

# PLANNING JUSTIFICATION REPORT AND AGGREGATE RESOURCES ACT SUMMARY STATEMENT

## **Goodwood Pit Extension**

Part of Lot 20, Concession 3  
Township of Uxbridge  
Region of Durham

**Submitted on behalf of:**  
Lafarge Canada Inc.

January 2024

Our File: 9526'HC'



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# EXECUTIVE SUMMARY

MacNaughton Hermsen Britton Clarkson Planning ("MHBC") has been retained by Lafarge Canada Inc. ("Lafarge") to provide land use planning services for the proposed extension to the Lafarge Goodwood Pit. The Goodwood Pit Extension is proposed to occur on a triangular parcel located on the west side of Concession Road 4, south of Wagg Road and north of Durham Regional Highway 47. The property is legally described as Part Lot 20, Concession 3 and Part 1, 40R-6692, Uxbridge Township in the Regional Municipality of Durham ("Subject Lands"). The property is municipally identified as 4900 Concession 4. In addition to an Aggregate Resources Act Licence Application, Planning Act approvals are also required and include Amendments to the Region of Durham and Township of Uxbridge Official Plans and a Zoning By-Law Amendment to the Township of Uxbridge Zoning By-Law.

The purpose of the proposed Goodwood Pit Extension is to replace the depleting reserves at the existing Goodwood Pit located directly south of the Subject Lands. The existing Goodwood Pit is about 126.9ha in size and is nearing the last phase of extraction. Over half of the area of the existing pit has already undergone progressive and final rehabilitation, with additional progressive rehabilitation occurring on an on-going basis as the extraction limits are reached. The current Lafarge Goodwood Pit supplies a source of high-quality aggregate materials which are predominately used to supply the Lafarge Stouffville aggregate plant located about 6km to the west. The Goodwood Pit also supplies aggregate materials to local infrastructure and construction projects in the area. The proposed Pit Extension represents the next development phase for the existing pit and will make use of the existing and established haul route and entrances/exits which were developed in consultation with the community and local municipality. As the objective of the Pit Extension is to replace reserves, there will be no increase or change to the existing operation in terms of annual tonnage or production rates. The Pit Extension will ensure that there is a continuous supply of high-quality aggregate materials to meet ongoing demand in a close-to-market location. In addition, aggregate extraction is already an established land use within the immediate area.

The proposed operation of the pit extension will maximize the efficiencies of the site through phased above and below water table extraction and through the use of the existing Goodwood Pit truck scales, entrance/exit, and haul route. The Goodwood Pit Extension is 17.9 hectares (44.23 acres) in size with an extraction area of 15.4 hectares (38.05 acres). The total tonnage to be excavated annually from the proposed extension area will not exceed 1,177,000 tonnes, in combination with the existing Goodwood Pit license (ARA License 6593).

As required for the submission of the *Aggregate Resources Act* Licence Application and *Planning Act* applications, technical studies and a Site Plan, were completed to assess the potential impacts of the proposed pit extension on natural heritage features, water resources, cultural heritage resources as well as adjacent and surrounding sensitive uses.

Aggregate extraction is an interim rural resource use and is a well-established land use in the area. The proposed pit extension represents wise resource management, is consistent

with the Provincial Policy Statement with respect to making close-to-market mineral aggregate resources available and the rehabilitation requirements, and is permitted by the Oak Ridges Moraine Conservation Plan and Lake Simcoe Protection Plan. The application meets the requirements of the Region of Durham and Township Official Plan policies. The Goodwood Pit Extension will replace depleting resources at the existing Goodwood Pit and allow Lafarge to secure additional reserves to continue to supply high-quality aggregate from this strategic location in the Township of Uxbridge.

The *Aggregate Resources Act* Licence application has been prepared to meet the requirements of the Aggregate resources of Ontario standards (August 2020). The Planning Act applications have been prepared in accordance with the Region of Durham and Township of Uxbridge requirements.

# 1.0 INTRODUCTION

MHBC has been retained by Lafarge Canada Inc. ("Lafarge") to provide land use planning services for the proposed extension of an aggregate pit, on lands adjacent to the existing Goodwood Pit. The subject lands are located on the west side of Concession Road 4, south of Wagg Road and north of Durham Regional Highway 47. The subject lands are between the hamlets of Goodwood and Coppin's Corners, approximately 1.5km from both settlements. The property is legally described as Part Lot 20, Concession 3, Uxbridge Township (former township of Ontario) in the Regional Municipality of Durham and is identified municipally as 4900 Concession 4. See **Figure 1** (Location Plan).

The lands consist of primarily farmed cash crops and pasture lands with paddocks. There are no dwellings located on the property. However, several outbuildings are located onsite, including a barn as well as a coverall building that is used as an indoor riding arena - See **Figure 2** (Air Photo). The subject lands are designated as 'Countryside Area' within the *Oak Ridges Moraine Conservation Area Boundary* on Schedule H of the Township of Uxbridge Official Plan and are currently zoned 'Rural' (RU) in the Township of Uxbridge Zoning By-law 81-19.

To permit the proposed pit extension, the following applications are required:

- A Class A Licence (below the water table) application, under the *Aggregate Resources Act* (ARA), to the Ministry of Natural Resources and Forestry;
- A Site Plan Amendment to remove the shared setback at the existing Lafarge Goodwood Pit (Licence #6593)
- A Durham Region Official Plan Amendment application is to be submitted to the Region of Durham;
- A Township of Uxbridge Official Plan Amendment application is to be submitted to the Township of Uxbridge; and,

- A Township of Uxbridge Zoning By-law Amendment application is also to be submitted to the Township of Uxbridge.

The following Planning Justification Report and *Aggregate Resources Act* (ARA) Summary Statement has been prepared as part of the application package, to demonstrate consistency, conformity, and regard for specific matters in the Provincial Policy Statement (PPS); A Place to Grow: Growth Plan for the Greater Golden Horseshoe; the Oak Ridges Moraine Conservation Plan; the Lake Simcoe Protection Plan; the Durham Region Official Plan; the Township of Uxbridge Official Plan; the Township of Uxbridge Zoning By-law; and, the Aggregate Resources Act.

### 1.1 Pre-Consultation

A virtual pre-consultation meeting with the Ministry of Natural Resources and Forestry (MNR) was held on October 29, 2020. Attendees included staff of MNR, Lafarge, MHBC, and WSP.

An additional pre-consultation was held with the Region of Durham, Township of Uxbridge, and Lake Simcoe Conservation Authority on January 12, 2022.

The following Reports and Studies will be submitted with the Planning Act and Aggregate Resources Act to form a complete application package:

**Table 1: List of Completed Technical Reports**

Report	Author	Date
Planning Justification Report and ARA Summary Statement	MHBC	January 2024
Water Report Level 2 Maximum Predicted Water Table Report	WSP WSP	June 2023 June 7, 2023
Natural Environment Report and Environmental Impact Study	WSP	July 2023
Noise Impact Analysis	Aercooustics Engineering Ltd.	April 2023
Stage 1, 2, and 3 Archaeological Assessments	Stantec Consulting Ltd.	June 2020; and May 2021
Cultural Heritage Screening Report	MHBC	April 2021 (rev. June 2023)
Air Quality Study	RWDI	April 2023

Traffic Impact Study	TYLin	April 2023
Site Plans	MHBC	January 2024

## 1.2 Project Overview

Lafarge operates an existing aggregate operation, the Goodwood Pit (License # 6593) which is immediately south and adjacent to the subject lands. The existing Goodwood pit has an operational connection to Lafarge’s Stouffville Pit (Licence #6559) located about 6km to the west along the York Durham line. The existing Goodwood Pit provides plant feed material to the Stouffville Pit to produce high-quality concrete sand and stone, as well as to supply granular material to local construction and infrastructure projects. Lafarge has operated the existing Goodwood Pit for several decades.

The existing Goodwood Pit Licence is a total of 126.9ha and includes two license areas separated by the rail line. The Licence area northwest of the rail line is about 58 ha and has been fully rehabilitated back to a naturalized condition, except for the access road to Concession Road 3 (see **Figure 3**). The portion of the existing Licence southeast of the rail line is still in active extraction; however, about 15 ha of the active area of the Licence has been progressively rehabilitated. Overall, final or progressive rehabilitation has been undertaken on about 73 ha of the existing Licence which represents about 57% of the total Goodwood Pit Licence. Additional progressive rehabilitation is completed on an ongoing basis as the extraction limits are reached.

The proposed extension will occur on the property directly to the northeast of the existing Goodwood Pit. **Figure 1** identifies the location of the subject lands and the existing pit Licence within the context of the Township of Uxbridge. As resources within the existing pit are nearing depletion and given the presence of high-quality aggregate resources within the subject lands, the proposed pit extension represents the next, and most-efficient development phase for the existing pit. Making available additional reserves adjacent to an existing established and operating gravel pit, makes efficient use of existing infrastructure which is producing high-quality aggregate products close to market in an area of established aggregate extraction.

Similarly to the operations in the existing pit, extraction activities at the pit extension will include the removal of aggregate materials from above and below the water table and on-site portable primary processing activities. The proposed Goodwood Pit Extension will operate at a similar scale and in a similar manner to the existing Goodwood Pit. Extraction above and below the water table is proposed to occur in two phases, beginning at the western portion of the property and ending at the eastern portion of the property. Progressive rehabilitation will closely follow the extraction phase and the final rehabilitation of the site will include the creation of a pond surrounded by naturalized side slopes. The northeast corner of the property is proposed to be returned to grade, through the importation of excess soils, and used for future rural development uses (i.e. rural residential). The pond area will include a shallow littoral and shoreline area with aquatic habitat for fish, reptiles, and birds. Details of the proposed pit operations and rehabilitation are outlined on the ARA Site Plans.

The Goodwood Pit Extension will utilize the existing Goodwood Pit truck entrance/exit onto Durham Regional Road 47. The established haul route from the pit to the Stouffville Pit includes trucks heading west on Durham Regional Road 47 to the Stouffville Pit and returning to the Goodwood Pit via the York-Durham Line and Wagg Road. Due to turn lane restrictions on Regional Road #47, empty trucks return to the Goodwood Pit from the Stouffville pit via Wagg Road and enter the pit via an entrance off Highway #3 via Wagg Road (as shown in **Figure 12**). For trucks that deliver products directly to market, Regional Road 21 and Regional Road 47 are used. The farm entrance of Concession 4 to the subject lands will be maintained as an emergency/farm access only and will not be used for hauling. The annual maximum tonnage limit between the Goodwood Pit Extension and the existing Goodwood Pit will be combined at a maximum annual tonnage of 1,117,700 tonnes per year. No increases in the permitted annual tonnage rate between the two licenses is proposed as the extension will replace the depleted reserves at the existing pit. The hours of operations and shipping will be the same as the existing pit. Full operations will occur Monday to Saturday, 7:00 am to 7:00 pm. Shipping and loading will occur Monday to Saturday, 6:00 am to 7:00 am.

## 2.0 BACKGROUND

### 2.1 Site Description and Surrounding Land Uses

As shown in **Figure 3**, the subject lands are located in a predominately rural area of the Township of Uxbridge, surrounded by primarily agricultural, aggregate extraction, and rural residential land uses. Existing land uses within the vicinity of the subject lands include:

**NORTH:** An active Canadian National Railway (CNR) rail line runs along the Subject Lands northern boundary that is used by Metrolinx. A small section of natural wooded land lies between the subject lands and the intersection of Concession Road 4 and Wagg Road. Several rural residential properties and a small woodlot occupy the lands south of Wagg Road, beyond the CNR rail line. A mix of agricultural, rural residential, and commercial (a storage yard) exist along the northern section of Wagg Road.

**EAST:** East of the subject lands on the west side of Concession Road 4 is two residential properties, each containing single-detached dwellings. Four residential lots exist on the east side of Concession Road 4. An active aggregate operation (Licence# 625747) exists behind these properties and partially along the east side of Concession Road 4.



**SOUTH:** The existing Goodwood Pit is immediately south of the subject lands. Rural residential and agricultural uses occupy the lands south of the existing pit, along Durham Regional Road 47. A mix of rural residential, light industrial, and an institutional use surround the intersection of Concession Road 4 and Regional Road 47.

**WEST:** West of the Subject Lands are vacant, rehabilitated land from the existing pit's previous extraction phases. The rehabilitated lands are bisected from the subject lands by the CN rail line.

## 2.2 Mineral Aggregate Resources

The Aggregate Resources Inventory Paper (ARIP) 185 for the Regional Municipality of Durham identifies the subject lands as a sand and gravel deposit of primary significance - See **Figure 4** (ARIP Map). This deposit is part of *Selected Sand and Gravel Resource Area 3*, which is considered to be the area's highest quality and largest sand and gravel deposit.<sup>1</sup> It is comprised of eolian, outwash, glaciolacustrine, and ice contact.<sup>1</sup> Testing of this aggregate deposit has indicated the suitability of the material for a wide variety of granular products and potentially coarse aggregate products.<sup>1</sup>

The existing Goodwood Pit immediately south of the Subject Lands has been in operation since the 1960s, confirming the presence of commercially viable aggregate resources in the immediate area. The existing Goodwood Pit and proposed extension contain high-quality aggregate resources that are specifically used for products that require high-quality stone and sand, such as concrete and asphalt.

Schedule D of the Durham Region Official Plan also identifies the subject lands as High Potential Aggregate Resource Area.

## 2.3 Agricultural Resources and Soils

The subject lands are currently in an active agricultural condition and are used for pasture and the farming of cash crops. As shown on **Figure 5** (Soil Mapping), the subject lands are mapped as containing Class 6 soils. Class 6 (i.e. CLI 6) soils are described as having severe limitations that cannot be practically improved with farm machinery.<sup>2</sup> They are best suited for unimproved permanent pasture and are not suited for cultivation.<sup>2</sup> The PPS does not consider Class 6 soils to be *Prime Agricultural Land*. The lands are mapped as *Candidate Area* in the Provincial Agricultural System Mapping. However, the lands are specifically mapped as not being prime agricultural lands on the Region of Durham Official Plan Schedule B3 (see **Figure 9**). Therefore, the property is not considered to be a *Prime Agricultural Area*.

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<sup>1</sup> Ontario Geological Survey Aggregate Resources Inventory Paper 185 (2010). Page 13.

<sup>2</sup> OMAFRA Guidelines for Application of the Canada Land Inventory in Ontario

## 2.4 Natural Heritage Features

The subject lands are primarily in an agricultural condition; consisting of a mix of cultivated (cash cropping) and pasture. The subject lands are bordered by a mix of deciduous and coniferous trees and contain several tree plantations.

A Natural Environment Report (WSP, June 2023) was completed to identify on-site and adjacent natural heritage features, determine the significance of any identified features, and assess any potential impacts of the proposed extension on natural heritage features and significant and sensitive species.

There are no wetland features identified on the subject lands. Several wetlands were located outside of the subject lands, within the Natural Environment report study area. However, the proposed extension is not expected to negatively impact these wetland features.

The Region of Durham Official Plan recognizes several treed sections of the subject lands as 'key natural heritage features'. The Uxbridge Official Plan also identifies a treed section south of the subject lands as a significant woodland. However, both Official Plans defer to the policies of the ORMCP. Based on the criteria outlined in the ORMCP Technical Papers, the woodland on the subject lands does not qualify as being significant. No further assessment was warranted by the Natural Environment Assessment.

A Butternut tree, an endangered species under the *Endangered Species Act*, was located within the subject lands in 2017. WSP completed a butternut health assessment of the tree and in 2019 an ESA authorization to remove the tree was received from the MECP. A tornado passed through the site in 2022 and during a site visit in the spring of 2023, WSP staff confirmed that the Butternut tree has been destroyed.

During the spring 2023 site visit undertaken by WSP, two eastern Meadowlarks were observed in the northeast portion of the site. This species were not previously observed on the site and in the spring of 2023 was determined to be suitable habitat for Eastern Meadowlark and Bobolink. Authorization under the Endangered Species Act (ESA) is required to avoid contravention of the Act. Since the proposed Goodwood Pit Extension will result in the removal of about 5.06ha of Meadowlark and Bobolink habitat, the project meets the criteria for an ESA permit exemption under O.Reg 830/21. Prior to disturbance of the Meadowlark/Bobolink Habitat within the proposed Licenced area, the required notice of activity will be filed with the MECP and the proponent will fulfill all the requirements of O.Reg. 829/21, including preparation of a management plan and creation of enhancement habitat or payment of species conservation charge in accordance with O.Reg. 829/21.

The Natural Environment Report determined that the subject lands do not contain any Fish Habitat, Significant Wetlands, Significant Valleylands, Significant Areas of Natural and Scientific Interest, or Significant Wildlife Habitat.

The Natural Environment Report concluded that, through the implementation of the Rehabilitation Plan and recommended mitigation measures for the proposed Goodwood Pit Extension, there will be no negative impacts on the natural heritage features and functions located in the Study Area.

All recommendations from the Natural Environment Report are included on the Aggregate Resources Act Site Plan.

## 2.5 **Water Resources**

The proposed Goodwood Pit Extension will operate above and below the established water table.

The Level 2 Water Report and Maximum Predicted Water Table Report was completed by WSP (June 2023) to assess geological, hydrogeological, and hydrological conditions of the subject lands, and identify any potential adverse impacts on private water users, natural features, surface water bodies, groundwater recharge, aquifer vulnerability, and Wellhead Protection Areas due to the proposed extraction operation.

The Water Report field-work program included borehole and monitoring well installations; an examination of water well records on file with the Ontario Ministry of the Environment, Conservation, and Parks (MECP); installation of piezometers; flow monitoring; and, ongoing measurements of groundwater and surface water levels.

The subject lands are not located within any Source Water Protection Plan vulnerable area or any Lake Simcoe Region Conservation Authority regulated area. The site is located within the Oak Ridges Moraine Aquifer Complex.

Below-water aggregate extraction will result in the eventual creation of a permanent pond that will flatten water levels in its immediate vicinity. The area upgradient of the pond (south) will incur water level drawdown whereas the area downgradient of the pond (north) will incur water level rise. The magnitude of water level change is estimated to be on the order of 0.25m at the pit pond with a zone of influence extending approximately 474m from the centre of the pond to a point of zero drawdown. Therefore, there is not expected to be any adverse impacts to baseflow at groundwater receptors as a result of the minor water level changes and no expected adverse impacts to water quantity at surrounding private water wells.

The report concluded with several recommendations to be included on the ARA site plan, including: continuous groundwater monitoring throughout the life of the operation, a Water Well Compliant Action Plan for residential wells, and the completion of a door-to-door water well survey for every well within 500m of the site.

All recommendations from the Water Report are included on the Aggregate Resources Act Site Plan.

## 2.6 Cultural Heritage Resources

Cultural heritage resources consist of archaeological 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, regional, and local policies require that significant built heritage resources and significant cultural heritage landscapes be conserved and that significant archaeological resources are conserved by removal and documentation, or by permanent on-site protection.

A Cultural Heritage Screening Report was completed (MHBC April 2021, revised June 2023) to identify any potential built heritage resources as well as cultural heritage landscapes that may be present within the subject lands. It was concluded that since the property did not contain any buildings or cultural heritage landscapes, no cultural heritage resources were present and no further cultural heritage evaluations were required.

A Stage 1 and 2 Archaeological Assessment was prepared by Stantec Consulting Inc. (February 2019). The Stage 1 background research identified that the study area was exhibiting potential for the identification and recovery of archaeological resources; therefore, a Stage 2 survey was recommended. A mid-late 19<sup>th</sup> Century Euro-Canadian artifact assemblage was identified as part of the Stage 2 assessment, totaling 92 artifacts, located in the far southeast corner of the site. Due to this, the site is subject to further archaeological investigation in the form of a Stage 3 Archaeological Assessment. The Ministry of Heritage, Sport, Tourism, and Culture Industries confirmed that the Stage 1 and 2 Archaeological Assessment Report has been entered into the Ontario Public Register of Archaeological Reports (Letter dated Mar 19, 2021)

The identified archaeological site located in the southeast corner was further assessed (i.e. Stage 3 Assessment) in the spring of 2021. The Stage 3 archaeological assessment of Goodwood Location 1 (BaGt-45) resulted in the documentation of a Euro-Canadian artifact assemblage dating to the mid-to-late 19<sup>th</sup> century. As a result of this further investigation, a defined area in the southeast corner will be permanently protected from extraction with appropriate setbacks and fencing. The required setbacks and mitigation measures are implemented on the Site Plan. The Ministry of Heritage, Sport, Tourism, and Culture Industries confirmed that the Stage 2 Archaeological Assessment Report has been entered into the Ontario Public Register of Archaeological Reports (Letter dated Jul 20, 2021)

## 2.7 Land Use Compatibility

To ensure land-use compatibility with the adjacent land uses to the proposed pit extension, a Noise Impact Study (Aeroustics, April 2023) and Air Quality Assessment (RWDI, April 2023) were also completed and the corresponding recommended mitigation measures implemented and included on the Site Plan.

The Noise Impact Study used the appropriate criteria based on the MECP Noise Pollution Control Publication NPC-300 – “Environmental Noise Guideline – Stationary and Transpiration Sources – Approval and Planning” (MECP, August 2013) to assess potential impacts on adjacent and nearby uses from the proposed pit operation. The Noise Study identified that Points of Reception R01 to R10 (PORs) have an existing background noise consistent with a Class 2 designation and that PORs R11 to R18 have an ambient acoustical environment consistent with a Class 3 designation. In a Class 2 area, the background sound levels during the day are defined by an urban hum and during the evening and nighttime periods, natural sounds typically are dominant. In a Class 3 designation, the prevailing acoustical environment is dominated by natural sounds with little or no road traffic and is typical of a rural area. The proposed pit operation was assessed based on the applicable Class 2 and Class MECP limits for noise from a stationary source at the location of the identified sensitive PORs. The identified PORs are shown on the Site Plan.

The Pit Extension operations were modelled and noise predictions were conducted based on the predictable worst-case noise impact for each of the aggregate pit operation areas at each of the receptors. Where the MECP sound level limits were calculated to be exceeded at identified POR, noise controls have been identified and modeled to ensure that MECP sound level limits can be achieved with these recommended mitigation measures in place.

The recommended noise controls include local plant acoustic barriers, perimeter berms, equipment limitations, and extraction direction. All of these recommended noise controls are included on the Site Plan. With the implementation of the recommended noise controls, the predicted noise impact on the noise-sensitive receptors surrounding the pit extension is predicted to satisfy the MECP noise guidelines.

In addition to a Noise Impact Study, an Air Quality Assessment was also completed (RWDI, April 2023). The Air Quality Assessment quantifies and evaluates air quality impacts from the various air emission sources for the proposed pit extension operations. These sources included aggregate material handling and processing and all associated equipment. The nearest significant sensitive receptors were identified as being located along Concession Road 4 as well as north of the Pit Extension along Wagg Road. These sensitive receptors were included as the basis for the Air Quality Assessment. Additional residences along Durham Road 47 were also considered; however, these residences are located further away from the proposed pit extension, and therefore the impacts will be far lower than those included in the dust assessment.

Dispersion modelling was conducted to confirm that the proposed dust control recommendations will be sufficient to control off-site impacts at the sensitive impact receptor locations. To ensure that dust levels are kept below the relevant criteria for all contaminants at the modelled receptors, several mitigation measures have been recommended and are included on the Site Plan. These include: suppressing dust on the internal haul routes, equipping processing equipment with dust suppressing or collection devices where required, and applying for Environmental Compliance Approval, where required. In addition, the site will operate following Lafarge’s Best Management Practices Plan for the Control of Fugitive Dust Emissions,

Based on the modelling results, the proposed pit extension is predicted to meet applicable Provincial Standards for air quality, with appropriate mitigation measures in place and ensure impacts to surrounding receptors are minimized.

Through the implementation of the Noise Impact Study and Air Quality Assessment recommended mitigation measures on the Site Plan, land use compatibility of the Pit Extension with the surrounding land uses can be achieved.

## 3.0 POLICY ANALYSIS

The following is an assessment of the proposed Goodwood Pit Extension relative to the policies and provisions of the following documents:

- Provincial Policy Statement (2020);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (August 2020);
- Oak Ridges Moraine Conservation Plan (2017),
- Lake Simcoe Protection Plan (2009),
- Durham Region Official Plan (Office Consolidation May 26, 2020)
- Durham Region Official Plan (Council Adopted May 17, 2023)
- Township of Uxbridge Official Plan (Office Consolidation January 2014)
- Township of Uxbridge Zoning By-Law 81-19 (Consolidated July 2020)

### 3.1 Provincial Policy Statement (2020)

The PPS is issued under section 3 of the *Planning Act*, and any decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS provides for the appropriate development of land while protecting resources of Provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS supports a comprehensive, integrated, and long-term approach to planning, and recognizes linkages among policy areas. The PPS is to be read in its entirety and the relevant policies are to be applied to each situation. The policies in the PPS are outcome-oriented, and some policies provide flexibility in their implementation provided that Provincial interests are upheld.

The PPS states that Provincial plans are to be read in conjunction with the PPS and with regards to conflict, the Provincial plans take precedence, except where relevant legislation provides otherwise.

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

The PPS states that mineral aggregate resources shall be protected for long-term use, and as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. The proposed Goodwood Pit Extension would provide 3.5 million tonnes of high-quality aggregate resources close to markets in the GTA and surrounding area which reduces greenhouse-gas emissions from trucking, transportation costs, and road network impacts from the trucks used to transport these resources.

The Goodwood Pit Extension has incorporated design elements based on technical recommendations into its site plans to ensure that no negative impacts occur to Natural Heritage features, Water Resources or adverse impacts on surrounding land uses as a result of the proposed extension.

The proposed Goodwood Pit Extension will be consistent with the following policies in the PPS:

- The proposed Goodwood Pit Extension is a permitted use on rural lands located in municipalities as the "management or use of resources" (1.1.5.2)
- The proposed pit extension has been appropriately designed to mitigate adverse effects on sensitive land uses. Visual and acoustic berms are included in the proposed site plan to minimize noise impacts to acceptable levels and screen pit operations (1.2.6.1).
- There are no significant wetlands, significant coastal wetlands, significant valley lands, areas of natural and scientific interest (ANSI), significant wildlife habitat, or fish habitat located on the subject lands. The Natural environment report concluded that the woodlands and wildlife habitat on the proposed subject lands do not meet the significance criteria according to the ORMCP Technical Papers, and therefore are not deemed significant (2.1.4, 2.1.5, 2.1.6, 2.1.8).
- In accordance with the ESA (O. Reg. 830/21), a Notice of Activity and development and execution of a management plan will be undertaken for the Eastern Meadowlark and Bobolink habitat identified on the site prior to any disturbance occurring.
- A Water Report was completed and assessed the potential impacts of the operation relative to the quality and quantity of groundwater and surface water. The study concluded that there will be no adverse hydrological or hydrogeological impacts on water resources. The quality and quantity of both local groundwater and surface water will be maintained (2.2.2)

- The proposed Goodwood Pit Extension makes significant aggregate resources available from a close-to-market location. The proposed operation and Aggregate Resources Act Site Plans have been designed in a manner that minimizes social and environmental impacts (2.5.2.1 & 2.5.2.2)
- The subject lands will be progressively rehabilitated and final rehabilitation will be compatible with surrounding land uses and approved land use designations (2.5.3.1).
- The subject lands will be comprehensively rehabilitated with the adjacent, existing Goodwood Pit located to the south (2.5.3.2).
- The proposed Goodwood Pit Extension is not located within a Prime Agricultural Area as designated by the Region's Official Plan and does not contain Prime Agricultural Lands (2.5.4)
- The subject lands do not contain significant built heritage resources or cultural heritage landscapes as demonstrated through the completion of the Cultural Heritage Screening Report.
- Stage 1, 2, and 3 Archaeological Assessments have been completed and appropriate long-term protection measures have been included on the site plan to ensure the long-term protection of the identified archaeological resources on the property. (2.6.2).

The proposed Goodwood Pit Extension is consistent with the PPS, represents good planning, wise resource management, and is in the public interest after considering the economic, environmental, and social factors that apply to this application.

### 3.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (August 2020)

The subject lands are located within the Greater Golden Horseshoe (GGH) Growth Plan ("Growth Plan") area. The Growth Plan is the Province's initiative to plan for growth and development in the GGH while promoting economic prosperity, protection of the environment, and quality of life.

Within the GGH, the Greenbelt Plan, The Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan are other Provincial Plans that also apply.

As the subject lands are located within the Oak Ridges Moraine Conservation Plan (ORMCP) area (see **Figure 6** - Provincial Plan mapping), the policies of the Growth Plan generally do not apply to this application. The same, similar, related, or overlapping matters of the Growth Plan are addressed by the policies of the ORMCP.



### 3.3 Oak Ridges Moraine Conservation Plan (2017)

Established under the *Oak Ridges Moraine Conservation Act (2001)*, The Oak Ridges Moraine Conservation Plan (ORMCP) is an ecologically based plan that provides land use and resource management direction for land and water within the Moraine. It provides land use and resource management planning direction to Provincial Ministers, ministries and agencies, municipalities, landowners, and other stakeholders on how to protect the Moraine's ecological and hydrological features and functions.

The ORMCP recognizes the importance of the non-renewable mineral aggregate resources located within the Moraine, and permits new aggregate resource operations in Natural Linkage Areas and Countryside Areas.

Part II outlines the land use designations of the ORMCP. The proposed Goodwood Pit Extension is located within the "Countryside Area" designation of the ORMCP (see **Figure 7** and **Figure 10**). "Countryside Areas" are areas of rural land use such as agriculture, recreation, residential development, rural settlements, mineral aggregate operations, parks, and open space (10.1.3). "Countryside Areas" have the objective of providing for economic development that is compatible with other objectives of the area. The proposed Goodwood Pit Extension property is surrounded by lands that are designated as Countryside Area with no adjacent lands that are designated as ORMCP Linkage or Core Areas.

Mineral aggregate operations are a permitted use within Countryside Areas (13.3.11). Accessory uses to those permitted in Countryside Areas are also permitted (13.3.17).

Part III of the ORMCP integrates environmental and land use planning to maintain or improve the ecological integrity of the Plan Area.

Part III, states that all development or site alteration shall identify planning, design, and construction practices that ensure no buildings or other site alterations impede any Hydrological functions or the movement of plants and animals among key natural heritage features, key hydrologic features, and adjacent lands in Natural Core Areas and Natural Linkage Areas. Natural Heritage report and a Water Report were completed to accompany the Goodwood Pit Extension Planning Act and Aggregate Resources Act applications. The recommendations from each report are included in the site plans for the pit extension.

Part III, Paragraph 22 identifies which Key Natural Heritage Features are afforded protection within the Plan Area. Natural Environment report was completed to identify the presence of any key natural heritage features within the proposed pit extension area.

The Natural Environment report concluded that the woodlands and wildlife habitat on the proposed site does not meet the significance criteria according to the ORMCP Technical Papers, and therefore are not considered to be Key Natural Heritage Features.

One Butternut tree was previously identified on the Site within the deciduous forest windbreak separating the Site from the existing Goodwood Pit to the South. During the site visit undertaken in the spring of 2023, the Butternut tree was found to be destroyed

by a tornado in 2022. In the spring of 2023, Eastern Meadowlark and Bobolink habitat was identified in the northeastern area of the site and two Eastern Meadowlark were observed calling from this area. Mitigation of Eastern Meadowlark and Bobolink includes registering the Project with the MECP through the online Notice of Activity and developing and executing a management plan in accordance with O.Reg 830/21. This will be completed prior to any disturbance occurring in this area. There are no other Key Natural Heritage Features within the proposed extension.

There are no Key Hydrological Features present on the subject lands. A Water report (level 1/2) was completed per ARA requirements. The Water report includes a water budget, and recommendations to ensure the proposed extension has no adverse effects on surrounding hydrological features (26.4).

The ORMCP maps Areas of High Aquifer Vulnerability and Landform Conservation Areas. The subject lands do not fall within a mapped Area of High Aquifer Vulnerability and are not mapped as being located within a Landform Conservation Area Category 1 or 2.

The following table outlines the applicable policies pertaining to mineral aggregate operations as outlined in Part 4 of the ORMCP.

**Table 2: Policy Conformity with ORMCP**

Paragraph	Proposed Application
<b>35 (1) An application for a mineral aggregate operation or wayside pit shall not be approved unless the applicant demonstrates,</b>	
(a) that the quantity and quality of groundwater and surface water in the Plan Area will be maintained and, where possible, improved or restored;	A level 1 / 2 Water Report determined that there are no expected adverse impacts to water quality or quantity, and thus will be maintained. Recommendations from the Water Report are included on the Site Plan for the proposed Pit Extension.
(b) that as much of the site as possible will be rehabilitated,  (i) in the case of land in a prime agricultural area, by returning substantially all the land to a condition in which the soil capacity for agriculture is on average the same as it was before the mineral aggregate operation or wayside pit began operating, and  (ii) in all other cases, by establishing or restoring natural self-sustaining vegetation;	The subject site is not located within a Prime Agricultural Area, and is not proposed to be rehabilitated to an agricultural condition.  The final rehabilitation will establish a naturalized site through the creation of a pond, terrestrial landform comprised of naturalized slopes and setbacks. The rehabilitated area will be planted with native vegetation that will be maintained until it is self-sustaining.
(c) if there are key natural heritage features on the site or on adjacent land, that their health,	The subject lands contain habitat for Eastern Meadowlark and Bobolink. In accordance with the

<p>diversity, size and connectivity will be maintained and, where possible, improved or restored; and</p>	<p>requirements of O.Reg. 830/21 under the ESA, prior to any site disturbance, Notice of Activity will be registered with the MECP and a management plan will be developed and executed.</p>
<p>(d) if there are areas of natural and scientific interest (earth science) on the site or on adjacent land, that the geological or geomorphological attributes for which they were identified will be protected.</p>	<p>There are no areas of natural and scientific interest on the site or adjacent land.</p>
<p>(1.1) Nothing in sub clause 35 (1) (b) (i) requires an applicant to demonstrate that land has been returned to the condition it was in before a mineral aggregate operation or wayside pit began operating if the land is in the Countryside Area and there was a substantial quantity of mineral aggregate resources below the water table that were extracted. However, prime agricultural lands in other areas must be rehabilitated in accordance with sub clause 35 (1) (b) (i).</p>	<p>The proposed extension is not located within a Prime Agricultural Area and is not proposed to be rehabilitated to an agricultural condition.</p>
<p>(4) Despite subsection 22(2), an application for a mineral aggregate operation or wayside pit with respect to land in a key natural heritage feature may be approved if; (c) in the case of a key natural heritage feature that is the habitat of an endangered or threatened species and is located in a Countryside Area or Settlement Area, the requirements of paragraph 5 of subsection 22(2) are satisfied.</p>	<p>The subject lands contain habitat for Eastern Meadowlark and Bobolink. In accordance with the requirements of O.Reg. 830/21 under the ESA, prior to any site disturbance, Notice of Activity will be registered with the MECP and a management plan will be developed and executed.</p> <p>The proposed Goodwood Pit is located in the Countryside Area and the Meadowlark and Bobolink habitat will be removed in accordance with the requirements of the Endangered Species Act and is not located within any other key natural heritage feature. Therefore, section 22(2) is satisfied.</p>
<p>36. Municipalities and the mineral aggregate industry are encouraged to work together to develop and implement comprehensive rehabilitation plans for parts of the Plan Area that are affected by mineral aggregate operations.</p>	<p>The proposed Goodwood Pit Extension will be comprehensively rehabilitated with the existing Goodwood Pit located immediately south.</p>
<p>36.1. Official plan policies and development proposals shall incorporate best practices for the</p>	<p>Topsoil and overburden stripped on-site will be placed in berms or</p>

<p>management of excess soil generated and fill received during any development or site alteration, including infrastructure development, to ensure that,</p> <p>(a) excess soil is reused on-site or locally to the maximum extent possible;</p> <p>(b) where feasible, excess soil reuse planning is undertaken concurrently with development planning and design; and</p> <p>(c) the quality of fill received and the placement of fill at the site will not cause an adverse effect with regard to the current or proposed use of the property, the natural environment or cultural heritage resources and is compatible with adjacent land uses</p>	<p>immediately used for progressive rehabilitation for the proposed extension, or the existing Goodwood Pit.</p> <p>Soil not used immediately will be stockpiled temporarily on the pit floor, within the limit of extraction, and at least 90 meters from a property with residential use.</p> <p>Excess soil is proposed to be imported to the site for final rehabilitation in the northwest corner, to create a higher-use landform, such as a future residential building lot. The importation of soil will comply with O.Reg. 406/19 of the Environmental Protection Act.</p>
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In conclusion, the proposed Goodwood Extension conforms to the policies of the Oak Ridges Moraine Conservation Plan.

### 3.4 Lake Simcoe Protection Plan (2009)

The Lake Simcoe Protection Plan (LSPP) was established under the *Lake Simcoe Protection Act (2008)* to provide policies to improve the ecological health of the Lake Simcoe Watershed. The LSPP aims to address long-term environmental issues in Lake Simcoe and its watershed by: promoting immediate action to address threats to the ecosystem, such as excessive phosphorus; targeting new and emerging causes of stress such as invasive species and climate change; protecting and restoring important natural areas such as shorelines and wetlands, and; restoring the health of the fish and other aquatic life.

Sections 4.16 to 4.21 of the LSPP specifically apply to the construction and mineral aggregate resources activities within the watershed. The policies identify several actions including conditions for site plans to promote the implementation of effective and practical best management practices to reduce soil erosion and address atmospheric deposition from aggregate sites. Policy 4.19-SA encourages the aggregate industry to adopt best management practices as a proactive measure to reduce the potential contribution of phosphorus loadings to the Lake Simcoe Watershed. Policy 4.20-DP requires municipalities to incorporate measures into their construction activities which include regulations on soil removal, runoff control, erosion control, exposed soil, and measures for implementation. The Proposed Goodwood extension has operational conditions which adhere to these regulations, including the incorporation of best practices under the ARA to mitigate and control runoff (silt fencing), and usage of soil in berms or for progressive rehabilitation.

Additional soils that are not used immediately are stockpiled temporarily on the pit floor, and if they remain for over a year they will be vegetated to control erosion.

As discussed previously in this Report, the proposed Goodwood Pit Extension is also located within the ORMCP Area.

The LSPP also provides policy direction concerning shoreline and natural areas that are located outside of the Greenbelt area and Oak Ridges Moraine area. For lands within the Oak Ridges Moraine Conservation Plan, the LSPP refers back to the policies of the ORMCP for the protection of key natural heritage and hydrologic features to avoid duplication:

***6.41-DP** Policies 6.41 -6.44 apply to applications for new mineral aggregate operations and wayside pits and quarries that are outside of the Greenbelt area and the Oak Ridges Moraine area.*

As outlined in section 3.3, the proposed Goodwood Pit Extension conforms to the policies of the ORMCP.

In conclusion, the proposed Goodwood Pit Extension conforms to the policies of the LSPP.

### 3.5 **Durham Region Official Plan (Office Consolidated May, 2020)**

The Durham Region Official Plan (ROP) provides guidance for growth and development within the Regional Municipality of Durham (The Region). The Official Plan was adopted by Council in 1991 and approved by the Minister of Municipal Affairs and Housing in 1993. It was most recently consolidated on May 26, 2020. The purpose of the plan is to provide policies and development that ensure improved quality of life, health, safety, and convenience of the present and future residents of the Region. The Plan includes several goals, including managing the resources in the Region in an orderly, efficient, and responsible manner.

The proposed Goodwood Pit Extension is located within the "Greenlands System" of the Official Plan, and is designated as "Oak Ridges Moraine Area" on Schedule A2 – **see Figure 7** (Region of Durham Official Plan Land Use Mapping) which is a sub-section of the "Greenlands System". The Lands are also identified as within an area of high potential for aggregate resources on Schedule D of the ROP – See **Figure 8** (Region of Durham Aggregate Resource Mapping).

Section 9D pertains to Aggregate Resource Extraction Areas and the associated policies. Policy 9D.1.4 states that mineral aggregate operations shall conform to the policies of the ORMCP. Additionally, section 10B of the ROP implements the land use and policy direction from the ORMCP. As discussed in section 3.3 of this report, the proposed Goodwood Pit Extension conforms to the policies of the ORMCP.

Policy 9D.2.3 of the ROP states that Council when considering new or expanded Aggregate Resource Extraction Areas, shall require the following:

*"Mitigation measures addressing impacts on the existing adjacent land uses that may be affected by the extraction operations so that impacts are held to applicable provincial standards and guidelines. Measures such as setbacks, screening, berms, location of machinery, and hours of operation, shall be established as conditions of the license or site plan under the Aggregate Resources Act."*

Aggregate extraction is an established use in this area. Additionally, measures to mitigate impacts to surrounding land uses have been incorporated into the site plan and are based on the completed technical studies. The proposed extension has been designed to ensure that there are no unacceptable impacts on adjacent land uses. Setbacks, berms, screens, hours of operation, and other restrictions have been incorporated into the operational site plan included in this application.

Policy 9D.2.8 states that in Prime Agricultural Areas extraction of aggregates may be permitted as an interim use. The proposed Goodwood Pit property is mapped as a "Candidate Area" in the Provincial Agricultural System Area Mapping. However, the property is not mapped as a *Prime Agricultural Area* on the Region of Durham Schedule B, does not contain prime agricultural land, and, therefore, should not be considered a prime agricultural area.

Policy 9D.2.9 outlines the requirements and criteria for an aggregate application. The following table outlines how the application requirements are met:

**Table 3: 2020 Region of Durham Official Plan Policy Conformity Summary**

Policy	Proposed Application
<p><b>9D.2.9 Notwithstanding the policies of this Plan, to the contrary, an application to amend this Plan to designate a new or expanded Aggregate Resource Extraction Area or to permit aggregate-related industrial uses, shall be accompanied by:</b></p>	
<p>a) a hydrogeological study that assesses the potential impacts on water resources where the depth of excavation is proposed to go below the water table or the application is located on or near a hydrogeologically sensitive feature, such as a Provincially significant wetland, coldwater stream, aquifer recharge area or located on the Oak Ridges Moraine;</p>	<p>A Water Report was completed as required under the ARA. The report concluded that the proposed pit extension would have no adverse impacts on water quantity or quality. The report also concluded that there will be no adverse impacts on groundwater-dependent aquatic habitats. The minor loss in surface water runoff will have no negative impacts on surrounding natural features (Natural Environment Report).</p>
<p>b) an assessment of the following potential impacts:</p>	
<p>i) intended activities and magnitude of the operation;</p>	<p>The proposed operation is an extension of the current operation located directly south of the subject lands. Truck traffic will use the same</p>

	<p>haul routes that are being currently used. No increases in the average annual tonnage rate between the two licenses are anticipated as the extension is meant to replace the reserves of the existing pit. Therefore, there is no anticipated increase in the current scale of operations.</p>
<p>ii) operational aspects related to noise, lighting, dust and other potential nuisances;</p>	<p>A Noise Impact Study was completed to determine the impacts of the proposed extension on surrounding sensitive receptors. The Report recommendations are implemented and included on the site plan. The report concluded that with the recommended noise controls, the proposed extension is predicted to satisfy the MECP noise guidelines.</p> <p>Provincial operating standards require that the operator suppress dust on internal haul roads and from processing equipment. The proposed extension will comply with Lafarge's Best Management Practices Plan for the control of fugitive dust. Processing equipment that is located within 300m of a sensitive receptor will be equipped with dust suppression and/or collection devices.</p>
<p>iii) effects on key natural heritage and/or hydrologic features in accordance with the requirements of Policy 2.3.43;</p>	<p>Schedule B of the ROP identifies Key Natural Heritage Features in the Region. Key natural heritage features identified on the site as mapped on Schedule B include the hedgerow strip of spruce trees and a remnant strip of woodland that was removed on the existing Licence to the south based on the approved Site Plan. These woodland features have been assessed as part of the Natural Environment Report and it has been determined that they do not meet the significance</p>

	<p>criteria to be considered Significant Woodlands.</p> <p>The Natural Environment report concluded that, through the implementation of the recommended mitigation measures, no negative impacts to natural features and functions within the are anticipated. The recommendations of the report are included in the operational site plan.</p>
<p>iv) volume of truck traffic and haul routes;</p>	<p>As discussed in the project overview, the proposed extension will use the same haul route as the current operation. Two haul routes are uses. This first haul route connects the Goodwood Pit Extension with Lafarge’s Stouffville Pit (See <b>Figure 12</b>) and the second route provides materials directly to market. There are no anticipated new impacts to truck traffic from the proposed extension.</p> <p>Furthermore, in February 2023 Lafarge agreed to enter into a Cost Sharing Agreement with the Region of Durham to implement traffic management/calming measures in the Village of Goodwood to improve traffic safety on Regional Highway 47 and Regional Road 21. These traffic management and calming measures will be implemented by the Region of Durham to help alleviate the general impact of traffic through Goodwood</p> <p>A scoped TIS has been completed and concluded that the site trips are accommodated by the road network under both existing and future conditions, which is acceptable.</p>
<p>c) A description of how identified impacts will be satisfactorily addressed and where applicable, what mitigation is required to meet provincial standards and guidelines;</p>	<p>Where impacts have been determined, mitigation measures have been recommended and included in the site plans. Mitigation</p>



	measures meet all provincial requirements.
d) site plans and reports as required by the Aggregate Resources Act and regulations and standards thereto; and	The studies required under the ARA have been completed. Where recommendations were made, they have been included in the site plans.
e) within the Greenbelt Natural Heritage System, applications shall also be accompanied by a report, demonstrating how: i) the connectivity between key natural heritage and/or hydrological features will be maintained before, during and after extraction;  ii) the operator could immediately replace any habitat that would be lost from the site with equivalent habitat on another part of the site or on adjacent lands; and  iii) both ground and surface water features and functions will be protected or enhanced	The proposed extension is not located within the Greenbelt Natural Heritage System.

In conclusion, the proposed Goodwood extension conforms to the policies of the Durham Region Official Plan. A Draft Official Plan Amendment is included in Appendix B.

### 3.6 Township of Uxbridge Official Plan (Office Consolidated January 2014)

The Township of Uxbridge (The Township) Official Plan sets the vision, goals, and objectives for development within the Township. Supporting the aggregate industry is one goal directed toward ensuring the health of the Township’s local economy (2.1). The Township Official Plan provides planning policies to meet those objectives under section 16.1 of the Planning Act 1990. The Township Official Plan was originally approved by the Ministry of Municipal Affairs and Housing in July 1970. The most recent office consolidation occurred in January 2014.

The proposed Goodwood Pit Extension is located in the “Countryside Area” designation of the Oak Ridges Moraine Conservation Plan Area as shown on the Official Plan Schedule H – See Figure 10 (Township of Uxbridge Land Use Plan). The policies of the Township Official Plan generally refer back to the ORMCP and the Regional Official Plan. As outlined in sections 3.3 and section 3.5 of this Report, the proposed Goodwood Pit Extension conforms to the policies of the ORMCP and the Durham Region Official Plan.

Included in Appendix C is a copy of the proposed Township of Uxbridge Official Plan Amendment. The purpose of the Amendment is to amend the Official Plan of the Township of Uxbridge to permit the expansion of an existing aggregate operation.

### 3.7 Township of Uxbridge Zoning By-Law 81-19

The Township of Uxbridge Zoning By-Law 81-19 (As Amended) is a by-law to regulate the use of lands and the character, location, and use of buildings and structures within the Township.

The proposed pit extension is subject to the Township of Uxbridge Zoning By-Law (the "Zoning By-law"). The Lands are currently zoned Rural (RU) – see **Figure 11** (Township of Uxbridge Zoning By-Law Schedule). The Rural (RU) zone does not permit a mineral aggregate operation. Therefore, a Zoning By-law Amendment is required to re-zone the lands to permit a mineral aggregate operation.

The Zoning By-Law Amendment proposes to change the zoning from Rural (RU) to Rural Resource Extraction (M3) zone to permit a mineral aggregate operation on the subject lands. The zoning will conform to the amended Official Plan.

A draft Zoning By-Law Amendment is included in Appendix C.

# 4.0 Aggregate Resources Act Summary Statement

This section is completed in accordance with the Aggregate Resources of Ontario: Technical Reports and Information Standards, August 2020. This section of the Report fulfills "Part 1.0: Summary Statement" requirement of the Class 'A' License Application.

Lafarge Canada Inc. ("Lafarge") is applying for a Class A Licence (below water) under the Aggregate Resources Act ("ARA") for a property located at Part Lot 20, Concession 3 and Part 1, 40R-6692, Uxbridge Township (former township of Ontario) in the Regional Municipality of Durham. The purpose of the proposed Licence is to extend the existing Goodwood Pit that is currently licensed under the ARA (license #6593). The existing Goodwood Pit Licence is 126.9ha and the extension area proposed to be licensed is 17.9 ha (44.2 acres) with a limit of extraction of 15.4 hectares (38.1 acres).

As identified on page 2 of 3 of the Site Plans, the proposed pit extension is to be operated in two sequential phases in a west-to-east direction. The scales and established entrance at the existing Goodwood Pit will be used and the proposed maximum annual tonnage for the proposed license will be the same as the current Goodwood license of 1,177,000 tonnes/annually. The tonnage from the existing Licence will be combined with the proposed license extension.

The Site Plans are included in the application package and are comprised of 3 pages that provide details and drawings on:

Page 1: Existing Features Plan

Page 2: Operational Plan

Page 3: Rehabilitation Plan

The Site Plans have been completed in accordance with Aggregate Resources of Ontario Site Plan Standards (August 2020). The pit cross-sections are included on Pages 1 and 3 of the Site Plan. The following Technical Reports are included with the Application and have been completed in accordance with the Technical Reports and Information Standards (August 2020)

2.1 & 2.5 Water Report and Maximum Predicted Water Table Report/Water Report (WSP, June 2023)

2.2 Natural Environment Report (WSP, June 2023)

- 2.3 Stage 1 and 2 Archaeological Assessment (Stantec, January 2019) & Stage 3 Archaeology Report (Stantec, May 2021), and Cultural Heritage Screening Report (MHBC, April 2021 revised June 2023).
- 2.6 Noise Assessment Report, Aercoustics, April 2023

The following sections are structured to provide the information required under the Provincial Standards for Class A Licence for a pit operation that intends to extract aggregate material from below the maximum predicted water table elevation.

The proposed pit extension meets the requirements identified in the Aggregate Resources of Ontario Standards adopted by Ontario Regulation 244/97 (August 2020) for a Class "A" Licence for a Pit Operation.

### ***S. 1.1 Agricultural Classification of the Proposed Site***

The western portion of the property is currently in an active agricultural condition and produces cash crops. The eastern portion of the property includes facilities for dog training and equestrian purposes. As shown on **Figure 5 (soil mapping)**, the subject lands are mapped as exclusively Class 6 soils. Class 6 soils are described as being unsuitable for cultivation, but are capable for use as unimproved permanent pasture.

As discussed in section 2.0 of this report, the Province does not consider Class 6 soils to be Prime Agricultural Land. In addition, the proposed pit extension property is not mapped as a *Prime Agricultural Area* in the Province's Agricultural System mapping or in the Region of Durham Official Plan. The Region of Durham Official Plan specifically maps the property as not being *Prime Agricultural Lands* (see **Figure 9**).

Extraction is proposed to occur above and below the water table based on the quantity and quality of available resources available both above and below the water table, and the site is not proposed to be returned to agricultural land.

### ***S. 1.2 Planning and Land Use Considerations***

The subject lands are located in a predominately rural area of the Township and are located directly adjacent to the existing Goodwood pit.

The subject lands are designated Moraine Countryside Area in the Township and Region Official Plans. An Official Plan Amendment to the Region of Durham and Township of Uxbridge Official Plans is required to permit the expansion of the existing Aggregate Resources Extraction Area.

In the Township of Uxbridge Zoning By-Law, the subject lands are currently zoned "Rural". A Zoning By-Law Amendment is required to re-zone the subject lands to the Rural Resource Extraction (M3) zone to permit aggregate extraction and related processing activities.

As demonstrated in section 3.0 of this Report, the proposed extension to the Goodwood Pit represents good planning and is consistent with the Provincial Policy Statement (2020) and conforms to the Oak Ridges Moraine Conservation Plan (2017), the Region of Durham Official Plan, and the Township of Uxbridge Official Plan.

### ***S. 1.3 Source Water Protection***

The subject lands are located in the South Georgina Bay Lake Simcoe Source Protection Plan Area. The subject lands are not located in a Wellhead Protection Area or an Intake Protection zone. The closest WHPA is located about 6km away.

There will be no fuel storage on-site and a Spills Contingency Plan will be prepared to mitigate any potential contamination. No negative impact on groundwater recharge is anticipated from the subject lands. The Water Report demonstrates there will be no negative impact on groundwater recharge or the aquifer.

Source Water Protection is addressed in greater detail in section 3.7 of the WSP Water Resources Report (June, 2023).

### ***S. 1.4 Quality and Quantity of Aggregate On-site***

The proposed Goodwood Pit Extension is identified as a Mineral Aggregate Resource Area in Provincial and County mapping (see section 2.2 of this Report). In addition, site-specific investigations of the subject lands have confirmed the availability of approximately 3.5 million tonnes of aggregate resources available above and below the water table. The aggregate resources extracted from the proposed Goodwood Extension pit are of sufficient quality to supply plant feed material to the Stouffville Pit to produce high-quality concrete sand and stone, as well as to supply granular material to local construction and infrastructure projects. No more than 1,177,000 tonnes will be shipped from the proposed pit extension, in combination with the existing pit, each year.

### ***S. 1.5 Main Haulage Routes***

The Goodwood Pit Extension will utilize the same existing haul route as the current Goodwood Pit operation. Trucks will exit through the existing Goodwood Pit onto Durham Regional Road 47 and use the established haul route along Durham Regional Road 47 to the Stouffville Pit off of the York Durham Line (Highway #8) – See **Figure 12** (Haul Route Map). Alternatively, trucks will leave the Goodwood Pit using the existing entrance on Regional Road 47 and will deliver product directly to market using Regional Roads. Aggregate haul trucks are not permitted to make left-hand turns into the pit on Road 47; therefore, empty trucks return to the Goodwood Pit via Wagg Road and enter the pit via an entrance off Highway #3. Material may also be shipped out of the Goodwood Pit Extension directly to local markets. The existing property access off of Concession Road 4 will be used as a farm/emergency entrance only and will not be used for hauling. No new truck entrance permits are required.

In February 2023 Lafarge agreed to enter into a Cost Sharing Agreement with the Region of Durham to implement traffic management/calming measures in the Village of Goodwood to improve traffic safety on Regional Highway 47 and Regional Road 21. These

traffic management and calming measures will be implemented by the Region of Durham to help alleviate the general impact of traffic through Goodwood

### ***S. 1.6 Progressive and Final Rehabilitation***

The proposed pit extension will be rehabilitated to an open-water feature with naturalized side slopes. Extraction and progressive rehabilitation of the subject lands will be in two sequential phases in a west-to-east direction. Following completion of extraction in each phase, 3:1 side slopes will be established and seeded with a non-invasive vegetation species. The rehabilitated area will be planted with nodal clusters of native woodland species positioned in ecologically strategic locations around the edge of the proposed pond to promote natural succession processes and promote wildlife utilization. A shallow littoral area will be created in the southwest corner of the pond and will include wildlife habitat enhancement features such as boulders and rock piles for reptiles and fish, woody debris for reptile basking, waterfowl use and fish cover and sunken organic debris for fish cover. Plantings may include slender willow, red-osier dogwood, water plantain, lake sedge, swamp milkweed, soft-stem bulrush, and common cattail. Additional pondweed species, and other native wetland and emergent plants that are suited to the site conditions and present in the local area may also be utilized.

The northeast corner of the proposed Licenced area is to be returned to the existing grade through a combination of backfilling and use of imported material per the regulatory requirements of O. Reg. 244/97, the general regulations under the Aggregate Resources Act and O.Reg 406/19 "On-site and Excess Soil Management". This will allow this area of the property to be returned to an appropriate rural after-use, such as a future residential building lot. The typical 3:1 sloping scenario in this corner of the property would result in a landform that would not be suitable for any subsequent post-extraction land use. The amount of material that will be permitted by the Site Plan to be imported for rehabilitation purposes is 50,000m<sup>3</sup>.

The proposed pit extension will be rehabilitated comprehensively with the existing pit to the south to create two open-water features with naturalized side slopes and setback areas. The final naturalized land use will be cohesive with the surrounding rural residential uses and the landform created will be characteristic of a naturally occurring open space/pasture in the Goodwood area. The open-water area will create aquatic habitat for a variety of wildlife and will serve as a migratory stopover site for waterfowl. A significant portion of the existing Goodwood Pit has already undergone progressive rehabilitation, including approximately 58 ha north of the railway and approximately 17 ha south of the railway. The proposed final rehabilitated land use will be appropriate for the surrounding and adjacent rural uses.

# 5.0 CONCLUSIONS

The proposed extension of the Goodwood Pit will secure additional high-quality aggregate in the local and regional area. The extension will replace the depleting reserves at the existing pit and will utilize the existing pit haul route and pit entrance/exit. No increase in the annual tonnage from the pit extension, in combination with the existing pit, is proposed. The pit extension conforms to the policies of the ORMCP and will maintain the long-term integrity of the plan area.

There is an ongoing need for high-quality aggregate resources in the Growth Plan area to meet the market demands for future construction and infrastructure projects. This proposal helps achieve provincial policy by ensuring that *“as much of the mineral aggregate resources as is realistically possible shall be made available to markets as possible.”* While ensuring land use compatibility with the surrounding rural residential land uses and protecting natural heritage and water resources.

As demonstrated in this Report, the proposed Goodwood Pit Extension is:

- Consistent with the Provincial Policy Statement 2020;
- Conforms to the Growth Plan 2020;
- Conforms to the Oak Ridges Moraine Conservation Plan (2017);
- Conforms to the Lake Simcoe Protection Plan (2009);
- Conforms to the Region of Durham Official Plan (Consolidated 2020);
- Conforms to the Township of Uxbridge Official Plan (Consolidated 2014); and,
- Includes all of the information required by the Aggregate Resources Act Provincial Standards (2020).


It is concluded that the proposed development is appropriate and represents good planning.

Respectfully submitted by,

**MHBC**

  
 Caitlin Port, MES, MCIP, RPP



  
 Brian Zeman, BES, MCIP, RPP

## **Report Figures**



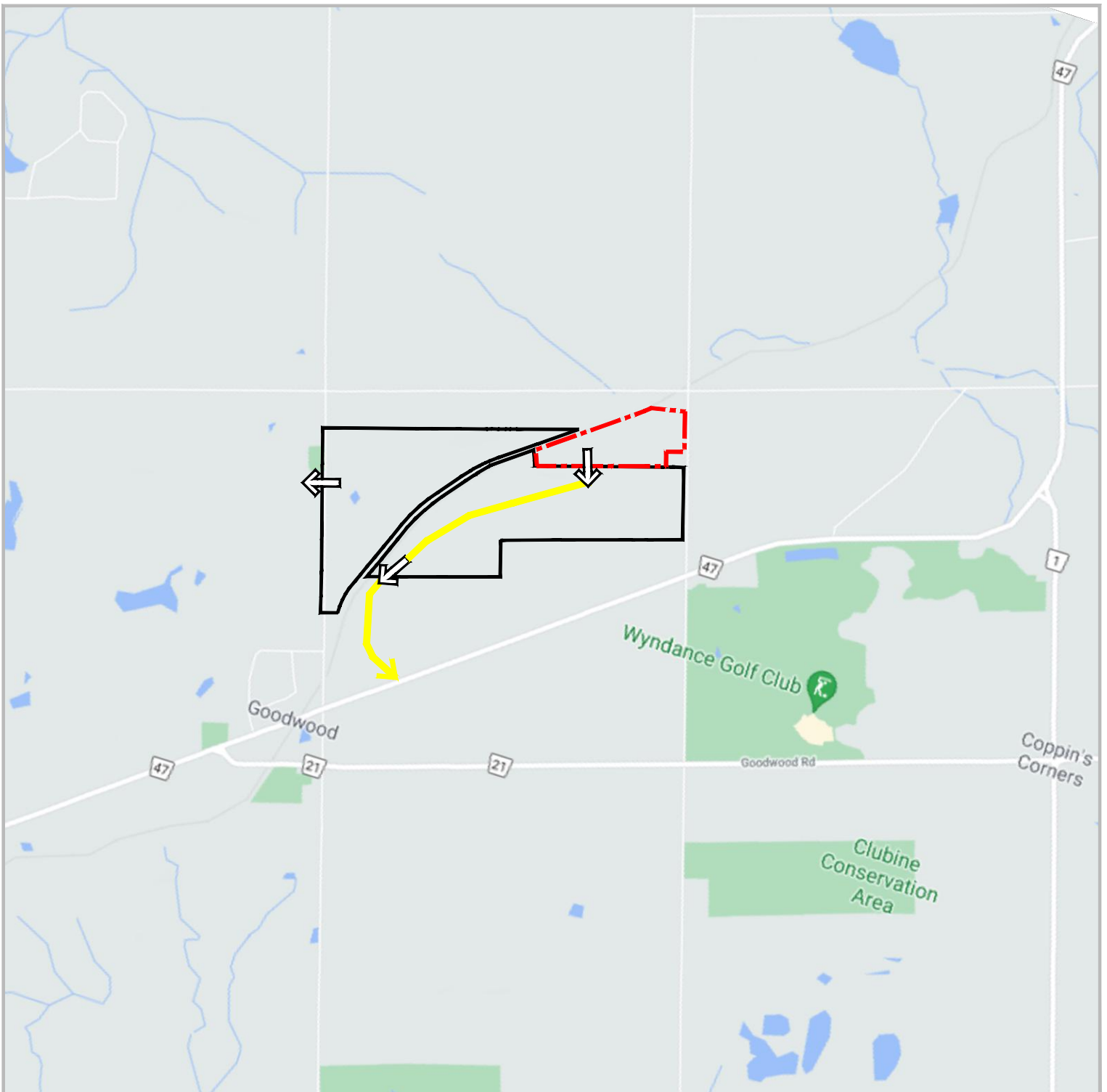





Figure 1  
**Location Map**

**LEGEND**

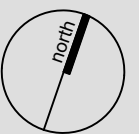
-  Proposed Licensed Boundary
-  Site Access
-  Lafarge Goodwood Pit (Licence #6593)

**DATE:** June 2023

**SCALE:** NTS

**FILE:** 9526HC

**DRAWN:** DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-UXBRIDGE\IPT\LOCATION MAP.DWG

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham




Source:  
 Google Maps

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



Figure 2  
**Aerial Imagery Map**

**LEGEND**

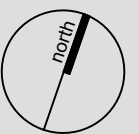
-  Proposed Licensed Boundary
-  Proposed Limit of Extraction
-  Lafarge Goodwood Pit (Licence #6593)

**DATE:** September 2021

**SCALE:** NTS

**FILE:** 9526HC

**DRAWN:** DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-UXBRIDGE\IPT\1\SATELLITE IMAGERY MAP.DWG

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

Source:  
 vuMap (First Base Solutions) online mapping subscription (Date of Imagery: 2020)

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

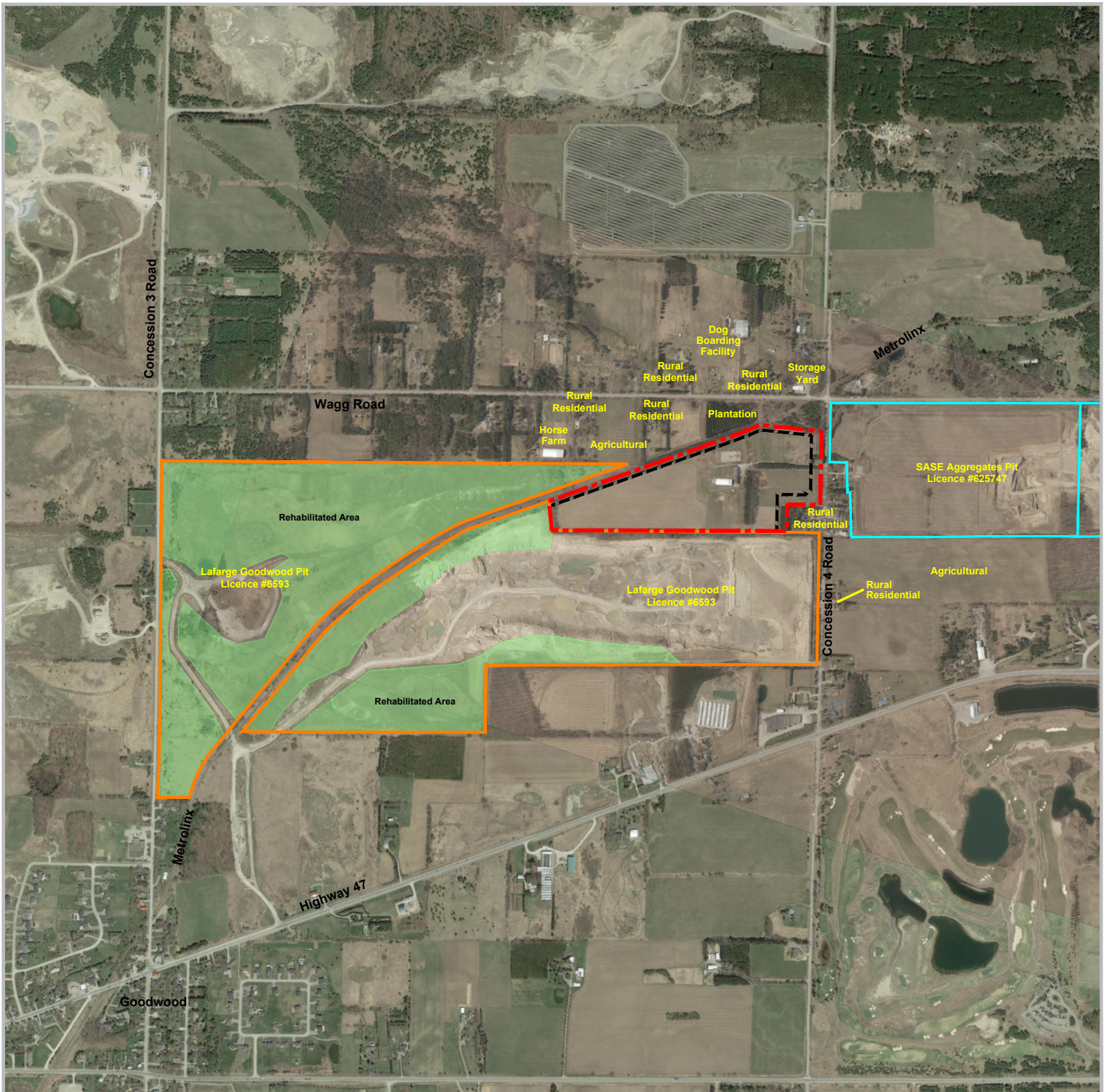





Figure 3  
**Rehabilitation and  
 Surrounding  
 Land Use Context**

**LEGEND**

-  Proposed Licensed Boundary
-  Proposed Limit of Extraction
-  Lafarge Goodwood Pit (Licence #6593)

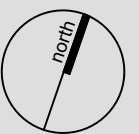
Sources:  
 vuMap (First Base Solutions) online mapping subscription (Date of Imagery: 2020)  
 and Google Imagery

DATE: June 2023

SCALE: NTS

FILE: 9526HC

DRAWN: DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-LXBRIDGE\PT\REHABILITATION AND SURROUNDING LAND USE CONTEXT.DWG

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

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 & LANDSCAPE  
 ARCHITECTURE  
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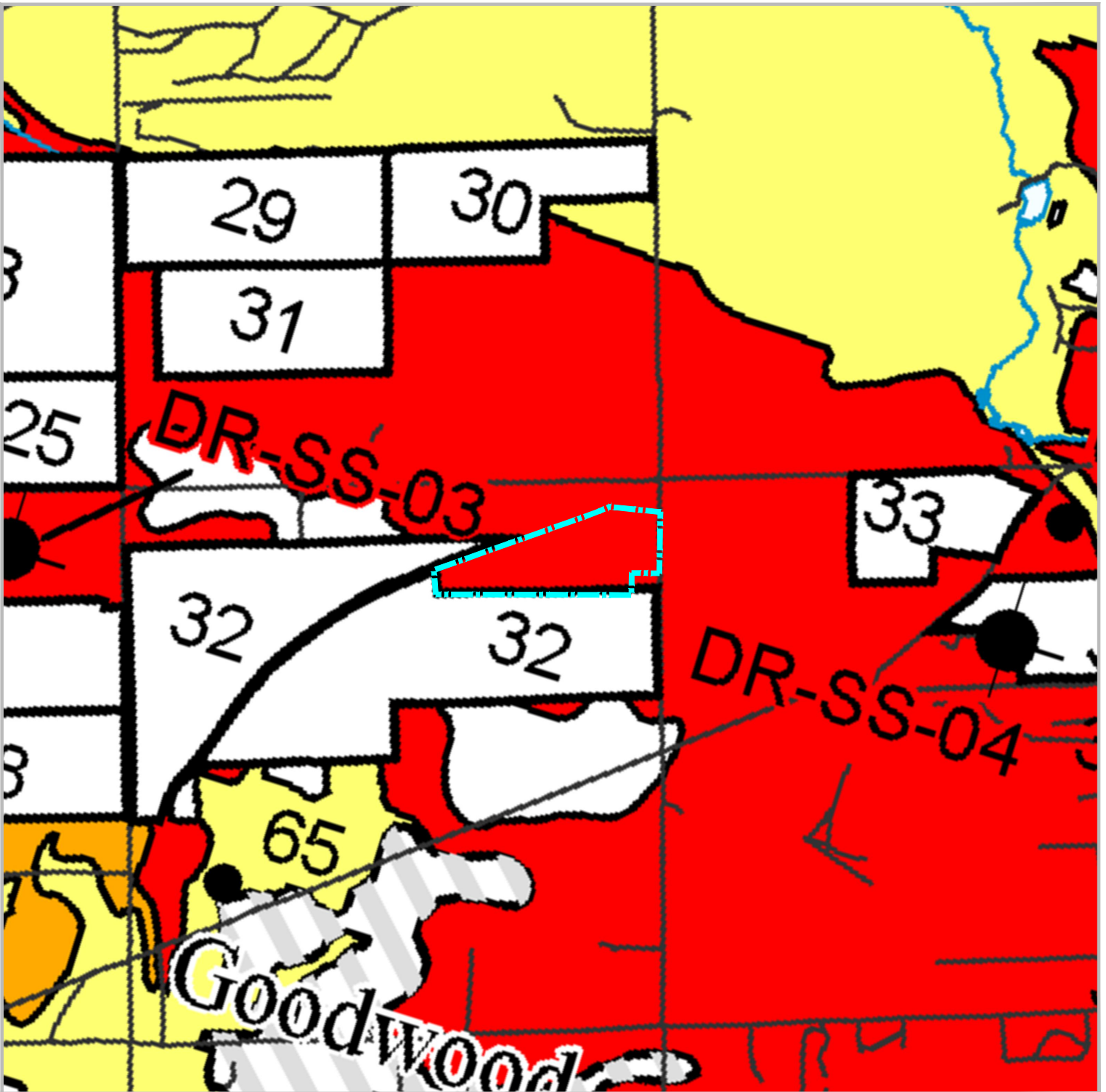











Figure 4  
**Aggregate Resources Inventory of the Regional Municipality of Durham (ARIP 185)**

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

**LEGEND**

 Proposed Licensed Boundary

-  Selected Sand and Gravel Resource Area, primary significance; deposit number (see Table 3)
-  Selected sand and gravel resource area, secondary significance
-  Sand and gravel deposit, tertiary significance
-  Other surficial deposits or exposed bedrock
-  Licensed property boundary; property number (see Table 2)
-  Unlicensed sand or gravel pit (i.e., abandoned pit or wayside pit operating on demand under authority of a permit). Property number (see Table 2).
-  Sample site; identification number (see Table 9)
-  Buried aggregate deposit

