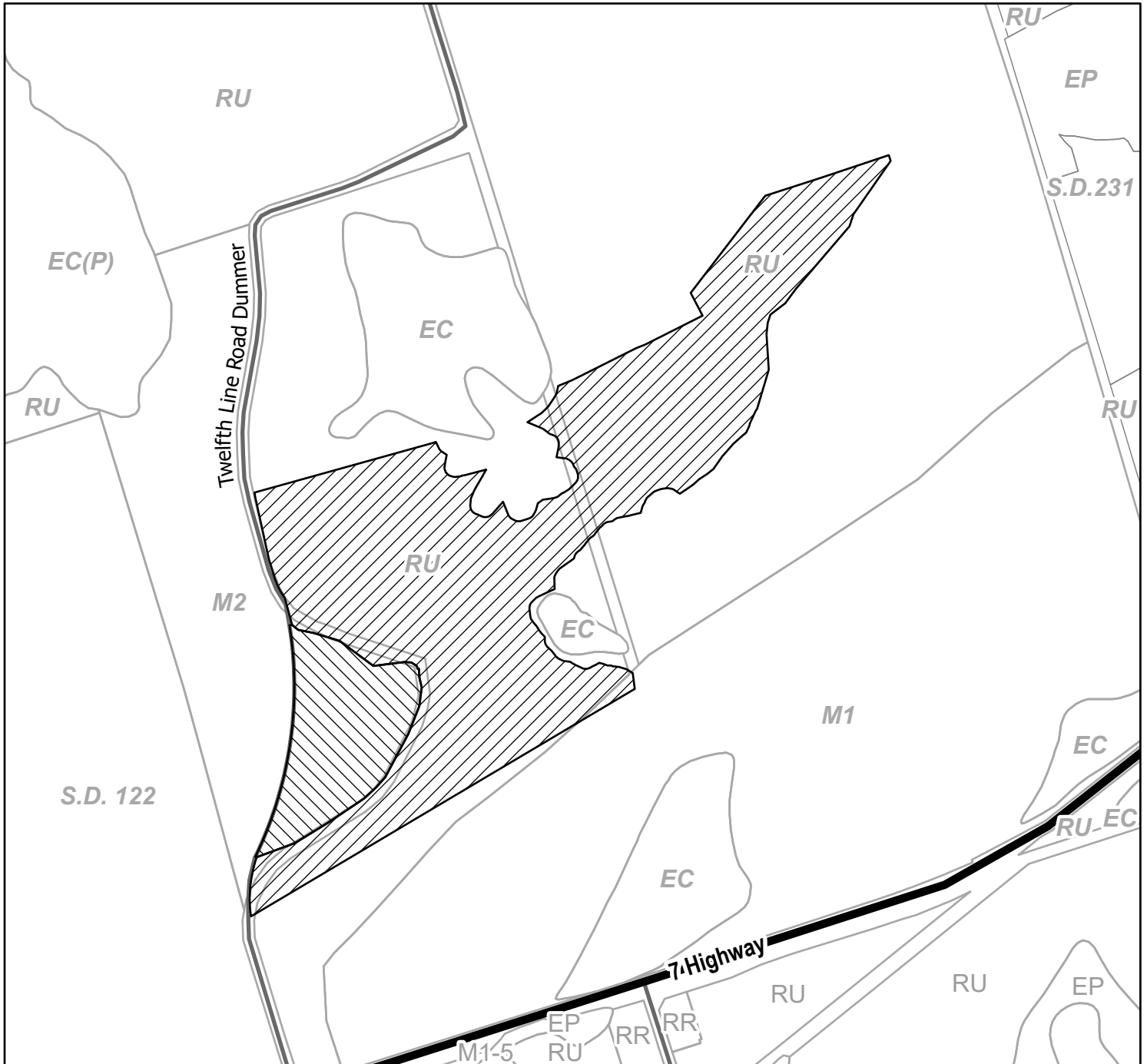
21.XX.X.X All provisions and regulations of the Extractive Industrial Zone (M2) and Special Separation Distances – Pits and Quarries and Residential and Other Uses apply with the following exception:

a) Where a side yard abuts either an Extractive Industrial (M2) zone or a Special District Zone that permits Extractive Industrial (M2) uses the Minimum Side Yard shall be 0m.

Schedule '1' to Zoning By-law Amendment _____



Part of Lots 1 & 2, Concession 11 and Part of Lot 2, Concession 12
Part of Road Allowance Between Concessions 11 and 12
(former Geographic Township of Dummer)
Township of Douro-Dummer
County of Peterborough



 Lands to be zoned Special
District X Zone (S.D. X)

 Lands to be zoned Special
District XX Zone (S.D. XX)

This is Schedule '1' to Zoning By-law 2000-21
Passed this ____ day of _____, _____

Mayor

Clerk

D

Appendix D

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.: (226) 559-6791
Email: Nicole.Brandon@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. : (226) 559-6791
Email: Nicole.Brandon@Ontario.ca



Dec 9, 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 Norwood Pit Expansion Part Lots 1 and 2, Concession 11 and Part Lot 2, Concession 12, Geographic Township of Dummer, Current Township of Douro-Dummer, County of Peterborough, Ontario ", Dated May 27, 2025, Filed with MCM on Jul 12, 2025, MCM Project Information Form Number P369-0509-2024, MCM File Number 0022639

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 1 Location and Map 6 Methods and Photo Key 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 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
Christian Is., ON L9M 0A9
Tel: 705-247-2051
Email: consultation@chimnissing.ca

Curve Lake First Nation
Lands Resource Consultation
22 Wiinookeedaa Rd.
Curve Lake, ON K0L 1R0
Tel: 705-657-8045
Email: ConsultationLead@curvelake.ca

Chippewas of Rama First Nation
5884 Rama Rd., Suite 200
Rama, ON L3V 6H6
Tel: 705-325-3611
Email: consultation@ramafirstnation.ca

Hiawatha First Nation
123 Paudash St.
Hiawatha, ON K9J 0E6
Tel: 705-295-4421
Email: mmcgonigle@hiawatha.ca
tcowie@hiawathafn.ca; sdavison@hiawathafn.ca

Chippewas of Georgina Island
R.R. #2, Box N-13
Sutton W., ON L0E 1R0
Tel: 705-437-1337
Email: natasha.charles@georginaisland.com;
jl.porte@georginaisland.com

Mississaugas of Scugog Island First Nation
22521 Island Rd.
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
Email: consultations@wendake.ca

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,

Nicole Brandon
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.*

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

113 Collier Street
Barrie, ON
L4M 1H2

T: 705 728 0045 x226
C: 705 627 9004
bzeman@mhbcplan.com
www.mhbcplan.com

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

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.

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)

Contact

113 Collier Street
Barrie, ON
L4M 1H2

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eferris@mhbcplan.com
www.mhbcplan.com

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 Hermesen Britton Clarkson Planning Limited
(2022 – Present)

Planner, MacNaughton Hermesen 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)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE