



PLANNING REPORT AND AGGREGATE RESOURCES ACT SUMMARY STATEMENT

Paris Plains Pit/Miller Aggregates
County of Brant

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Prepared by:
MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)
540 Bingemans Centre Drive, Suite 200
Kitchener, Ontario
T: 519.576.3650
F: 519.576.0121

Our File 21236'A'

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EXECUTIVE SUMMARY

Miller Aggregates is applying for a Class A Licence for a pit above the water table, under the *Aggregate Resources Act* ("ARA"), and a County Zoning By-law Amendment under the *Planning Act* to permit the extraction, processing, and shipping of aggregate resources from the property located at Part Lots 26 to 29, and Part of Lot 1 West of the Grand River, Concession 4) in the County of Brant.

The proposed "Paris Plains Pit" is located about 2.5km northeast of Paris in a predominately agricultural area of the County of Brant. The surrounding land uses in the area include: agriculture, aggregate extraction (Dufferin Paris Pit immediately south), institutional uses (historical Paris Plains church, Maus school house, and cemetery) and rural-residential properties.

The area proposed to be licensed under the ARA for the proposed Paris Plains Pit is approximately 125.8 hectares (310.9 acres) with a proposed extraction area of approximately 105.4 hectares (263.1 acres). Extraction is proposed to occur above the established water table only, and will occur sequentially in five phases, beginning at the east end of the property and moving in a generally westerly direction. The Paris Plains Pit will be used to supply Miller's local (Tri-City Material's) concrete plants in the regional area, as well as other construction and infrastructure projects. The total tonnage to be from the proposed pit will be a maximum 1,000,000 tonnes annually. Following extraction activities, the lands will be progressively rehabilitated back to an agricultural condition with ecological enhancements in the east end of the site.

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

The Zoning By-Law Amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the County of Brant Official Plan (2012). As demonstrated in this Report, the proposed Paris Plains Pit represents wise resource management and good planning for the County of Brant, as follows:

- The proposed extraction area contains approximately 20 million tonnes of a high-quality aggregate resources that will be used to supply local construction projects, primarily in the County of Brant and surrounding area.
- There are no key natural heritage features identified within the proposed extraction area. There will be no disturbance to the small wetland feature that is located within the Licence Boundary. This small wetland will be protected and enhanced through the implementation of the ecological enhancements as recommended in the Natural Environment Report (Goodban Ecological Consulting, December, 2023)
- Aggregate extraction will occur a minimum of 1.5m above the maximum predicted water table. The Maximum Predicted Water Table Report (MTE, November 3, 2023) concluded that the proposed site activities do not pose a threat to the municipal well head protection areas.

- Acoustical and visual screening berms are proposed to be located along Paris Plains Church Road and along the east property boundary. These berms will reduce noise and visual impacts to the surrounding and adjacent properties. Additional noise mitigation measures are included on the Site Plan as recommended in the Noise Impact Study (Aercoustics, November 2023).
- A Stage 1, 2 and 3 Archaeological Assessment (TMHC Inc, April 2022, April 2023) was completed to evaluate the archaeological significance of these lands. Two areas were identified to meet the Provincial criteria for a Stage 4 assessment. These areas are located outside of the proposed extraction area and will be protected with adequate buffers to ensure that these areas are properly protected, and that no disturbance occurs in these areas.
- No impacts to County roads are anticipated as a result of the proposed pit operation. The Traffic Impact Study Prepared by the IBI Arcadis Group (December, 2023) determined that the traffic generated by the proposed gravel pit can be safely accommodated on the adjacent road network. Upgrades along Pinehurst Road at the proposed entrance/exit will be required to ensure safe truck turning movements.
- An Agricultural Impact Assessment (MHBC, November 2023) was prepared to evaluate the potential impacts of extraction on agricultural lands within and surrounding the subject lands. It was determined that there will be no impacts anticipated to the surrounding and adjacent agricultural uses as a result of the proposed operations. About 92.8 ha of the proposed extraction area will be returned to an agricultural condition through progressive and final rehabilitation.
- A Vibration Assessment completed by Aercoustics (November 2023) confirmed that pit operations would have no negative impact on the historical structures of the Paris Plains Church and Maus School located adjacent to the proposed pit. Miller Aggregates has agreed to undertake Vibration monitoring at these structures during berm construction activities.
- The operational design of the proposed pit has been supported by technical reports addressing natural environment, water resources, noise, air quality, traffic, agriculture, cultural heritage, vibrations, and archaeology. Operational controls and mitigation have been incorporated into the ARA Site Plans. The site plans will regulate the operation to ensure that impacts from the operation satisfy provincial standards, regulations and guidelines.

The *Aggregate Resources Act* Licence application has been prepared to meet requirements of the Provincial Standard for a Class A, pit above the water table and provide information relative to Section 12 of the ARA on how the proposed aggregate operation will be undertaken to ensure that any potential adverse impacts are minimized.

The Planning Act applications have been prepared in accordance with County of Brant requirements.

1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Limited (“MHBC Planning”) has been retained by Miller Aggregates (part of the Miller Group) to provide land use planning services for the proposal of an aggregate pit, on the lands municipally known as 304 Pinehurst Road and 699 Paris Plains Church Road (the “subject lands”).

1.1 Applicant

Miller Aggregates is part of the Miller Group. The Miller Group was founded in Ontario and builds and supports urban and rural infrastructure projects across Canada and the Southeastern United States. For over 30 years, the Miller Group has been a leading supplier of construction materials for the production of asphalt and concrete, and for use in a variety of construction and rehabilitation projects. Miller has been in business for over 106 years and is now part of the Colas Canada family of companies and is known locally as Tri-City Materials. Tri-City Materials operates a number of pits and concrete plants in the Kitchener-Waterloo and Cambridge areas.

1.2 Subject Lands

The subject lands are located on the west side of Paris Plains Road and the north side of Paris Plains Church Road within the County of Brant, and are approximately 2.5 kilometers northeast of the Town of Paris. The Subject Lands are legally described as Part Lots 26 to 29, and Part of Lot 1 West of the Grand River Concession 4, Geographic Township of Dumfries, County of Brant. The subject lands are comprised of two properties municipally known as 699 Paris Plains Road and 304 Pinehurst Road.

The proposed pit area consists of primarily farmed cash crop (corn/soy bean rotation). The Subject Lands contains a small wetland feature that is mapped as a Provincially Significant Wetland and located in the southeast corner of the property. This wetland feature is located outside of the proposed limit of extraction and is not proposed to be extracted or disturbed. A setback ranging from 41.8m to 62.2m has been established from the edge of the wetland to the limit of extraction. In addition, there is a farmhouse, barn, and outbuildings located on the property adjacent to Pinehurst Road. These buildings are located outside of the proposed limit of extraction. The subject lands are currently designated as *Agriculture* in the County of Brant Official Plan, and are zoned *Agricultural (A)* in the County of Brant Zoning By-law 61-16.

1.3 Project Description & Overview

The high-quality aggregate materials that would be extracted, processed, and shipped from the proposed pit would be used to supply the Tri-City Materials’ concrete plants in the regional area,

as well as other construction and infrastructure projects. The proposed pit will operate in five sequential phases beginning at the east end of the property and generally moving in a westerly direction. The total proposed license area will be 125.8 hectares (310.9 acres), with an extraction area of approximately 105.4 hectares (260.4 acres).

The proposed pit will begin in the eastern portion of the property in phase 1, and move in a generally westerly direction through to phase 5, adjacent to Pinehurst Road. **Figure 1** identifies the location of the subject lands within the context of the County of Brant.

Extraction activities will include the removal of aggregate materials from above the water table. Aggregate materials will be processed in Phase 1, including crushing, washing, screening, and stockpiling. An internal haul route will connect the processing area in Phase 1 with the entrance/exit onto Pinehurst Road. Aggregate products from the pit will be utilized to supply Tri-City Material's concrete plants, as well as other construction and infrastructure projects.

The Paris Plains Pit proposes a tonnage condition of 1,000,000 tonnes/per year. The hours of operations will be Monday through Friday from 7:00am to 7:00pm for extraction and processing activities, with shipping occurring weekdays between 6:00am and 6:00pm. Shipping may occur on Saturdays from 8:00am to 2:00pm on an as needed basis. No extraction or processing will occur on the weekends. Operational access to the site will be via a new truck entrance/exit from Pinehurst Road. No trucks will be allowed to use Paris Plains Church Road.

Acoustical berms will be installed along Paris Plains Church Road and additional acoustical barriers will be located within the pit to screen extraction and processing activities. Additional processing restrictions will be in place for Phase 3 and 4 to ensure noise levels remain below Ministry of the Environment Conservation and Parks noise level limits.

The extraction area will be progressively rehabilitated back to an agricultural condition. Rehabilitation phasing and requirements will closely follow the extraction phases. Ecological enhancements will be completed in Phase 1 as well as the eastern area outside of the proposed limit of extraction to restore this area to a Tall Grass Prairie Habitat. Details of the proposed operations and rehabilitation are outlined on the ARA Site Plans.

In order to permit the proposed pit, the following applications are required:

- Class A Licence (pit above the water table) application, under the *Aggregate Resources Act* (ARA), to the Ministry of Natural Resources and Forestry; and
- A County of Brant Zoning By-law Amendment application also submitted to the County of Brant.

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 County of Brant Official Plan; the County of Brant Zoning By-law; and, the *Aggregate Resources Act*.

1.4 Pre-Consultation

A pre-consultation meeting for the Zoning By-Law Amendment was held on November 17, 2022. Staff from the County of Brant, Miller Aggregates, MHBC Planning, the Grand River Conservation Authority, and the Mississauga's of the Credit First Nation group were in attendance at the meeting. The Record of Pre-Consultation is included in **Appendix A**. Follow-up pre-consultation meetings were held with the County of Brant in August 2023 and October 2023.

As confirmed through the November 2022 pre-consultation meeting with the County of Brant, and in accordance with the Aggregate Resources of Ontario Standards (2020) 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 Required Technical Reports

Report	Author	Date
Planning Justification Report and ARA Summary Statement	MHBC Planning	December 2023
Archeological Study, Stage 1,2, and 3	TMHC Inc.	April 2022 and April 2023, and November 2023
Maximum Predicted Water Table Report	MTE Consultants Inc.	December 2023
Noise Impact Analysis	Aercoustics	December 2023
Traffic Study	IBI Arcadis Group	December 2023
Air Quality Study & Best Management Practices Plan for Dust	RWDI	December , 2023
Cultural Heritage Evaluation & Cultural Heritage Impact Assessment	TMHC Inc.	November 2023
Zone of Influence Study (Vibration Assessment)	Aercoustics	November, 2023
Natural Environment Report	Goodban Ecological Consulting	December 2023
Agricultural Impact Assessment	MHBC Planning	December 2023
Site Plans	MHBC Planning	December 2023

In addition, a Vibration Assessment was completed by Aercoustics (November 2023) to assess potential impacts from pit operations on the adjacent heritage structures.

2.0 Background Information, Pit Design, and Summary of Technical Assessments

2.1 Overview of Proposed Pit Design & Operation

The Licence boundary for the proposed Paris Plains Pit will have an area of 125.8ha (310.9ac), with a limit of extraction of 105.4ha (260.4ac). Extraction is proposed to occur a minimum of 1.5m above the established maximum predicted water table. The proposed Licence boundary and limit of extraction is comprised of two separate properties – 304 Pinehurst Road and 699 Paris Plains Church Road. Both of these properties are owned by Miller Aggregates affiliated companies.

The proposed Class A Licence will have 1,000,000 maximum annual tonnage limit and will be operated in five sequential phases. The Operations Concept Plan can be found in **Figure 2**. Extraction will commence in Phase 1 in the eastern portion of the site and generally by undertaken in a westerly direction. The processing plant will be located in Phase 1 throughout the pit operation. The progressive rehabilitation of each phase will closely follow extraction.

The hours of operation for the pit will be Monday to Friday 7:00am to 7:00pm for extraction and processing activities and 6:00am to 6:00pm for shipping activities. On Saturdays, only shipping activities will occur between 8:00am to 2:00pm.

Pit operations will include site preparation and stripping activities, extraction and loading, processing and stockpiling, shipping, and progressive and final rehabilitation activities. Stripping and site preparation includes: the removal of the soil and overburden on-site, construction of internal roads, installation of acoustical berms, and the completion of any required pre-extraction monitoring and mitigation activities as outlined on the Site Plan.

Extraction activities include: the removal of aggregate materials above the water table from the working face using extraction loaders and the transportation of aggregate material to the processing plant in Phase 1. Extraction may occur in several lifts and will occur in five sequential phases to minimize the area disturbed.

Processing, stockpiling, and shipping activities include aggregate crushing, washing, and stockpiling in Phase 1. A primary crusher will also be located at the working face. On-site aggregate may be blended with recycled aggregate to create marketable products. A source pond, wash pond, and silt pond will be located in Phase 1 adjacent to the processing plant area and will be subject to a Permit to take Water. Wash ponds are generally considered “closed-

loop" systems where the water is recycled and re-circulated from the source pond, through the equipment and back to the silt pond where the silt settles out of the clean water. Silt from the settling pond is used in the creation of rehabilitated side-slopes. The finished aggregate products are shipped to market via highway trucks that access the entrance/exit on Pinehurst road via an internal haul route.

Rehabilitation activities include the establishment of side-slopes using on-site and imported material and grading of the pit floor. The Rehabilitation Concept Plan can be found in **Figure 3**. The pit side-slopes are graded and then immediately seeded with a grass mixture to prevent erosion. Areas of the pit that are suitable to be returned to an agricultural land-use will be ripped to alleviate compaction and then the on-site topsoil and subsoil is replaced. The recommendations from the Agricultural Impact Assessment (MHBC, December 2023) for the agricultural rehabilitation of the pit floor and side-slopes are included on the site plan.

The rehabilitation plan for the proposed Paris Plains Pit has been designed to re-establish the pre-extraction agricultural uses and to implement ecological enhancements around the existing wetland area and in Phase 1.

As shown in **Figure 4**, the subject property is located in a predominately agricultural/rural area of the County of Brant, surrounded by primarily agricultural, institutional, aggregate and rural residential land uses. There are four houses located within 120m of the proposed Licence boundary. Generally, existing land uses within the vicinity of the subject lands include:

- NORTH:** Agricultural uses (i.e. field crops and livestock operations) are located directly north of the subject lands on the north side of Paris Plains Church Road. Further north, rural residential, and agricultural uses are located on the north side of West Dumfries Road. The Browndale Farm and Market is also located northwest of the subject lands, on the corner of West Dumfries Road and Pinehurst Road.
- EAST:** Agricultural uses are located directly east of the subject lands. In addition, there are rural residential dwellings and the Grand River is located approximately 1.7km from the subject lands.
- SOUTH:** Agricultural and aggregate uses are located immediately south of the subject lands. Dufferin Aggregates Paris Pit is located on the south side of Paris Plains Church Road. Rural residential uses are also located further south of the subject lands. The Town of Paris is located approximately 2.5km southwest from the subject lands.
- WEST:** Immediately west of the subject lands, along Pinehurst Road, are agricultural uses and rural residential uses. Charlie Creek is located to the west of Pinehurst Road about 140m from the License Boundary and about 265m from the limit of extraction.

According to the County of Brant Official Plan, Paris Plains Church Road is identified as a Rural Local Road. Pinehurst Road, which is located west of the subject lands, is identified as a rural Arterial Road. Pinehurst road provides connections to Cambridge, Highway 401, and Highway

403 and is identified as a Permitted Truck Route in the County of Brant Transportation Master Plan (2016).

2.2 Mineral Aggregate Resources

The Aggregate Resources Inventory Paper (ARIP) 159 for the County of Brant identifies the subject lands as sand and gravel deposits of primary significance (See **Figure 5**). This deposit is part of *Selected Sand and Gravel Resource Area 11* and is comprised of a glaciofluvial outwash-glaciolacustrine delta complex that trends southwesterly from the north boundary of Brant County to the south end of the County. Testing of this aggregate deposit has indicated the suitability of the material for a variety of granular products and potentially concrete and asphalt aggregate products¹.

In addition to the Provincial and local mapping, site-specific resource investigations were also undertaken on the subject site. A total of 41 test pits were dug to assess resource depth and quality. The results of the on-site resource investigations confirm the presence of high-quality aggregate resources.

The Subject Lands contain approximately 20,000,000 tonnes of high-quality aggregate resources.

The existing Dufferin Paris Pit is located immediately south of the Subject Lands, confirming the presence of viable aggregate resources in the immediate area.

Schedule E of the County of Brant Official Plan also identifies the subject lands as an Aggregate Resource of Primary Significance (see **Figure 12**).

2.3 Agricultural Resources and Soils

The subject property is currently in an active agricultural condition and produces cash crops in a corn/soybean rotation. As shown on **Figure 6**, the subject lands are mapped as containing predominantly Class 1 and 2 soils (i.e. CLI 1 and 2). Class 1 soils are described as having no significant limitations in use for crops and Class 2 soils have moderate limitations that restrict the range of crops or requires moderation conservation practices.² The PPS considers Class 1 and 2 soils to be *Prime Agricultural Land*.

As shown in **Figure 7**, Growth Plan Provincial Agricultural System mapping identifies the subject lands as a *Prime Agricultural Area*.

Detailed soil investigations were completed on the subject lands in 2023 by DBH Soil Services Inc. The on-site soil testing undertaken by DBH Soil services Inc. (2023) confirmed that the soils on the property are primarily Class 1 and 2 with minimal areas of Class 3 to 5 soils.

¹ Ontario Geological Survey Aggregate Resources Inventory Paper 159 (2014). Page 27.

² OMAFRA Guidelines for Application of the Canada Land Inventory in Ontario

As required by the policies of the Growth Plan, an Agricultural Impact Assessment (AIA) was prepared by MHBC Planning (December, 2023), to evaluate the potential agricultural impacts from the proposed aggregate extraction operation, and identify mitigation measures to abate any impacts to the extent feasible.

The objective for the final rehabilitation plan for the Paris Plains Pit is to return as much land as possible back to an agricultural condition and implement ecological enhancements in strategic locations in Phase 1. Further details regarding the Rehabilitation Plan are included in Section 4.0 of this Report.

2.4 Natural Heritage Features

The subject property is primarily in an agricultural condition. There is a small wetland feature located in the eastern portion of the property outside of the proposed limit of extraction. The proposed extraction area is almost exclusively active agricultural land and removals are limited to short sections of treed hedgerow and a small patch of Staghorn Sumac. A Natural Environment Report/Environmental Impact Study was completed by Goodban Ecological Consulting (December 2023) to identify and assess potential impacts to on-site and adjacent natural heritage features.

The lands in the general vicinity of the proposed Paris Plains Pit are predominantly in agricultural use. Off-site and surrounding natural habitats are associated with Charlie Creek and the Turnbull Lake Charlie Creek Provincially Significant Wetland Complex, the Spottiswood Pinehurst Lake Provincially Significant Wetland Complex and Life Science Area of Natural and Scientific Interest (ANSI) and the Grand River Forests Life Science Area of Natural and Scientific Interest (ANSI) (**Figure 4**). Charlie Creek is located more than 120 m west of the site. The Spottiswood Lakes are located 540 m north of the site at the closest point. The Grand River Forests are located 770 m east of the site at the closest point.

A series of ecological surveys were completed for the Natural Environment Study Area from late 2021 to late 2023. The on-site wetland, known as Wetland W1, is located in the southeast corner of the site and it was the focus of the ecological field surveys completed in 2022 and 2023. Wetland 1 known unofficially as "Decoy Lake" and is part of the provincially significant Spottiswood-Pinehurst Lakes Wetland Complex located to the North. The habitat surrounding wetland 1 is also considered Significant Wildlife Habitat for amphibian breeding. Wetland 1 will be retained and protected with a buffer that ranges in width from 41.8 m to 62.2 m. The buffer is designed to retain and protect the vegetated slopes that surround W1 that provide amphibian breeding habitat.

An Ecological Enhancement Plan (EEP) has been developed for the proposed Paris Plains Pit and is implemented on Page 6 of 6 of the Site plan. About 8.8ha of the Licence Boundary will be restored and enhanced as part of the Ecological Enhancement Plan.

Ecological enhancements will include the re-establishment of tallgrass prairie and oak savanna using native species well suited to the local landscape, management of existing woody vegetation in some areas and the placement of habitat features such as rock piles, stumps/root wads and other woody debris. Implementation of the EEP will increase the size of the natural area at the east end of the site by 4.06 ha. An additional 2.63 ha of existing habitats will be

enhanced by controlling invasive woody species, planting wildlife trees and shrubs and installing habitat features.

The main objectives of the Paris Plains Pit Ecological Enhancement Plan (EEP) are as follows:

- Enhance the existing natural and semi-natural features at the east end of the site, by controlling invasive woody species, promoting natural regeneration of oaks, planting suitable tree, shrub and wildflower species, and installing habitat features in some areas (e.g., rock piles, woody debris features);
- Increase the size of the natural and semi-natural features through the ecological restoration of proposed woodland buffers that are currently in active agricultural use;
- Create patches of tallgrass prairie and/or oak savanna vegetation;
- Increase biological and habitat diversity;
- Enhance wildlife habitat;
- Establish and enhance linkages between Wetland W1 and Depression Feature DF1 to the north; and,
- Implement ecological enhancement measures that are complementary to the natural history of the Paris Plains area, by using plant species that previously occurred in this area.

Through the implementation of the recommended mitigation measures in the Natural Environment Report (Goodban Ecological Consulting, December 2023) it is concluded that the proposed Paris Plains Pit will have no negative effects on Endangered and Threatened species, Significant Wetlands, Fish Habitat and Significant Wildlife Habitat. Overall, from a natural environment perspective, the Paris Plains Pit will result in a net environmental gain

2.5 Water Resources

The proposed Paris Plains Pit will operate a minimum of 1.5m above the established water table. There is one small surface water feature (Wetland 1) located within the proposed Licence Boundary, but outside of the Limit of Extraction.

A Maximum Predicted Water Table Report was completed by MTE (November 2023). It assess geological, hydrogeological, and hydrological conditions at the Site and identifies any potential post-extraction adverse effects on water resources, water uses or the natural environment. The Report also identifies the maximum depth of extraction relative to the established groundwater table, and demonstrates that the final depth of extraction in all phases of the pit will be at least 1.5 metres above the water table.

The hydrological assessment field work included the installation of ten (10) monitoring wells, mini piezometer installation in Wetland 1, test pits, private well review, groundwater level and elevation monitoring, pit floor elevation review, geological cross section review, and well performance testing.

As identified on Grand River Conservation Authority (GRCA) mapping (see Figure 11), approximately 107ha of the licenced area is located within a defined Wellhead Protection Area (WHPA). This includes: 63.8ha (51%) of the lands is within a WHPA-D area (25 year time of travel), 19.7ha (16%) of the lands area is within a WHPA-C area (5 year time of travel), and 22.9ha (18%)

of the lands are within a WHPA-B area (2 year time of travel). The area of the Site located within the 25- year time of travel in the Telfer WHPA is considered to have a medium vulnerability (6), while the areas located within the 5- and 2- year time of travels have a high vulnerability of 8 and 10 respectively.

As concluded through the hydrogeological investigation, because the site is extracting aggregate from above the water table above the overburden aquifer, the proposed site activities do not pose a threat to the municipal well field and there is no measurable risk to existing private water supply wells, surface water features or to local natural heritage features or functions.

The Report includes a number of groundwater monitoring and fuel storage recommendations which are included on the ARA Site Plan to protect surface and groundwater supplies. In addition, a Well Interference Complaint Procedure is also recommended and is also included on the ARA Site Plan. Prior to any on-site aggregate washing a Permit to take Water will be required. Any proposed aggregate washing or water taking will occur outside of the Wellhead Protection Areas. Any soil importation will also be restricted to rehabilitated slopes and floor areas outside of the Wellhead Protection Areas B and C.

An annual Groundwater Monitoring Program shall extend throughout the life of the pit operation to obtain conformity water table elevations as the pit develops. This will ensure that extraction in all phases is maintained 1.5m above the water table.

Through the implementation of these mitigation measures, no negative impacts to ground or surface water are anticipated as a result of the proposed Paris Plains Pit operation.

2.6 Transportation System

A Traffic Impact Study was completed by Arcadis IBI Group (December, 2023). The TIS was prepared in accordance with Section 20 of the Development & Engineering Standards: Traffic Impact Study Guidelines, published by the County of Brant in November 2018. The Terms of Reference for the TIS were circulated and approved by the County of Brant in November 2023.

Based on typical operating conditions for a comparable gravel pit with an upper extraction limit of approximately 1,000,000 tonnes per year, Arcadis estimated that the proposed development can generate up to approximately 60 truck-trips per hour (30 inbound and 30 outbound) during the busiest weekday mornings peak hours. These are peak volumes as truck traffic spreads out throughout the day and is affected by seasonality and weather conditions. Site-generated truck traffic is expected to primarily travel to/from the north (75%), while the remaining truck traffic (25%) travels south via Alternative 24A Route (also known as the West Paris Bypass route) which avoids downtown Paris by using a combination of Watts Pond Road, Ayr Road, Keg Lane, Oxford Brant Road, King Edward Street, Bishopsgate Road and Powerline Road. Truck traffic predictions were conducted based on the predictable worst-case maximum volume impact.

Arcadis performed an intersection capacity analysis, auxiliary left-turn and right-turn lane analysis, traffic signal warrant analysis and desktop sightline review. Through this review, no major issues were determined. It was concluded that traffic generated by the proposed gravel pit can be safely accommodated on the adjacent road network

A new truck entrance/exit with a southbound turn lane will be constructed along Pinehurst Road in accordance with County requirements. No trucks will utilize Paris Plains Road.

2.7 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, County 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 preservation onsite.

A Cultural Heritage Evaluation Report and Heritage Impact Assessment was completed for the Subject Lands to assess potential impacts to Built Cultural Heritage Resources on-site, adjacent to the proposed Licence Boundary and in the vicinity of the subject property. The study found that the adjacent lands located at 705 and 709 Paris Plains Church Road contain three cultural heritage resources designated under Part IV of the Ontario Heritage Act. The three cultural heritage resources are:

- Maus School, c. 1847;
- Paris Plains Cemetery, c. 1813; and
- Paris Plains Church (West Dumfries Chapel), c. 1845

The Cultural Heritage Evaluation Report and Heritage Impact Assessment included a Structural Condition Assessment undertaken by Tacoma Engineering Inc. (January 27, 2023)

In addition, the house and barn located on 304 Pinehurst Road which is part of the Subject Property was also found to have cultural heritage value. These structures are located outside of the limit of extraction, but adjacent to the internal haul route.

Additionally, the subject lands are also adjacent to 325 West River Road which is noted on Brant County's working inventory of heritage properties. The County of Brant also noted that the lands located at 289 Pinehurst Road are designated under part IV of the OHA, and 283 Pinehurst Road is a property that they are working on designating in their heritage inventory.

The Cultural Heritage Evaluation Report and Heritage Impact Assessment outline recommendations to protect the Cultural Heritage Resources identified on the subject property and the adjacent Maus School, Paris Plains Church, and Paris Plains Cemetery. No impacts from pit activities are anticipated to the other identified heritage properties located in the vicinity of the proposed pit

The mitigation measures for the Maus School, Paris Plains Church, and Paris Plains Cemetery include: locating the internal haul route away from the structures; installing sediment and erosion in front of the berm that will be constructed behind the properties; and undertaking elective vibration Monitoring as outlined in the Vibration Assessment (Aercoustics, November 2023). In addition, coniferous trees will be planted in front of the berm to screen the pit operation from the adjacent properties containing the built cultural heritage resources.

For the house and barn located at 304 Pinehurst Road, the internal haul route will be located approximately 30m from the structures and a row of evergreen trees will be planted to fill in the existing hedgerow to screen the structures from the internal pit haul road.

A Stage 1, 2 and 3 Archeological Study was conducted by TMHC Inc. (April 6, 2023, April 6, 2022; and November 23, 2023). Through the Stage 1 and 2 archeological assessment, a number of archaeological artifacts were discovered including the identification of 22 archeological locations. Three (3) of the locations met the provincial criteria to warrant a Stage 3 assessment.

A Stage 3 Archaeological Assessment (TMHC, April 2023) was completed for the three (3) sites that met provincial criteria. Two of the three locations are located outside of the proposed limit of extraction in the Ecological Enhancement Plan area of Phase 1. The third site was excavated as part of the Stage 3 assessments. The two remaining sites will be protected in accordance with the requirements outlined in the Stage 3 Assessment that are included on the ARA Site Plan.

2.8 Land Use Compatibility

A Noise Impact Assessment was completed by Acoustics (December 2023) and an Air Quality Assessment was completed by RWDI (December 2023) as well as a Best Management Practices Plan for Dust (RWDI, December 2023). Because of the location of Built Cultural Heritage Resources adjacent to the proposed Licence Boundary, including the Paris Plains Church and Maus School House, a Vibration Assessment was also completed (Aercoustics, November 2023) to assess potential ground vibration impacts to these structures. The Noise and Air Quality (Dust) reports were completed to assess potential noise and air quality impacts on surrounding sensitive land uses and included recommendations in order to prevent potential adverse impacts. The nearest sensitive land uses, which are characterized as "sensitive receptors" in the Noise and Air Quality Assessment Reports, are located south of the subject site along Paris Plains Church Road and west of the site along Pinehurst Road.

2.8.1 Noise Impact Assessment

A Noise Impact Assessment (Aercoustics, December 2023) was completed for the Paris Plains Pit. The purpose of the study was to establish the sound level limits on nearby noise sensitive receptors based on the noise guidelines of the MECP, assess the sound levels from the proposed pit on the identified sensitive receptors, and where the predicted sound levels were found to exceed the applicable MECP sound level limits, noise control measures were recommended to satisfy these limits.

A total of 34 sensitive receptors, including four vacant lots, were identified. Points of Reception R01 through R22, and Vacant Land receptors VL 30-34, were identified as having an acoustical environment consistent with the Class 2 designation as defined in NPC-300. Points of Reception R23 through R29 were identified as having an acoustical environment consistent with the Class 3 (Rural) designation.

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. This represents a design case where the pit is running at full capacity with all the equipment operating simultaneously and at

locations where the noise impact is highest for each receptor. Most of the time, work would be occurring in other areas of the site, resulting in lower associated noise impacts. Where exceedances to the applicable MECP sound level limits were predicted by the modelling for specific sensitive receptors, noise control measures were then added to the model, and the noise impact was recalculated. This process was repeated until the sound level limits were satisfied.

To ensure that noise limits at the identified sensitive receptors are kept within the MECP noise level limits a number of mitigation measures will be included on the site plan and incorporated into the pit operation and design. These measures are summarized as follows and are outlined in detail on the Site Plan (MHBC and in the Noise Report (Aeroustics, December 2023):

- The installation of acoustic barriers in front of equipment and acoustic berms along portions of the Licence boundary; and,
- Equipment and portable plant limitations in the southern half of Phase 3 and 4;

Through the implementation of the recommended noise controls summarized above, the proposed aggregate pit operation is predicted to satisfy the MECP noise guidelines.

2.8.2 Air Quality Assessment and Dust Management Best Practices Plan

The Air Quality Assessment quantifies and evaluates air quality impacts from the various air emission sources for the proposed pit operations. These sources include aggregate material handling equipment for the extraction of material at the proposed pit and the handling and processing equipment at the nearby Dufferin Aggregate Paris Pit.

The Air Quality Assessment uses Ambient Air Quality criteria established by the Ontario Ministry of the Environment, Conservation and Parks (MECP) which provide limits for desirable concentrations of contaminants in air based on protection against adverse effects on health or the environment. Potential sources of emissions from the proposed pit include: extraction of sand and gravel; material handling (i.e. loading); movement of equipment over unpaved surfaces; and vehicles.

The Air Quality Assessment assessed two extraction scenarios (West and South Scenarios) to ensure compliance at all locations at the proposed pit. The dispersion model results predicted maximum concentrations that were all less than the relevant criteria for all contaminants at the modelled receptors, based on the assumption that the recommended dust control measures were in place for both modelling scenarios. An assessment of background conditions and cumulative impacts was also included in the modelling scenarios. Based on these modelling results, the proposed pit is not predicted to cause a significant air quality impact, with appropriate mitigation measures in place (i.e. O.Reg 244/97 operating standards and Best Management Practices Plan for Dust).

The Pit must operate in accordance with the operating standards pertaining to dust outlined in section 0.12 (2) Ontario Regulation 244/97, which include:

- *"The licensee or permittee shall apply water or another provincially approved dust suppressant to internal haul roads and processing areas, as necessary to mitigate dust, if the pit or quarry is located within 1,000 metres of a sensitive receptor.*

- *The licensee or permittee shall equip any processing equipment that creates dust with dust suppressing or collection devices if it is located within 300 metres of a sensitive receptor.*
- *The licensee or permittee shall obtain an environmental compliance approval under the Environmental Protection Act where required to carry out operations at the pit or quarry".*

Furthermore, the conclusions in the Air Quality Assessment are based on the following recommendation, has been included on the Site Plans:

- The site will operate in accordance with a Best Management Practices Plan for Dust, which may be amended from time to time, considering actual impacts and operational considerations. The recommendations in the Best Management Practices Plan for Dust are based on the maximum daily production rates. At lower production rates, the control measures specified in the Best Management Practices Plan for Dust can be reduced accordingly, provided dust remains mitigated on site.

A Best Management Practices Plan For Dust has been prepared for the proposed Paris Plains Pit (RWDI, November 2023) and includes dust control measures such as visual monitoring for dust, application of water to reduce and control dust, and reducing or stopping pit activities if dust cannot be mitigated on-site.

2.8.3 Vibration Assessment / Zone of Influence

A Zone of Influence Study ("Vibration Study) was completed by Aercoustics (November, 2023) to assess the potential for construction and operational vibration in the vicinity of the project and determine if there is any potential for significant construction vibration impacts on the on-site and adjacent sensitive structures (i.e. structures identified as having cultural heritage significance), specifically the adjacent Maus School House, Paris Plains Church, and on-site Huttly farmhouse.

The construction of the proposed noise berm adjacent to the adjacent church and school house, as well as normal pit operations, has the potential to generate elevated vibration levels through the use of equipment, including excavators, bulldozers, graders, portable crusher, extraction loaders and heavy trucks. These vibrations were assessed to determine if there could be the potential for vibration damage to the onsite and adjacent sensitive structures. The most stringing vibration level of 1mm/s was assumed for the purposes of the Zone of Influence Study.

Through the study it was determined that the berm construction in theory would generate the potential worst-case vibration impact on the Paris Plains Church and School buildings due to the proximity of construction. Aercoustics predicted a worse-case impact of 0.15mm/s against the most stringent 1.00mm/s criteria. This level is more stringent than the most restrictive vibration criteria levels listed for sensitive structures in any of the reviewed literature.

The pit operation after the berm construction will only create a 0.1mm/s vibration impact. Therefore, no impacts from berm construction and pit operations are predicted at the Church and School buildings. Nonetheless, Miller Aggregates has agreed to undertake elective

vibration monitoring during berm construction in close proximity to the church and school buildings.

No vibration impacts are anticipated for the residence located at 304 Pinehurst Road or any of the other surrounding sensitive receptors.

3.0 POLICY ANALYSIS

The following is an assessment of the proposed Paris Plains Pit 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 (2020);
- County of Brant Official Plan (approved by MMAH 2012);
- County of Brant 2023 Official Plan (adopted by Council)
- The County of Brant Comprehensive Zoning By-Law 61-16 (2016); and,
- Aggregate Resources Act Provincial Standards.

3.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1st, 2020.

The PPS is a policy-led planning approach that recognizes the complex inter-relationship among environmental, economic and social factors in landuse planning. The PPS supports a comprehensive, integrated and long-term approach to planning and recognizes linkages among policy areas. (Part III, How to Read the Provincial Policy Statement).

The PPS recognizes that the Province's natural heritage resources, water, agricultural lands, mineral aggregate resources, cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The province must ensure that its resources are managed in a sustainable way to protect essential ecological processes and public health and safety, minimize environmental and social impacts, and meet its long-term economic needs. (Part IV, Vision for Ontario's Land Use Planning System).

The following policies from the 2020 PPS are relevant to the proposed pit application. A response follows each policy to demonstrate how the proposal is consistent with the PPS:

Table 2: Provincial Policy Statement (2020) Analysis:

Provincial Policy Statement (2020) Policies	Proposed Application
<p>1.1.4 Rural Areas in Municipalities</p> <p><i>Healthy, integrated and viable rural areas should be supported by:</i></p> <p><i>f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources; (1.1.4.1)</i></p>	<p>The Subject Lands are located within a rural area of the County of Brant outside of any Settlement Area or Urban boundary. The management or use of mineral aggregate resources is a permitted use in the rural area. The proposed pit represents the wise management of a non-renewable resource that is in close proximity to major markets, and will support long-term economic prosperity and diversity of the rural economy by optimizing the use of land and resources. Once fully extracted, the Paris Plains Pit will be returned to a predominately agricultural use.</p>
<p>1.2.6 Land Use Compatibility</p> <p><i>Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. (1.2.6.1)</i></p>	<p>The proposed pit has been designed in a manner that mitigates potential adverse effects on nearby sensitive uses, through setbacks, vegetated berms, operational controls, and mitigation measures. The risk to public health and safety are minimized through the implementation of the recommendations of the technical reports and studies and by the monitoring and mitigation of potential effects as required by the ARA Site Plans.</p>
<p>1.6.7 Transportation Systems</p> <p><i>"Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs." (1.6.7.1)</i></p> <p><i>"Efficient use shall be made of existing and planned infrastructure..." (1.6.7.2)</i></p>	<p>The proposed pit represents an efficient use of existing infrastructure by utilizing an existing and established haul route that makes use of County Arterial Roads, the County of Brant's permitted truck routes, and Provincial highways.</p> <p>There will be no truck traffic on Paris Plains Church Road.</p>
<p>1.7 Long Term Economic Prosperity</p>	

<p><i>"Long-term economic prosperity should be supported by:</i></p> <p><i>a) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;" (1.7.1a)</i></p>	<p>The proposed pit optimizes the long-term availability of mineral aggregate resources in an area that is undergoing substantial growth and on a site identified for aggregate resource protection. Once the pit has been fully extracted, it will be rehabilitated to an agricultural condition with ecological enhancements.</p>
<p>2.1 Natural Heritage</p> <p><i>"Natural features and areas shall be protected for the long term." (2.1.1)</i></p>	<p>The proposed Licence boundary and limit of extraction has been designed to avoid the removal and disturbance of any significant natural heritage features. The Subject Lands contain a small wetland feature and some significant wildlife habitat (amphibian breeding). These features are located outside of the limit of extraction and will be protected from any site disturbance. Setbacks ranging from 41.8m to 62.2m have been implemented into the pit design to avoid impacts to the wetland feature. In addition, the recommended mitigation measures from the Natural Environment Report have been included on the Aggregate Resources Act Site Plan (e.g. sediment and erosion control fencing) to ensure that there will be no adverse impact to the on-site and adjacent natural features.</p>
<p><i>"The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features." (2.1.2)</i></p>	<p>The Subject Lands are predominately active agricultural land with one small natural heritage feature located in the east end of the property, outside of the limit of extraction. The long-term ecological function and biodiversity of the surrounding natural heritage system will be enhanced through the implementation of the Ecological Enhancement Plan completed as part of the progressive and final pit rehabilitation plan.</p>
<p><i>"Development and site alteration shall not be permitted in..." (2.1.4 and 2.1.5)</i></p>	<p>The area proposed to be Licensed is in a predominately agricultural condition. There is a small PSW and associated</p>

<p><i>"Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements." (2.1.6)</i></p> <p><i>"Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements." (2.1.7)</i></p> <p><i>"Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions." (2.1.8)</i></p>	<p>Significant Wildlife Habitat located within the proposed license boundary but outside of the proposed limit of extraction. No development or site alteration is proposed in these features</p> <p>There is no development or site alteration proposed within fish habitat.</p> <p>There is no development or site alteration proposed within the habitat of endangered and threatened species. The Natural Environment Technical Report concluded the proposed extraction of the Paris Plains Pit will have no negative effects on any Endangered or Threatened species or their habitats.</p> <p>The adjacent lands to the pit (within 120m) include some natural heritage features, including wetlands located on the west side of Pinehurst Road. The Natural Environment Report concluded that there will be no negative impacts on these natural features or their ecological functions. The on-site wetland and adjacent habitat will be improved through the implementation of the Ecological Enhancement Plan</p>
<p>2.2 Water</p> <p><i>"Planning authorities shall protect, improve or restore the quality and quantity of water by..." (2.2.1)</i></p>	<p>The Water Report and Maximum Predicted Water Table Report identified and characterized on-site and nearby water resource systems. The technical analysis completed in this Report assessed the potential impacts to water resource system from the proposed pit operation including: potential watershed impacts, the protection of municipal drinking water supplies and maintain water resource functions and features. Through the implementation of the recommended mitigation measures the quality and quantity of water will be protected.</p>

<p><i>"Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</i></p> <p><i>Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions."</i> (2.2.2)</p>	<p>Only extraction 1.5m above the water table is proposed. The potential impacts of the pit operation relative to the quality and quantity of groundwater and surface water were assessed in the Water Report and Maximum Predicted Water Table Report. The results of the Report conclude that there will be no adverse hydrogeological impacts to water resources. A monitoring and mitigation program will be implemented to ensure that the quality and quantity of both local groundwater and surface water will be maintained.</p>
<p>2.3 Non-Agricultural Uses in Prime Agricultural Areas</p> <p><i>Planning authorities may only permit non-agricultural uses in prime agricultural areas for:</i></p> <p>a) extraction of minerals, petroleum resources and mineral aggregate resources (2.3.6.1)</p> <p><i>"Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible."</i> (2.3.6.2)</p>	<p>The subject lands are located within a prime agricultural area and contain prime agricultural lands that, on average, are comprised of Class 1 soils. The lands are not within a specialty crop area. As demonstrated in the Agricultural Impact Assessment (MHBC, December 2023) there will be no negative impact to agricultural resources in the surrounding area. The proposed rehabilitation plan will return 92.7ha of land to an agricultural condition.</p> <p>As demonstrated in the Agricultural Impact Assessment (MHBC, December 2023) there will be no negative impact to agricultural resources or operations on surrounding lands. The proposed pit will be extracted and rehabilitated sequentially in order to reduce disturbance and all potential impacts (e.g. dust and noise) will be mitigated. The proposed pit will be rehabilitated back to a primarily agricultural condition. There will be no truck traffic on Paris Plains Road.</p>
<p>2.5 Mineral Aggregate Resources</p> <p><i>"Mineral aggregate resources shall be protected for long-term use and, where provincial</i></p>	<p>The subject lands contain mineral aggregate resources consisting of high quality sand and gravel resources that</p>

<p><i>information is available, deposits of mineral aggregate resources shall be identified.” (2.5.1)</i></p>	<p>are identified in local and provincial mapping.</p>
<p><i>“As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.”</i></p>	<p>The proposal makes available high-quality mineral aggregate resource that are located close to market, including the Brant, Cambridge, Kitchener Waterloo, and GTA areas</p>
<p><i>“Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.” (2.5.2.2)</i></p>	<p>A total of nine technical reports were completed to assess the potential impacts of the proposed pit operation. Based on the completed impact assessment, specific mitigation measures have been identified to minimize impacts and have been incorporated into the pit design and operational plans. Therefore, the operation has been designed in a manner which minimizes social, economic and environmental impacts.</p>
<p><i>“Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.” (2.5.2.3)</i></p>	<p>Aggregate recycling activities will occur as accessory to the pit operation. Recycled aggregate will be imported, processed, and blended with on-site aggregate to create marketable products</p>
<p><i>“Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.” (2.5.3.1)</i></p>	<p>Extraction and rehabilitation of the pit will occur in phases in order to reduce the amount of area disturbed and ensure that rehabilitation occurs progressively. The final rehabilitation of the pit will be to an agricultural condition with ecological enhancements in Phase 1. This proposed final land use is compatible with surrounding land uses and conforms to the land use designations in the County of Brant Official Plans.</p>
<p><i>“Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations” (2.5.3.2)</i></p>	<p>The proposed Paris Plains Pit will be rehabilitated to a predominately agricultural use with ecological enhancements. The Dufferin Paris Pit located to the south will also be rehabilitated to an agricultural after-use.</p>

<p><i>"In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition."</i> (2.5.4.1)</p>	<p>The proposed Pit is located in a prime agricultural area, on prime agricultural land. The majority of the area that will be extracted will be returned to an agricultural condition through rehabilitation (a total of 92.8ha or about 87% of the extraction area). The remaining extracted areas not returned to an agricultural condition will be comprised of naturalized 3:1 side-slopes and about 8.8ha will be restored to an Ecological Enhancement area.</p>
<p>2.6 Cultural Heritage and Archaeology</p> <p><i>"Significant built heritage resources and significant cultural heritage landscapes shall be conserved."</i> (2.6.1)</p> <p><i>"Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved."</i> (2.6.2)</p> <p><i>"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."</i> (2.6.3)</p>	<p>Based on the Cultural Heritage Evaluation Report and Impact Assessment (TMHC, November 2023), the proposed pit will have no negative impacts on cultural heritage resources on, or adjacent to, the Subject Site or Subject Lands</p> <p>A Stage 1, 2 and 3 Archeological Assessment was undertaken by TMHC Inc. for the proposed Paris Plains Pit lands.</p> <p>Two archaeological sites require ongoing protection. These sites are located outside of the proposed extraction and disturbance area</p> <p>In addition a Cultural Heritage Evaluation (including a Structural Condition Assessment) and Impact Assessment was also completed to assess on-site and adjacent cultural heritage resources. The recommended mitigation measures to protect the adjacent Church, School House, and Cemetery are implemented on the ARA Site Plan, including vibration monitoring, setbacks, screening, and erosion control.</p>

Based on the above, it is concluded that the proposed Aggregate Resource Act Licence Application and Zoning Bylaw Amendment are appropriate and consistent with the policies of the Provincial Policy Statement, 2020.

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

The proposed Paris Plains Pit is located within the Greater Golden Horseshoe (GGH) Growth Plan Area. The Growth Plan is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

The 2020 Growth Plan was approved under the Places to Grow Act to take effect on August 28, 2020. The proposed application is therefore subject to the policies of the 2020 Growth Plan.

Section 4 of the Growth Plan states that the "*GGH contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources*".

Further, the Growth Plan recognizes the importance of protecting and managing the GGH's mineral aggregate resources:

"Building compact communities and the infrastructure needed to support growth requires significant mineral aggregate resources. The Aggregate Resources Act establishes the overall process for the management of mineral aggregate operations, and this Plan works within this framework to provide guidance on where and how aggregate resource extraction can occur, while balancing other planning priorities. The GGH contains significant deposits of mineral aggregate resources, which require long-term management, including aggregate reuse and recycling. Ensuring mineral aggregate resources are available in proximity to demand can support the timely provision of infrastructure and reduce transportation-related greenhouse gas emissions." (4.1)

Mineral aggregate resources are required to build and maintain new and existing infrastructure as contemplated in the Growth Plan. The proposed Paris Plains Pit will assist in supporting a strong and competitive economy within the County of Brant. The proposed pit will provide an essential construction material to support the growth management requirements within the GGH.

For context, within 30 km of the subject lands, the following areas include lands that have been designated for future growth:

1. Brantford
2. Paris
3. Cambridge
4. Kitchener
5. Ayr
6. Burford
7. St. George
8. Ancaster

The subject lands are also located in close proximity to a truck route that provides access to highway #403 - a direct provincial transportation route to GTA markets. The new growth that is anticipated in the Growth Plan Area of the Province will require a substantial amount of aggregate resources to support construction and infrastructure projects.

The following Growth Plan policies in section 4.2.8 are applicable to the proposed application:

Table 3: Growth Plan for the Greater Golden Horseshoe (2020) Analysis:

Growth Plan Policy Section 4.2.8	Proposed Application
<p>2. "Notwithstanding the policies in subsections 4.2.1, 4.2.2, 4.2.3 and 4.2.4, within the Natural Heritage System, mineral aggregate operations and wayside pits and quarries are subject to the following:</p> <ul style="list-style-type: none"> a) no new mineral aggregate operation and no new wayside pits and quarries, or any ancillary or accessory use thereto, will be permitted in the following key natural heritage features and key hydrologic features: <ul style="list-style-type: none"> i. significant wetlands; ii. habitat of endangered species and threatened species; and iii. significant woodlands unless the woodland is occupied by young plantation or early successional habitat, as defined by the Province, in which case, the application must demonstrate that policies 4.2.8.4 b) and c) and 4.2.8.5 c) have been addressed and that they will be met by the operation;" (4.2.8.1 a) 	<p>The proposed Paris Plains Pit is not located within the Natural Heritage System and thus these policies do not apply. See Figure 7 – Growth Plan Agricultural and Natural Heritage System Mapping. Nonetheless, no extraction activities are proposed in any key natural heritage features</p>
<p>3. <i>In prime agricultural areas, applications for new mineral aggregate operations will be supported by an agricultural impact assessment and, where possible, will seek to maintain or improve connectivity of the Agricultural System.</i> (4.2.8.3)</p>	<p>The proposed Paris Plains Pit is located within a Prime Agricultural Area is mapped in the Provincial Agricultural System – See Figure 7. An Agricultural Impact Assessment (MHBC December 2023) was completed to assess potential impacts to agricultural resources. The rehabilitation plan for the Paris Plains Pit has been designed to return the extracted area to an Agricultural Condition in accordance with Policy 2.5.4 of the PPS. Therefore, connectivity with the Agricultural System will be maintained.</p>
<p>4. <i>For rehabilitation of new mineral aggregate operation sites, the following apply:</i></p>	<p>The area if the proposed pit is currently in an active agricultural condition. As required by Provincial policy for an</p>

<p>a) <i>the disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced;</i>" (4.2.8.4 a)</p> <p>b) if there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of the application:</p> <ul style="list-style-type: none"> i. the health, diversity, and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and ii. any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation; <p>c) aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation will meet the intent of policy 4.2.8.4 b); and</p> <p>d) outside the Natural Heritage System for the Growth Plan, and except as provided in policies 4.2.8.4 a), b) and c), final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. In prime agricultural areas, the site will be rehabilitated in accordance with policy 2.5.4 of the PPS, 2014.</p>	<p>above water table pit, the proposed pit will be rehabilitated back to predominately an agricultural condition. In addition, strategically located ecological enhancements will occur in Phase 1, adjacent to Wetland 1 resulting in an increase in ecological value. Therefore, through the pit rehabilitation activities, the long-term ecological integrity of the site will be enhanced.</p> <p>No extraction is proposed in natural heritage or hydrologic features. Wetland 1 is located within the proposed licence boundary, but outside of the limit of extraction. Wetland 1 and surrounding area will be subject to the Ecological Enhancement Plan that will be undertaken progressively as the pit developments. The key natural heritage feature located outside of the licence boundary, on the west side of Paris Plains Road will not be impacted.</p> <p>No below water table extraction is proposed.</p> <p>The proposed pit is located outside of the Growth Plan Natural Heritage System. In accordance with Growth Plan, PPS, and municipal policies for an above water table pit, the proposed pit will be rehabilitated back to a predominately agricultural condition.</p>
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Based on the above, it is concluded that the proposed applications for the Paris Plains Pit conform to the policies of the 2020 Growth Plan.

3.3 County of Brant Official Plan

The County of Brant Official Plan (the “Official Plan”) was adopted by the County of Brant on September 7, 2010 and approved by the Ministry of Municipal Affairs and Housing on August 10, 2012.

The proposed Paris Plains Pit is required to conform to the County of Brant Official Plan policies. The proposed Licence Boundary is:

- Designated Agriculture and partially located within a Well Head Protection Area on Schedule A Land Use Plan (**Figure 8**). The small onsite wetland is designated Natural Heritage System;
- Identified as an Aggregate Resource of Primary Significance on Schedule E Aggregate and Petroleum Resources (**Figure 12**);
- Contains a small Significant Wetland as mapped on Schedule C Natural Heritage System Features and Development Constraints; and
- Has direct access to a Rural Arterial Road (Pinehurst Road) as Mapped on Schedule B Transportation Plan

In section 1.11.2.11 the County of Brant recognizes the importance of aggregate resources in their Official Plan by stating that *“The County of Brant is rich in quality mineral aggregate resource deposits. The richest deposits of sand and gravel are found in the northeast part of the County and extend south westerly through the north western area of the City of Brantford and into the former Township of Burford”*. This policy also provides a number of objectives with respect to resource development in the County, such as: promoting efficient and sustainable resource development; protecting mineral aggregate resources; promoting resource development opportunities where appropriate; and protecting resource development opportunities from incompatible uses etc.

The subject lands are located within an Agricultural Area of the County of Brant and are currently designated Agriculture on Schedule A (Land Use) and are partially located within a Well Head Protection Area – See **Figure 8**. Aggregate resource extraction is recognized as an important secondary use in Agricultural Areas (S. 2.2.3.4).

Table 4: County of Brant Official Plan (2012) Policy Analysis

County of Brant Official Plan (2012) Policies	Proposed Application
Section 2.3.3.2 Groundwater Protection <i>Within an identified WHPA and groundwater recharge area, the following uses are not permitted (2.3.3.2 c).</i>	A portion of the subject lands are mapped as WHPA. Aggregate extraction uses are not identified as being prohibited in WHPA consistent with the Grand River Source Protection Plan.

<p><i>"The establishment of any new aggregate extraction pit within a WHPA shall require a site specific assessment of the potential impact on the WHPA, including water quality and stream flow impacts" (2.3.3.2 f.)</i></p>	<p>The subject lands are identified on Schedule A of the Official Plan as partially located within a Well Head Protection Area. This mapping is outdated. The Licence Boundary is located about 2km from the Telfer Well Field. According to Grand River Conservation Authority mapping (see Figure 11), a portion of the property is located within a WHPA-B, C and D of the Telfer Well Field. Identified WHPAs and groundwater recharge areas are to be protected to ensure the protection of the County's source water supplies.</p> <p>In the Grand River Source Protection Plan (2022), aggregate extraction uses are not identified as being prohibited in WHPA or groundwater recharge areas.</p> <p>The Maximum Predicted Water Table Report (MTE, December 2023) included a site specific assessment of the potential impacts of the proposed pit on the WHPA and concluded that the proposed site activities do not pose a threat to the municipal well field. Additionally, groundwater and surface water resources and their uses will not be impacted by the proposed pit as long as the recommended mitigation measures are implemented.</p> <p>Some of the recommended mitigation measures to protect the WHPA include:</p> <ul style="list-style-type: none"> • Locating fuel storage outside of the WHPA • Mobile refueling to occur outside of the WHPA-B Area • Implementing a spills contingency plan • Storing fuel in double-walled tanks and using secondary containment measures • Locking fuel storage tanks and hoses • Maintaining record of deliveries
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	A Section 59 Screening Form is included in Appendix D of this Report
<p>2.3.4.2 Mineral Aggregate Resources</p> <p><i>"As much of the mineral aggregate resource shall be made available to supply mineral resource needs, as close to market as possible" (2.3.4.2 a.)</i></p> <p><i>"The County shall generally not permit new mineral aggregate operations within the Natural Heritage System designation, as identified on Schedule A and in accordance with the policies for this designation in Section 3.16. Prior to the development of new mineral aggregate operations within or adjacent to other natural heritage features and areas, an EIS shall be prepared to determine the significance of features and which demonstrates that there will be no negative impacts on significant natural features or their ecological function". (2.3.4.2 b)</i></p> <p><i>Applications shall be reviewed based on the following, as required by the County: (2.3.4.2.c)</i></p> <p class="list-item-l1">i. compatibility with the surrounding land uses;</p>	<p>The proposed extraction of mineral aggregate resources from the subject land will allow for the long-term supply of construction aggregates to local markets within the County of Brant and surrounding areas.</p> <p>Only the small on-site wetland is designated as NHS. Although, this wetland is proposed to be located within the Licence boundary, no extraction or disturbance is proposed in this feature or its adjacent habitat. An EIS has been prepared (Goodban Ecological Consulting, December 2023) that demonstrated that, through the implementation of the recommended mitigation measures, there will be no negative impact on any on-site (e.g., Wetland 1) or adjacent natural heritage features or ecological function. An Ecological Enhancement Plan has been included on the site plan and includes enhancements to the wetland features. In addition, this feature is no proposed to be re-zoned.</p> <p>The operational design of the proposed pit incorporates the recommendations of the technical reports prepared for the application, including a Noise Impact Study, Air Quality Assessment, and a Vibration Assessment. The recommendations from these reports are implemented on the Site Plan to ensure that the pit can operate within Provincial guidelines and minimize social and environmental impacts. This ensures that land use compatibility is achieved.</p> <p>A new entrance/exit will be constructed on Pinehurst Road in accordance with</p>

<ul style="list-style-type: none"> <i>ii. impact of the proposed truck haul routes;</i> <i>iii. potential impact on groundwater quality and quantity, and Provincially significant, natural heritage features;</i> <i>v. environmental impact and hydrogeological assessments of the area, as required;</i> <i>vi. noise, dust and vibration assessments in accordance with the Provincial Standards</i> 	<p>County Requirements. The proposed pit will utilize the existing truck routes heading in a north and south direction. A Traffic Impact Study (Arcadis Group, December 2023) was completed for the proposed Paris Plains Pit and concluded that the truck traffic generated from the proposed pit can be safely accommodated on the road network.</p> <p>The proposed pit will remain 1.5m above the established groundwater table. The Hydrogeological Report (MTE, December 2023) concluded that the nature of the proposed operation is predicted to not affect the overburden aquifers. As a result, there is no measurable risk to existing water supply wells, surface water features or to local natural features or functions. There is a small wetland located within the subject lands that is identified as a PSW. This wetland is located outside of the proposed extraction area and will be protected with a minimum 30m setback. The wetland area will be enhanced through the implementation of the Ecological Enhancement Plan included on the Site Plan.</p> <p>The Natural Environment Report (Goodban Ecological Consulting, December 2023) assessed the subject lands and adjacent lands and concluded that there will be no negative impacts to any significant natural features and functions based on the proposed operations. The Maximum Predicted Water Table Report (MTE, December 2023) also confirmed that the proposed pit is not predicted to adversely affect groundwater quality or quantity.</p> <p>The Operations Page and Notes Page of the proposed ARA Site Plan (drawings 2 of 6 and 3 of 6) identifies and implements all of the recommendations of the Noise Impact Study, Air Quality Assessments, and</p>
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<p><i>of the Aggregate Resources Act, and ability to implement the attenuation and mitigation measures as recommended by the assessments;</i></p>	<p>Vibration Assessment; including acoustic berms, acoustic shielding, the implementation of a dust management best practices plan, and vibration monitoring.</p>
<p><i>vii. rehabilitation plans;</i></p>	<p>Page 5 of 6 of the proposed Site Plan outlines the Rehabilitation Plan. Page 6 of 6 includes a comprehensive Ecological Enhancement Plan to be implemented as part of progressive and final pit rehabilitation.</p>
<p><i>viii. matters raised by the Province or the appropriate Conservation Authority;</i></p>	<p>The pit will be progressively rehabilitated to predominately an agricultural condition with ecological enhancements.</p>
<p><i>ix. archaeological significance.</i></p>	<p>A Pre-consultation meeting occurred with the County and Conservation Authority Staff in November 2022. All matters raised by agency staff during this meeting have been addressed in the application materials. As part of the submission of the <i>Planning Act</i> and <i>Aggregate Resource Act</i> Application, agency staff will have an opportunity to review the application package and provide any additional comments.</p>
<p><i>Where extraction is proposed on prime agricultural land, rehabilitation of the site shall be carried out so that the same areas and the same average soil quality for agriculture are restored. (2.3.4.2.d)</i></p>	<p>A Stage 1, 2, and 3 Archaeological Assessment was completed in 2022 and 2023 (TMHA, April 2022, April 2023, November 2023). Three archaeological sites were identified and two are require protection. These sites are located outside of the proposed extraction area.</p>
<p><i>Section 3.16.3 Significant Habitat of Endangered Species and Threatened Species</i></p>	<p>About 87% of the extraction area will be rehabilitated back to an agricultural condition with an average of Class 1 soils.</p>

<i>No development or site alteration will be permitted in significant habitat of endangered species or threatened species except in accordance with provincial requirements (3.16.3 b)</i>	There is no significant habitat of endangered species or threatened species located within the subject lands.
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Based on the policy analysis in this section, the required Zoning By-Law Amendment conforms to the County of Brant Official Plan Policies. Included in Appendix B, is the proposed Draft County of Brant Zoning By-Law Amendment Text and Schedule.

3.4 County of Brant Official Plan (2023) Adopted By Council

On May 30, 2023, the County of Brant Council approved By-Law 61-23 to adopt the County's New Official Plan, A Simply Grand Plan, in accordance with Sections 17, 21 and 26 of the *Planning Act*. The new Official Plan has not yet been approved by the Province and is therefore not yet in force and effect. Nonetheless, a high-level review of the Official Plan policies is outlined below.

The subject lands are designated Agriculture on Schedule A (Land Use Plan and Designations) of the County of Brant Official Plan (2023). In addition, the small wetland feature (Wetland 1) is designated Natural Heritage System (see Figure 9). The Subject Lands are not located within or adjacent to a settlement area. The Agriculture land use designation identifies mineral Aggregate operations are permitted as an interim use in the Agricultural Designation.

Table 5: County of Brant Official Plan (2023) Policy Analysis

County of Brant Official Plan (2023) Policies	Proposed Application
<p>Section 2.15 Minerals, Petroleum and Mineral Aggregate Resources</p> <p><i>The approximate location of deposits of mineral aggregate resources and petroleum resources have been identified by the Province and are included as part of the Annexes of this plan. These areas have been delineated by the Province as areas having a sufficient quantity and quality of resources to warrant present or future extraction. (2.15.1)</i></p> <p><i>New mineral mining operations shall not be permitted within and/or adjacent to a settlement area. (2.15.5 and 2.15.9)</i></p> <p><i>Outside of settlement areas, new mineral aggregate resource operations, expansions to</i></p>	<p>The proposed Paris Plains Pit is identified to be within an Aggregate Resources of Primary Significance within Annex 5 of the County of Brant Official Plan.</p> <p>The proposed Paris Plains Pit is not proposed to be located within or adjacent to a settlement area</p> <p>The proposed Paris Pit is located outside of a settlement area. A Zoning By-Law Amendment and Aggregate</p>

<p><i>existing operations and accessory uses directly associated with the operation may be permitted as an interim use without the need for an amendment to this Plan, provided they are not proposed adjacent to a sensitive land use in a settlement area. A site-specific amendment to the implementing zoning by-law will be required for new operations, any expansion requiring approval under the Aggregate Resources Act, and associated accessory uses.</i></p> <p><i>Recommendations from studies where approved by the County shall be implemented through site-specific zoning provisions, agreements with the County and/or through the associated plans required under the Aggregate Resources Act (2.15.10)</i></p>	<p>Resources Act Licence are being applied for concurrently. All recommendations from the completed technical reports have been included on the ARA Site Plan submitted with the re-zoning and licence applications.</p> <p>The proposed Paris Plains Pit is located in close proximity to the existing Dufferin Paris Pit, which is immediately south of the Subject Lands. The high-quality aggregate materials extracted and provided from the proposed pit will be used to supply Tri-City Material's concrete plants in the regional area, as well as other urban and rural infrastructure projects</p>
<p><i>A proponent of a new mineral aggregate operation, expansion to an existing operation, and accessory uses directly associated with the operation shall demonstrate as part of a complete application that the following will be achieved: (2.15.13)</i></p> <ul style="list-style-type: none"> • <i>Conformity with all applicable policies in this Plan and provincial and federal legislation, policies, plans and guidelines;</i> • <i>Extraction will be undertaken in a manner that minimizes social, economic, and environmental impacts, as demonstrated through a planning justification report and any associated studies;</i> • <i>Cumulative impacts associated with the proposed operation when combined with</i> 	<p>How the proposed Paris Plains Pit conforms to applicable County of Brant and Provincial plans and policies is outlined in this Report</p> <p>A total of nine technical reports were completed to assess the potential impacts of the proposed pit operation. Based on the completed impact assessment, specific mitigation measures have been identified to minimize impacts and have been incorporated into the pit design and operational plans. Therefore, the operation has been designed in a manner which minimizes social, economic and environmental impacts.</p> <p>Cumulative impacts have been considered in the vicinity of the proposed operation.</p>

<p>historical, current and proposed future operations in the vicinity of the proposed operation have been addressed;</p> <ul style="list-style-type: none"> • <i>That there will be no adverse effects on sensitive land uses as demonstrated through noise, dust, and vibration compatibility studies in accordance with provincial and federal standards and guidelines. Use of adequate buffering, screening, paved entrances, locating scale houses recycling facilities and processing plants as far as possible from sensitive uses, and other mitigation measures based on approved studies shall be incorporated into the implementing zoning by-law and plans required under the Aggregate Resources Act;</i> • <i>Scenic resources such as roads and the rural open landscape will be maintained and enhanced. In this regard, operations shall be screened utilizing earthen berms made to look as natural as possible and/or the planting of noninvasive native trees, shrubs, and vegetative plantings;</i> • How impacts on roads and traffic will be addressed in accordance with a transportation impact study approved by the County. Internal road systems shall be used where feasible to minimize impacts and traffic on County roads and sensitive land uses. Haul routes shall be approved by the County and any required road improvements shall be completed prior to removal of any aggregates from the site; 	<p>The operational design of the proposed pit incorporates the recommendations of the technical reports prepared for the application, including a Noise Impact Study, Air Quality Assessment, and a Vibration Assessment. The processing plant has been located in an area of Phase 1 that will have the lowest possible impacts. The recommendations from these reports are implemented on the Site Plan to ensure that the pit can operate within Provincial guidelines and minimize social and environmental impacts. This ensures that land use compatibility is achieved.</p> <p>Screening of the pit will include visual and acoustic berms that will be naturalized, landscaped and maintained. Coniferous tree screens will be planted in strategic locations to screen the operation from the adjacent Maus School House and Paris Plains Cemetery. Berm schematics are included on the ARA Site Plans</p> <p>County of Brant staff reviewed and approved the Terms of Reference for the completed Traffic Study. A new entrance/exit will be constructed on Pinehurst Road in accordance with County Requirements and an internal haul road will be used to transport materials from the processing and shipping area to the entrance/exit onto Pinehurst Road. The proposed pit will utilize the existing truck routes heading in a north and south direction. A Traffic Impact Study (Arcadis Group, December 2023) was completed for the proposed Paris Plains Pit and concluded that the truck traffic generated from the proposed pit can be safely accommodated on the road network.</p>
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<ul style="list-style-type: none"> There will be no negative impacts on the quality and quantity of water, during and after extraction, as demonstrated through a comprehensive hydrogeological cumulative effects study. In accordance with Source Water Protection policies and legislation, it shall be demonstrated that municipal drinking water supplies, and designated vulnerable areas will be protected. It shall be demonstrated that the proposal will protect, improve, and restore vulnerable surface and ground water, sensitive surface water features Asphalt and concrete recycling facilities and the stockpiling of materials must follow best which should include but not be limited to: recycling of non-hazardous materials, not stockpiling materials within 30 metres of any watercourse, waterbody, wetland or within 2 metres of the adjusted seasonal high ground water level of the water table, and storing materials on a stockpile pad that is at least 1 metre thick consisting of low permeable clay and silt beneath the asphalt processing and stockpiling area; The proposal conforms with the Natural Heritage System policies of this Plan including additional criteria outlined in this Section, as demonstrated through an environmental impact study; Significant cultural heritage resources and archaeological resources will be conserved as demonstrated through cultural heritage and/or archaeological studies; How the connectivity of the agricultural system will be maintained and improved, and how impacts will be avoided, 	<p>No extraction below the water table is proposed. The Maximum Predicted Water Table Elevation Report (MTE, December 2023) evaluated the potential impact of the proposed pit on municipal drinking water supplies and concluded that, through the implementation of the recommended mitigation measures, there would be no impacts to municipal water supplies, private well or surface and ground water resources.</p>
	<p>The proposed recycling activities will be in accordance with ARA O.Reg 244/97 requirements as implemented on the site plan which align with County of Brant Official Plan policies.</p>
	<p>Only the small on-site wetland is located in the Natural Heritage System. This area will not be extracted and will be enhanced through the implementation of the Ecological Enhancement Plan.</p>
	<p>As demonstrated in the completed Cultural Heritage Evaluation Report and Impact Assessment, Structural Condition Assessment, and Vibration Report, the Archaeological Reports, the on-site and adjacent cultural heritage resources will be protected.</p> <p>The Agricultural Impact Assessment (MHBC, December 2023) assessed potential impacts to the agricultural system from the proposed pit operation. The pit will be operated sequentially in order to allow ongoing</p>

<p>minimized, and mitigated as determined through an agricultural impact assessment. In this regard comprehensive rehabilitation including the use of gradual slopes as opposed to steep slopes, shall be used to allow the passage of agricultural equipment and increase the viability of future farming operations, where feasible;</p> <ul style="list-style-type: none"> • Rehabilitation will be undertaken in accordance with the policies of this Plan; and; • How recommendations in the studies as approved by the County and any agency having jurisdiction will be implemented through site-specific zoning provisions, agreements with the County and/or through the associated plans required under the Aggregate Resources Ac 	<p>agricultural activities in continue and for progressive rehabilitation back to an agricultural condition to occur. Gradual side-slopes of 10:1 have been incorporated into the pit rehabilitation plan.</p> <p>The pit will be progressively rehabilitated back to an agricultural condition with ecological enhancements. This is in accordance with the policies of the County of Brant Official Plan and Provincial Plan and policy requirements.</p> <p>A Pre-consultation meeting occurred with the County and Conservation Authority Staff in November 2022. All matters raised by agency staff during this meeting have been addressed in the application materials. As part of the submission of the <i>Planning Act</i> and <i>Aggregate Resource Act</i> Application, agency staff will have an opportunity to review the application package and provide any additional comments.</p>
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Based on the policy analysis in this section, the required Zoning By-Law Amendment conforms to the County of Brant 2023 Official Plan Policies.

3.5 County of Brant Zoning By-law

The proposed Paris Plains Pit is subject to the County of Brant Zoning By-law No. 61-16 (the "Zoning By-law"). The subject lands are currently zoned *Agricultural (A)*, and the adjacent existing Paris Pit, operated by Dufferin Aggregates is zoned *Resource Extraction (EX)*, as identified on **Figure 10**.

According to Section 6 of the Zoning By-law, mineral aggregate operations are not identified as a permitted use within the *Agricultural (A)* zone. Therefore a Zoning By-law Amendment is required to re-zone the lands to permit a mineral aggregate operation.

According to Section 12.1 of the Zoning By-law, *the permitted uses with the Resource Extraction zone include:*

- *Existing uses*
- *Agricultural use*
- *Mineral aggregate operation*

- *Mineral aggregate resource conservation*
- *Pit*
- *Quarry*
- *Shipping container, in accordance with Section 4.35*

The requested Zoning By-law Amendment, to rezone the subject lands from the existing *Agricultural (A)* zone to the *Resource Extraction (EX)* zone, ensures that the proposed Paris Plains Pit occurs in a manner that meets the provisions and general intent of the County of Brant Zoning By-law. Included in Appendix B, is the proposed Draft County of Brant Zoning By-law Amendment text and schedules. It should be noted that the small area of the property currently zoned Natural Heritage (NH), is not proposed to be re-zoned.

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 Licence Application.

Miller Aggregates is applying for a Class A Licence (above water) under the Aggregate Resources Act (“ARA”) for a property located at Part Lots 26 to 29, and Part of Lot 1, West of Grand River, Concession 4, Geographic Township of Dumfries, in the County of Brant. The aggregate material extracted from the proposed pit will be used to supply Miller local (Tri-City material) concrete plants in the regional area, as well as supply other urban and rural infrastructure projects.

As identified on Page 2 of 6 of the site plans, the proposed pit will be operated in five sequential phases in an east to west direction. The proposed maximum annual tonnage for the proposed licence will be 1,000,000 tonnes/annually.

The Site Plans are included in the application package and are comprised of 6 pages that provide details and drawings on:

- Page 1: Existing Features Plan
- Page 2: Operational Plan
- Page 3: Notes Page
- Page 4: Rehabilitation Plan
- Page 5: Cross-Sections
- Page 6: Ecological Enhancement Plan

The Site Plans have been completed in accordance with Aggregate Resources of Ontario Site Plan Standards (August 2020).

The following Technical Report are included with the Application and have been completed in accordance with the Technical Reports and Information Standards (August 2020),

- 2.1 Maximum Predicted Water Table Report/Water Report (MTE, December 2023)
- 2.2 Natural Environment Level 1 and 2 | Report (Goodban Ecological Consulting, December 2023)
- 2.3 Stage 1, 2, 3 Archaeological Assessment (TMHC, April 2022, April 2023, November 2023 2020); Cultural Heritage Evaluation and Impact Assessment (TMHC, November 2023); Archaeological and Cultural Heritage Screening Checklists
- 2.4 Agricultural Impact Assessment Report (MHBC, December 2023)
- 2.6 Noise Assessment Report (Aercoustics, December 2022)

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

1.1 Agricultural Classification & Rehabilitation Techniques

The area proposed to be Licensed is predominately in an active agricultural condition and produces field crops. As shown on **Figure 6**, the Subject Lands are mapped as containing Canada Land Inventory Class 1 and 2 soils. A Soil Survey of the properties (DBH Soils, 2023) confirmed that the average CLI soil class across the proposed Licence area is Class 1. As required by the Aggregate Resources Act Application Standards, an Agricultural Impact Assessment (MHBC, December 2023) has been completed as part of the Licence Application.

Extraction is proposed to occur a minimum of 1.5m above the water table and the Paris Plains Pit is proposed to be rehabilitated back to an agricultural condition with ecological enhancements. Some areas of the pit will include access ramps for farm machinery and 3:1 slopes which will be naturalized.

The total area of the extraction area that will be returned to an agricultural condition³ will be 92.8. The pit will be progressively rehabilitated in five phases. The recommendations from the Agricultural Impact Study are included on the Site Plan and implemented in the rehabilitation plan.

1.2 Planning and Land Use Considerations

The subject site is not located in the Greenbelt Plan. The proposed Licence is located within the Growth Plan for the Greater Golden Horseshoe area, but is not located within the Provincial Natural Heritage System.

³ The PPS 2020 defines *Agricultural Condition* as a condition in which substantially the same areas and same average soil capability for agriculture are restored.

The subject site is located in a predominately rural and agricultural area of the County of Brant. There is a small Provincially Significant Wetland located within the proposed Licence Boundary that is outside of the limit of extraction. This wetland and adjacent habitat will be enhanced through the implementation of the Ecological Enhancement Plan (Page 6 of 6 of the Site Plan)

The Subject Site is designated Agriculture and a portion of the Site is mapped as a Well Head Protection Area. The small wetland features is Designated Natural Heritage System (**See Figure 8**). The Subject Lands are also identified as Mineral Resource of Primary Significance in the County Official Plan on Schedule E (**See Figures 12**). Mineral aggregate extraction is permitted as an interim use in the Agricultural Designation. No Official Plan Amendments are required.

In the County of Brant Zoning By-Law 61-16, the area proposed to be Licensed is currently zoned Agricultural (A). A Zoning By-Law Amendment is required to re-zone the area of the properties that is proposed to be extracted to the Resource Extraction Zone (EX) to permit aggregate extraction.

It is anticipated that the required Planning Act Applications will be submitted concurrently with the ARA Licence Application.

As demonstrated in Section 3.0 of this Report, the proposed Pit extension represents good planning for the County of Brant. The proposal is consistent with the Provincial Policy Statement (PPS 2020), conforms to the Growth Plan (2020), conforms to County of Brant Official Plan (2025) and meets the provisions of the County of Brant Zoning By-Law. See Sections 2.0 and 3.0 of this Report for additional information regarding Planning and Land Use Considerations.

1.3 Source Water Protection

The Subject Site located in the Grand River watershed and are subject to the Grand River Source Protection Plan (GRSPP) area).

Based on GRCA mapping, about 107ha (85%) of the proposed licence area is located within the defined WHPA of the Telfer Well Field). Approximately 51% of the proposed licensed area is within a WHPA-D area (25- year time of travel), 16% is within a WHPA-C (5- year time of travel) and 18% is within a WHPA-B (2- year time of travel) (Lake Erie Region Source Protection Committee, 2021).

In addition, the entirety of the extraction areas is considered to be a significant groundwater recharge area with a vulnerability score of 6 (high vulnerability).

As this is an application for an above water table pit with no active groundwater dewatering, the water quality and quantity of the Telfer and Gilbert well fields will not be impacted by extraction of aggregates from above the water table at this Site.

Fuel storage facilities will be located on the subject site in a designated area outside of the WHPA in Phase 1. Mobile vehicles and equipment will be fueled outside of Wellhead Protection Areas, and immobile equipment will be fueled outside of Wellhead Protection Area B

A Spills Contingency Plan will be prepared to mitigate any potential contamination. No negative impact to the WHPA or groundwater recharge is anticipated from the Site.

Source Water Protection is addressed in greater detail in Section 4.0 of the Maximum Predicted Water Table Report (December, 2023).

1.4 Quality and Quantity of Aggregate On-site

The proposed Paris Plains Pit is identified in Provincial Mapping as an aggregate deposit of Primary Significance (see Figure 5) and in the County of Brant Official Plan as a Primary Significance Aggregate Resource (see Figure 12). In addition, site specific investigations of the property have confirmed the availability of approximately 20 million tonnes of high quality aggregate resources above the water table. These high- quality resources meet the required specifications to manufacture concrete and asphalt aggregate products which is used in the production of ready-mix concrete and asphalt. Therefore, the aggregate resources extracted from the property will be used to supply the Tri-City Materials concrete and aggregate business and will also supply granular products for use in construction and infrastructure. No more than 1,000,000 tonnes will be shipped from the proposed pit each year.

1.5 Main Haulage Routes

Aggregate resources extracted, processed, and shipped from the Paris Plains Pit will be transported to Miller's local (Tri-City Materials) concrete plants to supply infrastructure projects in the County of Brant, and other local and regional markets. The site will be accessed through a new truck entrance/exit constructed at 304 Pinehurst Road. A new entrance permit will be required from the County of Brant and will be obtained prior to the operation of the pit. Pinehurst Road is classified as a County Arterial road which is permitted for use by heavy trucks. Trucks will not use Paris Plains Road.

It is estimated that the proposed development will generate up to 60 truck-trips per hour (30 inbound and 30 outbound) during the busiest weekday morning peak hours. These are peak volumes as truck traffic spreads out throughout the day and is affected by seasonality and weather conditions. Truck traffic predictions were conducted based on the predictable worst-case maximum volume impact. Site-generated truck traffic is expected to primarily travel to/from the north (75%), while the remaining truck traffic (25%) travels south via Alternative 24A Route (also known as the West Paris Bypass route) which avoids downtown Paris by using a combination of Watts Pond Road, Ayr Road, Keg Lane, Oxford Brant Road, King Edward Street, Bishopsgate Road and Powerline Road.

1.6 Progressive and Final Rehabilitation

The following provides a detailed overview of the Progressive and Rehabilitation Plan for the proposed Paris Plains Pit. The proposed pit will be rehabilitated to an agricultural condition with ecological enhancements in the east portion of the Licence boundary.

Agricultural Rehabilitation

The pit floor and some side-slope areas will be rehabilitated to an agricultural condition. Side-slopes returned to an agricultural condition will be graded to a slope of 10:1. A total of 92.8ha (about 87%) will be returned to an agricultural condition with Class 1 soils. The Agricultural

Impact Assessment completed by MHBC, December 2023 includes the following recommendations that have been implemented on the ARA Site Plan on Page 3 of 6 and Page 4 of 6.

1. Extraction will occur in phases to minimize the amount of disturbed area. Later phases of the operation that are not currently in extraction should remain in agricultural production for as long as realistically possible.
2. Agricultural rehabilitation shall be in accordance with the agricultural rehabilitation sequence schematic on the Rehabilitation Plan to ensure best practices are followed throughout the progressive rehabilitation of the pit.
3. Prior to the commencement of stripping, agricultural baseline conditions shall be established by a qualified professional for the entire extraction area, using an accredited lab for any analytical testing. Soil inspections shall be conducted at a density to allow for sufficient coverage of the area. The parameters for the baseline conditions soil testing shall be determined by the qualified professional and shall include items such as: soil macro and micronutrients, soil chemistry (e.g., pH, etc.), organic matter, soil texture and structure and bulk density.
4. Progressive rehabilitation procedures that avoid substantial storage of topsoil and minimize the storage of subsoil shall be implemented. Stripped soils, not required for berm construction, shall be moved directly to depleted areas where they will be immediately used for agricultural rehabilitation. Stripping areas shall be limited to what is required for the season of operation. During pit operations, access to the agricultural rehabilitation areas and undisturbed areas used for agricultural purposes will be maintained.
5. Topsoil and subsoil shall be replaced across the site at approximately the same pre-extraction depths as documented in the DBH Soil Report, 2023 included in the Agricultural Impact Assessment, MHBC, December 2023. For areas of the site to be returned to an agricultural condition, the minimum topsoil depth to be replaced will be 20cm and the minimum subsoil depth to be replaced will be 30cm.
6. Soil will be handled under suitable conditions. Travel over soils and rehabilitated areas shall be minimized to reduce compaction. Ripping / tilling the soil will occur, where necessary, to alleviate soil compaction and shall avoid the mixing of soil materials / layers during the process.
7. Once grading is completed, a vegetation cover (such as perennial crops) shall be immediately established within the agricultural rehabilitation area in order to reduce erosion, add organic matter to the soil and improve soil structure. A grass-legume cover crop shall be established throughout rehabilitation and maintained for up to five years and ploughed under annually in order to promote and increase organic matter. Alternatively, field crops (e.g. wheat, soy, corn, hay) shall be established immediately following rehabilitation grading.
8. Once agricultural progressive rehabilitation has been initiated in each Phase, random soil testing shall be completed at the beginning of each growing season by a qualified professional to analyze soil conditions, using an accredited lab for any

analytical testing. Soil inspections shall be conducted at a density to allow for sufficient coverage of the area. The parameters for the soil testing shall be determined by a qualified professional and shall include items such as soil macro and micronutrients, soil chemistry (e.g. pH, etc.), organic matter, soil texture and structure and bulk density to analyze soil fertility, structure and drainage. Adjustments to cropping practices and/or soil amendments may be required based on the results of the soil testing and shall be undertaken in consultation with the property owner. Soil testing shall no longer be required for a progressively rehabilitated phase once the soil testing results indicate the pre-extraction soil capability has been restored.

9. An Agricultural Rehabilitation Monitoring Program Report shall be submitted annually by a qualified professional once progressive agricultural rehabilitation efforts have commenced and will continue until it can be demonstrated that the agricultural area in each Phase has been rehabilitated back to the pre-extraction soil capability and the final landform is completed as shown on the Rehabilitation Plan. The report shall document the stages of the rehabilitation process and include details on matters such as the following:
 - a) Evaluate the rehabilitated agricultural condition and soil capability, relative to the baseline soil conditions documented. The baseline soil conditions shall be included as an appendix in the annual monitoring report;
 - b) An overview of the status of the current extraction and progressive rehabilitation phases;
 - c) Description of annual soil removal and storage methods;
 - d) Description of any land that has been progressively rehabilitated;
 - e) Documentation on the alleviation of any soil compaction, drainage provisions, erosion control, etc.;
 - f) Description of how the soil has been replaced and any amendments added (fertilizer, organic matter)
 - g) Description of any seeding or planting that has occurred;
 - h) A review of previous rehabilitation management activities and observations regarding field conditions;
 - i) Report of agricultural activity (crops grown, annual yields) and any anecdotal feedback from the farmer;
 - j) Review of drainage issues and recommended mitigation measures as necessary;
 - k) Summary of soil test results (if required) and post rehabilitation soil capability; and
 - l) Summary of monitoring data; and
 - m) Make recommendations on future agricultural rehabilitation activities and any needed adjustments to best management practices.
11. Best management practices shall be implemented with respect to the storage and application of organic material, fertilizers and pesticides.

Ecological Enhancements

An Ecological Enhancement Plan (EEP) has been developed for the proposed Paris Plains Pit and is implemented on Page 6 of 6 of the Site plan. About 8.8ha of the Licence Boundary will be restored and enhanced as part of the Ecological Enhancement Plan.

Ecological enhancements will include the re-establishment of tallgrass prairie and oak savanna using native species well suited to the local landscape, management of existing woody vegetation in some areas and the placement of habitat features such as rock piles, stumps/root wads and other woody debris. Implementation of the EEP will increase the size of the natural area at the east end of the site by 4.06 ha. An additional 2.63 ha of existing habitats will be enhanced by controlling invasive woody species, planting wildlife trees and shrubs and installing habitat features.

The main objectives of the Paris Plains Pit Ecological Enhancement Plan (EEP) are as follows:

- Enhance the existing natural and semi-natural features at the east end of the site, by controlling invasive woody species, promoting natural regeneration of oaks, planting suitable tree, shrub and wildflower species, and installing habitat features in some areas (e.g., rock piles, woody debris features);
- Increase the size of the natural and semi-natural features through the ecological restoration of proposed woodland buffers that are currently in active agricultural use;
- Create patches of tallgrass prairie and/or oak savanna vegetation;
- Increase biological and habitat diversity;
- Enhance wildlife habitat;
- Establish and enhance linkages between Wetland W1 and Depression Feature DF1 to the north; and,
- Implement ecological enhancement measures that are complementary to the natural history of the Paris Plains area, by using plant species that previously occurred in this area.

5.0 CONCLUSIONS

The proposed Paris Plains Pit will secure high quality aggregate resources that will supply Millers (Tri-City Materials) concrete plants in the regional area, as well as other construction and infrastructure projects. Through the implementation of the mitigation measures included on the Site Plan, no significant natural heritage features, surface water features or significant cultural heritage resources will be affected by the proposed operation.

The Paris Plains Pit has been designed to minimize impacts on adjacent sensitive receptors and to ensure that there will be no negative impacts to surface and ground water resources as well as natural heritage features.

The subject site will be rehabilitated to a predominately agricultural condition and will also include ecological enhancements. The Rehabilitation Plan maximizes the amount of area being returned to an agricultural condition.

As demonstrated in this Report, the proposed Paris Plains Pit is:

- Consistent with the Provincial Policy Statement 2020;
- Conforms to the Growth Plan 2020;
- Conforms to the County of Brant Official Plan 2012; and,
- Includes all of the information required by the Aggregate Resources Act Provincial Standards.

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

Respectfully submitted by,

MHBC


Jared Vegter, BES


Caitlin Port, MES, MCIP, RPP




Neal DeRuyter, BES, MCIP, RPP

REPORT FIGURES

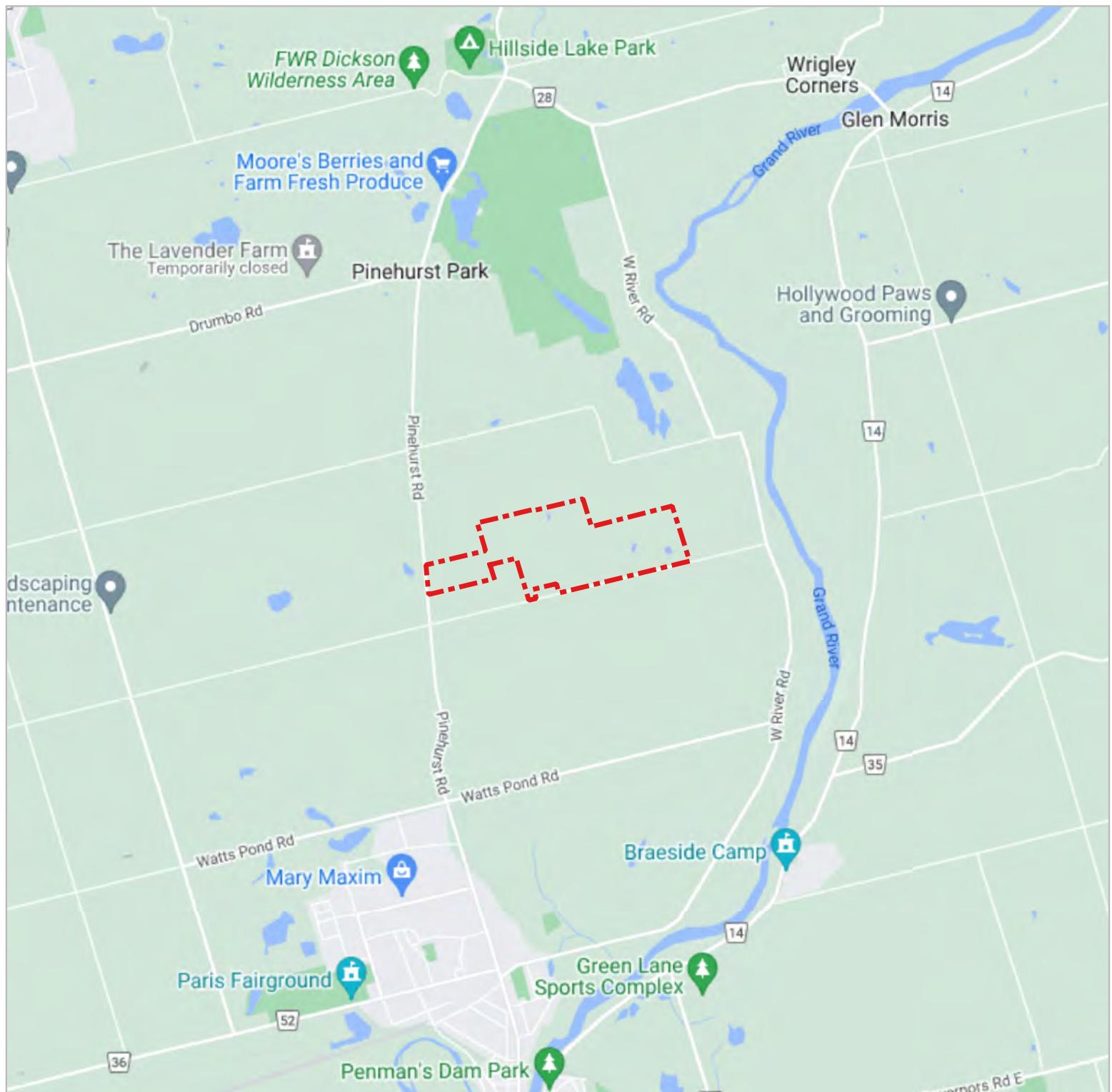


Figure 1
Location Map

LEGEND
 Subject Site

Paris Plains Pit
 Part of Lots 26 & 27 and Part of Lot 1
 West of Grand River
 Concession 4
 (Geographic Township of Dumfries)
 County of Brant

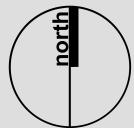
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Date: November 2023

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File: 21236A

Drawn: PL



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Figure 2
Operations Concept Plan

Paris Plains Pit

Part of Lots 26 & 27 and Part of Lot 1 West of Grand River Concession 4 (Geographic Township of Dumfries) County of Brant

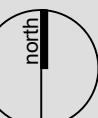
LEGEND

- Licence Boundary - 125.8 hectares
- Limit of Extraction - 105.4 hectares
- Extraction Sequence - Phase Boundary (white)
- Extraction Sequence - General Direction (white)
- Field Access
- Operational Entrance/Exit
- Internal Haul Road (Location may vary as operations progress)
- Acoustic Berm
- Optional Storage/Visual Berm



Sources:
Base Map - County of Brant Aerial Imagery, 2022
Operational Plan - MHBC Nov.28 2023

Date: November, 2023
Scale: 1: 8,000
File: 21236A
Drawn: PL



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Figure 3
Rehabilitation Concept Plan

Paris Plains Pit
Part of Lots 26 & 27 and Part of Lot 1 West of Grand River Concession 4 (Geographic Township of Dumfries) County of Brant

LEGEND

- Licence Boundary - 125.8 hectares
- Limit of Extraction - 105.4 hectares
- Ecological Enhancements A
- Existing Vegetation



Sources:
Base Map - County of Brant Aerial Imagery, 2022
Rehabilitation Plan - MHBC Nov.28 2023

Date:	November, 2023
Scale:	1: 8,000
File:	21236A
Drawn:	PL



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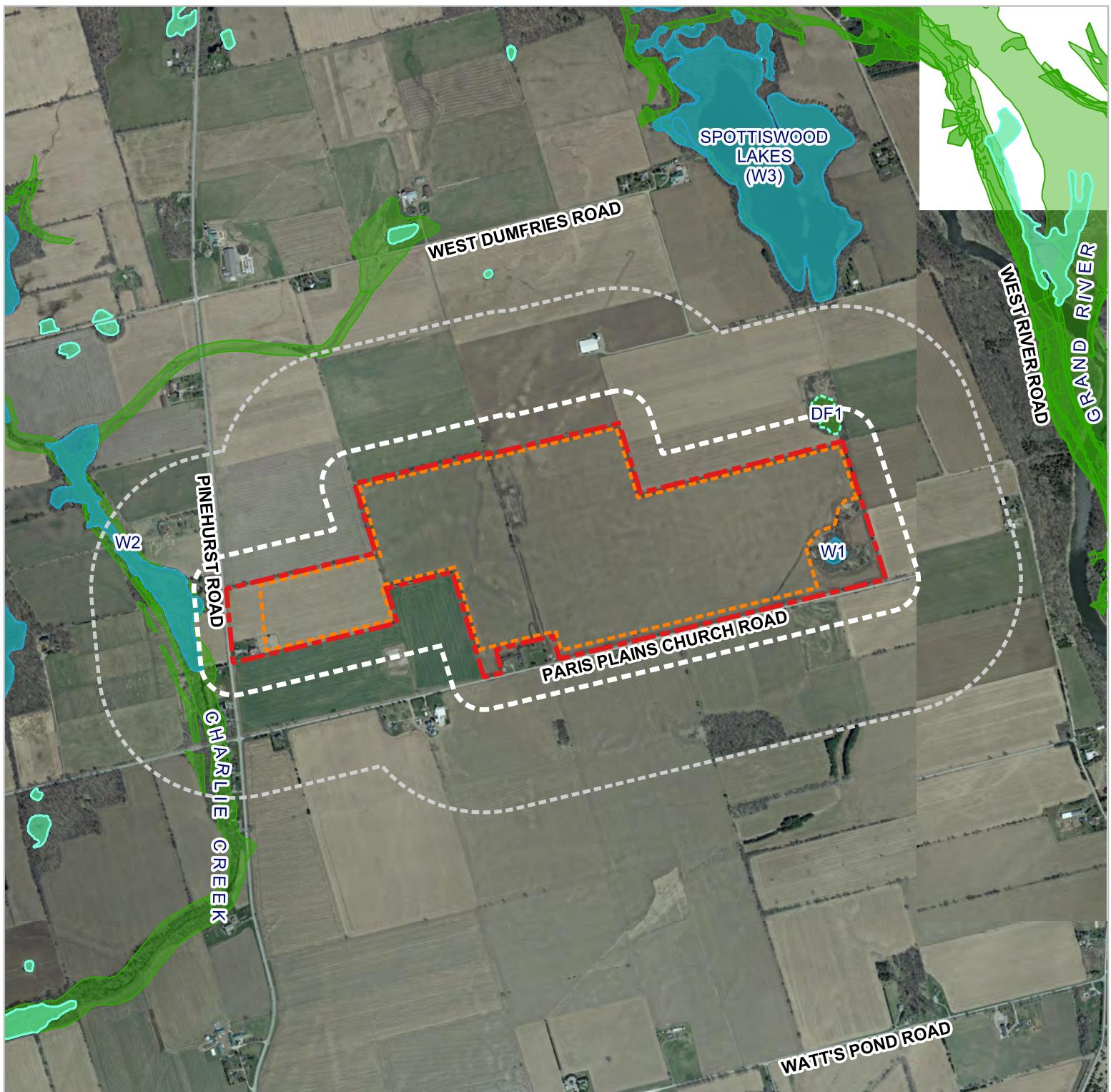


Figure 4
Surrounding Land Use Context

Paris Plains Pit

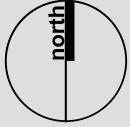
Part of Lots 26 & 27 and Part of Lot 1
West of Grand River
Concession 4
(Geographic Township of Dumfries)
County of Brant

LEGEND

- Subject Site
- Limit of Extraction
- 120m Offset
- 500m Offset
- County Natural Heritage System (2012)
- Wetland - Evaluated (Significant)
- Wetland Unevaluated
- DF1 Depression Feature (non-wetland)

Sources:

- County of Brant 2022 Satellite Imagery
- Contains information licensed under the Open Government Licence – County of Brant and Ontario

Date:	November
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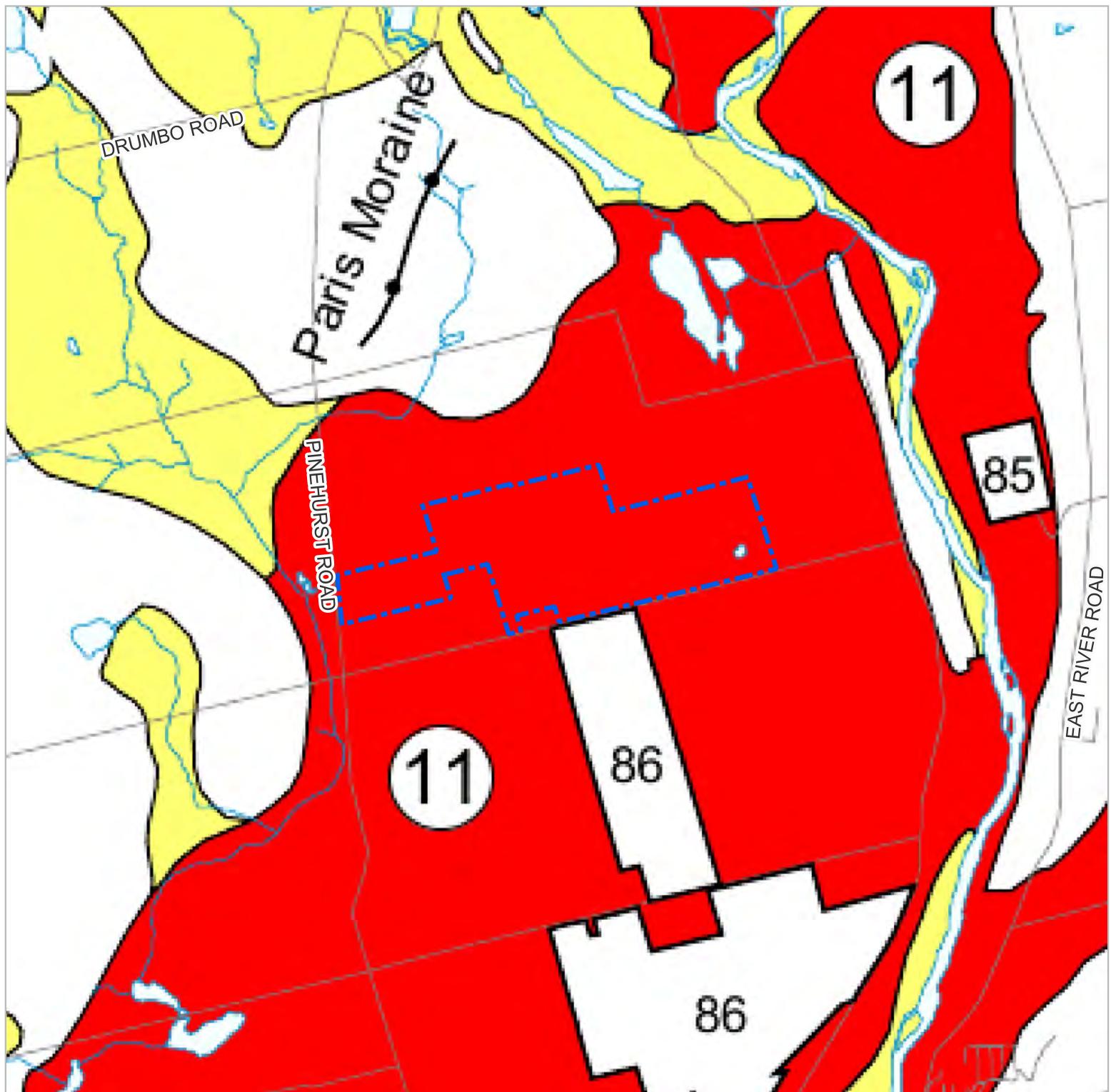


Figure 5
ARIP Map

Paris Plains Pit

Part of Lots 26 & 27 and Part of Lot 1
West of Grand River
Concession 4
(Geographic Township of Dumfries)
County of Brant

LEGEND

Subject Site

SAND AND GRAVEL RESOURCES

- Selected Sand and Gravel Resource Area, primary significance; deposit number (see Table 3)
- Sand and gravel deposits that have been substantially extracted in the past, but where limited resources may still be available
- Selected sand and gravel resource area, secondary significance
- Sand and gravel deposit, tertiary significance
- Other surficial deposits or exposed bedrock

Source: Rowell, D.J. 2014. Aggregate resources inventory for the County of Oxford and the County of Brant, southern Ontario; Ontario Geological Survey, Aggregate Resources Inventory Paper 159, Map 1—Sand and Gravel Resources

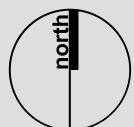
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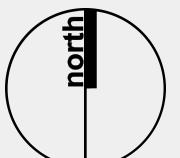
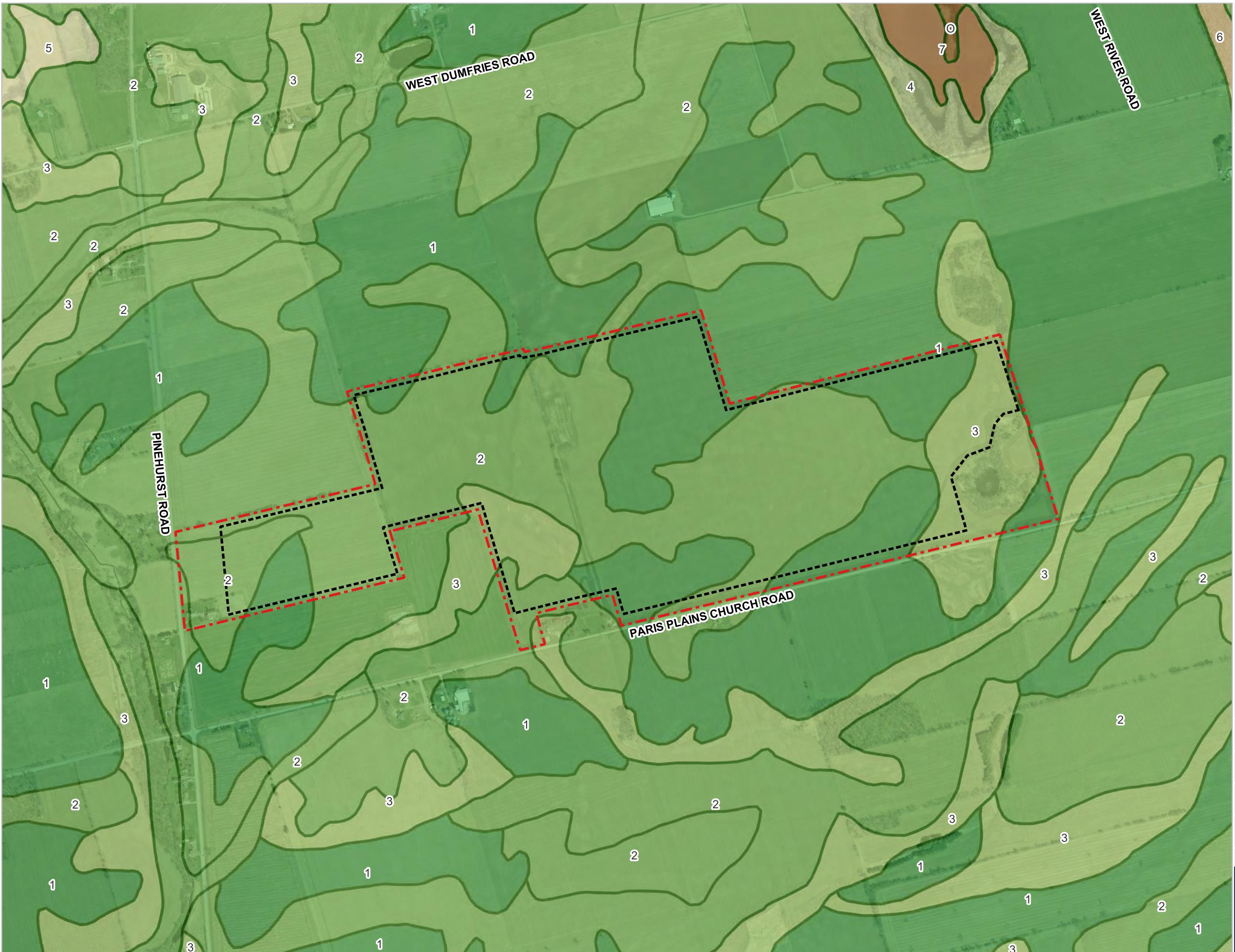


Figure 7
Growth Plan Natural Heritage and Agricultural Heritage System Map

Paris Plains Pit
Part of Lots 26 & 27 and Part of Lot 1
West of Grand River Concession 4
(Geographic Township of Dumfries)
County of Brant

LEGEND

- Subject Site
- Natural Heritage System Area

Agricultural Land Base

- Prime Agricultural Area
- Candidate Area

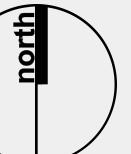


NOTES:

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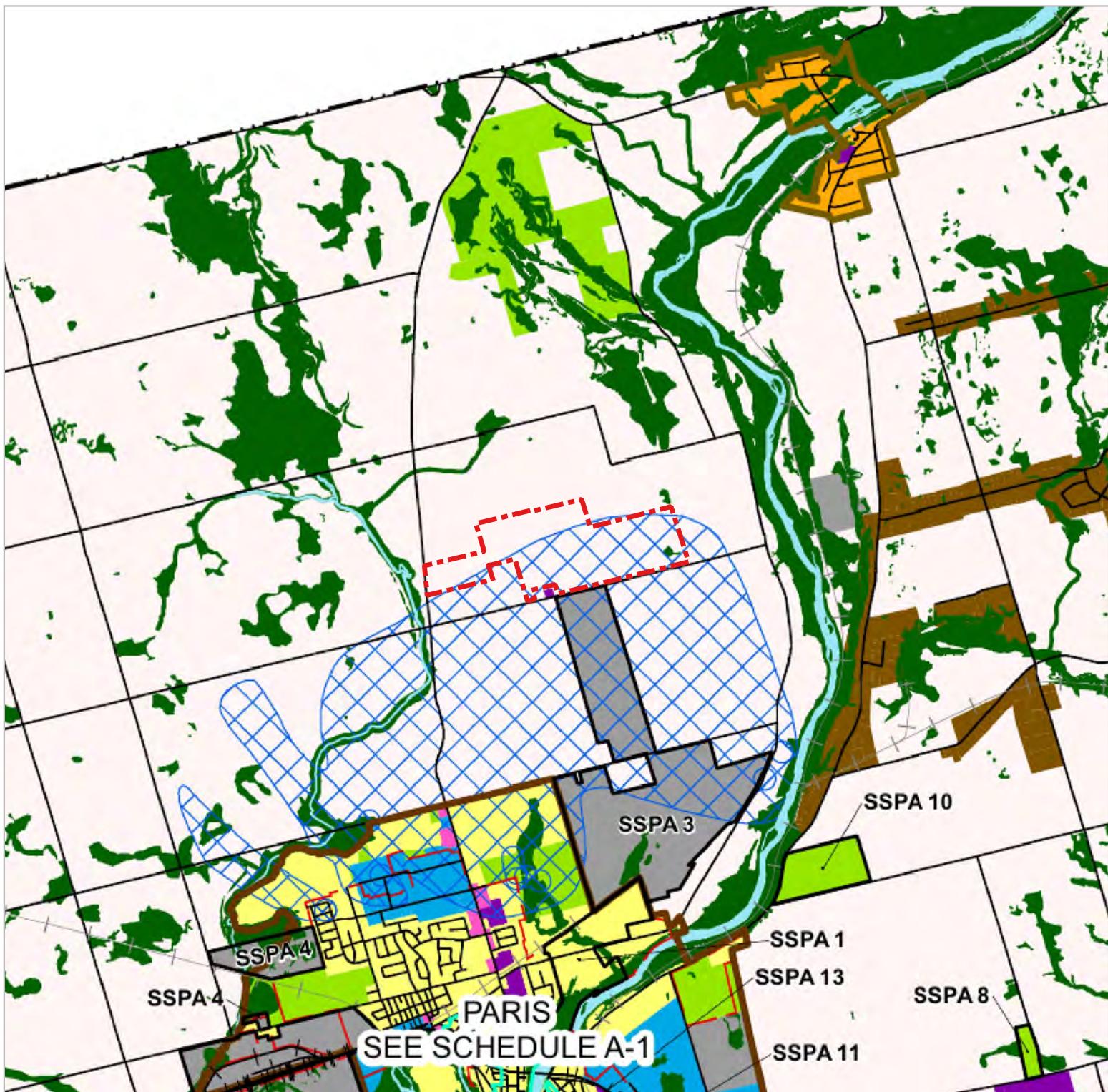


Figure 8
County of Brant
Official Plan Schedule
A: Land Use Plan

Paris Plains Pit
 Part of Lots 26 & 27 and Part of Lot 1
 West of Grand River
 Concession 4
 (Geographic Township of Dumfries)
 County of Brant

Date:	November 2023
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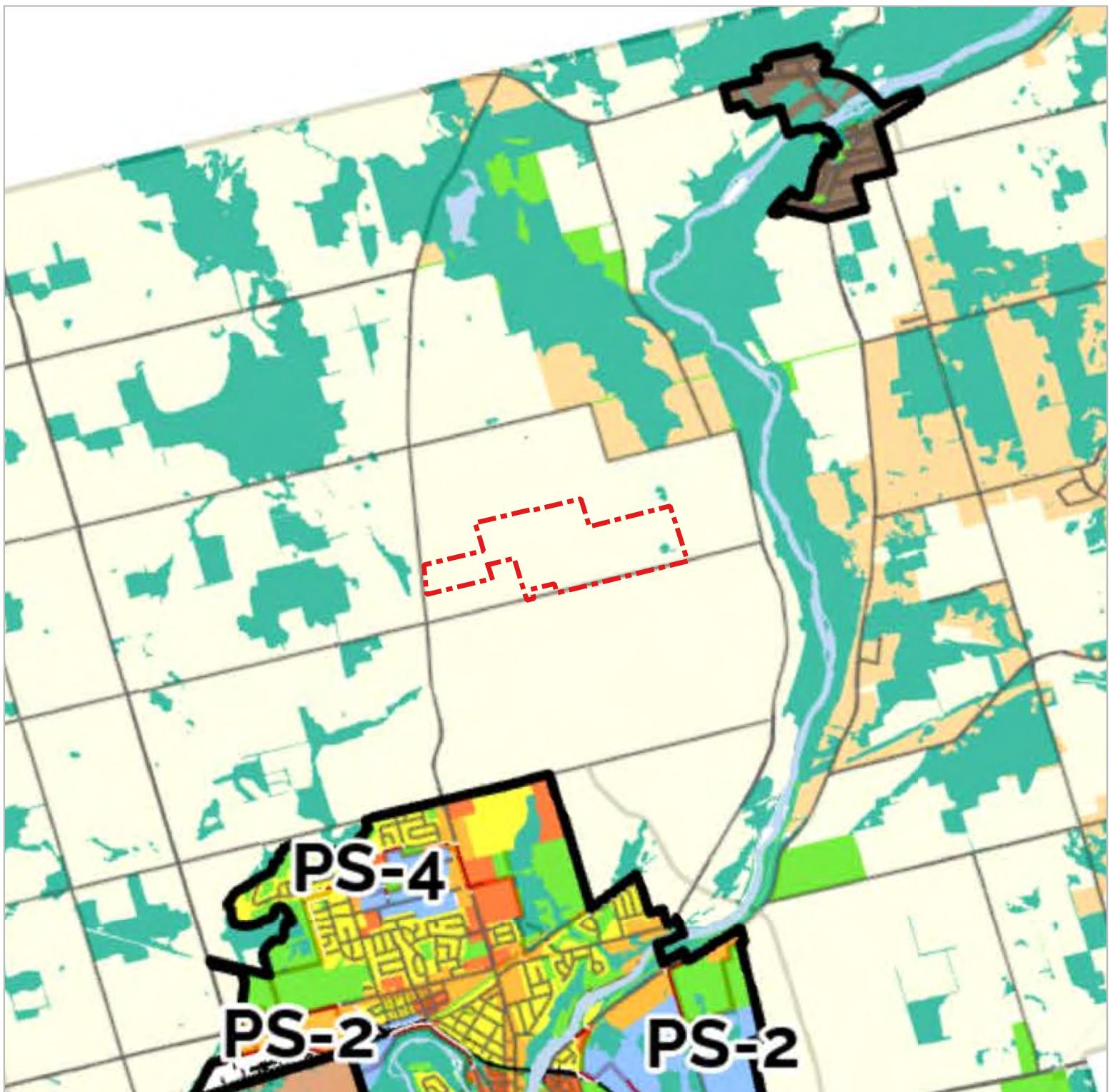


Figure 9
A Simply Grand Plan
Schedule A: Land Use
Plan and Designations

Paris Plains Pit

Part of Lots 26 & 27 and Part of Lot 1
 West of Grand River
 Concession 4
 (Geographic Township of Dumfries)
 County of Brant

LEGEND

Subject Site

- SETTLEMENT AREA BOUNDARY
- BUILT UP BOUNDARY
- AIRPORT FUTURE STRATEGIC EMPLOYMENT AREA
- NATURAL HERITAGE SYSTEM
- COMMUNITY NODE
- COMMUNITY CORRIDOR
- NEIGHBOURHOODS
- PRESTIGE EMPLOYMENT

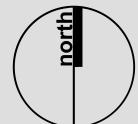
- GENERAL EMPLOYMENT
- PARKS AND OPEN SPACE
- AGRICULTURE
- COUNTRYSIDE
- RURAL LANDS
- VILLAGE DEVELOPED AREA
- VILLAGE COMMUNITY LANDS

Date: November 2023

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Source: A Simply Grand Plan - Final Official Plan and Schedules (Provincial Submission, May 2023)



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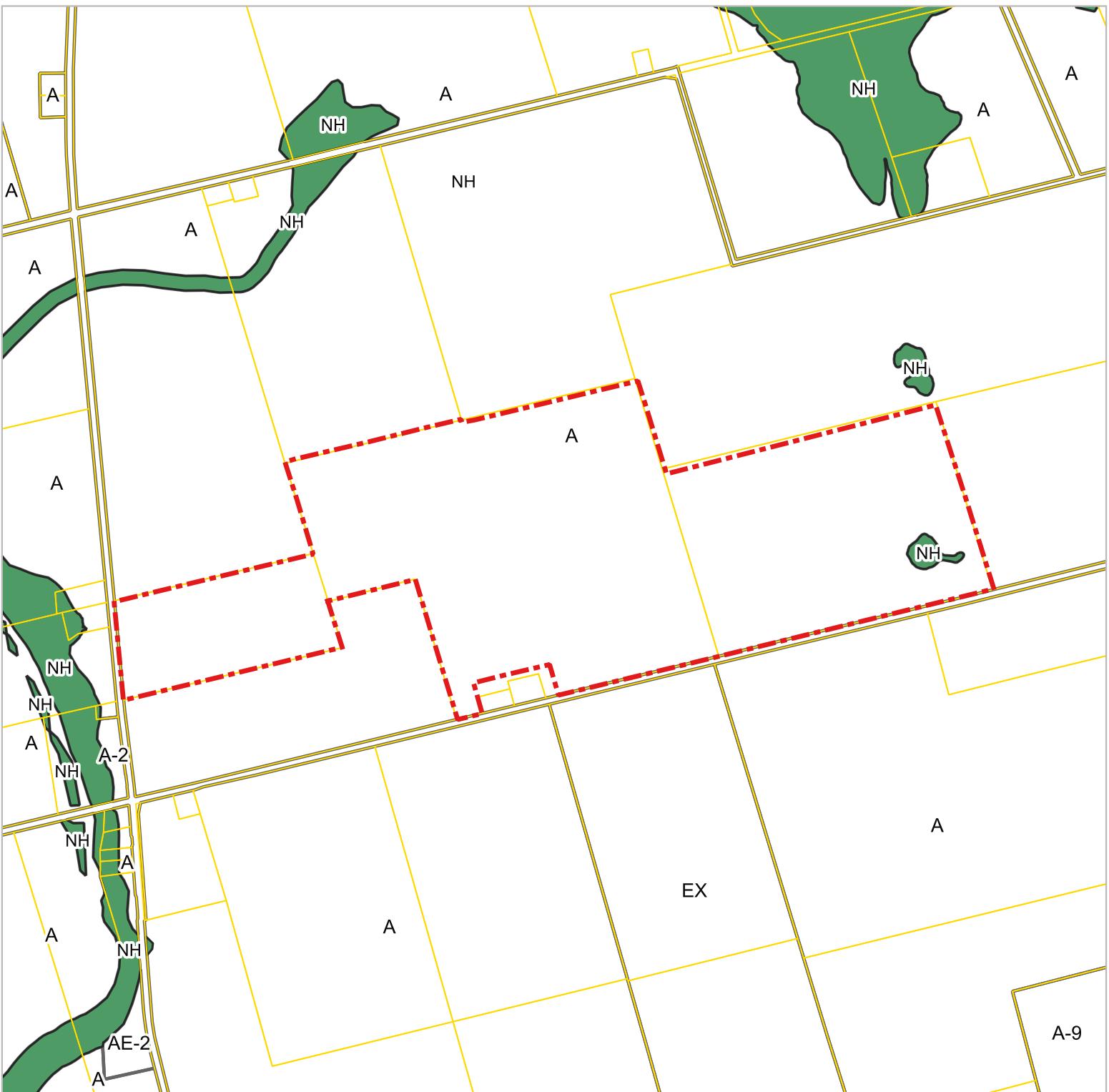


Figure 10
County of Brant
Existing Zoning
Bylaw 61-16

Paris Plains Pit

Part of Lots 26 & 27 and Part of Lot 1
 West of Grand River
 Concession 4
 (Geographic Township of Dumfries)
 County of Brant

LEGEND	
	Subject Site
	Property Boundary
	Zone Boundary
	Natural Heritage Zone (NH)
A	Agricultural
AE	Agricultural Employment
EX	Resource Extraction
NH	Natural Heritage Zone

Date: November 2023

Scale: 1:15,000

File: 21236A

Drawn: PL

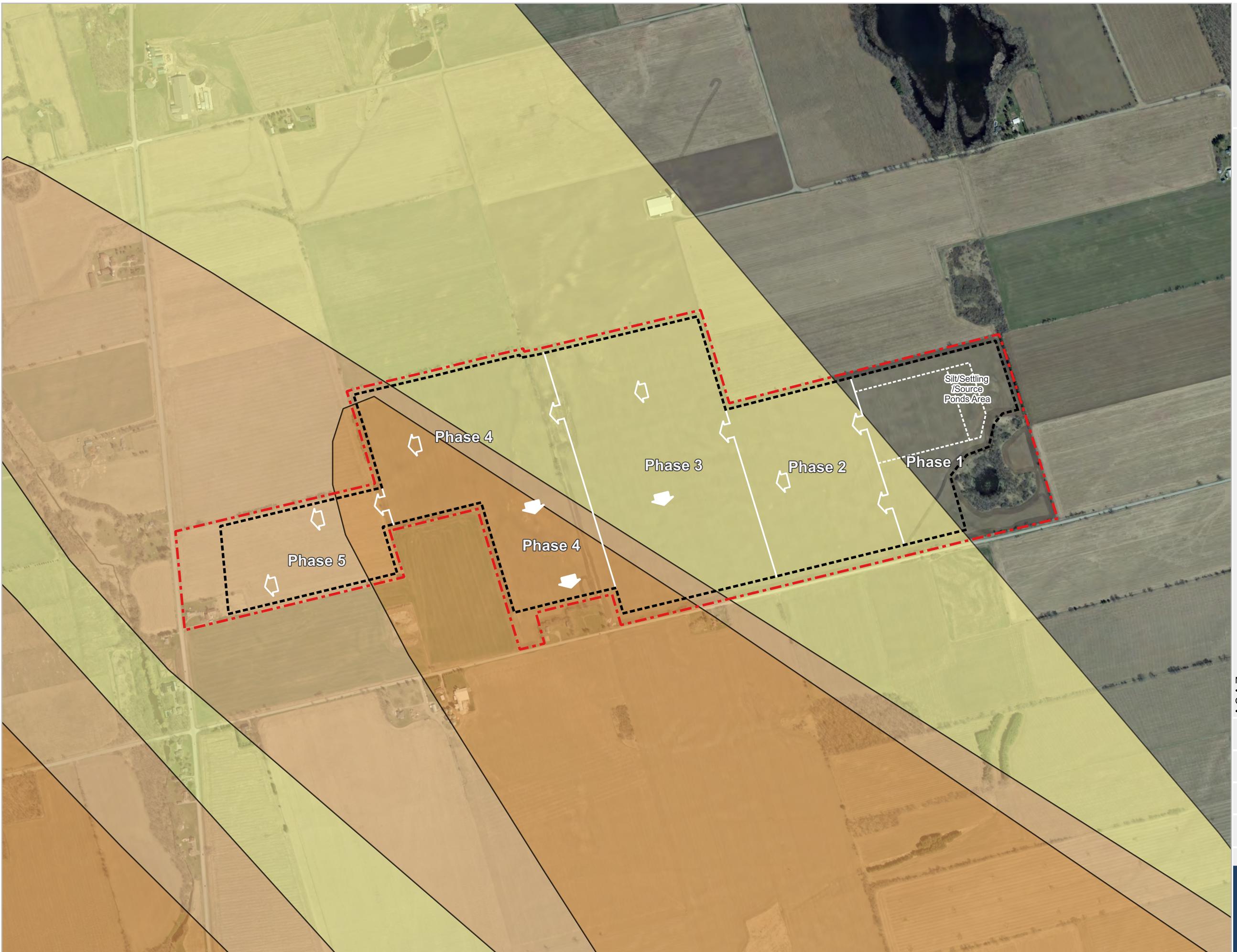


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Figure 11
GRCA Wellhead Protection Area



Paris Plains Pit
Part of Lots 26 & 27 and Part of Lot 1
West of Grand River Concession 4
(Geographic Township of Dumfries)
County of Brant

LEGEND

Subject Lands
Limit of Extraction

SWP WHPA-Wellhead Protection Area (GRCA)

WHPA-B
WHPA-C
WHPA-D

NOTES:

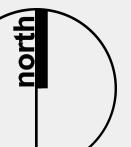
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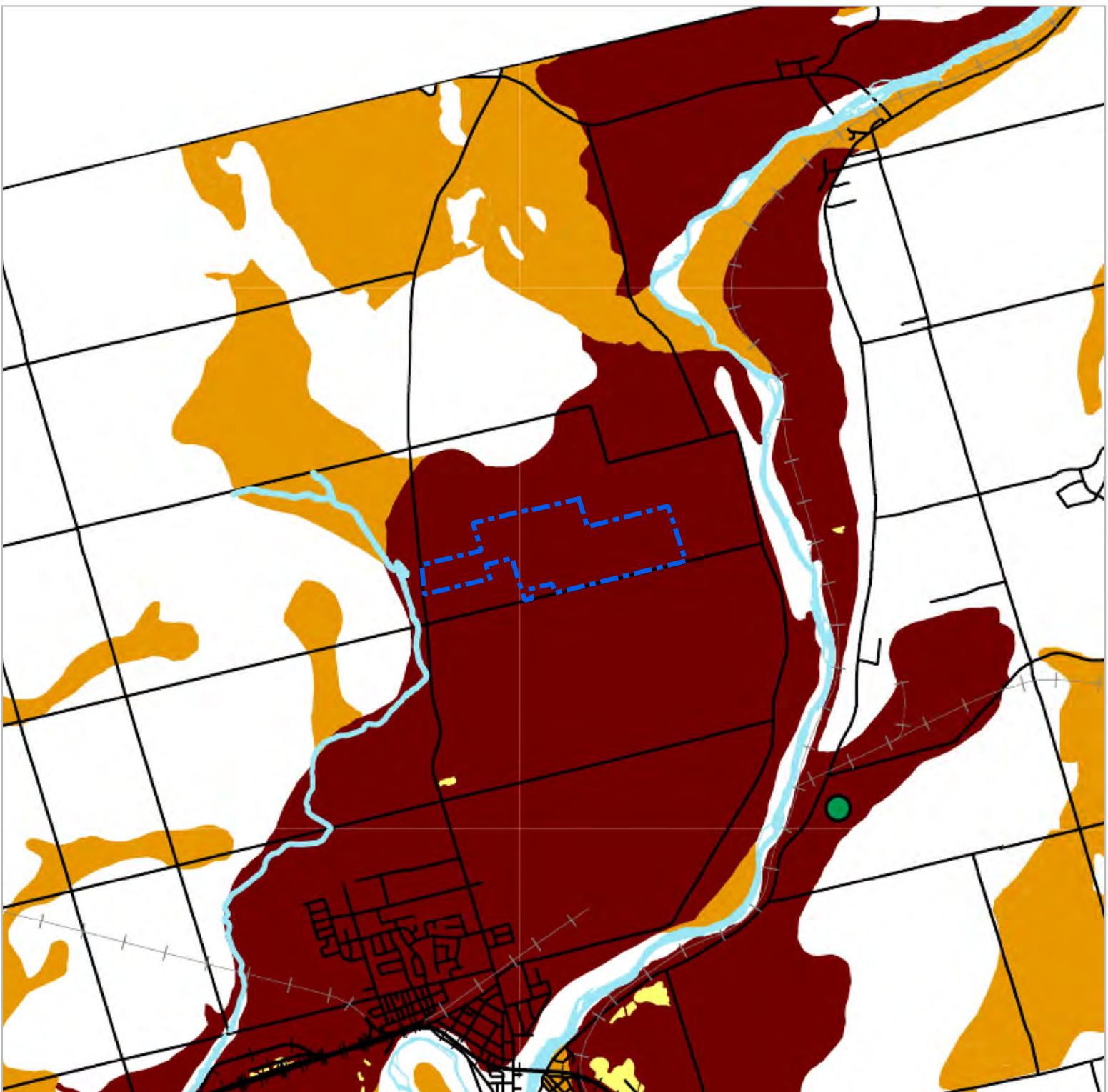
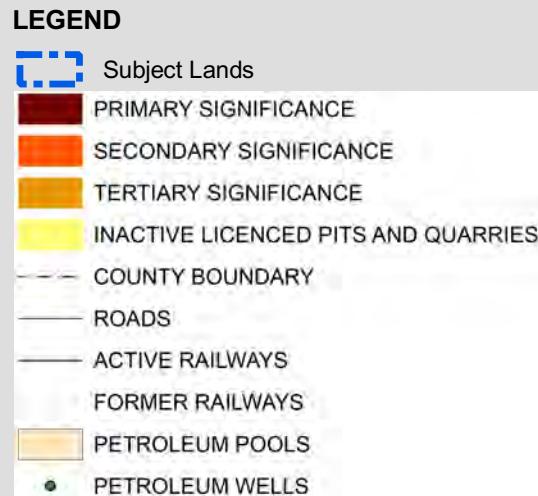


Figure 12
County of Brant
Official Plan Schedule
E: Aggregate and
Petroleum Resources

Paris Plains Pit

Part of Lots 26 to 29 and Part of Lot 1
 West of Grand River
 Concession 4
 (Geographic Township of Dumfries)
 County of Brant

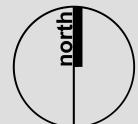


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APPENDICES

Appendix A

County of Brant Record of Pre-Consultation

Pre-Consultation Comment Form

FOR COUNTY OF BRANT USE ONLY:

Pre-Submission Consultation pursuant to

Planning Act ss. 22(3.1), 34(10.0.1), 41(3.1), and 51(16.1) & Official Plan - Section 6.13

Note: Pre-consultation meeting minutes are valid for one year from the date of the meeting. Comments are preliminary and Staff reserve the right to require additional information/studies/applications once a formal application is received.

APPLICATION TYPE: Pre-Consultation

APPLICATION NO: N/A

LOCATION: 699 Paris Plains Church Road and 292001601023100

AGENT / APPLICANT: MHBC Planning c/o Caitlin Port

OWNER: Miller Paving Limited

MEETING LOCATION: Via Tele Conference Call (TCC)

***Zoom Meeting (Video Conference)**

(Meeting Connection details are included within the meeting invite)

MEETING DATE: November 17th, 2022

Time: 10:00am-11:00am

ATTENDANCE:

PROPOSAL DETAILS: Applicant is proposing a gravel pit on the subject lands. The subject lands have frontage along the north side of Paris Plains Church Road, are approximately 109.8ha in area, and the area for extraction is approximately 95.8ha. Extraction is to occur in four sequential phases, followed by progressive rehabilitation. Extraction is being proposed above the water table only (1.5m above the water table). The annual tonnage limit is proposed to be 1,000,000 tonnes/ year. Options for a haul route are currently under investigation. The subject lands contain a small wetland feature located in the southeast corner that is not proposed to be extracted. A Zoning By-Law Amendment is required to facilitate this proposal.

The subject lands are designated Agriculture, Natural Heritage, and Significant Wetlands, and zoned Agriculture (A). The subject lands are also located within an area identified as having Primary Significance for Aggregate and Petroleum Resources, as per Schedule 'E' of the Official Plan.

Please note that the County of Brant Planning Division is undergoing a user fee review. New Planning user fees will take effect January 1, 2023.

As part of the implementation of Bill 109, the County of Brant Planning Division will be implementing a new pre-submission consultation process. This new process is expected to be initiated in December 2022, and a new user fee will be implemented on January 1, 2023. Prior to the commencement of any of the required studies/reports outlined as 'required' through these pre-consultation minutes, please contact the Planning Division at planning@brant.ca to obtain a Terms of Reference (TOR) for each of the required studies/reports.

'Complete' Site Plan Submission Requirements

- The following items are required as part of a "complete" Formal Application Submission.
- Be advised that the following comments are preliminary only and may be subject to change following formal submission.

TBD	REQ	PLANNING ACT APPLICATION(S) REQUIRED:
		Official Plan Amendment
	<input checked="" type="checkbox"/>	Zoning By-law Amendment <ul style="list-style-type: none"> - Major Zoning By-Law Amendment: \$10,200
		Plan of Subdivision
		Plan of Condominium
	<input checked="" type="checkbox"/>	Site Plan Control Application <ul style="list-style-type: none"> - Exempt from Site Plan Control as per Site Plan Control By-Law 128-20 - Site Plan required as part of license application under the Aggregate Resources Act. The site plan used as part of the ARA License application will be required as part of a complete submission.
		Consent Application (Severance, Easement(s), Lease)
		Minor Variance Application (Zoning, Sign, Fence By-law etc.)

TBD	REQ	STUDIES / REPORTS / PLANS REQUIRED:
		Area Study
	<input checked="" type="checkbox"/>	Planning Justification Report (PJR) <ul style="list-style-type: none"> - To be prepared by a qualified professional (RPP) - Demonstrate conformity with the relevant policies from the PPS, Growth Plan, County of Brant Official Plan and Zoning By-Law 61-16.
		Urban Design Study
		Accessibility Design Review
	<input checked="" type="checkbox"/>	Archaeological Study (Ministry Acceptance) <ul style="list-style-type: none"> - <i>Every planning application that has the effect of soil disturbance will be circulated to the County's first nations communities for review. As part of this review, it may be identified that an Archaeological assessment and/or study be required as part of the requirement for an application. Should this occur, the application will be put on hold until such time as an archaeological assessment and/or study is completed. Where appropriate, as determined by County staff in consultation with the first nations communities, a condition of approval may be utilized in lieu of placing the application on hold.</i> - If more than a Stage 1-2 is required, these will need to be conducted and a letter of clearance from the ministry provided.
	<input checked="" type="checkbox"/>	Heritage Impact / Conservation Assessment
	<input checked="" type="checkbox"/>	Parking / Loading Analysis

		<ul style="list-style-type: none"> • Included on the site plan
	<input checked="" type="checkbox"/>	<p>Transportation Impact Study</p> <ul style="list-style-type: none"> • Traffic impacts are required to be considered to ensure any external roadway improvements to Paris Plains Church Road and Pinehurst Road are compatible with the proposal. • A Transportation Impact Assessment (prepared by a qualified professional) will be in the form of a report that details the traffic movement to and from the site and movement around the subject lands for safety reasons. • The transportation consultant will need to submit a Terms of Reference to Development Engineering for review and comment <u>prior</u> to the submission of the report. • Any mitigating measures (including external road infrastructure improvements) required to facilitate the development will be at the expense of the developer. • The report will review, but not be limited to, the impact the proposed gravel pit truck traffic will have on the surrounding road network. • County of Brant, Development and Engineering Standards, Section 20, as amended
	<input checked="" type="checkbox"/>	Noise Study
	<input checked="" type="checkbox"/>	Vibration Study
	<input checked="" type="checkbox"/>	Air Quality Assessment
		Minimum Distance Separation (MDS)
	<input checked="" type="checkbox"/>	Environmental Impact Study (EIS) – scoped
		<ul style="list-style-type: none"> - Please see attached TOR
		Ecological Management Plan (EMP)
	<input checked="" type="checkbox"/>	Risk Management Plan (Source Water Protection)
	<input checked="" type="checkbox"/>	Tree Management / Protection Study (TMP/ TPP)
	<input checked="" type="checkbox"/>	Rehabilitation Plan
TBD	REQ	STUDIES / REPORTS / PLANS REQUIRED:
		Retail Market Impact Study
		Aggregate Impact Assessment
	<input checked="" type="checkbox"/>	Agricultural Impact Assessment
	<input checked="" type="checkbox"/>	Confirmation of Ownership (Deed, PIN Abstract, etc.)
		Record of Site Condition (RSC)
	<input checked="" type="checkbox"/>	Legal Survey
	<input checked="" type="checkbox"/>	Site Development Plan
		<ul style="list-style-type: none"> - Please include a zoning compliance table on the site plan
		Landscape Plan
	<input checked="" type="checkbox"/>	Photometric / Lighting Plan
		Sun / Shadow Study
		Building Massing / Perspective Rendering(s)
		Building Elevation(s)
		Floor Plan(s) (Existing / Proposed)
		Functional Servicing Report (FSR)
	<input checked="" type="checkbox"/>	Geotechnical Study
	<input checked="" type="checkbox"/>	Hydrogeological Report
	<input checked="" type="checkbox"/>	Storm Water Management Plan & Report
		<ul style="list-style-type: none"> • Should infiltration methods be proposed, demonstration that soils are sufficient to support the function of the same is required through a Geotechnical and/or Hydrogeological Report. Since the

		Subject Lands are within the GRCA Source Water Protect Area, additional measures of quality controls may be required for any Infiltration (LID) features proposed.
	<input checked="" type="checkbox"/>	Lot Grading and Drainage Plan / Report
	<input checked="" type="checkbox"/>	Erosion and Sediment Control (ESC) <ul style="list-style-type: none"> • Indicate the Erosion and Siltation Control Measures and details on the Severance Application.
	<input checked="" type="checkbox"/>	Master Grading Plan
		Master Environmental Servicing Plan (MESP)
		Comprehensive Development Master Plan
	<input checked="" type="checkbox"/>	Class Environmental Assessment (EA)
<input checked="" type="checkbox"/>		Environmental Compliance Approval (ECA) <ul style="list-style-type: none"> • Developer's Engineer to determine need for ECA (dependent on infrastructure (private)). As ECAs are issued by the MECP, the timing of their approvals are not under the control of the County and as such, the timing to receive such approvals needs to be considered by the Applicant/Owner/Consulting Engineer.
	<input checked="" type="checkbox"/>	Construction Management Plan
	<input checked="" type="checkbox"/>	Fire Route & Signage
		10,000 gal Fire Cistern
	<input checked="" type="checkbox"/>	Meeting Minutes (Provided 1-2 weeks following pre-con meeting)

TBD	REQ	OTHER (NOT REQUIRED AS PART OF COMPLETE APPLICATION / SUBMISSION):
	<input checked="" type="checkbox"/>	Conveyance of Sight Triangles / Road Widening etc. to County of Brant <ul style="list-style-type: none"> • The existing right-of-way width along Paris Plains Church Road frontage of the Subject Lands is sufficient based on the current County's Official Plan (Sept 2012), Section 5.3.2.1.9, Schedule B (Rural Local Road: 20-24m). Rural Local Roads shall have a right of way width of 20 to 24 metres. A road widening may be required as an outcome of the Traffic Impact Study recommendations.
		Development Agreement(s)
<input checked="" type="checkbox"/>		Parkland Dedication / Cash-in-lieu
		Consent and Postponement (Prior to Registration of new Agreements)
		Confirmation of Insurance (COI) (Prior to Registration of new Agreements)
<input checked="" type="checkbox"/>		Securities (Letter of Credit / Cheque) <ul style="list-style-type: none"> - <i>Securities will be 100% for any work done on the County right of way and 50% of the site works. A Cost Estimate will be prepared & submitted by the Engineer.</i>
		Building Permit <ul style="list-style-type: none"> - <i>Future meeting with Building to discuss the requirements / Preliminary Review of the Building Permit</i>
		Development Charges <ul style="list-style-type: none"> - <i>Development Charges are applicable to all developments unless exempted by the Development Charge Bylaw. They are calculated at the time of a complete site plan control application or zoning bylaw amendment application, whichever is the later. If a site plan or zoning amendment is not required, they are calculated at building permit. The total amount of the development charges fee will be frozen until a time of 2 years following the approval of the site plan control application or zoning bylaw amendment application. The frozen development charges fee is subject to the Development Charges Interest Rate Policy. Development charges are due at building permit issuance. Projects for Rental Housing, Institutional Developments and Non Profit Housing are permitted to</i>

		<i>make annual installments as per the Development Charges Act, 1997 as amended and are due at building occupancy</i>
	<input checked="" type="checkbox"/> Public Works Permit	<ul style="list-style-type: none"> - Any work within the Municipal Right of Way requires an approved Public Works Permit.
		Engineering Administration fee (non-refundable) exempt 6% cost of construction
		Grand River Conservation Authority (GRCA) Permit

Site Plan Control Review Additional Fees:

- *Multiple Review Fees (3rd and each subsequent revision): \$2,500*
- *Site / Security Release - Re-inspection Fee: \$514*

Comments:

DEPARTMENT:	Planning
NAME:	Shannon Labelle

EMAIL: Shannon.labelle@brant.ca

Comments are preliminary, and Staff reserve the right to require additional information/studies/applications once a formal application is received.

Provincial Policy Statement (PPS, 2020):

- Section 2.5.2.1 of the PPS describes how as much of the mineral aggregate resources as is realistically possible shall be made available as close to market as possible.
- Section 2.5.2.2 of the PPS speaks to extraction, and it shall be undertaken in a manner which minimizes social, economic, and environmental impacts.
- 2.5.2.3 of the PPS speaks to mineral aggregate resource conservation, in that it shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.
- Section 2.5.3.1 of the PPS speaks to progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.
- Section 2.5.3.2 of the PPS speaks to comprehensive rehabilitation planning is encouraged, where there is a concentration of mineral aggregate operations.
 - **Staff note there are lands to the south of the proposal, civically known as 684 Paris Plains Church Road, and 708 Watt's Pond road that are zoned for Extraction (EX).**
- Section 2.5.4.1 of the PPS permits extraction of mineral aggregate resources in prime agricultural areas, and on prime agricultural land, provided it is an interim use, and the site will be rehabilitated back to an agricultural condition.
 - **The proposed use is permitted on the subject lands as per the PPS. It is an interim use, and the site is expected to be rehabilitated.**

Growth Plan for the Greater Golden Horseshoe (GGH, 2020).

- Section 4.2.8.2(a)(i) of the Growth Plan speaks to mineral aggregate operations, not being permitted within significant wetlands.
 - **There is a significant wetland located in the southeast corner of the subject lands.**
- Section 4.2.8.2(b) of the Growth Plan speaks to any application for a new mineral aggregate operation will be required to demonstrate:
 - i. How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during, and after the extraction of mineral aggregate resources.
 - ii. How the operator could replace key natural heritage features, and key hydrologic features that would be lost from the site with equivalent features on another part of the site or on adjacent lands.

- iii. How the water resource system will be protected or enhanced; and
- iv. How any key natural heritage features and key hydrologic features and their associated vegetation protection zones not identified in policy 4.2.8.2(a) will be addressed in accordance with policies 4.2.8.4(b) and (c).
- Section 4.2.8.3 of the Growth Plan describes that in prime agricultural areas, applications for a new mineral aggregate operation will be supported by an **agricultural impact assessment (AIA)** and, where possible, will seek to maintain or improve connectivity of the Agricultural System.
 - **Staff note within the submission materials, it was identified that an AIA is underway. It will be required as part of a complete application submission.**
- Section 4.2.8.4(d) of the Growth Plan speaks to lands outside of the Natural Heritage System for the Growth Plan, final rehabilitation will appropriately reflect the long-term use of the general area, taking into account applicable policies of the Growth Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. **In prime agricultural areas the site will be rehabilitated in accordance with policy 2.5.4 of the PPS, 2020.**

Official Plan, 2012

- Subject lands are designated **Agriculture, Natural Heritage, Significant Wetlands**, and are located within a **Wellhead Protection Area**.
- Section 3.3.1(a) of the OP states the primary form and predominant use of lands in the Agriculture designation shall include all types of farming and normal farm practices...and **resource extraction and resource-based uses**.
- Section 3.3.1(l) of the OP **permits the extraction of aggregate mineral resources in accordance with the Aggregate Resources Act**, the Mining Act, or the Oil, Gas and Sal Resources Act, as appropriate, subject to the policies of **Section 3.13** of the OP.
- Please have consideration for and demonstrate conformity with Section 3.13 of the OP.
- Please have consideration for and demonstrate conformity with Section 3.16.4 of the OP.
- Section 2.3.2.2(c) of the Official Plan describes where permitted, development or site alteration proposed in or adjacent to a natural heritage feature or area shall require the completion of an **Environmental Impact Study (EIS)**, prior to development or site alteration.
- Further consideration for Section 2.3.2.2 of the OP.
- Please have consideration for and demonstrate conformity with Section 2.3.3.2 of the OP.
 - i. Section 2.3.3.2(f) of the Official Plan describes how the establishment of any new aggregate extraction pit within a WHPA shall require a site specific assessment of the potential impact on the WHPA, including water quality and stream flow impacts.

The full County of Brant Official Plan can be found at the following link: [please CLICK HERE for County of Brant Official Plan.](#)

The County of Brant is working on a new Official Plan, information related to this can be found at the following link: [please CLICK HERE for information related to the new Official Plan.](#)

Zoning By-Law 61-16

- Subject lands are zoned as **Agriculture (A)** and **Natural Heritage (NH)**.
- A 'Mineral Aggregate Operation' is not a permitted use within the 'A' zone.
- Requires a Zoning By-Law Amendment to facilitate the use of a 'Mineral Aggregate Operation'
- Mineral Aggregate Operation is defined as:

	MINERAL AGGREGATE OPERATION	<p>Means:</p> <ul style="list-style-type: none"> a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act; b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products or any related accessory uses. 	
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- Please refer to **Section 12** of the Zoning By-Law for permitted uses and development standards for the Resource Extraction (EX) zone.

Other:

- As per the ARA, 1990, a site plan is required as part of the application for a license, and the site plan is to be prepared in accordance with the standards for how such a plan shall be prepared set out in "Aggregate Resources of Ontario: Site Plan Standards", dated August 2020, published by the Ministry. O. Reg. 466/20, s. 2(1).
- As per the Site Plan Control By-Law 128-20, Aggregate extraction under a license issued by the Province of Ontario is exempt from site plan control.
- The proposed development is required to meet/ address all requirements of the Zoning By-Law 61-16, including:
 - **Section 4.18** – General Provisions – Landscaped Open Space & Planting Strips
 - **Section 4.19** – General Provisions – Visual Barrier
 - **Section 4.20** – General Provisions – Lighting
 - **Section 4.44** – General Provisions – Yard Encroachments
 - **Section 5** – Parking and Loading Requirements
 - **Section 6** – Agriculture (A) zone
 - **Section 14** – Natural Heritage (NH) zone
 - **Section 12** – Resource Extraction (EX) zone
 - **Sign By-Law 121-08** - any and all proposed signage on the property will need to be in keeping with the provisions listed under Institutional Zones and in accordance with the County of Brant Sign By-Law 121-08. All signage will require separate sign permit applications.

The full County of Brant Zoning By-Law 61-16 can be found at the following link: [please CLICK HERE for the full County of Brant Zoning By-Law.](#)

DEPARTMENT:	GIS	
NAME:	Anna Kulesza	EMAIL: Anna.kulesza@brant.ca
Application added to database Requires plate and post if they do not have one already		

DEPARTMENT:	Environmental Planning	
NAME:	Michelle Schaetle	EMAIL: Michelle.schaetle@brant.ca
The subject lands contain a wetland. It is unknown whether there is significant wildlife habitat and/or threatened and endangered species.		
<p>A Scoped Environmental Impact Study (EIS) is required. The Terms of Reference must be approved by the County. All items in the Terms of Reference must be included in the EIS, and must be included for the application to be deemed complete. Attached is a draft Terms of Reference for review by the applicant. Any proposed changes must be approved by the County.</p> <p>ARA Site Plans must be submitted as part of a complete application to illustrate how recommendation in the EIS will be implemented.</p> <p>A Zoning Schedule must be submitted as part of a complete application. All natural heritage features and vegetation protection zones proposed for preservation shall be zoned Natural Heritage.</p>		

DEPARTMENT:	Development Engineering	
NAME:	Julie Tot	EMAIL: Julie.tot@brant.ca
<ul style="list-style-type: none"> As mentioned in the proposal submitted, a Rehabilitation Report will be required after each Phase of extraction to the satisfaction of the County. Staff conducted a site investigation on November 15, 2022, to review the sight lines along the entire frontage of the proposed pit on Paris Plains Church Road. The location of the proposed entrance to the pit will be determined through consultation of the Traffic Impact Study review and the phasing of the pit to the satisfaction of the County. The proposed development is within a Wellhead Protection Area. All provided Site Plans are required to be Signed & Stamped by a qualified Professional Engineer. Securities will be 100% for any work done on the County right of way and 50% of the Siteworks. A Cost Estimate will be required to be prepared and submitted by the Engineer. The Applicant will be advised that the above reports are to be completed in accordance with the County of Brant Development and Engineering Standards (as amended). Any work within the Municipal Right of Way requires an approved Public Works Permit. Additional fees may be required to address Peer Review costs associated in the review of the technical documents. 		

DEPARTMENT:	Building	
NAME:	Richard Weidhaas	EMAIL: Richard.weidhaas@brant.ca
<p><i>No comments received as part of the circulation.</i></p>		

DEPARTMENT:	Operations	
NAME:		EMAIL:

No comments received as part of the circulation.

DEPARTMENT:	Fire
NAME:	Tom Waldschmidt

When site plan is created show access from Paris Plains Church Road throughout the site.

DEPARTMENT:	Parks and Facilities
NAME:	Megan Thomas

Comments are forthcoming.

DEPARTMENT:	Strategic Initiatives
NAME:	Delia Reiche
NAME:	Zach Gable

No comments received as part of the circulation.

DEPARTMENT:	Finance – Taxes
NAME:	Mandy Garabedian

No comments received as part of the circulation.

DEPARTMENT:	Source Water
NAME:	Rachael Doyle

Thank you for circulating the application for the proposed development at 699 Paris Plains Church Road. Please see the attached source protection review letter. As detailed therein, the property is located within Wellhead Protection Areas B, C, and D with associated vulnerability scores of 10, 8, and 6 respectively. The property is also located within the Issue Contributing Area (ICA) for nitrates. There are Significant Drinking Water Threats possible within these boundaries, as such, the enclosed s.59 Restricted Land Use Screening Form is required to be completed and submitted for review by the Risk Management Office.

DEPARTMENT:	Heritage
NAME:	Brandon Kortleve

NAME:	Kayla Cicman – Arts, Culture and Heritage Officer	EMAIL:	Kayla.cicman@brant.ca
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Thank-you for the opportunity to provide comments on this proposed aggregate extraction operation at 699 Paris Plains Church Road. The property is located directly abutting a property designated under Part IV of the Ontario Heritage Act. 709 Paris Plains Church Road, commonly referred to as the Paris Plains Church and Maus School and designated by By-Law in 1989 (By-Law 24-86, Former Township of South Dumfries). This information has been noted within the pre-consultation package.

Additionally, the associated cemetery lands at 705 Paris Plains Church Road, being the Paris Plains Church Cemetery, has requested a designation of the lands which has been supported in principal by the County of Brant's Municipal Heritage Committee and is anticipated to move forward to Council before the end of 2022 so that the church, school, and cemetery lands are each designated for their cultural heritage value / interest.

It is noted in the submission package that a Cultural Heritage Evaluation Report (CHER) and a Cultural Heritage Impact Assessment (CHIA) will be submitted, and County staff look forward to reviewing and providing further comments on these documents through this application process.

DEPARTMENT:	Grand River Conservation Authority (GRCA)		
NAME:	Laura Warner	EMAIL:	lwarner@grandriver.ca

The property at 699 Paris Plains Church Road contains a small wetland on site and a wetland adjacent to the property. Both wetlands are part of the Provincially Significant Spottiswood Pinehurst Lake Wetland Complex. A copy of our mapping is attached.

It is recognized that several technical studies are underway for the property and will be submitted with the Zoning By-Law Amendment and ARA Licence Applications, including a Natural Environmental Report/EIS and a Water Report. As such, no additional studies are requested by the GRCA.

DEPARTMENT:	Hydro One		
NAME:		EMAIL:	

No comments received as part of the circulation.

DEPARTMENT:	Bell Canada		
NAME:		EMAIL:	

No comments received as part of the circulation.



County of Brant Development Services

DEPARTMENT:	Rogers	
NAME:		EMAIL:
<i>No comments received as part of the circulation.</i>		

DEPARTMENT:	Canada Post	
NAME:	Connie Richardson	EMAIL: connie.richardson@canadapost.postescanada.ca
No comments or concerns		

DEPARTMENT:	Enbridge Gas Inc	
NAME:		EMAIL:
<i>No comments received as part of the circulation.</i>		

DEPARTMENT:	Six Nations	
NAME:	Peter Graham	EMAIL: petergraham@sixnations.ca
<i>No comments received as part of the circulation.</i>		

DEPARTMENT:	Mississaugas of the Credit First Nation (MCFN)	
NAME:	Abby LaForme	EMAIL: Abby.LaForme@mncfn.ca
We are the Mississaugas of the Credit First Nation (MCFN), descendants of the Mississaugas of the River Credit. This project is being proposed for development on the treaty lands of the MCFN, more precisely, the Between the Lakes Treaty No. 3 of 1792.		
In light of this, the MCFN Department of Consultation and Accommodation must be in receipt of all Environmental Assessment reports, and must be engaged for all Archaeological Assessments. This engagement includes in-field participation by having MCFN community members present when any archaeological assessments are being conducted and a review of all reports prior to submission to the ministry for clearance. This engagement is at the cost of the proponent.		

DEPARTMENT:	Brant County Health Unit	
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County of Brant Development Services

NAME: Kristen Boulard	EMAIL: Kristen.boulard@brant.ca
<p><i>No comments received as part of the circulation.</i></p>	

DEPARTMENT: OMAFRA	NAME: Nancy Rutherford	EMAIL:
<ul style="list-style-type: none">• AIA• Haul routes, if they could strategically look at the current farming, and plan it around when farming activity can take place. Without disruption from the haulage• Concerns regarding closing off farmer equipment entrances.• Status of the ARA		

Scoped Environmental Impact Study Terms of Reference Submission Standards Checklist Complete Application Requirements

Prepared By: Michelle Schaeffe, County of Brant

Date: November 8, 2022

Property Address: 699 Paris Plains Church Road

File No.: Pre-Consultation

Type of Study Required: Scoped Environmental Impact Study

What is an Environmental Impact Study?

An Environmental Impact Study (EIS) is a detailed study prepared by qualified experts, which must include, but not be limited to: a review of policy and legislation; an inventory and evaluation of natural heritage and hydrologic features, areas, systems and functions including their significance; identification of constraints to development and site alteration; assessment of direct and indirect impacts; recommendations on preservation, mitigation, enhancement, and environmental offsetting; and how recommendations will be implemented through the approval process.

The information and recommendations contained in an EIS may be reviewed by government staff, elected officials, and the public. The results may be considered by agencies to accept, modify or refuse an application for development, site alteration, or vegetation removal. It should be noted that completion of an EIS and/or EIP does not constitute or guarantee any type of approval.

Comprehensive versus Scoped Environmental Impact Study

The County in consultation with any agency having jurisdiction will determine the need and scope required for an EIS. The nature and scope of the evaluation will depend on the scale and nature of the proposal and the specific features, areas, and functions potentially impacted. Decisions on scoping shall be made on a case-by-case basis and cannot automatically be extended to other projects proposed in the County.

A Comprehensive EIS in the form of a natural heritage and hydrologic evaluation that is the equivalent of a subwatershed study will typically be required to be completed by an applicant for: large-scale development in designated greenfield areas; development proceeding by way of a secondary plan, block plan, plan of subdivision, vacant plan of condominium, or site plan; a settlement boundary expansion; and/or where potential or known natural heritage and/or hydrologic features and areas are proposed for removal. All items in this Terms of Reference must be completed, unless otherwise approved in writing by the County and agency having jurisdiction.

A Scoped EIS is typically required for site-specific development at a small geographic scale such as a site plan or consent application and/or where impacts are anticipated to be minor, or for large-scale development where a Comprehensive EIS has already been completed. The scope of information will depend on the extent and scope of the project and potential impact on natural areas.

Complete Application

For an application to be deemed complete, all items listed below in the Terms of Reference Submission Standards Checklist must be included, unless otherwise approved in writing by the Senior Environmental Planner. Where applicable, the Terms of Reference must also be approved by the Conservation Authority.

Early Consultation

- The County Senior Environmental Planner is available to discuss your proposal, meet on-site, provide an overview of applicable legislation and policies, outline preliminary environmental constraints, and discuss solutions that maximize protection of natural areas.
- To avoid unnecessary costs on lands not suitable for development, site alteration or vegetation removal; early consultation should be initiated with the County and other agencies such as the applicable Conservation Authority, Ministry of Environment Conservation and Parks (MECP), Ministry of Natural Resources and Forestry (MNRF), and Department of Fisheries and Oceans (DFO). Agencies can advise applicants on constraints to development, provide preliminary feedback on designing your project, and determine what approvals may be required.

It is the owners' responsibility to ensure their project complies with all applicable law.

Scoped EIS Terms of Reference Submission Standards Checklist

<u>Description of Elements to Include in EIS</u>	<u>Required for EIS</u>	<u>Check by County Complete Application</u>
<i>If Species at Risk are present, precise mapping may need to be excluded from the EIS due to sensitivity; confirmation may be required from MECP.</i>	✓	
Electronic Submission		
• PDF or USB.	✓	
Title Page		
• Name of applicant and address of property. • Principal author of EIS and consulting firm. • Date EIS completed, include revision dates.	✓	
Table of Contents		
• Contents, figures, tables, references, appendixes.	✓	
Qualifications		
Minimum Qualifications: • Principal author(s) with post-secondary degree and at least 10 years of applied experience conducting studies requiring knowledge of wildlife biology, fisheries biology, forestry, ecology, and hydrogeology. • Completion of relevant coursework and certifications necessary to prepare EIS: Ecological Land Classification (ELC) System for Southern Ontario; Ontario Wetland Evaluation System (OWES); Qualified Ontario Professional Foresters Association Member; Ontario Stream Assessment Protocol; Ontario Benthic Biomonitoring Network, and specific SAR expertise; backpack electro-fishing; hydrogeology etc.	✓	
Executive Summary and/or Introduction		
• Discuss the need for an EIS and that it has been completed in accordance with the agreed upon Terms of Reference. • Location and map of property.	✓	

<ul style="list-style-type: none"> • Include map of study areas detailed above. • Aerial imagery overlaid with lot lines and development concept. • Provide a description and map of the proposed project; natural heritage and hydrologic features, areas and systems; ecological linkages between features; and vegetation protection zones. Clearly identify and illustrate which areas are proposed to be protected, any proposed features to be removed, and areas of mitigation and restoration. • Describe surrounding land uses and ownership patterns. Whether any other development applications are known to be in progress that could affect the proposal. • Include photographs of natural heritage and hydrologic features to illustrate existing conditions on site. • Summarize applicable information relevant to the EIS on matters such as grading, stormwater management, and erosion and sediment control plan. Discuss how the plans address natural heritage and hydrologic features, areas, systems and functions in an integrated manner. • Include a summary on how the proposal conforms to applicable environmental policies (e.g. natural heritage, water resources, natural hazards, climate change). • Demonstrate how recommendations in the study will be implemented through the planning process and related site plans under the aggregate resources act process. Include updates to the zoning schedule, which will ensure features and areas proposed for protection are properly zoned. 		
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Overview of Applicable Studies, Legislation, Policies, and Guidelines:

Provide table on applicable environmental policies, legislation and guidelines as may be amended or updated, including but not limited to:

- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Government of Ontario, 2020.
- Provincial Policy Statement, Government of Ontario, 2020.
- County of Brant Official Plan policies and designations, County of Brant, 2012 (e.g. Sections 2.3, 3.16).
- Natural Heritage Reference Manual, Second Edition, Ministry of Natural Resources, 2010.
- Significant Wildlife Habitat Technical Guide, Ministry of Natural Resources, 2000.
- Significant Wildlife Habitat Ecoregional Criteria Schedule 6E or 7E, Ministry of Natural Resources and Forestry, 2015.
- Significant Wildlife Habitat Mitigation Support Tool, Ministry of Natural Resources and Forestry, 2014.
- Ecological Land Classification System for Southern Ontario, Lee et al., 1998 using classification codes from Southern Ontario ELC Vegetation Type List, Harold Lee, May 2008. Use wetland indicator species from OWES.
- Ontario Wetland Evaluation System version 3.3, Ministry of Natural Resources and Forestry, 2014.

<ul style="list-style-type: none"> • Environmental Impact Study Guidelines and Submission Standards, GRCA, 2005. • <i>Endangered Species Act (ESA), Species at Risk Act (SARA).</i> • <i>Migratory Birds Convention Act.</i> 		
Review of Applicable Desktop Information		
<ul style="list-style-type: none"> • Aerial photography. • Topographical map. • Provincial and Conservation Authority request for information to determine potential presence of species at risk, significant wildlife habitat, other natural heritage and hydrologic features, natural hazards. May include background reports on wetland evaluations and ANSIs. • Land Information Ontario. • Natural Heritage Information Centre, Species at Risk in Ontario Site. • Watershed Studies, Subwatershed Studies, Master Environmental Servicing Plans, Area Studies, Source Water Protection, other previous field studies. • Grand River Information Network. • Grand River Regional Groundwater Study Technical Report, Holysh et al., 2001. • Integrated Water Budget Report, GRCA 2005. 	✓	
Landforms, Soils, and Geology		
<ul style="list-style-type: none"> • Map, describe and assess soils, surficial geology and bedrock geology. Indicate if there are poorly drained or shallow soils and local landforms. • Maps showing soils, surficial geology and bedrock geology are available from Natural Resources Canada and the Physiography of Southern Ontario (Chapman and Putnam 1984). Other sources of information include: earth science studies, watershed and subwatershed studies, source water protection reports, well records, borehole data. • Reference findings from hydrogeological, geotechnical, slope stability and other assessments completed for the proposal. • Determine soils for each ELC unit based on Southern Ontario ELC Vegetation Type List, Harold Lee, May 2008. 	✓	
Biophysical Inventories – Terrestrial, Wetland, Aquatic		
<p>A recent biophysical inventory within the last five years must be completed, including a review of relevant secondary sources. Many secondary sources are noted above and in the Provincial manuals on significant wildlife habitat.</p> <p>Include an explanation of methods and assumptions, and potential errors arising therefrom. For example, list the purpose of the inventory, date, time, field personnel, protocols used, and weather. Identify any property access limitations. All field data sheets and maps showing survey locations to be included in the appendix. Provide a list of agencies and individuals contacted, date of contact, information supplied, contact information and copies of correspondence. New and emerging surveying techniques may be considered and/or may be required if they provide equal or better inventory results.</p>		
Vegetation Communities (include provincial ranks and legal status)		

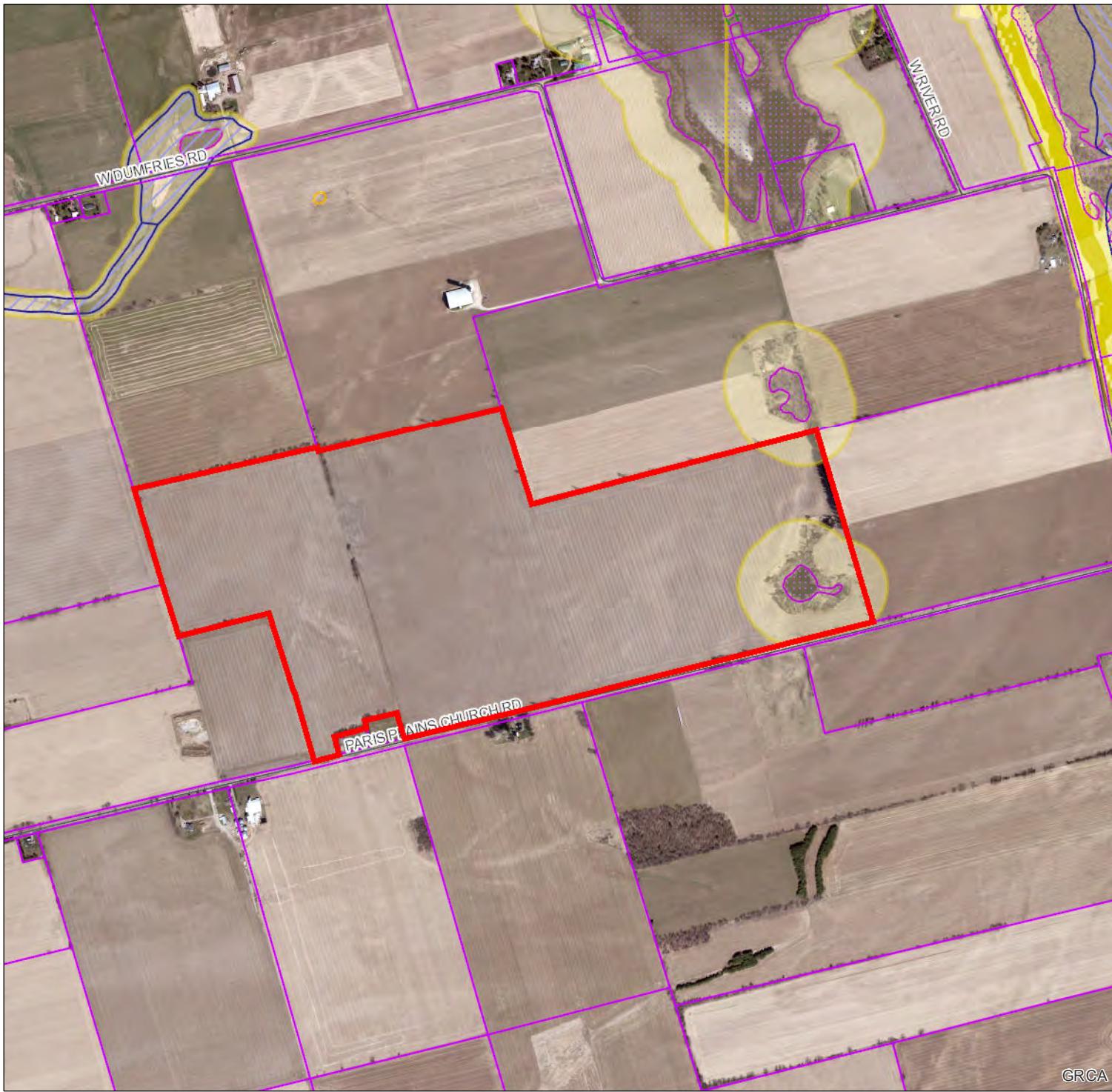
<ul style="list-style-type: none"> Include annotated checklist of vascular plants. Classify and map vegetation communities based on dominant species of trees, shrubs and/or groundcover. Classifications must be to 'vegetation type' based on the First Approximation of the ELC System for Southern Ontario (Lee et al. 1998). Use classification codes from Southern Ontario ELC Vegetation Type List, Harold Lee, May 2008. OWES to be used for wetland species indicators. Provincially rare (S1 to S3) vegetation communities and those which are significant wildlife habitat (e.g. sand barrens, alvars, savannahs and tallgrass prairies, other rare vegetation communities, old growth forests) to be discussed and illustrated on mapping. 		
<p>Wetland Delineation (include significance)</p> <ul style="list-style-type: none"> Pre-stake boundary of wetland and coordinate with Conservation Authority to verify. Wetland delineations shall be based on soil and vegetation indicators and be completed during the growing season, e.g. late April to mid-September. Wetland to be identified, delineated, and evaluated for complexing and significance as per OWES and Conservation Authority protocols. Wetland boundaries shall be surveyed with a GPS unit to within 1 meter accuracy. An area calculation on wetland must be provided, which takes into account accuracy of GPS, by providing a potential range for area. 	✓	
<p>Species at Risk (SAR) and Significant Wildlife Habitat (SWH)</p> <ul style="list-style-type: none"> EIS must include assessment of potential SAR and SWH by cross referencing ecosites confirmed as part of an initial habitat inventory with habitat descriptions of candidate or known SAR or SWH to occur in the area. Applicable background sources including, but not limited to the following are to be used in the evaluation: The SWH Ecoregional Criteria Schedule 6E or 7E (MNRF, 2015); the SAR in Ontario list, recovery strategies, management plans and progress reports; species-specific Committee on the Status of Endangered Wildlife in Canada (COSEWIC) status reports; and those listed above under Review of Applicable Desktop Information. Where assessment determines that SWH surveys are warranted, they must be completed for seasonal concentration areas, rare vegetation communities, specialized habitats for wildlife, wildlife movement corridors, habitat of species of conservation concern based on ELC and the applicable SWH Criteria Schedule for Ecoregion 6E or 7E (MNRF 2015a,b). Where applicable, additional details to be used from SWH Technical Guide (MNRF, 2000) and/or the SWH Mitigation Support Tool (2014). Species at risk surveys may be combined with surveys on significant wildlife habitat. Where candidate and confirmed SAR and SWH are identified, habitat requirements and implications to the project must be mapped and discussed in detail in the body of the EIS. 	✓	

<ul style="list-style-type: none"> Where candidate SAR or SWH cannot be confirmed, a conservative approach must be applied whereby the habitat is assumed to be confirmed. 		
Biophysical Inventory - Water Resource Systems The Conservation Authority must be contacted for inventory protocols on water resource systems.		
<p>Inventory and assessment of surface water features and functions, catchment areas and drainage patterns, hydrogeologic areas, and geomorphic features:</p> <ul style="list-style-type: none"> Surface water features and functions including drainage features (e.g. intermittent and permanent streams, swales, municipal drains), headwater features, lakes, reservoirs, ponds, seepages, springs, culverts and weirs, dams. Identify and map catchment areas and drainage patterns. Hydrogeological areas including groundwater recharge and discharge areas and areas vulnerable to groundwater contamination, and the collection of baseline data using appropriate instrumentation (e.g. staff gauges, data loggers, mini-piezometers, etc.). Geomorphic features such as erosion and deposition areas, abandoned river and stream channels, oxbows, meander belt, bankful channel widths, etc. 	✓	
Evaluation of Significance		
<p>Evaluation of significance shall be in accordance with Federal, Provincial, and Municipal reference manuals, technical guidelines and policies as may be updated including, but not limited to:</p> <ul style="list-style-type: none"> A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Government of Ontario, 2020. Provincial Policy Statement, Government of Ontario, 2020. Official Plan, County of Brant, 2012. Natural Heritage Reference Manual, Second Edition, MNR 2010. SWH Technical Guide, MNR 2000. SWH Ecoregional Criteria Schedule 6E or 7E, MNRF 2015. SWH Mitigation Support Tool, MNRF 2014. All applicable scientific literature cited shall be researched and described in the EIS. Ecological Land Classification System for Southern Ontario (Lee et al., 1998) to Vegetation Type. <p>With respect to SWH and SAR, the body of the EIS must describe any candidate or confirmed habitat as based on background information, habitat characteristics, and any other relevant information (e.g. status reports, recovery strategies, management plans and assessment). Where habitat cannot be confirmed but may be present based on site characteristics, a conservative approach shall be taken to preservation, in which recommendations of the EIS shall be based on as if the habitat is confirmed. The body of the EIS shall describe in detail habitat requirements and implications for the project.</p>	✓	
Determine Environmental Constraints to Development		

<ul style="list-style-type: none"> Evaluate the project including alternative site design concepts and engineering techniques (e.g. limits of extraction, access, grading, servicing, and drainage options) that preserve, conserve and enhance the natural environmental to the maximum extent possible. Conduct an analysis to determine environmental constraints to development and/or site alteration. It must be demonstrated that the proposed development and/or site alteration conforms to applicable environmental legislation, policies and plans including, but not limited to the Growth Plan, PPS, County of Brant Official Plan, <i>Endangered Species Act</i>. Provide rationale for proposed environmental constraint mapping based on municipal, provincial, and federal legislation, policies, and guidelines. Scientific literature should be cited to justify recommendations of the EIS. Rationale and justification must be provided for recommended vegetation protection zones, as based on site characteristics, species and scientific literature. Include comprehensive mapping of environmental constraints, which clearly illustrates areas proposed for preservation and areas proposed for development and site alteration. 	✓	
Mitigation, Restoration, Enhancement and Environmental Offsetting		
<ul style="list-style-type: none"> Complete an assessment of direct and indirect impacts on natural heritage and hydrologic features, areas, systems and functions that are reasonably expected to occur, and how and when impacts will be addressed through the planning and/or <i>Aggregate Resources Act</i> process. Include recommendations on mitigation measures; opportunities for ecological restoration, enhancement, and environmental offsetting; environmental education; and monitoring. 	✓	
Conclusions		
<ul style="list-style-type: none"> Demonstrate how it will be ensured that recommendations in the study will be implemented through the planning and associated aggregate resources process. Include the implementing zoning schedule/text, which will ensure features and vegetation protection zones proposed for protection are properly zoned. Illustrate how recommendations of the EIS will be implemented through associated site plans under the <i>Aggregate Resources Act</i>. 	✓	
Bibliography		
<ul style="list-style-type: none"> List of references. 	✓	
Curriculum Vitae		
<ul style="list-style-type: none"> Include that for principal author(s) and technical staff who contributed to EIS. 	✓	
Other		



699 Paris Plains Church Road,
Brant



Map Centre (UTM NAD83 z17): 550,728.47 4,787,902.33

This map is not to be used for navigation | 2020 Ortho (ON)

GRCA
0 90 180 360 540 Metres
NAD 1983 UTM Zone 17N
Scale: 14,895 N

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.



**P.O. Box 160
26 Park Avenue
Burford, ON N0E 1A0
Phone: (519) 449-2451
Fax: (519) 449-2454**

11/8/2022

To: Shannon Labelle, Planner
County of Brant, Development Services Department, Planning Division

Re: Clean Water Act, 2006 – Source Protection Review – 341 Oak Park Road

The Clean Water Act, 2006, was brought into effect “to protect existing and future sources of drinking water” for the province of Ontario. This is accomplished through the creation of Source Protection Plans that identify threats to drinking water sources and set out policies to help minimize and mitigate the risks associated with those threats.

The following property is located within the Lake Erie Source Protection Region and is governed by the policies of the Grand River Source Protection Plan that was approved on November 26, 2015, came into effect on July 1, 2016, and was updated February 15, 2022.

Property: 699 Paris Plains Church Road
County of Brant, ON
Assessment Roll Number: 292001601023100

The property is located within a Wellhead Protection Area B (WHPA-B), Wellhead Protection Area C (WHPA-C), and Wellhead Protection Area D (WHPA-D) with associated vulnerability scores of 10, 8, and 6 respectively. The property is also located within an Issue Contributing Area (ICA) for nitrates.

The property has been reviewed by the Risk Management Office and this letter serves to inform the County of Brant that there is potential for significant drinking water threats on the property for the following reasons:

1. The proposal is to construct and operate a gravel pit on the subject lands.
2. There is potential for Significant Drinking Water Threats (SDWTs) within the WHPA-B (10), WHPA-C (8), and ICA for nitrate as detailed in Appendix A, B, and C respectively. As such, the enclosed s.59 Restricted Land Use Screening Form is required to be submitted for review by the Risk Management Office.

If you would like to discuss the Source Protection Plan or the details of this letter, please contact our offices for clarification and assistance:

Risk Management Office
Development Services Department, Planning Division
66 Grand River St. N., Paris, Ontario, N3L 2M2
Phone: 519-442-6324 ext-3051
Email: sourcewater@brant.ca

Information on the Source Protection Program, including the science, policy and consultation processes, are available on the Lake Erie Source Protection Region website
www.sourcewater.ca.

Sincerely,



Mike Bingham, P. Geo.
Risk Management Official
Senior Project Manager



Rachael Doyle
Source Protection Technologist

*Encl: Source Protection Maps
s.59 Restricted Land Use Screening Form*

P:\4400 to 4499\4479-001 Brant - Risk Mgmt\Landowner\292001601023200 - 699 Paris Plains Church Road - West River Road\Development Application\2022-11-08 Source Protection Review_699 Paris Plains Church Road_LTR.docx

Appendix A: Land Use Activities that May Result in a Significant Drinking Water Threat within the WHPA-B with a Vulnerability Score of 10

- The Application of Hauled Sewage to Land
- Storage, Treatment And Discharge Of Tailings From Mines
- Waste Disposal Site - Landfarming Of Petroleum Refining Waste
- Waste Disposal Site - Landfilling (Hazardous Waste)
- Waste Disposal Site - Landfilling (Municipal Waste)
- Waste Disposal Site - Landfilling (Solid Non Hazardous Industrial or Commercial)
- Waste Disposal Site - Liquid Industrial Waste Injection into a well
- Waste Disposal Site - PCB Waste Storage
- Waste Disposal Site - Storage Of Hazardous Waste At Disposal Sites
- Waste Disposal Site - Storage of wastes described in clauses (p), (q), (r), (s), (t) or (u) of the definition of hazardous waste
- Sewage System or Sewage Works - Stormwater Management Facility
- Sewage System Or Sewage Works - Sanitary Sewers and related pipes
- Sewage System or Sewage Works - Onsite Sewage Systems
- Sewage System or Sewage Works - Onsite Sewage Systems Holding Tanks
- Sewage System Or Sewage Works - Sewage Treatment Plant Effluent Discharges (Includes Lagoons)
- Sewage System or Sewage Works - Sewage Storage - Treatment or Holding Tanks
- Application Of Agricultural Source Material (ASM) To Land
- Storage Of Agricultural Source Material (ASM) Significant
- Application of Non-Agricultural Source Material (NASM) or Biosolids to Land
- Storage of Non-Agricultural Source Material (NASM)
- Application Of Commercial Fertilizer To Land
- Storage Of Commercial Fertilizer
- Application Of Pesticide To Land
- Storage Of A Pesticide
- Application Of Road Salt
- Storage Of Road Salt
- Storage Of Snow
- Handling Of Fuel
- Storage Of Fuel
- Handling Of A Dense Non Aqueous Phase Liquid (DNAPL)
- Storage Of A Dense Non Aqueous Phase Liquid (DNAPL)
- Storage Of An Organic Solvent
- Management Of Runoff Containing Chemicals Used In The De-Icing Of Aircrafts
- Management Or Handling Of Agricultural Source Material - Agricultural Source Material (ASM) Generation (Grazing and pasturing)
- Management Or Handling Of Agricultural Source Material - Agricultural Source Material (ASM) Generation (Yards or confinement)
- Pipelines above ground
- Pipelines within or under a water body
- Pipelines below ground

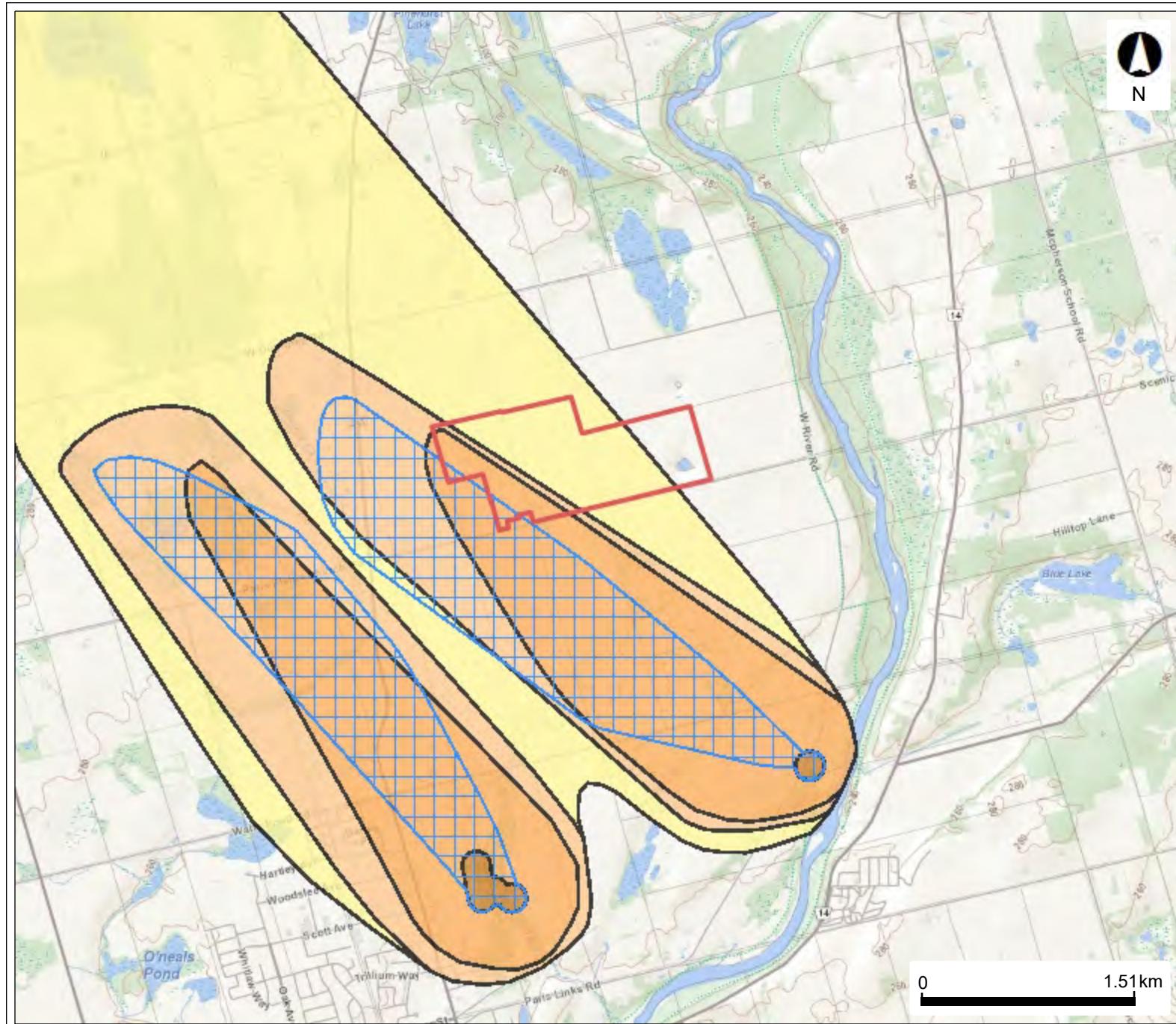
Appendix B: Land Use Activities that May Result in a Significant Drinking Water Threat within the WHPA-C with a Vulnerability Score of 8

- Waste Disposal Site - Landfilling (Municipal Waste)
- Waste Disposal Site - Landfilling (Solid Non Hazardous Industrial or Commercial)
- Waste Disposal Site - Liquid Industrial Waste Injection into a well
- Sewage System or Sewage Works - Sewage Storage - Treatment or Holding Tanks
- Handling Of A Dense Non Aqueous Phase Liquid (DNAPL)
- Storage Of A Dense Non Aqueous Phase Liquid (DNAPL)

Appendix C: Land Use Activities that May Result in a Significant Drinking Water Threat within the ICA for Nitrate

- Waste Disposal
- Sewage Systems
- Agricultural Source Material
- Non-Agricultural Source Material
- Commercial Fertilizer
- Storage of Snow
- Livestock Area

699 Paris Plains Church Road

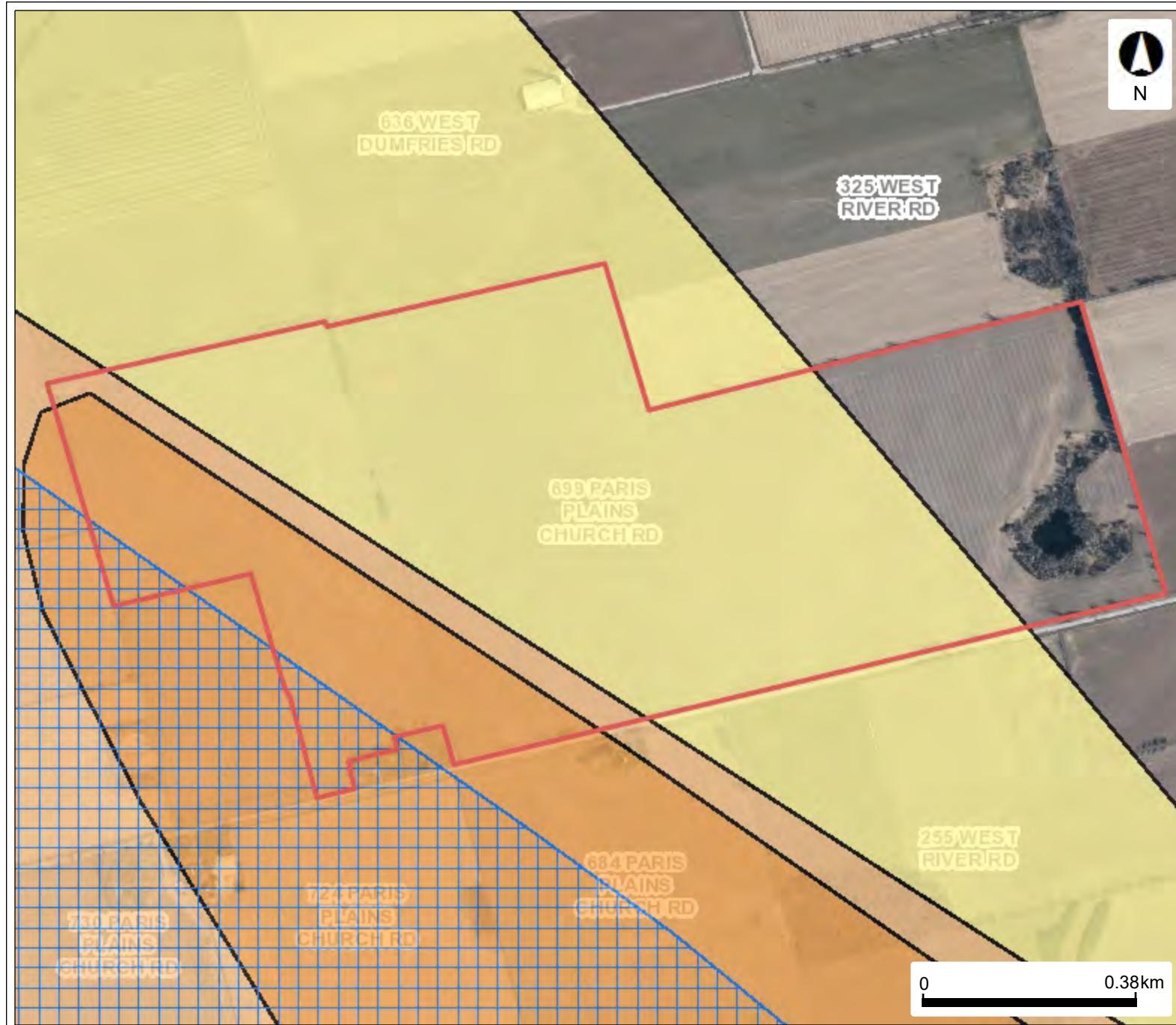


Legend

- Issue Contributing Areas
- WHPA Groundwater Under Direct Influence (WHPA-E)
- Wellhead Protection Area
 - A
 - B
 - C
 - C1
 - D
 - F
- Intake Protection Zone 1
- Event Based Areas
- Intake Protection Zone 2

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map, of, or reliance upon, this map.

699 Paris Plains Church Road



Legend

- Issue Contributing Areas
- WHPA Groundwater Under Direct Influence (WHPA-E)
- Wellhead Protection Area
 - A
 - B
 - C
 - C1
 - D
 - F
- Intake Protection Zone 1
- Event Based Areas
- Intake Protection Zone 2
- Assessment Parcel with Address

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map, of, or reliance upon, this map.

Clean Water Act - S.59: Restricted Land Use
Screening Form

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE COUNTY OF BRANT)

Date Received:	Received By:
----------------	--------------

The information on this form will help the County of Brant determine if a development or building application is subject to any Part IV policies under the Grand River Source Protection Plan. These policies include Prohibitions and the requirement for a Risk Management Plan. A Risk Management Plan must be agreed to or established by the Risk Management Official prior to Development or Building Approvals.

PROPERTY INFORMATION

Street Address

Property Roll Number

CONTACT INFORMATION

Name of Applicant, including Company Name (if applicable) and primary contact person

Mailing Address

Postal Code

Tel.

Fax.

Email

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

Building Permit
 Consent/Severance
 Zoning By-Law Amendment
 Subdivision

Minor Variance
 Site Plan Approval
 Condominium
 Official Plan Amendment

SOURCE PROTECTION VULNERABLE AREA

SELECT ONE:

Airport
 Mount Pleasant
 St. George
 Paris North
 Bethel Road
 City of Brantford
 Ohsweken

SELECT ALL THAT APPLY:

WHPA-A (10)
 WHPA-B (10)
 WHPA-B (8)
 WHPA-C (8)

IPZ-2 (9)
 IPZ-2 (8)
 IPZ-3 (8)
 ICA (CHLORIDE)
 ICA (NITRATE)

Clean Water Act - S.59: Restricted Land Use
Screening Form

CURRENT AND PROPOSED PROPERTY USE

Are there any active or inactive wells on the property? Yes No

Is the proposed use of the property solely Residential? Yes No

If yes, respondent can continue to the Signature of Applicant section.

Does the proposed use of the property include commercial, industrial,
or agricultural uses? Yes No

If yes, respondent must complete the rest of this screening form.

Describe the current land use at the property

Describe the proposed land use at the property. Attach a Site Plan or sketch of the property.

Clean Water Act - S.59: Restricted Land Use

Screening Form

PROPOSED ACTIVITIES ON THE PROPERTY

Please check all activities that may be associated with the proposed land use.

Fuel Handling and Storage

Liquid Fuel Storage (gasoline, diesel, etc.) *Indicate maximum quantity* _____

Fuel Oil Storage, including home heating oil (or waste oil if used as a fuel)
Indicate maximum quantity _____

Chemical Handling and Storage: Organic Solvents or Dense Non-Aqueous Phase Liquids (DNAPL)

Please check any liquid products that will be used, stored, or sold in ANY quantity.

Paints and other coatings (stains, enamels, lacquers, rust paint, etc.)

Solvent-based degreasers or metal parts washing liquids

Automotive aerosol products

Dry cleaning chemicals

Furniture strippers

Liquid adhesives (solvent cement, craft adhesive, industrial adhesives, etc.)

Organic or chlorinated solvents (see Appendix A)

Vinyl chloride monomer

Other (please list) _____

Waste Disposal

Any lands or buildings where waste is deposited, disposed of, handled, stored, transferred, treated, or processed.

Snow Storage and Road Salt Application, Handling, and Storage

Road salt applied to parking areas, driveways, or walkways

Road salt stored indoors

Road salt stored outdoors

Road salt stored in quantities greater than 5 tonnes

Snow storage area with a maximum footprint larger than 0.01 hectares (10m x 10m)

Nutrients and Pesticides

Application of Agricultural Source Material (ASM) to Land (e.g. manure)

Application of Non-agricultural Source Material (NASM) to Land (e.g. unprocessed plant material)

Storage of ASM or NASM

Use of land as livestock grazing, pasturing, outdoor confinement area, or farm-animal yard

Storage of Commercial Fertilizer *Indicate type and maximum quantity* _____

Storage of Pesticides *Indicate type and maximum quantity* _____

Clean Water Act - S.59: Restricted Land Use

Screening Form

SIGNATURE OF APPLICANT

Please sign below to certify that the information provided above is accurate and complete to the best of your knowledge. Understand that incomplete or inaccurate information may result in future involvement of the Risk Management Official to ensure compliance with applicable Provincial legislation.

Printed Name and Signature of Applicant

Date

Please submit this form to the Risk Management Official or email a copy to sourcewater@brant.ca. For further information, call Mike Bingham, Risk Management Official, at 519-442-6324 ext-3050.

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE RISK MANAGEMENT OFFICIAL)

ACTION REQUIRED

Application can proceed as written. S.59 Notice is not required under Policy BC-CW-1.3:
 Residential Use Significant Drinking Water Threat is not proposed

Application can proceed as written. S.59(2)(a) Notice to be issued by RMO

Risk Management Plan to be negotiated before current application can be processed by the County

Risk Management Plan to be negotiated at future stage (specify)
 Building Permit Minor Variance
 Consent/Severance Site Plan Approval
 Zone Change Condominium
 Subdivision Official Plan Amendment

Activity is Prohibited. Application cannot proceed as written

Mike Bingham, Risk Management Official

Date

RMO has informed the Development Services Department of required action
 RMO has informed applicant of required action

Application number:		notice number (if different):	
Date Received:		reviewed by:	

Clean Water Act - S.59: Restricted Land Use
Screening Form

APPENDIX A

Agricultural Source Material

- 1 Manure produced by farm animals, including associated bedding materials.
- 2 Runoff from farm-animal yards and manure storages.
- 3 Washwaters from agricultural operations that have not been mixed with human body waste.
- 4 Organic materials produced by intermediate operations that process materials described in paragraph 1, 2 or 3.
- 5 Anaerobic digestion output, if,
 - i. the anaerobic digestion materials were treated in a mixed anaerobic digestion facility,
 - ii. at least 50 per cent, by volume, of the total amount of anaerobic digestion materials were on-farm anaerobic digestion materials, and
 - iii. the anaerobic digestion materials did not contain sewage biosolids or human body waste.
- 6 Regulated compost as defined in subsection 1 (1) of Ontario Regulation 106/09 (Disposal of Dead Farm Animals) made under the Act.

Non-Agricultural Source Material

Category 1: e.g. Leaf and yard waste that has not been composted.

Category 2: e.g. organic waste matter that contains no meat or fish, food processing at a bakery.

Category 3: e.g. pulp and paper biosolids, paunch manure and sewage biosolids.

Organic Solvents

- 1 Carbon tetrachloride - production and consumption are controlled. It was commonly used as component for domestic cleaning fluids and degreaser in industry. It may also be found in solvents and dry cleaning agents.
- 2 Chloroform – May be found in pesticides, solvents and cleaning agents.
- 3 Dichloromethane – May be found in paint strippers and degreasers.
- 4 Pentachlorophenol – May be found in pesticides and disinfectants.

Dense Non-Aqueous Phase Liquids (DNAPL)

Common uses include, but are not limited to:

- 1 Acetone
- 2 Paint Thinner
- 3 Turpentine
- 4 Dry cleaning solvents
- 5 Cleaners, degreasers and lubricants for engine parts, tires, brakes, etc.
- 6 Paint and furniture strippers
- 7 Wood finish, stains and coatings
- 8 Adhesives and sealants

DATE: December 1, 2022

Pre-Consultation – [Meeting Minutes]

TO:	Commenting Departments / Agencies, Agent, Applicant & Owner
FROM:	Shannon Labelle, Shannon.labelle@brant.ca
RE:	Pre-Consultation

APPLICATION TYPE: Pre-Consultation

APPLICATION NO: N/A

LOCATION: 699 Paris Plains Church Road and 292001601023100

AGENT / APPLICANT: MHBC Planning c/o Caitlin Port

OWNER: Miller Paving Limited

MEETING DATE / TIME: November 17th, 2022 | 11:00am-12:00pm

LOCATION: *Zoom Meeting (Video Conference) and 66 Grand River Street N
(Meeting Connection details are included within the meeting invite)

Application Tracker

PRE-CONSULTATION	Date:	Notes:
Request Received:	Oct 27, 2022	
Circulated:	November 4, 2022	
Comments Due:	November 16, 2022	
Pre-Con Meeting Date:	November 17, 2022	*Zoom Meeting (Video Conference)
Meeting Minutes Circulated:	December 1, 2022	
FORMAL APPLICATION RECEIVED:		
Received:		

Proposal Details / Supporting Documents:

Applicant is proposing a gravel pit on the subject lands. The subject lands have frontage along the north side of Paris Plains Church Road, are approximately 109.8ha in area, and the area for extraction is approximately 95.8ha. Extraction is to occur in four sequential phases, followed by progressive rehabilitation. Extraction is being proposed above the water table only (1.5m above the water table). The annual tonnage limit is proposed to be 1,000,000 tonnes/ year. Options for a haul route are currently under investigation. The subject lands contain a small wetland feature located in the southeast corner that is not proposed to be extracted. A Zoning By-Law Amendment is required to facilitate this proposal.

The subject lands are designated Agriculture, Natural Heritage, and Significant Wetlands, and zoned Agriculture (A). The subject lands are also located within an area identified as having Primary Significance for Aggregate and Petroleum Resources, as per Schedule 'E' of the Official Plan.

In support of the request for pre-consultation, the following information has been provided:

- **Pre-Consultation Request Form**
- **Proposal Request Letter**
- **Project overview and summary**
- **Proposal Drawing/ concept plan**
- **Pre-Consultation Fee**

Comments:

Please review and provide a copy of written comments before the above mentioned date to be included in the agenda package. **Comments can be forwarded to the lead Planner as noted above, Planner by email** or by contacting the County of Brant Paris Office by phone 519-442-6324, email planning@brant.ca or by visiting the Office located at 66 Grand River Street North, Paris, Ontario, N3L 2M2.

Meeting Details:

The '*Pre-Submission Consultation Meeting*' provides comments for development applications proposed for a wide range of land uses. The meeting will provide an opportunity for Agents, Applicants, Owners and Departmental Staff to request information, share and discuss comments related to proposed development.

Please confirm your attendance for the meeting noted above. If you are unable to attend, please make sure comments are forwarded to the appropriate contact by the commenting deadline.

If you have any further questions please contact the appropriate Planning Contact as noted above or by contacting the County of Brant Paris Office by phone **519-442-6324**, email planning@brant.ca or by visiting the Office located at 66 Grand River Street North, Paris, Ontario, N3L 2M2.

Regards,

Shannon Labelle

Planner

Pre-Consultation Comment Form

FOR COUNTY OF BRANT USE ONLY:

Pre-Submission Consultation pursuant to

Planning Act ss. 22(3.1), 34(10.0.1), 41(3.1), and 51(16.1) & Official Plan - Section 6.13

Note: Pre-consultation meeting minutes are valid for one year from the date of the meeting. Comments are preliminary and Staff reserve the right to require additional information/studies/applications once a formal application is received.

APPLICATION TYPE: Pre-Consultation

APPLICATION NO: N/A

LOCATION: 699 Paris Plains Church Road and 292001601023100

AGENT / APPLICANT: MHBC Planning c/o Caitlin Port

OWNER: Miller Paving Limited

MEETING LOCATION: Via Tele Conference Call (TCC)

***Zoom Meeting (Video Conference)**

(Meeting Connection details are included within the meeting invite)

MEETING DATE: November 17th, 2022

Time: 10:00am-11:00am

ATTENDANCE: Shannon Labelle (Planner)

Tom Waldschmidt (Fire)

Julie Tot (Engineering)

Mark LaForme (MCFN)

Abby LaForme (MCFN)

Mat Vaughan (Director)

Delia Reiche (Ec Dev)

Doug Lyons (Engineering)

Laura Warner (GRCA)

Megan Thomas (Parks and Facilities)

Caitlin Port (Agent)

Ken Zimmerman (Owner)

Megan Smythe

Neal DeRuyter

PROPOSAL DETAILS: Applicant is proposing a gravel pit on the subject lands. The subject lands have

frontage along the north side of Paris Plains Church Road, are approximately 109.8ha in area, and the area for extraction is approximately 95.8ha. Extraction is to occur in four sequential phases, followed by progressive rehabilitation.

Extraction is being proposed above the water table only (1.5m above the water table). The annual tonnage limit is proposed to be 1,000,000 tonnes/ year.

Options for a haul route are currently under investigation. The subject lands

	<p>contain a small wetland feature located in the southeast corner that is not proposed to be extracted. A Zoning By-Law Amendment is required to facilitate this proposal.</p> <p>The subject lands are designated Agriculture, Natural Heritage, and Significant Wetlands, and zoned Agriculture (A). The subject lands are also located within an area identified as having Primary Significance for Aggregate and Petroleum Resources, as per Schedule 'E' of the Official Plan.</p>
<p><i>Please note that the County of Brant Planning Division is undergoing a user fee review. New Planning user fees will take effect January 1, 2023.</i></p>	
<p><i>As part of the implementation of Bill 109, the County of Brant Planning Division will be implementing a new pre-submission consultation process. This new process is expected to be initiated in December 2022, and a new user fee will be implemented on January 1, 2023. Prior to the commencement of any of the required studies/ reports outlined as 'required' through these pre-consultation minutes, please contact the Planning Division at planning@brant.ca to obtain a Terms of Reference (TOR) for each of the required studies/ reports.</i></p> <p><i>The County of Brant will consider your application to be 'complete' if it is accompanied by the required complete Plans, Studies, and Reports as determined as part of the pre-consultation, and pre-submission meeting and to the satisfaction of County of Brant Staff. Submission of a 'complete' application will allow for an efficient and comprehensive review of the supporting material by County of Brant Departmental and External Commenting Agencies. The submission of an 'incomplete' application may result in delays in the processing of your application and additional fees. If an application is deemed 'incomplete' a resubmission, and a resubmission fee will be required.</i></p>	

'Complete' Site Plan Submission Requirements

- The following items are required as part of a "complete" Formal Application Submission.
- Be advised that the following comments are preliminary only and may be subject to change following formal submission.

TBD	REQ	PLANNING ACT APPLICATION(S) REQUIRED:
		Official Plan Amendment
	x	Zoning By-law Amendment <ul style="list-style-type: none"> - Major Zoning By-Law Amendment: \$10,200
		Plan of Subdivision
		Plan of Condominium
	x	Site Plan Control Application <ul style="list-style-type: none"> - Exempt from Site Plan Control as per Site Plan Control By-Law 128-20 - Site Plan required as part of license application under the Aggregate Resources Act. The site plan used as part of the ARA License application will be required as part of a complete ZBA submission.
		Consent Application (Severance, Easement(s), Lease)
		Minor Variance Application (Zoning, Sign, Fence By-law etc.)

TBD	REQ	STUDIES / REPORTS / PLANS REQUIRED:
		Area Study
	x	Planning Justification Report (PJR) <ul style="list-style-type: none"> - To be prepared by a qualified professional (RPP) - Demonstrate conformity with the relevant policies from the PPS, Growth Plan, County of Brant Official Plan and Zoning By-Law 61-16. - Public Consultation - Rehabilitation plan to be included
		Urban Design Study
		Accessibility Design Review
	x	Archaeological Study (Ministry Acceptance) <ul style="list-style-type: none"> - <i>Every planning application that has the effect of soil disturbance will be circulated to the County's first nations communities for review. As part of this review, it may be identified that an Archaeological assessment and/or study be required as part of the requirement for an application. Should this occur, the application will be put on hold until such time as an archaeological assessment and/or study is completed. Where appropriate, as determined by County staff in consultation with the first nations communities, a condition of approval may be utilized in lieu of placing the application on hold.</i> - If more than a Stage 1-2 is required, these will need to be conducted and a letter of clearance from the ministry provided. - MCFN - Arch work is underway – how far along? Members of community are to participate in the Arch assessment. Involvement in 2+ stages <ul style="list-style-type: none"> o Started in the Fall 2021 – Stage 1 and 2, 3(May 2022). MCFN involvement.
	x	Heritage Impact / Conservation Assessment
	x	Parking / Loading Analysis <ul style="list-style-type: none"> • Included on the site plan
	x	Transportation Impact Study <ul style="list-style-type: none"> • Traffic impacts are required to be considered to ensure any external roadway improvements to Paris Plains Church Road and Pinehurst Road are compatible with the proposal. • A Transportation Impact Assessment (prepared by a qualified professional) will be in the form of a report that details the traffic movement to and from the site and movement around the subject lands for safety reasons. • The transportation consultant will need to submit a Terms of Reference to Development Engineering for review and comment <u>prior</u> to the submission of the report. • Any mitigating measures (including external road infrastructure improvements) required to facilitate the development will be at the expense of the developer. • The report will review, but not be limited to, the impact the proposed gravel pit truck traffic will have on the surrounding road network. • County of Brant, Development and Engineering Standards, Section 20, as amended
	x	Noise Study
	x	Vibration Study <ul style="list-style-type: none"> - Staff would like this study completed due to the proximity of the cemetery and the heritage buildings
	x	Air Quality Assessment
		Minimum Distance Separation (MDS)
	x	Environmental Impact Study (EIS) – scoped

		<ul style="list-style-type: none"> - Please see attached TOR Ecological Management Plan (EMP)
	<input checked="" type="checkbox"/>	Risk Management Plan (Source Water Protection) <ul style="list-style-type: none"> - To be addressed as part of the ARA
	<input checked="" type="checkbox"/>	Tree Management / Protection Study (TMP/ TPP) <ul style="list-style-type: none"> - Included as part of the EIS
	<input checked="" type="checkbox"/>	Rehabilitation Plan <ul style="list-style-type: none"> - As part of the PJR
TBD	REQ	STUDIES / REPORTS / PLANS REQUIRED:
		Retail Market Impact Study
		Aggregate Impact Assessment
	<input checked="" type="checkbox"/>	Agricultural Impact Assessment
	<input checked="" type="checkbox"/>	Confirmation of Ownership (Deed, PIN Abstract, etc.)
		Record of Site Condition (RSC)
	<input checked="" type="checkbox"/>	Legal Survey
	<input checked="" type="checkbox"/>	Site Development Plan <ul style="list-style-type: none"> - Please include a zoning compliance table on the site plan
		Landscape Plan
	<input checked="" type="checkbox"/>	Photometric / Lighting Plan <ul style="list-style-type: none"> - Lighting along Paris Plains Church Road and the intersection
		Sun / Shadow Study
		Building Massing / Perspective Rendering(s)
		Building Elevation(s)
		Floor Plan(s) (Existing / Proposed)
		Functional Servicing Report (FSR)
	<input checked="" type="checkbox"/>	Geotechnical Study
	<input checked="" type="checkbox"/>	Hydrogeological Report
	<input checked="" type="checkbox"/>	Storm Water Management Plan & Report <ul style="list-style-type: none"> • Should infiltration methods be proposed, demonstration that soils are sufficient to support the function of the same is required through a Geotechnical and/or Hydrogeological Report. Since the Subject Lands are within the GRCA Source Water Protect Area, additional measures of quality controls may be required for any Infiltration (LID) features proposed.
	<input checked="" type="checkbox"/>	Lot Grading and Drainage Plan / Report
	<input checked="" type="checkbox"/>	Erosion and Sediment Control (ESC) <ul style="list-style-type: none"> • Indicate the Erosion and Siltation Control Measures and details on the Severance Application. • Built into the ARA site Plan
	<input checked="" type="checkbox"/>	Master Grading Plan
		Master Environmental Servicing Plan (MESP)
		Comprehensive Development Master Plan
	<input checked="" type="checkbox"/>	Class Environmental Assessment (EA)
	<input checked="" type="checkbox"/>	Environmental Compliance Approval (ECA) <ul style="list-style-type: none"> • Developer's Engineer to determine need for ECA (dependent on infrastructure (private)). As ECAs are issued by the MECP, the timing of their approvals are not under the control of the

		County and as such, the timing to receive such approvals needs to be considered by the Applicant/Owner/Consulting Engineer.
<input checked="" type="checkbox"/>	Construction Management Plan	
<input checked="" type="checkbox"/>	Fire Route & Signage	
		10,000 gal Fire Cistern
<input checked="" type="checkbox"/>	Meeting Minutes (Provided 1-2 weeks following pre-con meeting)	

TBD	REQ	OTHER (NOT REQUIRED AS PART OF COMPLETE APPLICATION / SUBMISSION):
	<input checked="" type="checkbox"/>	Conveyance of Sight Triangles / Road Widening etc. to County of Brant <ul style="list-style-type: none"> The existing right-of-way width along Paris Plains Church Road frontage of the Subject Lands is sufficient based on the current County's Official Plan (Sept 2012), Section 5.3.2.1.9, Schedule B (Rural Local Road: 20-24m). Rural Local Roads shall have a right of way width of 20 to 24 metres. A road widening may be required as an outcome of the Traffic Impact Study recommendations.
		Development Agreement(s)
		Parkland Dedication / Cash-in-lieu
		Consent and Postponement (Prior to Registration of new Agreements)
		Confirmation of Insurance (COI) (Prior to Registration of new Agreements)
	<input checked="" type="checkbox"/>	Securities (Letter of Credit / Cheque) <ul style="list-style-type: none"> <i>Securities will be 100% for any work done on the County right of way and 50% of the site works. A Cost Estimate will be prepared & submitted by the Engineer.</i>
		Building Permit <ul style="list-style-type: none"> <i>Future meeting with Building to discuss the requirements / Preliminary Review of the Building Permit</i>
		Development Charges <ul style="list-style-type: none"> <i>Development Charges are applicable to all developments unless exempted by the Development Charge Bylaw. They are calculated at the time of a complete site plan control application or zoning bylaw amendment application, whichever is the later. If a site plan or zoning amendment is not required, they are calculated at building permit. The total amount of the development charges fee will be frozen until a time of 2 years following the approval of the site plan control application or zoning bylaw amendment application. The frozen development charges fee is subject to the Development Charges Interest Rate Policy. Development charges are due at building permit issuance. Projects for Rental Housing, Institutional Developments and Non Profit Housing are permitted to make annual installments as per the Development Charges Act, 1997 as amended and are due at building occupancy</i>
	<input checked="" type="checkbox"/>	Public Works Permit <ul style="list-style-type: none"> <i>Any work within the Municipal Right of Way requires an approved Public Works Permit.</i>
		Engineering Administration fee (non-refundable) exempt 6% cost of construction
		Grand River Conservation Authority (GRCA) Permit
		Site Plan Control Review Additional Fees: <ul style="list-style-type: none"> <i>Multiple Review Fees (3rd and each subsequent revision): \$2,500</i> <i>Site / Security Release - Re-inspection Fee: \$514</i>

Comments:

DEPARTMENT:	Planning
NAME:	Shannon Labelle

EMAIL: Shannon.labelle@brant.ca

Comments are preliminary, and Staff reserve the right to require additional information/ studies/ applications once a formal application is received.

Provincial Policy Statement (PPS, 2020):

- Section 2.5.2.1 of the PPS describes how as much of the mineral aggregate resources as is realistically possible shall be made available as close to market as possible.
- Section 2.5.2.2 of the PPS speaks to extraction, and it shall be undertaken in a manner which minimizes social, economic, and environmental impacts.
- 2.5.2.3 of the PPS speaks to mineral aggregate resource conservation, in that it shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.
- Section 2.5.3.1 of the PPS speaks to progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.
- Section 2.5.3.2 of the PPS speaks to comprehensive rehabilitation planning is encouraged, where there is a concentration of mineral aggregate operations.
 - **Staff note there are lands to the south of the proposal, civically known as 684 Paris Plains Church Road, and 708 Watt's Pond road that are zoned for Extraction (EX).**
- Section 2.5.4.1 of the PPS permits extraction of mineral aggregate resources in prime agricultural areas, and on prime agricultural land, provided it is an interim use, and the site will be rehabilitated back to an agricultural condition.
 - **The proposed use is permitted on the subject lands as per the PPS. It is an interim use, and the site is expected to be rehabilitated.**

Growth Plan for the Greater Golden Horseshoe (GGH, 2020).

- Section 4.2.8.2(a)(i) of the Growth Plan speaks to mineral aggregate operations, not being permitted within significant wetlands.
 - **There is a significant wetland located in the southeast corner of the subject lands.**
- Section 4.2.8.2(b) of the Growth Plan speaks to any application for a new mineral aggregate operation will be required to demonstrate:
 - i. How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during, and after the extraction of mineral aggregate resources.
 - ii. How the operator could replace key natural heritage features, and key hydrologic features that would be lost from the site with equivalent features on another part of the site or on adjacent lands.
 - iii. How the water resource system will be protected or enhanced; and
 - iv. How any key natural heritage features and key hydrologic features and their associated vegetation protection zones not identified in policy 4.2.8.2(a) will be addressed in accordance with policies 4.2.8.4(b) and (c).

- Section 4.2.8.3 of the Growth Plan describes that in prime agricultural areas, applications for a new mineral aggregate operation will be supported by an **agricultural impact assessment (AIA)** and, where possible, will seek to maintain or improve connectivity of the Agricultural System.
 - **Staff note within the submission materials, it was identified that an AIA is underway. It will be required as part of a complete application submission.**
- Section 4.2.8.4(d) of the Growth Plan speaks to lands outside of the Natural Heritage System for the Growth Plan, final rehabilitation will appropriately reflect the long-term use of the general area, taking into account applicable policies of the Growth Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. **In prime agricultural areas the site will be rehabilitated in accordance with policy 2.5.4 of the PPS, 2020.**

Official Plan, 2012

- Subject lands are designated **Agriculture, Natural Heritage, Significant Wetlands**, and are located within a **Wellhead Protection Area**.
- Section 3.3.1(a) of the OP states the primary form and predominant use of lands in the Agriculture designation shall include all types of farming and normal farm practices...and **resource extraction and resource-based uses**.
- Section 3.3.1(l) of the OP **permits the extraction of aggregate mineral resources in accordance with the Aggregate Resources Act**, the Mining Act, or the Oil, Gas and Sal Resources Act, as appropriate, subject to the policies of **Section 3.13** of the OP.
- Please have consideration for and demonstrate conformity with Section 3.13 of the OP.
- Please have consideration for and demonstrate conformity with Section 3.16.4 of the OP.
- Section 2.3.2.2(c) of the Official Plan describes where permitted, development or site alteration proposed in or adjacent to a natural heritage feature or area shall require the completion of an **Environmental Impact Study (EIS)**, prior to development or site alteration.
- Further consideration for Section 2.3.2.2 of the OP.
- Please have consideration for and demonstrate conformity with Section 2.3.3.2 of the OP.
 - i. Section 2.3.3.2(f) of the Official Plan describes how the establishment of any new aggregate extraction pit within a WHPA shall require a site specific assessment of the potential impact on the WHPA, including water quality and stream flow impacts.