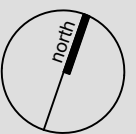
Source:  
 Aggregate Resources Inventory Paper 185 © Queen's Printer for Ontario 2010

DATE: June 2023

SCALE 1 : 20,000

FILE: 9526HC

DRAWN: DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-LUXBRIDGE\IPTARIP 185 MAP.DWG

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 & LANDSCAPE  
 ARCHITECTURE  
 200-540 BINGEMAN'S CENTRE DR., KITCHENER, ON, N2B 3X9  
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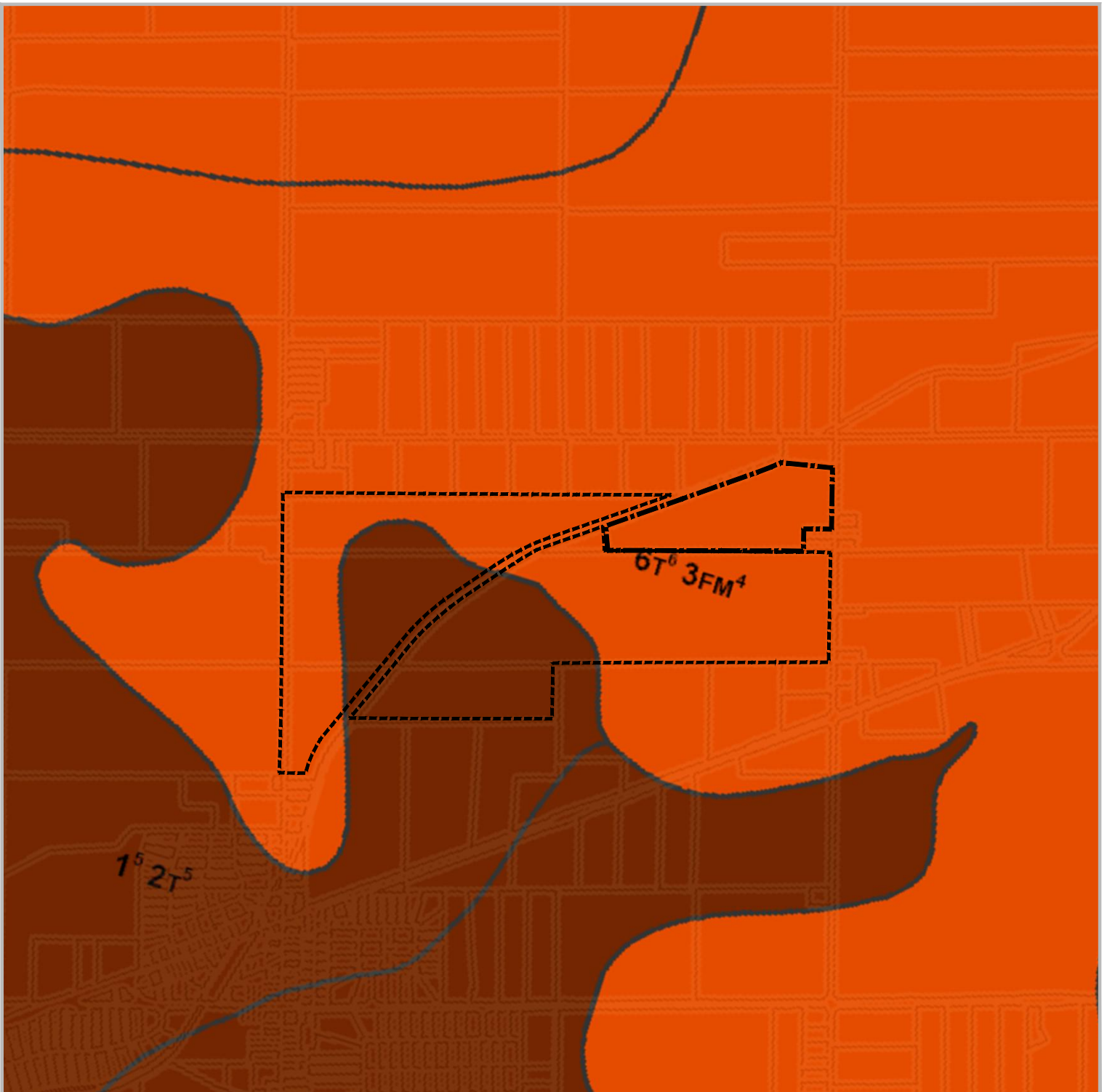


Figure 5  
**Soil Capability for Agriculture**

**LEGEND**



Proposed Licensed Boundary



Lafarge Goodwood Pit (Licence #6593)

Soil Capability for Agriculture



Class 1



Class 2



Class 5



Class 6

Source:

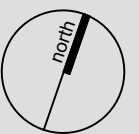
Ontario Ministry of Agriculture, Food and Rural Affairs *AgMaps* Interactive mapping  
 © Queen's Printer for Ontario 2021

DATE: June 2023

SCALE 1 : 20,000

FILE: 9526HC

DRAWN: DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-LUXBRIDGE\PT\SOIL CAPABILITY FOR AGRICULTURE MAP.DWG

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

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 & LANDSCAPE  
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 200-540 BINGEMAN'S CENTRE DR., KITCHENER, ON, N2B 3X9  
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

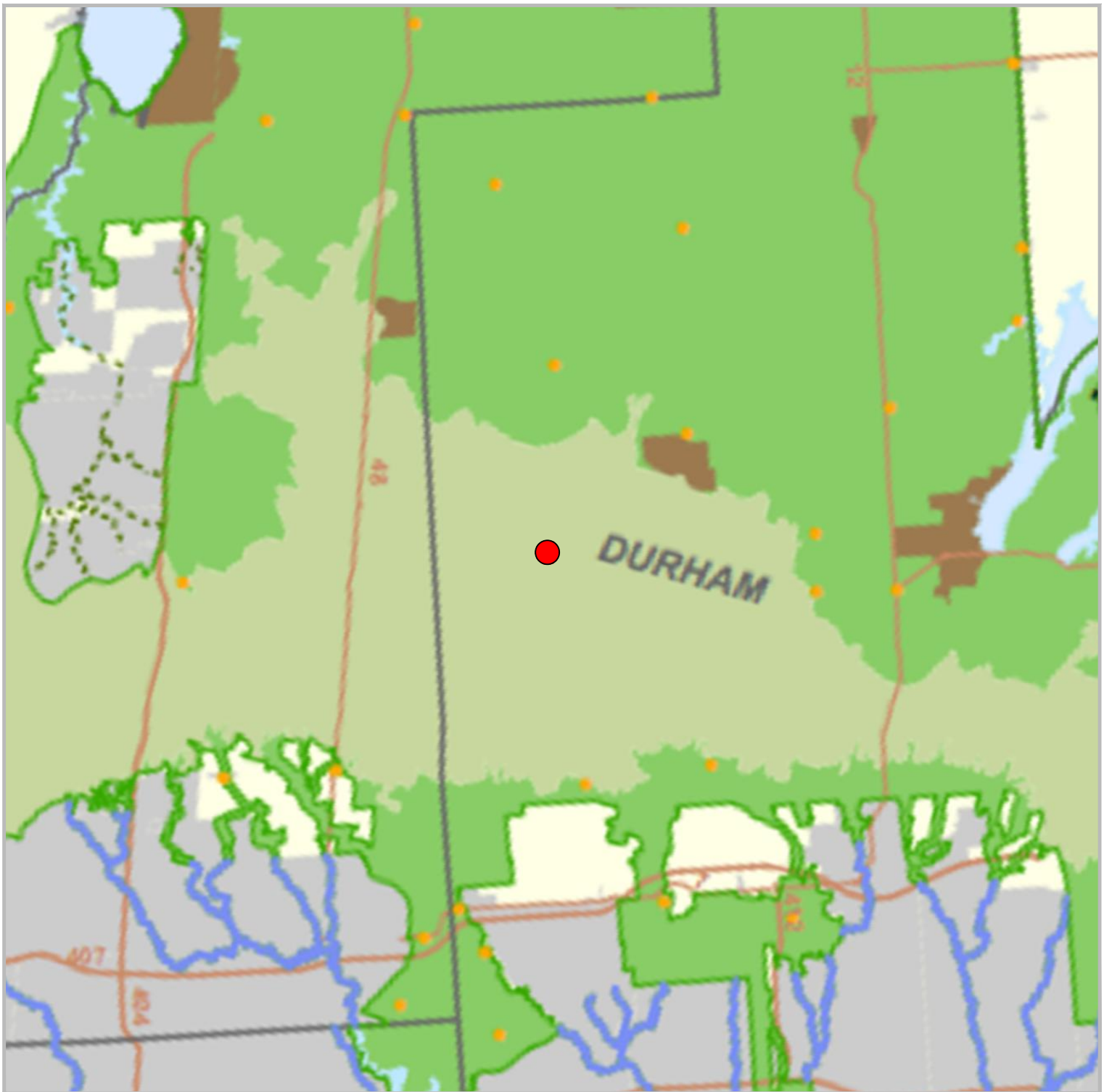


Figure 6  
**Provincial Plan Mapping**

**LEGEND**

● Subject Lands

- Greenbelt Area\*
- Protected Countryside
- Towns / Villages
- Hamlets
- Urban River Valleys
- Oak Ridges Moraine Area
- External Connections
- Settlement Areas Outside the Greenbelt
- Upper and Single-Tier Municipal Boundaries

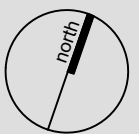
Source: © 2017, Queen's Printer for Ontario

DATE: June 2023

SCALE: NTS

FILE: 9526HC

DRAWN: DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-UXBRIDGE\IPT\PROVINCIAL PLAN MAPPING.DWG

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

**MHBC** PLANNING  
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 & LANDSCAPE  
 ARCHITECTURE  
200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9  
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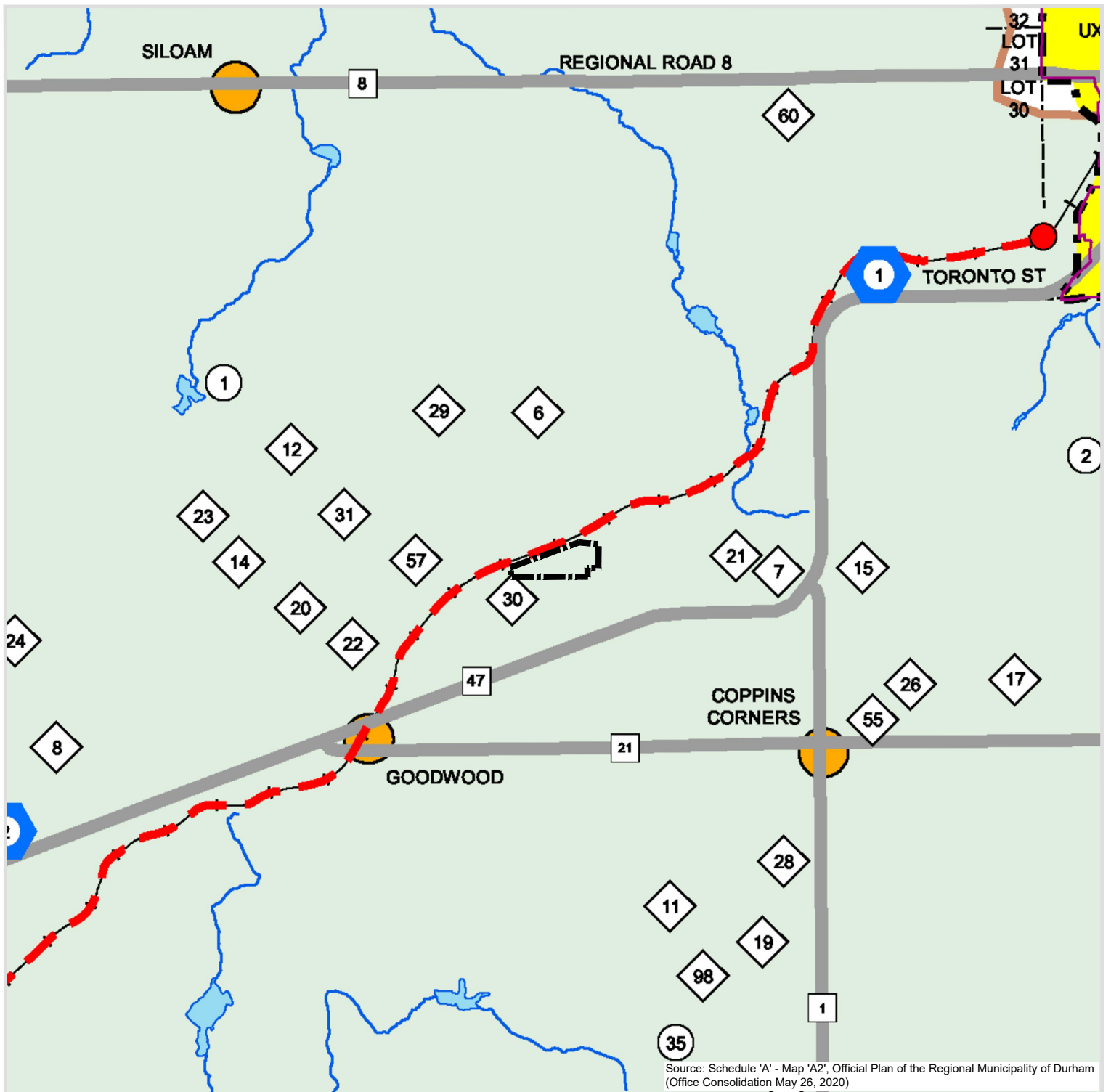
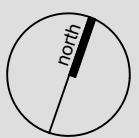


Figure 7  
**Region of Durham  
 Official Plan**  
 Regional Structure  
 (Schedule 'A' - Map 'A2')

LEGEND	
	Proposed Licensed Boundary
	Urban Area Boundary
	Living Areas
	Hamlet
	Rural Employment Area
	Country Residential Subdivision
	Aggregate Resource Extraction Area
	Oak Ridges Moraine Area Boundary
	Oak Ridges Moraine Areas
	Future GO Rail
	Future GO Station

DATE: June 2023  
 SCALE 1 : 50,000  
 FILE: 9526HC  
 DRAWN: DGS



K:\9526HC-LAFARGE-GOODWOOD FIT EXTENSION-UXBRIDGE\RP\TOURHAM OP REGIONAL STRUCTURE MAP.DWG

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

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

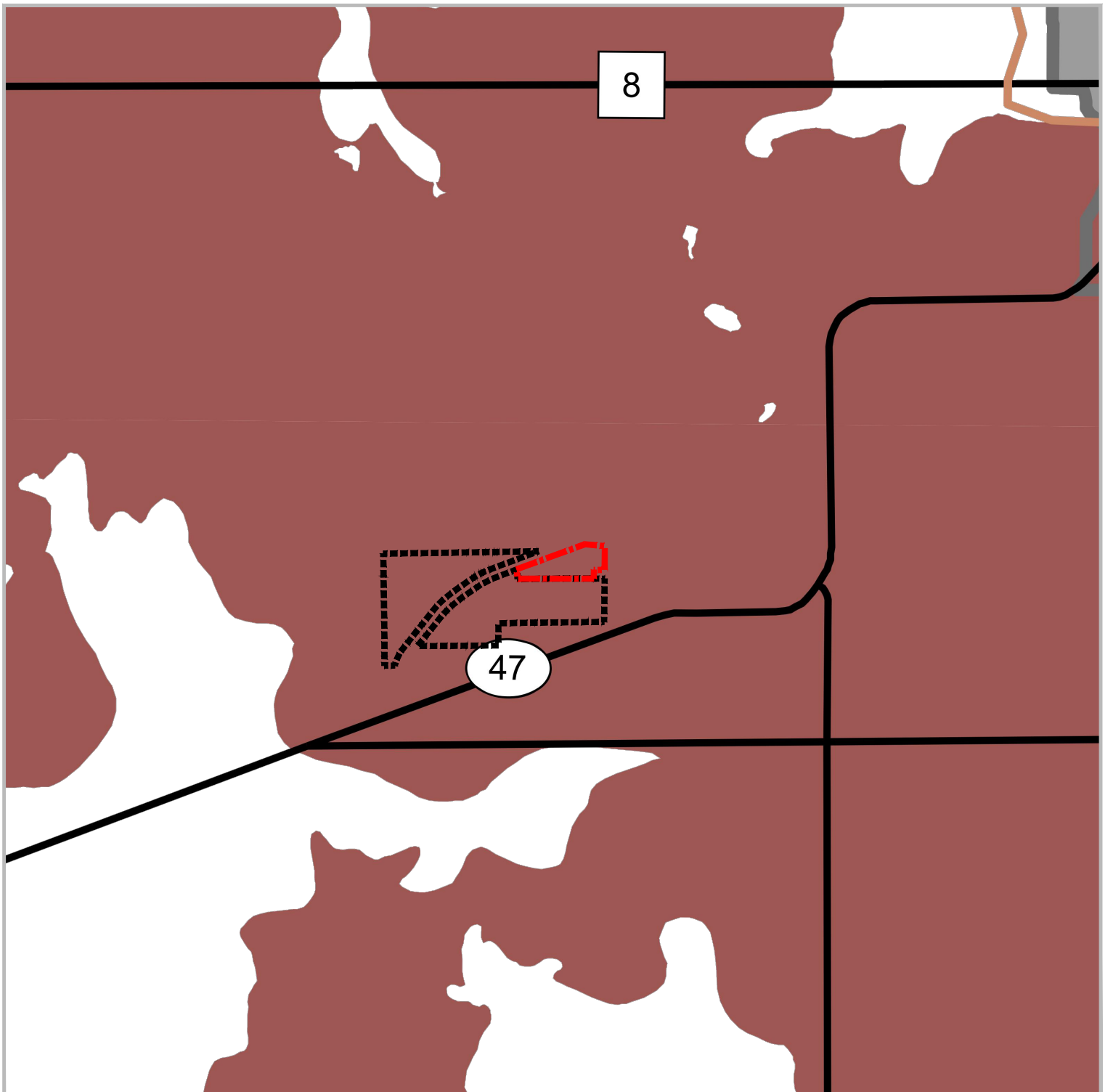







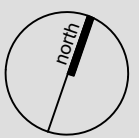
Figure 8  
**Region of Durham  
 Official Plan**  
 High Potential Aggregate  
 Resource Areas  
 (Schedule D)

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

- LEGEND**
-  Proposed Licensed Boundary
  -  Lafarge Goodwood Pit (Licence #6593)
  -  Areas of High Potential Aggregate Resource
  -  Urban Boundary
  -  Oak Ridges Moraine Conservation Plan Area

Source: Schedule 'D', Official Plan of the Regional Municipality of Durham

<b>DATE:</b> June 2023
<b>SCALE:</b> 1 : 50,000
<b>FILE:</b> 9526HC
<b>DRAWN:</b> DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-LUXBRIDGE\RP\TDURHAM OP HIGH POTENTIAL AGGREGATE RESOURCE AREAS MAP.DWG



**PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9  
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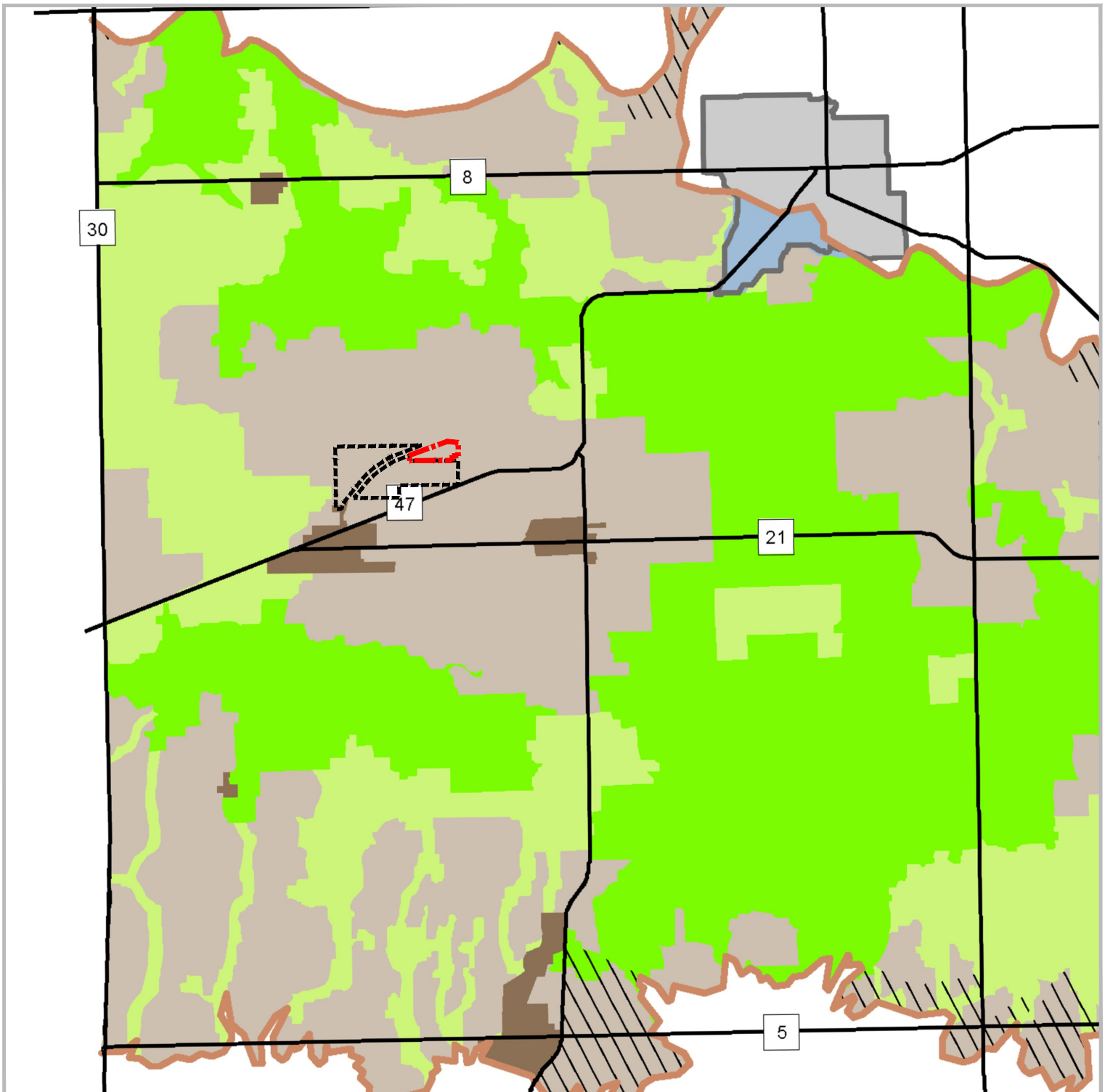


Figure 9  
**Region of Durham  
 Official Plan**  
 Oak Ridges Moraine  
 Land Use  
 (Schedule 'B' - Map 'B3')

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

**LEGEND**

-  Proposed Licensed Boundary
-  Lafarge Goodwood Pit (Licence #6593)
-  Natural Core Area
-  Natural Linkage Area
-  Countryside Area
-  Hamlet
-  Settlement Area
-  Prime Agriculture
-  Oak Ridges Moraine Conservation Plan Area Boundary

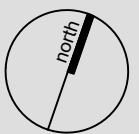
Source: Schedule 'B' - Map 'B3', Official Plan of the Regional Municipality of Durham

DATE: June 2023

SCALE ±1 : 100,000

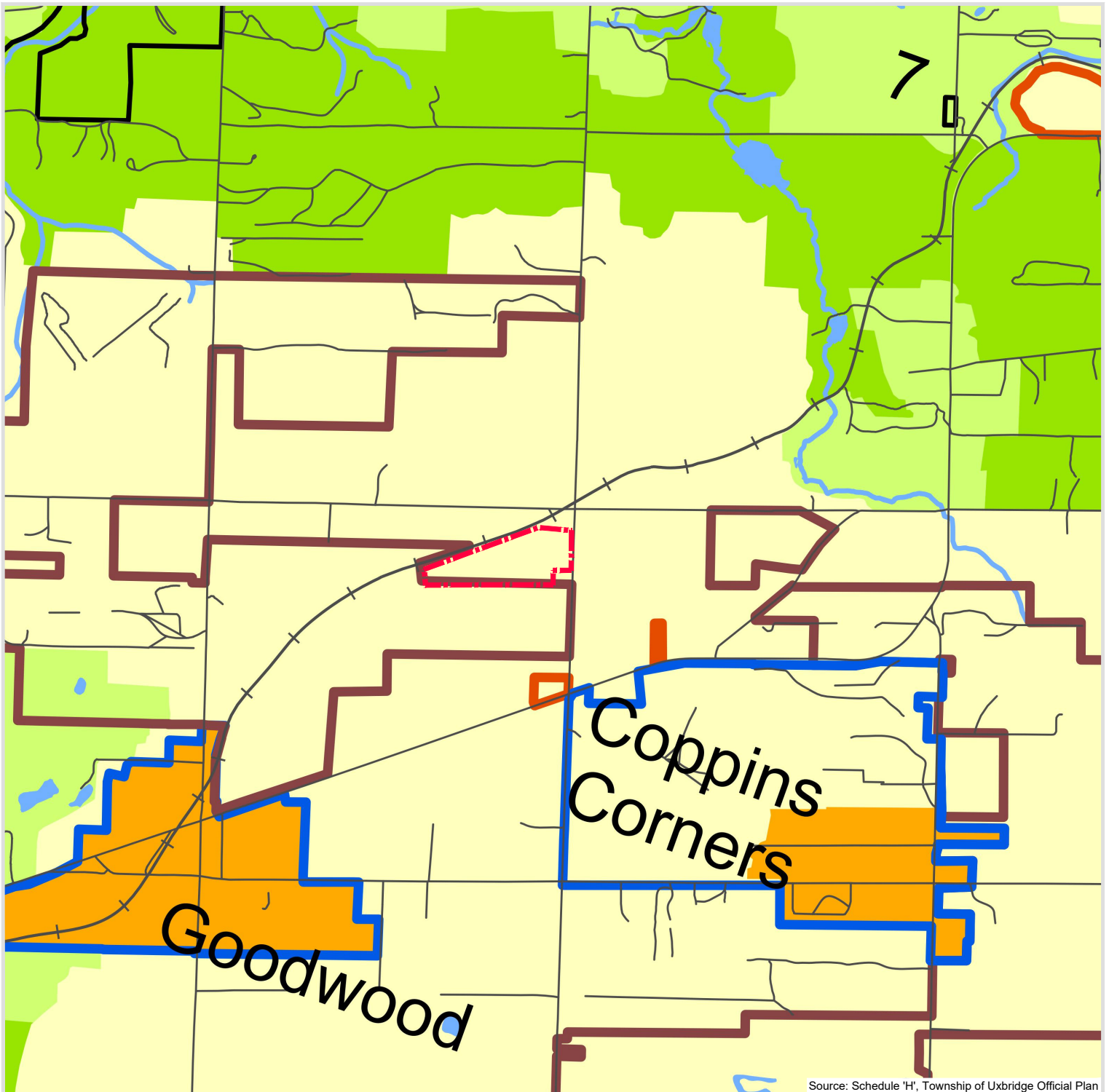
FILE: 9526HC

DRAWN: DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-UXBRIDGE\RPT\REGIONAL MUNICIPALITY OF DURHAM\OP SCHEDULEB MAPB3 OAK RIDGE MORaine LAND USE.DWG

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












Source: Schedule 'H', Township of Uxbridge Official Plan

Figure 10  
**Township of Uxbridge Official Plan**  
 Oak Ridges Moraine Conservation Plan Area Land Use Plan (Schedule H)

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

**LEGEND**

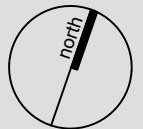
-  Proposed Licensed Boundary
-  Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area
-  Policy Area 1.9.4.3 iii Industrial
-  Non-Decision Area
-  Coppins Corners and Goodwood Secondary Plan Areas
-  Hamlet Areas
-  Countryside Area
-  Natural Linkage Area
-  Natural Core Area

**DATE:** June 2023

**SCALE:** 1 : 30,000

**FILE:** 9526HC

**DRAWN:** DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-UXBRIDGE\RPT\UXBRIDGE ORM LAND USE DESIGNATION MAP.DWG

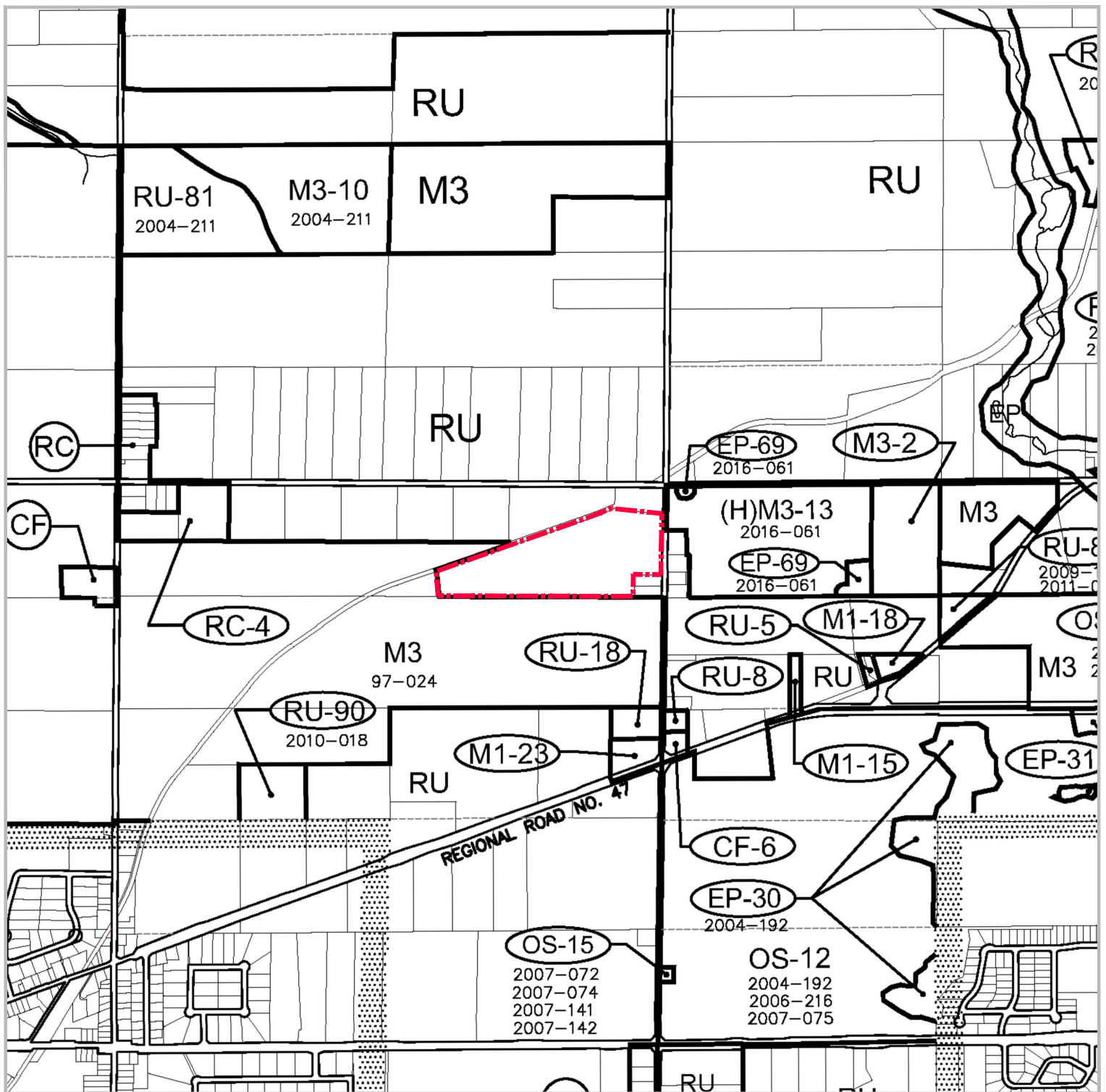


Figure 11  
**Township of Uxbridge Zoning By-law 81-19**

**LEGEND**



Proposed Licensed Boundary

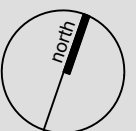
EP ENVIRONMENTAL PROTECTION ZONE	RC RECREATIONAL CLUSTER ZONE
OS RECREATIONAL OPEN SPACE ZONE	ER ESTATE RESIDENTIAL ZONE
RU RURAL ZONE	M1 RURAL INDUSTRIAL ZONE
CF COMMUNITY FACILITY ZONE	M3 RURAL RESOURCE EXTRACTION ZONE
	M5 AGGREGATE PROCESSING ZONE

DATE: June 2023

SCALE 1 : 20,000

FILE: 9526HC

DRAWN: DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-UXBRIDGE\RPT\ZONING MAP.DWG

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

Source:  
 Township of Uxbridge Zoning By-law 81-19, Schedule 'A3'  
 (Office Consolidation July 2020)

**MHBC** PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE  
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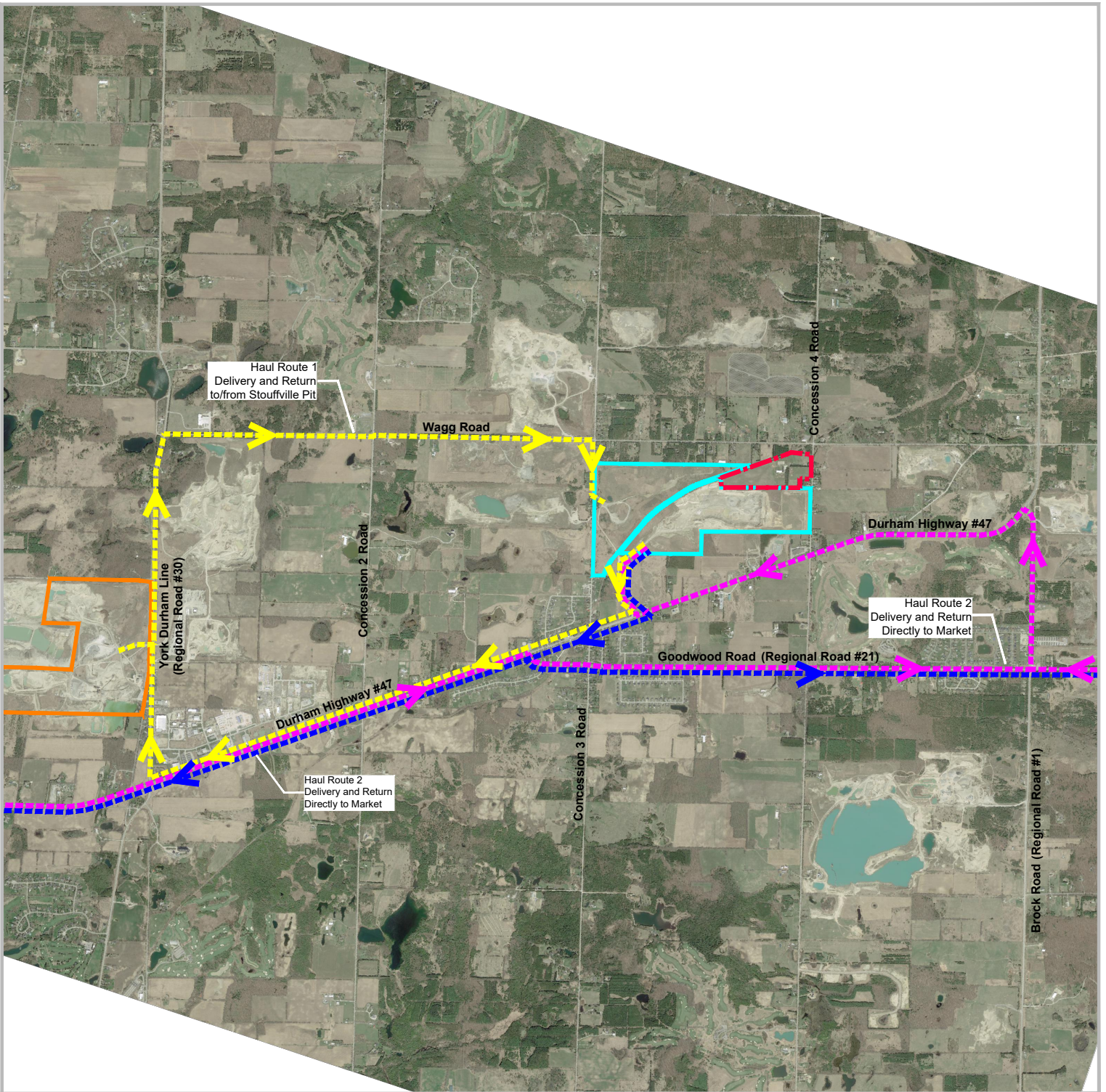


Figure 12  
**Haul Route Map**

**LEGEND**

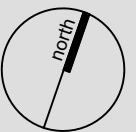
- Proposed Licensed Boundary
- Lafarge Goodwood Pit (Licence #6593)
- Lafarge Stouffville Pit (Licence #6559)
- Haul Route and Direction

DATE: June 2023

SCALE: NTS

FILE: 9526HC

DRAWN: DGS



K:\9526HC-LAFARGE-GOODWOOD PIT EXTENSION-UXBRIDGE\RP\THAUL ROUTE MAP.DWG

**Lafarge Canada Inc.**  
 4900 Concession Road 4  
 Part of Lot 20, Concession 3  
 Township of Uxbridge  
 Region of Durham

Sources:  
 Google Earth and TIS

**MHBC** PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE  
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# **Appendix A**

## **Record of Pre-Consultation**



December 29, 2023

Ms. Caitlin Port  
MHBC Planning  
540 Bingeman's Centre Drive  
Suite 200  
Kitchener, ON N2B 3X9

The Regional  
Municipality  
of Durham

Planning and Economic  
Development Department

Planning Division

605 ROSSLAND RD. E.  
Level 4  
PO BOX 623  
WHITBY ON L1N 6A3  
CANADA  
905-668-7711  
1-800-372-1102  
Fax: 905-666-6208  
Email: [planning@durham.ca](mailto:planning@durham.ca)

[www.durham.ca](http://www.durham.ca)

Brian Bridgeman, MCIP, RPP  
Commissioner of Planning  
and Economic Development

Dear Ms. Port:

**Re: Record of Pre-consultation for Proposed Extension to an Existing Aggregate Pit 4900 Concession 4 Township of Uxbridge**

In accordance with By-law 2-2008 of the Regional Municipality of Durham this letter will confirm that a pre-consultation meeting was conducted. The details of the meeting are as follows:

**Pre-Consultation Date:** December 18, 2023

**Parties in Attendance:**

Caitlin Port, MHBC	Kyle Rainbow, Township of Uxbridge
Brian Zeman, MHBC	Lino Trombino, Regional Planning
Chris Galway, Lafarge	Amy Knapp, LSRCA
Lori Riviere-Doersam, Regional Planning	David Perkins, Regional Planning

**Regrets:** Jeff Almeida, Regional Works

**Subject Property:** 4900 Concession 4

**Description of Proposal:** Applications for an amendment to the Regional Official Plan (ROP), Township of Uxbridge Official Plan and Zoning By-law, for the expansion of an existing aggregate pit.

**Regional Official Plan:** Oak Ridges Moraine, Countryside

**Township of Uxbridge Official Plan:** Oak Ridges Moraine, Countryside

**Conformity Details:** Policy 9D.2.2 of the Regional Official Plan (ROP) states that a Regional Official Plan



If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, extension 2548.

amendment is required for new or expanding aggregate pit operations.

## **Discussion**

The Lafarge Goodwood Pit has been in operation since the 1960s. It is a satellite pit to the Lafarge Stouffville site. The haul route will be one-way traffic along Regional Road 47, Regional Road 30 and Wagg Road. There is an agreement with Metrolinx to cross the railway line. Currently excavation is around 500,000 tonnes, although the aggregate license would allow extraction of 1.17 million tonnes.

The proposed expansion of the aggregate pit would see a new license area of 17.9 ha, with a limit of expansion of 15.4 ha. Extraction is proposed to be both above and below the water table. A 5 ha pond is proposed to be created, that would be kept separate from ponds on the existing site by a berm. No increase in tonnage is proposed.

## **Information and studies required to deem the proposal a “Complete” Application:**

***Application Forms*** - A Regional Official Plan Amendment (ROPA) application form is to be submitted to the Region of Durham Planning and Economic Development Department. The Region will circulate the ROPA application to the Township and various agencies for review.

Please note that the Township of Uxbridge Official Plan Amendment application and zoning by-law amendment applications should be submitted to the Township. The Region will provide the Township with copies of the technical studies identified below.

***Proposed Amendment*** - The ROPA application should include the proposed ROP amendment (draft text).

***Planning Justification Report*** - This report is required to demonstrate that the proposed development meets the goals, objectives and policies of Regional and Township Official Plans and indicate whether it conforms to applicable Provincial Plans and policies, in particular the Oak Ridges Moraine Conservation Plan and Lake Simcoe Protection Plan. Given that the site is identified as a Candidate Area in the Province’s Prime Agricultural Land Base mapping, the ROP Policy 9D.2.8 should be addressed in this report.

***Archaeological Assessment*** – A Stage 1, Stage 2 and Stage 3 Archaeological Assessment completed by a licensed Archaeologist are required to assess the archaeological potential of the subject site.

**Site Screening Questionnaire or Phase 1 Environmental Site Assessment Studies** – A Site Screening Questionnaire signed by a Qualified Person or a Phase 1 Environmental Site Assessment (consistent with O. Reg. 153/04, as amended) should be submitted. If a Phase 1 ESA is submitted it should be accompanied by the Region of Durham’s Reliance Letter and Certificate of Insurance (templates attached).

**Environmental Impact Study/Natural Heritage Evaluation** - An EIS/NHE is required as part of the application. This study should be scoped with the Lake Simcoe Region Conservation Authority (LSRCA).

**Transportation Impact Study/Traffic Brief** - This study should be scoped with the Regional Works Department. It should address the haul route. There should also be discussion about the existing access on Concession 4.

**Hydrogeological Report, including Water Balance** – this study will look at the proposed impact of the development on groundwater quantity and quality. It should be scoped with the Conservation Authority. A peer review of this report may be required.

**Air Quality Assessment** - To address air quality/land use compatibility impacts from the contaminants discharged from the proposed aggregate extraction operations, recommendation mitigation measures to ensure sensitive land uses are protected from the discharge. A peer review of this report will be required.

**Noise Assessment** - To address the impact of truck traffic, machinery and stationary noise from the proposed aggregate extraction operations in relation to surrounding sensitive land uses, recommending mitigation measures to ensure sound levels are at an acceptable level. A peer review of this report will be required.

**Site Plan** – a copy of the proposed ARA site plan should be submitted as part of the planning applications.

**Erosion and Sediment Control Plan**

**Grading and Drainage Plan**

**Number of Copies**

One (1) paper copy of each document is required, as well as an electronic copy.



## Fees

### Region of Durham

- Major ROPA \$20,000
- AMOPA \$3,500 (approval fee of \$5,000 paid at a later date)
- The applicant is required to post at least one sign adjacent to each area of road frontage of the site. The Region will provide the applicant with the content of the sign
- Health Department Fee \$287

### Township of Uxbridge

- AMOPA \$8,000.00 (2023), \$8,400.00 (2024) plus all external costs
- Major Zoning By-law Amendment \$9,580.00 (2023), \$10,060.00 (2024) plus all external costs

### Lake Simcoe Region Conservation Authority (LSRCA)

- Please contact the LSRCA directly

We recommended the fee amounts be confirmed at the time of submission of the applications. Payments should be by cheque or E-transfer.

In accordance with our procedures, please advise whether you concur with the above noted information and study requirements. Should you not agree with the above noted requirements or if sufficient time has lapsed since the application submission, another pre-consultation meeting may be required.

Please feel free to contact the undersigned should you have any questions regarding this matter.

*David Perkins*

David Perkins, MCIP, RPP  
Project Planner, Plan Implementation  
Region of Durham Planning Division

c.c.: meeting attendees

Attach.: Site Screening Questionnaire  
Regional Reliance Letter and Certificate of Insurance for  
Environmental Site Assessment Studies

# **Appendix B**

## **Draft Region of Durham Official Plan Amendment**

**AMENDMENT #XXX TO THE DURHAM REGION OFFICIAL PLAN**

---

**Purpose:** The purpose of this Amendment to the Durham Regional Official Plan is to add a new Aggregate Resource Extraction Area to Table E1 and Schedule A

**Location:** The subject site is located at 4900 Concession 4, in the Township of Uxbridge. It is legally described as Part Lot 20, Concession 3, Township of Uxbridge.

**Basis:** The Durham Regional Official Plan allows for the expansion of Aggregate Resource Extraction Areas subject to a number of criteria. Through the review of technical reports and the peer review process the application was evaluated based on the criteria of the Official Plan. It was determined that the proposed expansion meets all applicable Official Plan policies and Provincial Legislation.

**Amendment:** The Durham Regional Official Plan is hereby amended by adding a new Aggregate Resource Extraction Area as follows:

*“Schedule E – Table ‘E1’ – Aggregate Resource Extraction Areas*

<i>Area Identified on Schedule ‘A’</i>	<i>Former Municipality</i>	<i>Lot(s)</i>	<i>Concession(s)</i>	<i>Area (ha)</i>
<i>99</i>	<i>Uxbridge Twp.</i>	<i>Part of Lot 20</i>	<i>3</i>	<i>17.9</i>

**Implementation:** The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regard to this Amendment.

**Interpretation:** The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regard to this Amendment.

# **Appendix C**

## **Draft Township of Uxbridge Official Plan Amendment**

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW TO ADOPT AMENDMENT NO. \_\_ TO THE  
OFFICIAL PLAN OF THE TOWNSHIP OF UXBRIDGE  
(LAFARGE CANADA INC.)

**WHEREAS** the Official Plan of the Township of Uxbridge was prepared in accordance with the Planning Act, as amended, and was adopted by the Council of the Corporation of the Township of Uxbridge on the 24<sup>th</sup> day of July, 1970;

**AND WHEREAS** a public meeting was held on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ pursuant to the Planning act to hear submissions respecting the proposed Amendment No. \_\_\_\_ (Lafarge Canada Inc.) to the Official Plan the Township of Uxbridge.

**NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF UXBRIDGE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17 AND 26 OF THE PLANNING ACT, R.S.O 1990, AS AMENDED, HEREBY ENACTS AS FOLLOWS:**

1. **THAT** Amendment No. \_\_ to the Official Plan of the Township of Uxbridge is hereby adopted.
2. **THAT** the Clerk is hereby authorized and directed to make application to the Region of Durham for approval of Amendment No. \_\_\_\_ to the Official Plan of the Township of Uxbridge.
3. **THAT** this By-Law shall come into force and take effect upon final approval in accordance with the requirements of the Planning Act, R.S.O 1990, c.P. 13 as amended.

**READ A FIRST, SECOND, and THIRD** time and finally passed on the \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**AMENDMENT NO. \_\_\_\_\_**  
**TO THE**  
**OFFICIAL PLAN**  
**FOR THE**  
**TOWNSHIP OF UXBRIDGE**

**(Lafarge Canada Ltd.)**  
**Part of Lot 20, Concession 3, Township of Uxbridge**

**DATE**

**AMENDMENT NO \_\_\_\_\_**  
**TO THE OFFICIAL PLAN OF THE TOWNSHIP OF UXBRIDGE**

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## **STATEMENT OF COMPONENTS**

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text and schedule attached hereto, is an operative part of this Official Plan Amendment.

THE APPENDICES are not an operative part of this Official Plan Amendment.



## **PART ONE – INTRODUCTION**

### **1. PURPOSE**

The purpose of Amendment No. \_\_\_ is to amend the Official Plan of the Township of Uxbridge to permit the expansion of an existing aggregate operation.

### **2. LOCATION**

This Amendment applies to lands in the described as Part of Lot 20, Concession 3, Township of Uxbridge.

### **3. BASIS**

Provincial, Regional and Township planning policy supports the use of available aggregate resources subject to conditions. In particular, careful consideration must be given to minimizing social and environmental impacts including buffering sensitive uses; the protection of ecological and hydrological features and functions; protecting the quality and quantity of surface and groundwater; and conservation of cultural heritage and archaeological resources. The protection of ecological and hydrological features and functions is particularly important given the location of the Site in the Oak Ridges Moraine.

The applicant has addressed the issues related to the proposed expansion of the existing aggregate operation through extensive technical analyses, and have provided a detailed response to the input obtained through the agency review. Issues raised by the public have also been considered and addressed. The work done to date demonstrates that the principle of development is appropriate subject to the satisfaction of specific conditions identified as part of the Aggregate Resources Licence application in accordance with the Aggregate Resources Act, and through the Planning Act applications.

Further, the application has been evaluated by the Region of Durham, in accordance with the Durham Regional Official Plan and it was concluded that the proposal meets all applicable policies of that Plan and Provincial legislation. Regional Official Plan Amendment No. \_\_\_ will come into force and effect at the end of the appeal period for the Official Plan Amendment after Regional approval. It changes the size of Aggregate Resource Extraction Area \_\_\_ in the Regional Plan to recognize the proposed expansion of the existing aggregate operation.

Council, have considered all these factors and has determined that the amendment to the Township Official Plan is appropriate.

The amendment is subject to Regional approval, and will come into force and effect at the end of the appeal period for the Official Plan Amendment after Regional approval and once Amendment No. \_\_\_\_\_ to the Durham Regional Official Plan is in full force and effect.

## **PART TWO – THE AMENDMENT**

### **1. PURPOSE**

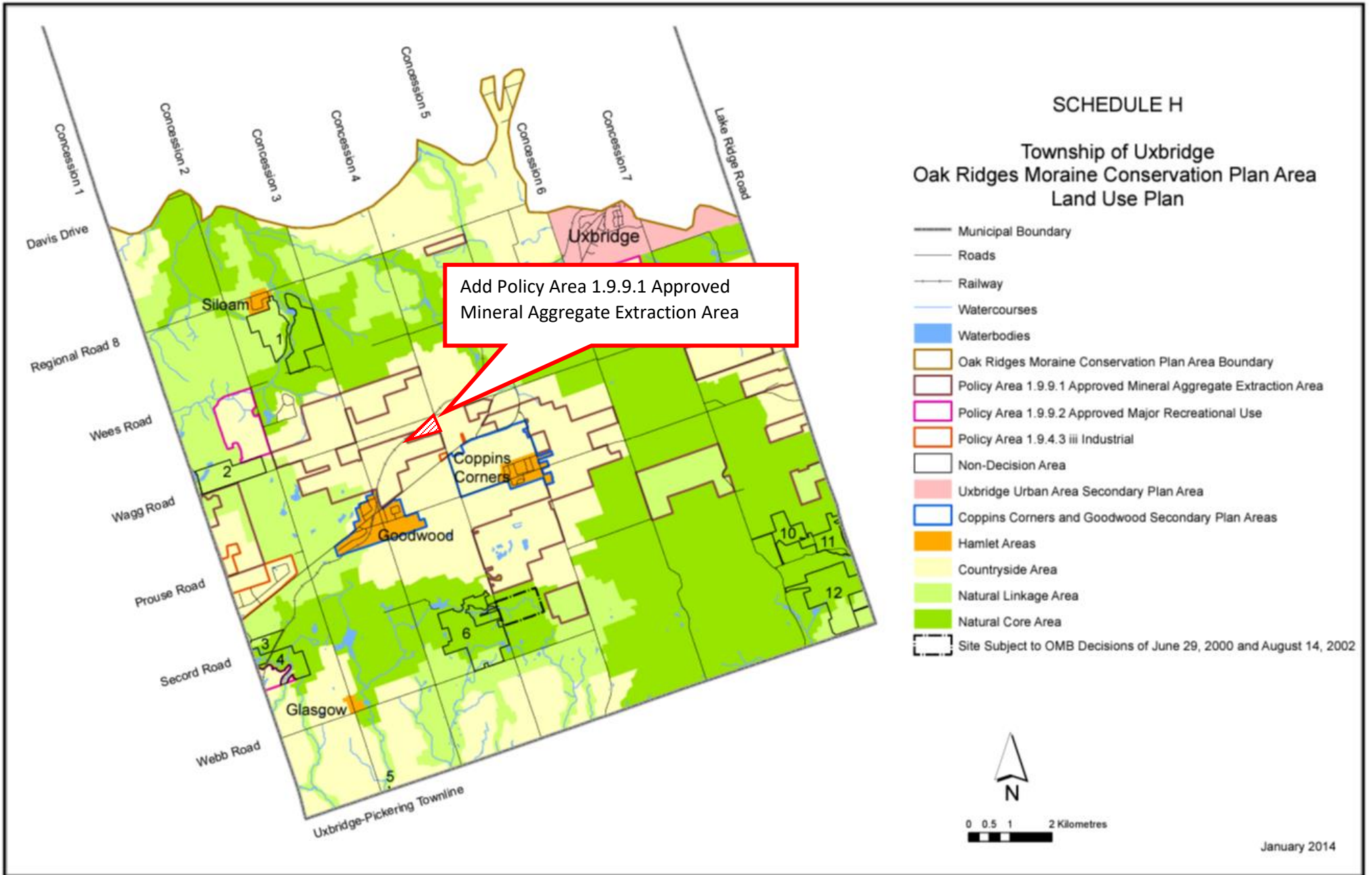
The purpose of Amendment No. \_\_\_\_ is to amend the Official Plan of the Township of Uxbridge to permit the expansion of an existing aggregate operations

### **2. THE AMENDMENT**

The Official Plan of the Township of Uxbridge is hereby amended by modifying Schedule “H”, Oak Ridges Moraine Conservation Plan Area Land Use Plan by adding the overlay designation “Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area” to the lands described as Part of Lot 20, Concession 3, Township of Uxbridge, as shown on Schedule “1” to this Amendment.

### **3. IMPLEMENTATION AND INTERPRETATION**

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.



# **Appendix D**

## **Draft Township of Uxbridge Zoning By-Law**

**BY-LAW NUMBER 202\_\_-XX OF  
THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTIONS 34 AND 36 OF  
THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO AMEND ZONING BY-LAW NO. 81-19,  
AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE, WITH  
RESPECT TO CERTAIN LANDS DESCRIBED AS PART LOT 20, CONCESSION 3 IN THE  
TOWNSHIP OF UXBRIDGE, IN THE REGIONAL MUNICIPALITY OF DURHAM (LAFARGE  
CANADA).**

**WHEREAS** the Planning and Economic Development Committee of the Council of the Corporation of the Township of Uxbridge conducted a statutory public meeting pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, on the XX day of XX, 202\_\_ regarding an application to amend the Township's Official Plan and Zoning By-law No. 81-19, with respect to permitting an expansion of an aggregate operation on certain lands described as Part of Lot 20, Concession 3, Township of Uxbridge;

**AND WHEREAS** the By-law hereinafter set out conforms with the general intent and purpose of the Oak Ridges Moraine Conservation Plan, and the Official Plans for the Regional Municipality of Durham and the Township of Uxbridge, as amended;

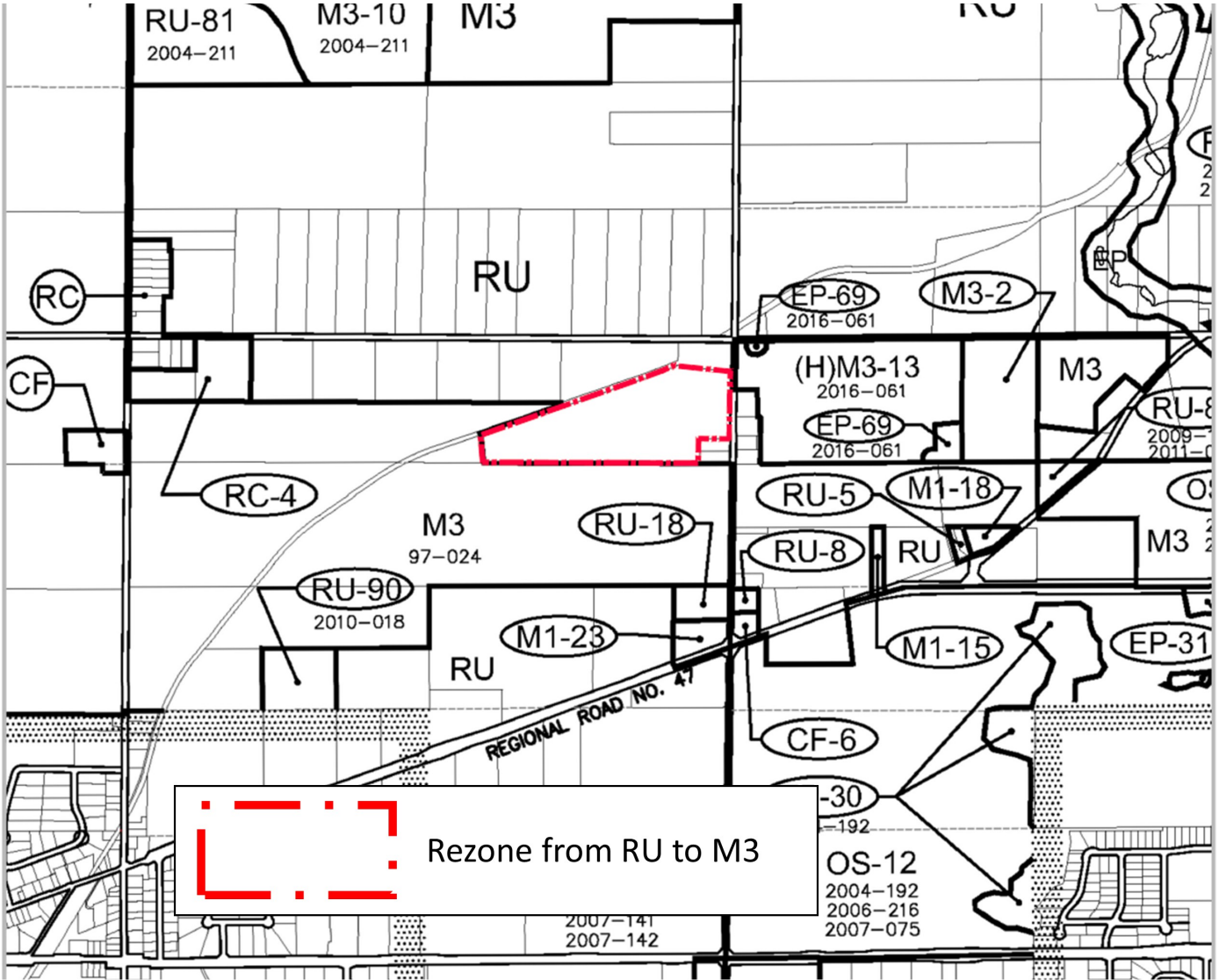
**AND WHEREAS** the Council of the Corporation of the Township of Uxbridge has, pursuant to Section 34 (17) of the Planning Act, R.S.O. 1990, as amended, considered whether further notice is to be given with respect to the By-law prior to the passing thereof and has determined that the By-law hereinafter set out substantially implements the proposal presented at the public meeting with respect to the subject lands held on the XX day of XX, 202\_\_ and that no further public meeting is necessary.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE  
HEREBY ENACTS A BY-LAW AS FOLLOWS:**

1. THAT Schedule "A3" of Zoning By-law No. 81-19, as otherwise amended, is hereby amended by changing the Zone classification with respect to certain lands in Part of Lot 20, Concession 3, Township of Uxbridge from the Rural (RU) Zone to Rural Resource Extraction (M3), in accordance with Schedule "A" attached hereto and by reference forming part of this By-law.
  
2. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Uxbridge subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.

**READ A FIRST, SECOND and THIRD time and finally passed on the XX day of XX, 202\_\_.**

**SCHEDULE "A"**  
**TO ZONING BY-LAW No. 81-19**  
**TOWNSHIP OF UXBRIDGE**



## **Appendix E**

### **CVs of Report Authors**



## CURRICULUM VITAE

### Brian A. Zeman, BES, MCIP, RPP

Brian Zeman, President 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 and licensing and processes relating to aggregate applications.

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

#### EDUCATION

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

#### PROFESSIONAL ACCREDITATIONS / ASSOCIATIONS

- Full Member, Canadian Institute of Planners
- Full Member, Ontario Professional Planners Institute
- Member, Ontario Expropriation Association
- Certified by the Province of Ontario to prepare Aggregate Resources Act Site Plans

#### PROFESSIONAL HISTORY

- 2014 - Present    **President**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2010 - 2014    **Vice President and Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2005 - 2009    **Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2004 - 2005    **Associate**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2001 - 2004    **Senior Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 1998 - 2001    **Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited

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## CURRICULUM VITAE

**Brian A. Zeman**, BES, MCIP, RPP

### **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.

### **SELECTED PROJECT 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 meeting 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 Municipal Board, Environmental Review Tribunal, Joint Board.
- Provide expert planning evidence before the Ontario Municipal Board, Environmental Review Tribunal and the Joint Board.

### **CONTACT**

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## CURRICULUM VITAE

**Brian A. Zeman**, BES, MCIP, RPP

### SAMPLE PROJECT LIST

- Activa Group - Laurentian Subdivision, Kitchener
- Adventure Farm – Kirkwall Subdivision, Hamilton
- Aecon - Oliver Pit - Site Plan Amendment/Compliance Assessment Report
- Aggregate Producers Association of Ontario - Caledon Official Plan
- Aggregate Producers Association of Ontario - PPS Review
- Aggregate Producers Association of Ontario - Region of Halton Official Plan
- Blue Mountain Aggregates-Pit Deepening and Expansion
- Brampton Brick - Cheltenham Quarry Site Plan Amendment
- Brampton Brick - Niagara Escarpment Development Permit
- Cayuga Material & Construction - Property Investigation
- Cliff's Natural Resources – Chromite Aggregate Project
- Crisdawn Construction Inc. – Barrie Annexation Lands
- Dufferin Aggregates - Acton Quarry Afteruse Plan
- Dufferin Aggregates - Acton Quarry Expansion
- Dufferin Aggregates – City of Hamilton Official Plan
- Dufferin Aggregates - Milton Comprehensive Zoning By-law
- Dufferin Aggregates - Milton Quarry Afteruse Plan
- Dufferin Aggregates - Milton Quarry Extension
- Dufferin Aggregates - Property Investigations
- Dufferin Aggregates - Region of Halton Official Plan
- Dufferin Aggregates - Town of Halton Hills Official Plan
- Dufferin Aggregates – Town of Halton Hills Zoning By-law
- E.C. King Contracting - Sydenham Quarry Expansion Erie Sand & Gravel - Pelee Quarries
- Gies Construction - Old Chicopee Drive, Waterloo
- Hazad Construction - Conestoga Golf Course Subdivision Hallman Construction Limited - Consent for Church Site
- Home Depot - Barrie, Kitchener, Markham, Mississauga, Richmond Hill and Whitby
- J.C. Duff - Property Investigations
- Kulmatycky Rezoning/Plan of Subdivision/Area Study - Town of Paris
- Lafarge Canada – Brechin Quarry Site Plan Amendment
- Lafarge Canada – City of Hamilton Official Plan
- Lafarge Canada - Dundas Quarry Expansion
- Lafarge Canada - Lawford Pit
- Lafarge Canada – Limbeer Pit
- Lafarge Canada – Mosport Pit Site Plan Amendments
- Lafarge Canada - Oster Pit

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## CURRICULUM **VITAE**

### Brian A. Zeman, BES, MCIP, RPP

- Lafarge Canada - Property Investigations
- Lafarge Canada - Warren Merger Due Diligence
- Lafarge Canada-Wawa Site Plans
- Lincoln Village Subdivision - Phase 2 and 3, Waterloo
- Livingston Excavating - Simcoe Pit
- Nelson Aggregates Co., Burlington Quarry Extension
- Ontario Stone, Sand & Gravel Association – Region of Halton Aggregate Strategy
- Ontario Stone, Sand & Gravel Association - Region of Halton Official Plan
- Paris Land Development Limited - Subdivision
- Pitway Holdings - Brillinger Pit
- Pitway Holdings - Naylor/Forman Pit
- Pine Valley Homes - Ainsley Estates, Town of Wasaga Beach
- Pioneer Construction-Aggregate Resources Act Licensing-Thunder Bay
- Region of Durham - Homefounders Subdivision Riverbank Estates Inc. - Subdivision, Kitchener
- St. Marys Cement – Alternative Fuels
- 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
- Steed & Evans - Contractor's Yard/Site Plan Amendment
- Tanem Developments - Bridge Street Subdivision University of Guelph - Canadian Tire
- University of Guelph - Commercial Centre University of Guelph - Office/Research Park
- YMCA – Redevelopment of Site, Barrie
- Zavarella Construction Ltd. - Consent/Rezoning/Plan of Subdivision/Area Study, Town of Paris

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## CURRICULUM VITAE

**Caitlin Port**, MES, MCIP, RPP

### EDUCATION

2014  
Master of Environmental Studies in Planning  
University of Waterloo

2009  
Bachelor of Environmental Studies  
Honours Environment & Resource Studies  
Biology Minor  
University of Waterloo

Caitlin Port, is an Associate with MHBC specializing in aggregate resource and rural land use planning.

Ms. Port has coordinated and prepared a number of aggregate projects across Ontario, including Licence Applications, Official Plan Amendments, and Zoning By-Law Amendments. She has experience writing and analyzing planning policies, preparing Planning Justification Reports, presenting at Public Meetings, and participating in Ontario Land Tribunal Hearings. She has also prepared Aggregate Resources Act Site Plans, has experience with Site Plan Amendment Applications and has undertaken various policy reviews and due diligence reports for clients across Ontario.

In addition to aggregate resource planning, Ms. Port also has experience with rural planning, including: on-Farm diversified uses, rural severances, small to medium scale residential development, and rural industrial development.

Ms. Port has authored three studies on aggregate rehabilitation in Ontario for the Ontario Stone, Sand, and Gravel Association and has presented on aggregate rehabilitation to a number of academic, municipal and community groups.

Ms. Port is a Registered Professional Planner and is qualified by the Ontario Municipal Board as an expert in Land Use Planning.

### PROFESSIONAL ACCREDITATIONS/ASSOCIATIONS

- Full Member, Canadian Institute of Planners (CIP)
- Full Member, Ontario Professional Planners Institute (OPPI)
- Articling Agrologist (A.Ag) with the Ontario Institute of Agrologists
- Member, Ontario Stone, Sand & Gravel Association Rehabilitation and Waterloo-Wellington-Brant Regional Committee (OSSGA)

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## CURRICULUM VITAE

Caitlin Port, MES, MCIP, RPP

### PROFESSIONAL HISTORY

- 2020 - Present Associate,  
MacNaughton Hermsen Britton Clarkson Planning Limited
- 2017 - Present Senior Planner,  
MacNaughton Hermsen Britton Clarkson Planning Limited
- 2014 - 2017 Planner,  
Skelton Brumwell and Associates Ltd.
- 2013 Field and Research Assistant,  
Ontario Stone, Sand, and Gravel Association

### SELECTED AGGREGATE RESOURCES PROJECT EXPERIENCE

- Cambridge Aggregate Inc., Edworthy West Pit, Licence Application and Planning Approvals
- Waterford Sand and Gravel Ltd., Law Crushed Stone Quarry Extension, Licence Application and Planning Approvals
- Lafarge Canada Inc., Woodstock Quarry, Site Plan Amendments for Quarry Extension
- Sunrock Building Materials Canada, Hockley Pit, Site Plan Amendments to expand below water extraction
- Bell Sand Farms Ltd., Bell Sand Farms Pit Extension - Licence Application and Planning Approvals
- Waterford Sand and Gravel Ltd - Licence Application and Planning Approvals
- Lafarge Canada Inc., Brantford Pit Expansion - Licence Application and Planning Approvals
- J.G. Stewart, Haliburton Quarry – Licence Application to convert pit to a quarry
- Capital Paving Ltd., Shantz Station Pit - Licence Application and Planning Approvals

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## CURRICULUM VITAE

Caitlin Port, MES, MCIP, RPP

- James Dick Construction, Reid Road Reservoir Quarry, Milton - Licence Application and Planning Approvals
- Tomlinson Group, Brickyards Quarry, Ottawa - Licence Application and Planning Approvals
- Development of the Aggregate Rehabilitation Best Management Practices – Preparation and submission of a set of Aggregate Rehabilitation Best Management Practices to the Ministry of Natural Resources and Forestry.
- VicDom Sand and Gravel, Utica Pit, Uxbridge – Licence Application and Planning Approvals
- Lippa Pit and Quarry - Licence Application and Planning Approvals
- VicDom Sand and Gravel Brock Road Amalgamation, Uxbridge – Licence Application and Planning Approvals
- Giofam Investments Inc. – Licence Application and Planning Approvals. Provided Expert Testimony on the *Aggregate Resources Act* Licence Application and *Planning Act Applications*.
- Miller Paving Ltd., Braeside Quarry – Licence Application and Planning Approvals. Assist with OMB Hearing
- Authored the Ontario Stone, Sand, and Gravel Association *Study of Aggregate Site Rehabilitation in Ontario Study Part II* (2013) and Part II Addendum (2014)
- Authored the Ontario Stone, Sand, and Gravel Association *Aquatic Aggregate Rehabilitation Study* (2017)

### SELECTED MUNICIPAL PLANNING EXPERIENCE

- CJ Equestrian and Events, Zoning By-law Amendment to permit on-farm diversified use
- LAV Developments – Zoning By-Law Amendment to permit a townhouse residential development
- Luso Valley Estate – Zoning By-Law Amendment to permit a wedding event use on property
- Erin Estate Weddings – Zoning By-Law Amendment to permit a wedding event use on the property

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## CURRICULUM VITAE

Caitlin Port, MES, MCIP, RPP

- Hearthstone Homes – Plan of Vacant Land Condominium to permit a 20 unit condominium development.
- Colacem Cement Plant – Assist with the preparation of evidence and materials for a Local Planning Appeal Tribunal Hearing on a Official Plan Amendment and Zoning By-Law Amendment to permit the establishment of a cement plant.
- Victoria Mews Seniors Housing Community – Zoning By-Law Amendment and Site Plan Application for a 30 unit residential housing project in Victoria Harbour
- Granite Ridge Phase II Subdivision - Plan of Subdivision, Condominium Application, Official Plan Amendment, Zoning By-Law Amendment, to permit the development of a 33 lot estate residential subdivision with common element features including a central water feature and open space
- Undertook a planning review and public consultation as part of the development of the Delphi Point ANSI Park Management Plan for the Town of the Blue Mountains
- Stewart Industrial Development – Zoning By-Law Amendment and OMB Hearing Preparation
- Various Consent and Minor Variance Applications across central Ontario

### PUBLICATIONS

- Port, C. (February 2015). The Real Story, Avenues, Volume 5, Issue 1, pp 17-18 Port, C. (2015). Study of Aggregate Site Rehabilitation in Ontario, Part III, Study Addendum. The Ontario Stone, Sand, & Gravel Association.
- Port, C & Moos, M. (2014). Growing food in the suburbs: estimating the land potential for sub-urban agriculture in Waterloo, Ontario. Journal of Planning Practice and Research. 29(2), 152-170
- Port, C. (February 2014). Closing the Gap. Avenues, Volume 4, Issue 1, pp 10-13 Port, C. & Scott, M. (2014).

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## CURRICULUM **VITAE**

Caitlin Port, MES, MCIP, RPP

- Study of Aggregate Site Rehabilitation in Ontario, Part II, Consolidated Report 2010-2013. The Ontario Stone, Sand, & Gravel Association. Port, C. (2013). Reducing aggregate-related land use conflicts. Ontario Planning Journal, 28, 4 (pg.18)

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