The full County of Brant Official Plan can be found at the following link: [please CLICK HERE for County of Brant Official Plan.](#)

The County of Brant is working on a new Official Plan, information related to this can be found at the following link: [please CLICK HERE for information related to the new Official Plan.](#)

Zoning By-Law 61-16

- Subject lands are zoned as **Agriculture (A)** and **Natural Heritage (NH)**.
- A 'Mineral Aggregate Operation' is not a permitted use within the 'A' zone.
- Requires a Zoning By-Law Amendment to facilitate the use of a 'Mineral Aggregate Operation'
- Mineral Aggregate Operation is defined as:

	MINERAL AGGREGATE OPERATION	<p>Means:</p> <ul style="list-style-type: none"> a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act; b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products or any related accessory uses.
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- Please refer to **Section 12** of the Zoning By-Law for permitted uses and development standards for the Resource Extraction (EX) zone.

Other:

- As per the ARA, 1990, a site plan is required as part of the application for a license, and the site plan is to be prepared in accordance with the standards for how such a plan shall be prepared set out in "Aggregate Resources of Ontario: Site Plan Standards", dated August 2020, published by the Ministry. O. Reg. 466/20, s. 2(1).
- As per the Site Plan Control By-Law 128-20, Aggregate extraction under a license issued by the Province of Ontario is exempt from site plan control.
- The proposed development is required to meet/ address all requirements of the Zoning By-Law 61-16, including:
 - **Section 4.18** – General Provisions – Landscaped Open Space & Planting Strips
 - **Section 4.19** – General Provisions – Visual Barrier
 - **Section 4.20** – General Provisions – Lighting
 - **Section 4.44** – General Provisions – Yard Encroachments
 - **Section 5** – Parking and Loading Requirements
 - **Section 6** – Agriculture (A) zone
 - **Section 14** – Natural Heritage (NH) zone
 - **Section 12** – Resource Extraction (EX) zone
- **Sign By-Law 121-08** - any and all proposed signage on the property will need to be in keeping with the provisions listed under Institutional Zones and in accordance with the County of Brant Sign By-Law 121-08. All signage will require separate sign permit applications.

The full County of Brant Zoning By-Law 61-16 can be found at the following link: [please CLICK HERE for the full County of Brant Zoning By-Law.](#)

DEPARTMENT:	GIS	
NAME:	Anna Kulesza	EMAIL: Anna.kulesza@brant.ca
<p>Application added to database Requires plate and post if they do not have one already</p>		

DEPARTMENT:	Environmental Planning	
NAME:	Michelle Schaetle	EMAIL: Michelle.schaetle@brant.ca
The subject lands contain a wetland. It is unknown whether there is significant wildlife habitat and/or threatened and endangered species.		
<p>A Scoped Environmental Impact Study (EIS) is required. The Terms of Reference must be approved by the County. All items in the Terms of Reference must be included in the EIS, and must be included for the application to be deemed complete. Attached is a draft Terms of Reference for review by the applicant. Any proposed changes must be approved by the County. *Michelle would like to see the TOR.</p> <p>ARA Site Plans must be submitted as part of a complete application to illustrate how recommendation in the EIS will be implemented.</p> <p>A Zoning Schedule must be submitted as part of a complete application. All natural heritage features and vegetation protection zones proposed for preservation shall be zoned Natural Heritage.</p>		

DEPARTMENT:	Development Engineering	
NAME:	Julie Tot	EMAIL: Julie.tot@brant.ca
<ul style="list-style-type: none"> As mentioned in the proposal submitted, a Rehabilitation Report will be required after each Phase of extraction to the satisfaction of the County. Staff conducted a site investigation on November 15, 2022, to review the sight lines along the entire frontage of the proposed pit on Paris Plains Church Road. The location of the proposed entrance to the pit will be determined through consultation of the Traffic Impact Study review and the phasing of the pit to the satisfaction of the County. The proposed development is within a Wellhead Protection Area. All provided Site Plans are required to be Signed & Stamped by a qualified Professional Engineer. Securities will be 100% for any work done on the County right of way and 50% of the Siteworks. A Cost Estimate will be required to be prepared and submitted by the Engineer. The Applicant be advised that the above reports are to be completed in accordance with the County of Brant Development and Engineering Standards (as amended). Any work within the Municipal Right of Way requires an approved Public Works Permit. Additional fees may be required to address Peer Review costs associated in the review of the technical documents. <p>*Revisit site lines – consideration of proposed entrances and/or internal roadway</p> <p>*SWM – ensure do not flood neighbours/ yourself – this can be included as part of the water report</p> <p>*Road widening to be determined through the TIS</p> <p>*Class EA related to the road</p> <p>*ECA re SWM</p> <p>*Peer reviews at the cost of the proponent</p> <p>*How long are the phases? Approx 20-year operation. (5 year for each phase)</p>		

DEPARTMENT:	Building
NAME:	Richard Weidhaas
EMAIL:	Richard.weidhaas@brant.ca
<i>No comments received as part of the circulation.</i>	

DEPARTMENT:	Operations
NAME:	Jason DeMunck
EMAIL:	
<i>No comments received as part of the circulation.</i>	

DEPARTMENT:	Fire
NAME:	Tom Waldschmidt
EMAIL:	Tom.waldschmidt@brant.ca
When site plan is created show access from Paris Plains Church Road throughout the site.	
Is there going to be a wash plant?	
- Do anticipate this.	
Is there going to be storage for the wash plant?	
- Yes	
- When building the wash plant, provide ability to draw from that tank	
Have an area where they could land a helicopter – fire safety purposes.	

DEPARTMENT:	Parks and Facilities
NAME:	Megan Thomas
EMAIL:	Megan.thomas@brant.ca
<ol style="list-style-type: none"> 1. Please ensure the inclusion of a TPP/TMP either as a separate report or included in the Natural Environment Report or AGA. Please refer to comments from Environmental Planning for additional information. 2. We greatly appreciate the phased approach, progressive rehabilitation, and return to agricultural. However, given the lengthy timeline of this project (20+ years) and the changing needs and growth of the County, we are open to discussions on alternative ways in which the site could be rehabilitated (full, or partial) including, but not limited to: <ul style="list-style-type: none"> o Being rehabilitated in a way that provides significant ecological value to the County o Being restored in a way that provides significant recreational value (i.e. rehabilitated into a sport field complex – Green Lane Sports Complex as an example, quarries, etc.) <ul style="list-style-type: none"> ▪ Note, a quarry might not be an option seeing as this is extraction above the water table, but it is a thought. 	

DEPARTMENT:	Strategic Initiatives		
NAME:	Delia Reiche	EMAIL:	Delia.reiche@brant.ca
NAME:	Zach Gable	EMAIL:	Zach.gable@brant.ca
<i>No comments received as part of the circulation.</i>			

DEPARTMENT:	Finance – Taxes		
NAME:	Mandy Garabedian	EMAIL:	Mandy.garabedian@brant.ca
<i>No comments received as part of the circulation.</i>			

DEPARTMENT:	Source Water		
NAME:	Rachael Doyle	EMAIL:	sourcewater@brant.ca
<p>Thank you for circulating the application for the proposed development at 699 Paris Plains Church Road. Please see the attached source protection review letter. As detailed therein, the property is located within Wellhead Protection Areas B, C, and D with associated vulnerability scores of 10, 8, and 6 respectively. The property is also located within the Issue Contributing Area (ICA) for nitrates. There are Significant Drinking Water Threats possible within these boundaries, as such, the enclosed s.59 Restricted Land Use Screening Form is required to be completed and submitted for review by the Risk Management Office.</p>			

DEPARTMENT:	Heritage		
NAME:	Brandon Kortleve	EMAIL:	Brandon.kortleve@brant.ca
NAME:	Kayla Cicman – Arts, Culture and Heritage Officer	EMAIL:	Kayla.cicman@brant.ca
<p>Thank-you for the opportunity to provide comments on this proposed aggregate extraction operation at 699 Paris Plains Church Road. The property is located directly abutting a property designated under Part IV of the Ontario Heritage Act. 709 Paris Plains Church Road, commonly referred to as the Paris Plains Church and Maus School and designated by By-Law in 1989 (By-Law 24-86, Former Township of South Dumfries). This information has been noted within the pre-consultation package.</p> <p>Additionally, the associated cemetery lands at 705 Paris Plains Church Road, being the Paris Plains Church Cemetery, has requested a designation of the lands which has been supported in principal by the County of Brant's Municipal Heritage Committee and is anticipated to move forward to Council before the end of 2022 so that the church, school, and cemetery lands are each designated for their cultural heritage value / interest.</p>			
<p>County of Brant – Development Services Division</p>			

It is noted in the submission package that a Cultural Heritage Evaluation Report (CHER) and a Cultural Heritage Impact Assessment (CHIA) will be submitted, and County staff look forward to reviewing and providing further comments on these documents through this application process.

DEPARTMENT:	Grand River Conservation Authority (GRCA)	
NAME:	Laura Warner	EMAIL: lwarner@grandriver.ca

The property at 699 Paris Plains Church Road contains a small wetland on site and a wetland adjacent to the property. Both wetlands are part of the Provincially Significant Spottiswood Pinehurst Lake Wetland Complex. A copy of our mapping is attached.

It is recognized that several technical studies are underway for the property and will be submitted with the Zoning By-Law Amendment and ARA Licence Applications, including a Natural Environmental Report/EIS and a Water Report. As such, no additional studies are requested by the GRCA.

DEPARTMENT:	Hydro One	
NAME:		EMAIL:

No comments received as part of the circulation.

DEPARTMENT:	Bell Canada	
NAME:		EMAIL:

No comments received as part of the circulation.

DEPARTMENT:	Rogers	
NAME:		EMAIL:

No comments received as part of the circulation.

DEPARTMENT:	Canada Post	
NAME:	Connie Richardson	EMAIL: connie.richardson@canadapost.postescanada.ca

No comments or concerns

DEPARTMENT:	Enbridge Gas Inc	
NAME:		EMAIL:
<i>No comments received as part of the circulation.</i>		

DEPARTMENT:	Six Nations	
NAME:	Peter Graham	EMAIL: petergraham@sixnations.ca
<i>No comments received as part of the circulation.</i>		

DEPARTMENT:	Mississaugas of the Credit First Nation (MCFN)	
NAME:	Abby LaForme	EMAIL: Abby.LaForme@mncfn.ca
<p>We are the Mississaugas of the Credit First Nation (MCFN), descendants of the Mississaugas of the River Credit. This project is being proposed for development on the treaty lands of the MCFN, more precisely, the Between the Lakes Treaty No. 3 of 1792.</p> <p>In light of this, the MCFN Department of Consultation and Accommodation must be in receipt of all Environmental Assessment reports, and must be engaged for all Archaeological Assessments. This engagement includes in-field participation by having MCFN community members present when any archaeological assessments are being conducted and a review of all reports prior to submission to the ministry for clearance. This engagement is at the cost of the proponent.</p>		
<i>No comments received as part of the circulation.</i>		

DEPARTMENT:	Brant County Health Unit	
NAME:	Kristen Boulard	EMAIL: Kristen.boulard@brant.ca
<i>No comments received as part of the circulation.</i>		

DEPARTMENT:	OMAFRA	
NAME:	Nancy Rutherford	EMAIL:
<ul style="list-style-type: none"> • AIA – agriculture impact assessment • Haul routes, if they could strategically look at the current farming, and plan it around when farming activity can take place. Without disruption from the haulage • Concerns regarding closing off farmer equipment entrances. • Status of the ARA 		



County of Brant
Development Services



Scoped Environmental Impact Study Terms of Reference Submission Standards Checklist Complete Application Requirements

Prepared By: Michelle Schaeffe, County of Brant

Date: November 8, 2022

Property Address: 699 Paris Plains Church Road

File No.: Pre-Consultation

Type of Study Required: Scoped Environmental Impact Study

What is an Environmental Impact Study?

An Environmental Impact Study (EIS) is a detailed study prepared by qualified experts, which must include, but not be limited to: a review of policy and legislation; an inventory and evaluation of natural heritage and hydrologic features, areas, systems and functions including their significance; identification of constraints to development and site alteration; assessment of direct and indirect impacts; recommendations on preservation, mitigation, enhancement, and environmental offsetting; and how recommendations will be implemented through the approval process.

The information and recommendations contained in an EIS may be reviewed by government staff, elected officials, and the public. The results may be considered by agencies to accept, modify or refuse an application for development, site alteration, or vegetation removal. It should be noted that completion of an EIS and/or EIP does not constitute or guarantee any type of approval.

Comprehensive versus Scoped Environmental Impact Study

The County in consultation with any agency having jurisdiction will determine the need and scope required for an EIS. The nature and scope of the evaluation will depend on the scale and nature of the proposal and the specific features, areas, and functions potentially impacted. Decisions on scoping shall be made on a case-by-case basis and cannot automatically be extended to other projects proposed in the County.

A Comprehensive EIS in the form of a natural heritage and hydrologic evaluation that is the equivalent of a subwatershed study will typically be required to be completed by an applicant for: large-scale development in designated greenfield areas; development proceeding by way of a secondary plan, block plan, plan of subdivision, vacant plan of condominium, or site plan; a settlement boundary expansion; and/or where potential or known natural heritage and/or hydrologic features and areas are proposed for removal. All items in this Terms of Reference must be completed, unless otherwise approved in writing by the County and agency having jurisdiction.

A Scoped EIS is typically required for site-specific development at a small geographic scale such as a site plan or consent application and/or where impacts are anticipated to be minor, or for large-scale development where a Comprehensive EIS has already been completed. The scope of information will depend on the extent and scope of the project and potential impact on natural areas.

Complete Application

For an application to be deemed complete, all items listed below in the Terms of Reference Submission Standards Checklist must be included, unless otherwise approved in writing by the Senior Environmental Planner. Where applicable, the Terms of Reference must also be approved by the Conservation Authority.

Early Consultation

- The County Senior Environmental Planner is available to discuss your proposal, meet on-site, provide an overview of applicable legislation and policies, outline preliminary environmental constraints, and discuss solutions that maximize protection of natural areas.
- To avoid unnecessary costs on lands not suitable for development, site alteration or vegetation removal; early consultation should be initiated with the County and other agencies such as the applicable Conservation Authority, Ministry of Environment Conservation and Parks (MECP), Ministry of Natural Resources and Forestry (MNRF), and Department of Fisheries and Oceans (DFO). Agencies can advise applicants on constraints to development, provide preliminary feedback on designing your project, and determine what approvals may be required.

It is the owners' responsibility to ensure their project complies with all applicable law.

Scoped EIS Terms of Reference Submission Standards Checklist

<u>Description of Elements to Include in EIS</u>	<u>Required for EIS</u>	<u>Check by County Complete Application</u>
<i>If Species at Risk are present, precise mapping may need to be excluded from the EIS due to sensitivity; confirmation may be required from MECP.</i>	✓	
Electronic Submission		
• PDF or USB.	✓	
Title Page		
• Name of applicant and address of property. • Principal author of EIS and consulting firm. • Date EIS completed, include revision dates.	✓	
Table of Contents		
• Contents, figures, tables, references, appendixes.	✓	
Qualifications		
Minimum Qualifications: • Principal author(s) with post-secondary degree and at least 10 years of applied experience conducting studies requiring knowledge of wildlife biology, fisheries biology, forestry, ecology, and hydrogeology. • Completion of relevant coursework and certifications necessary to prepare EIS: Ecological Land Classification (ELC) System for Southern Ontario; Ontario Wetland Evaluation System (OWES); Qualified Ontario Professional Foresters Association Member; Ontario Stream Assessment Protocol; Ontario Benthic Biomonitoring Network, and specific SAR expertise; backpack electro-fishing; hydrogeology etc.	✓	
Executive Summary and/or Introduction		
• Discuss the need for an EIS and that it has been completed in accordance with the agreed upon Terms of Reference. • Location and map of property.	✓	

<ul style="list-style-type: none"> • Include map of study areas detailed above. • Aerial imagery overlaid with lot lines and development concept. • Provide a description and map of the proposed project; natural heritage and hydrologic features, areas and systems; ecological linkages between features; and vegetation protection zones. Clearly identify and illustrate which areas are proposed to be protected, any proposed features to be removed, and areas of mitigation and restoration. • Describe surrounding land uses and ownership patterns. Whether any other development applications are known to be in progress that could affect the proposal. • Include photographs of natural heritage and hydrologic features to illustrate existing conditions on site. • Summarize applicable information relevant to the EIS on matters such as grading, stormwater management, and erosion and sediment control plan. Discuss how the plans address natural heritage and hydrologic features, areas, systems and functions in an integrated manner. • Include a summary on how the proposal conforms to applicable environmental policies (e.g. natural heritage, water resources, natural hazards, climate change). • Demonstrate how recommendations in the study will be implemented through the planning process and related site plans under the aggregate resources act process. Include updates to the zoning schedule, which will ensure features and areas proposed for protection are properly zoned. 		
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Overview of Applicable Studies, Legislation, Policies, and Guidelines:

Provide table on applicable environmental policies, legislation and guidelines as may be amended or updated, including but not limited to:

- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Government of Ontario, 2020.
- Provincial Policy Statement, Government of Ontario, 2020.
- County of Brant Official Plan policies and designations, County of Brant, 2012 (e.g. Sections 2.3, 3.16).
- Natural Heritage Reference Manual, Second Edition, Ministry of Natural Resources, 2010.
- Significant Wildlife Habitat Technical Guide, Ministry of Natural Resources, 2000.
- Significant Wildlife Habitat Ecoregional Criteria Schedule 6E or 7E, Ministry of Natural Resources and Forestry, 2015.
- Significant Wildlife Habitat Mitigation Support Tool, Ministry of Natural Resources and Forestry, 2014.
- Ecological Land Classification System for Southern Ontario, Lee et al., 1998 using classification codes from Southern Ontario ELC Vegetation Type List, Harold Lee, May 2008. Use wetland indicator species from OWES.
- Ontario Wetland Evaluation System version 3.3, Ministry of Natural Resources and Forestry, 2014.

<ul style="list-style-type: none"> • Environmental Impact Study Guidelines and Submission Standards, GRCA, 2005. • <i>Endangered Species Act (ESA), Species at Risk Act (SARA).</i> • <i>Migratory Birds Convention Act.</i> 		
Review of Applicable Desktop Information		
<ul style="list-style-type: none"> • Aerial photography. • Topographical map. • Provincial and Conservation Authority request for information to determine potential presence of species at risk, significant wildlife habitat, other natural heritage and hydrologic features, natural hazards. May include background reports on wetland evaluations and ANSIs. • Land Information Ontario. • Natural Heritage Information Centre, Species at Risk in Ontario Site. • Watershed Studies, Subwatershed Studies, Master Environmental Servicing Plans, Area Studies, Source Water Protection, other previous field studies. • Grand River Information Network. • Grand River Regional Groundwater Study Technical Report, Holysh et al., 2001. • Integrated Water Budget Report, GRCA 2005. 	✓	
Landforms, Soils, and Geology		
<ul style="list-style-type: none"> • Map, describe and assess soils, surficial geology and bedrock geology. Indicate if there are poorly drained or shallow soils and local landforms. • Maps showing soils, surficial geology and bedrock geology are available from Natural Resources Canada and the Physiography of Southern Ontario (Chapman and Putnam 1984). Other sources of information include: earth science studies, watershed and subwatershed studies, source water protection reports, well records, borehole data. • Reference findings from hydrogeological, geotechnical, slope stability and other assessments completed for the proposal. • Determine soils for each ELC unit based on Southern Ontario ELC Vegetation Type List, Harold Lee, May 2008. 	✓	
Biophysical Inventories – Terrestrial, Wetland, Aquatic		
<p>A recent biophysical inventory within the last five years must be completed, including a review of relevant secondary sources. Many secondary sources are noted above and in the Provincial manuals on significant wildlife habitat.</p> <p>Include an explanation of methods and assumptions, and potential errors arising therefrom. For example, list the purpose of the inventory, date, time, field personnel, protocols used, and weather. Identify any property access limitations. All field data sheets and maps showing survey locations to be included in the appendix. Provide a list of agencies and individuals contacted, date of contact, information supplied, contact information and copies of correspondence. New and emerging surveying techniques may be considered and/or may be required if they provide equal or better inventory results.</p>		
Vegetation Communities (include provincial ranks and legal status)		

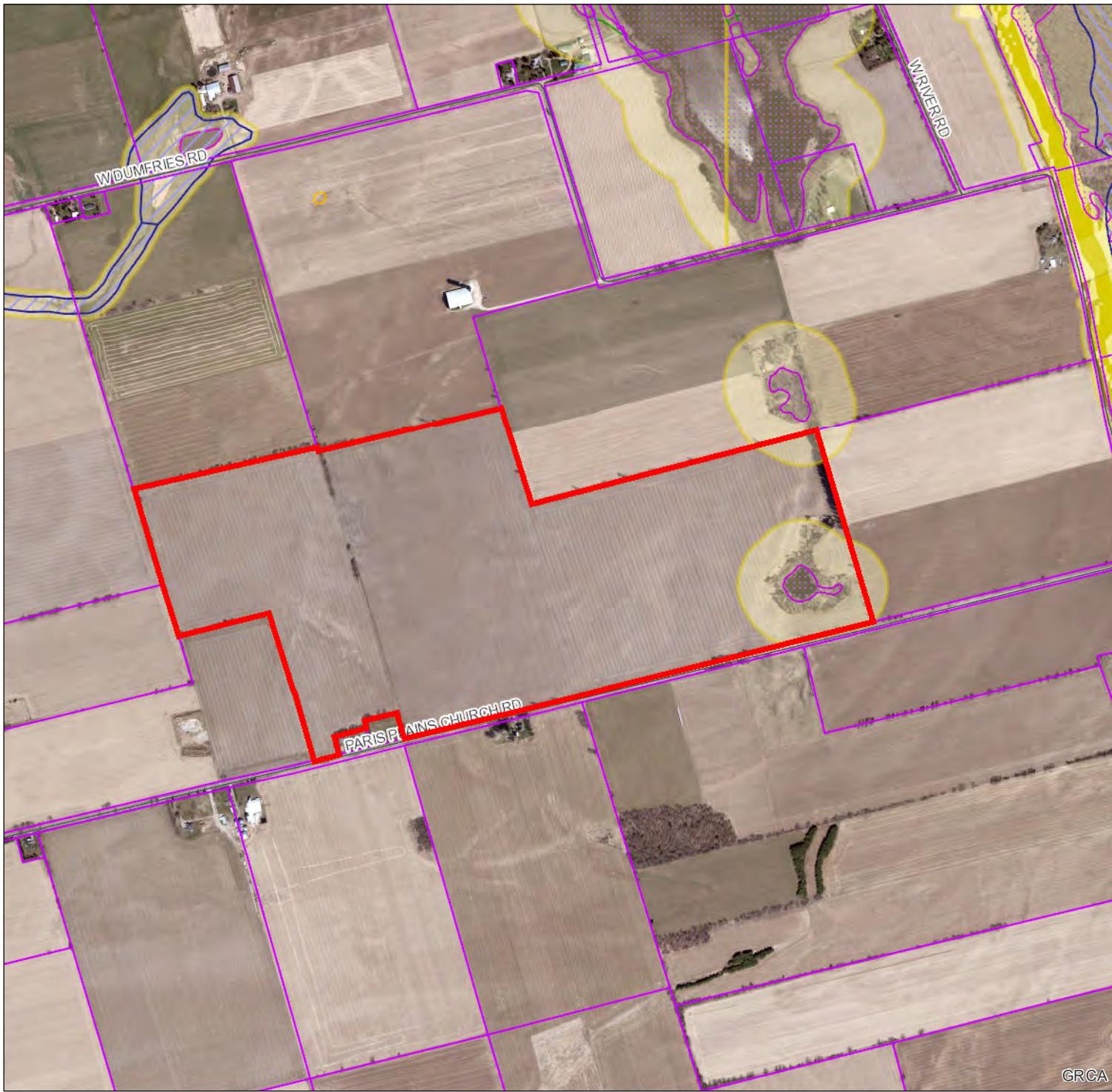
<ul style="list-style-type: none"> Include annotated checklist of vascular plants. Classify and map vegetation communities based on dominant species of trees, shrubs and/or groundcover. Classifications must be to 'vegetation type' based on the First Approximation of the ELC System for Southern Ontario (Lee et al. 1998). Use classification codes from Southern Ontario ELC Vegetation Type List, Harold Lee, May 2008. OWES to be used for wetland species indicators. Provincially rare (S1 to S3) vegetation communities and those which are significant wildlife habitat (e.g. sand barrens, alvars, savannahs and tallgrass prairies, other rare vegetation communities, old growth forests) to be discussed and illustrated on mapping. 		
<p>Wetland Delineation (include significance)</p> <ul style="list-style-type: none"> Pre-stake boundary of wetland and coordinate with Conservation Authority to verify. Wetland delineations shall be based on soil and vegetation indicators and be completed during the growing season, e.g. late April to mid-September. Wetland to be identified, delineated, and evaluated for complexing and significance as per OWES and Conservation Authority protocols. Wetland boundaries shall be surveyed with a GPS unit to within 1 meter accuracy. An area calculation on wetland must be provided, which takes into account accuracy of GPS, by providing a potential range for area. 	✓	
<p>Species at Risk (SAR) and Significant Wildlife Habitat (SWH)</p> <ul style="list-style-type: none"> EIS must include assessment of potential SAR and SWH by cross referencing ecosites confirmed as part of an initial habitat inventory with habitat descriptions of candidate or known SAR or SWH to occur in the area. Applicable background sources including, but not limited to the following are to be used in the evaluation: The SWH Ecoregional Criteria Schedule 6E or 7E (MNRF, 2015); the SAR in Ontario list, recovery strategies, management plans and progress reports; species-specific Committee on the Status of Endangered Wildlife in Canada (COSEWIC) status reports; and those listed above under Review of Applicable Desktop Information. Where assessment determines that SWH surveys are warranted, they must be completed for seasonal concentration areas, rare vegetation communities, specialized habitats for wildlife, wildlife movement corridors, habitat of species of conservation concern based on ELC and the applicable SWH Criteria Schedule for Ecoregion 6E or 7E (MNRF 2015a,b). Where applicable, additional details to be used from SWH Technical Guide (MNRF, 2000) and/or the SWH Mitigation Support Tool (2014). Species at risk surveys may be combined with surveys on significant wildlife habitat. Where candidate and confirmed SAR and SWH are identified, habitat requirements and implications to the project must be mapped and discussed in detail in the body of the EIS. 	✓	

<ul style="list-style-type: none"> Where candidate SAR or SWH cannot be confirmed, a conservative approach must be applied whereby the habitat is assumed to be confirmed. 		
<p>Biophysical Inventory - Water Resource Systems</p> <p>The Conservation Authority must be contacted for inventory protocols on water resource systems.</p>		
<p>Inventory and assessment of surface water features and functions, catchment areas and drainage patterns, hydrogeologic areas, and geomorphic features:</p> <ul style="list-style-type: none"> Surface water features and functions including drainage features (e.g. intermittent and permanent streams, swales, municipal drains), headwater features, lakes, reservoirs, ponds, seepages, springs, culverts and weirs, dams. Identify and map catchment areas and drainage patterns. Hydrogeological areas including groundwater recharge and discharge areas and areas vulnerable to groundwater contamination, and the collection of baseline data using appropriate instrumentation (e.g. staff gauges, data loggers, mini-piezometers, etc.). Geomorphic features such as erosion and deposition areas, abandoned river and stream channels, oxbows, meander belt, bankful channel widths, etc. 	✓	
<p>Evaluation of Significance</p> <p>Evaluation of significance shall be in accordance with Federal, Provincial, and Municipal reference manuals, technical guidelines and policies as may be updated including, but not limited to:</p> <ul style="list-style-type: none"> A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Government of Ontario, 2020. Provincial Policy Statement, Government of Ontario, 2020. Official Plan, County of Brant, 2012. Natural Heritage Reference Manual, Second Edition, MNR 2010. SWH Technical Guide, MNR 2000. SWH Ecoregional Criteria Schedule 6E or 7E, MNRF 2015. SWH Mitigation Support Tool, MNRF 2014. All applicable scientific literature cited shall be researched and described in the EIS. Ecological Land Classification System for Southern Ontario (Lee et al., 1998) to Vegetation Type. <p>With respect to SWH and SAR, the body of the EIS must describe any candidate or confirmed habitat as based on background information, habitat characteristics, and any other relevant information (e.g. status reports, recovery strategies, management plans and assessment). Where habitat cannot be confirmed but may be present based on site characteristics, a conservative approach shall be taken to preservation, in which recommendations of the EIS shall be based on as if the habitat is confirmed. The body of the EIS shall describe in detail habitat requirements and implications for the project.</p>	✓	
<p>Determine Environmental Constraints to Development</p>		

<ul style="list-style-type: none"> Evaluate the project including alternative site design concepts and engineering techniques (e.g. limits of extraction, access, grading, servicing, and drainage options) that preserve, conserve and enhance the natural environmental to the maximum extent possible. Conduct an analysis to determine environmental constraints to development and/or site alteration. It must be demonstrated that the proposed development and/or site alteration conforms to applicable environmental legislation, policies and plans including, but not limited to the Growth Plan, PPS, County of Brant Official Plan, <i>Endangered Species Act</i>. Provide rationale for proposed environmental constraint mapping based on municipal, provincial, and federal legislation, policies, and guidelines. Scientific literature should be cited to justify recommendations of the EIS. Rationale and justification must be provided for recommended vegetation protection zones, as based on site characteristics, species and scientific literature. Include comprehensive mapping of environmental constraints, which clearly illustrates areas proposed for preservation and areas proposed for development and site alteration. 	✓	
Mitigation, Restoration, Enhancement and Environmental Offsetting		
<ul style="list-style-type: none"> Complete an assessment of direct and indirect impacts on natural heritage and hydrologic features, areas, systems and functions that are reasonably expected to occur, and how and when impacts will be addressed through the planning and/or <i>Aggregate Resources Act</i> process. Include recommendations on mitigation measures; opportunities for ecological restoration, enhancement, and environmental offsetting; environmental education; and monitoring. 	✓	
Conclusions		
<ul style="list-style-type: none"> Demonstrate how it will be ensured that recommendations in the study will be implemented through the planning and associated aggregate resources process. Include the implementing zoning schedule/text, which will ensure features and vegetation protection zones proposed for protection are properly zoned. Illustrate how recommendations of the EIS will be implemented through associated site plans under the <i>Aggregate Resources Act</i>. 	✓	
Bibliography		
<ul style="list-style-type: none"> List of references. 	✓	
Curriculum Vitae		
<ul style="list-style-type: none"> Include that for principal author(s) and technical staff who contributed to EIS. 	✓	
Other		



699 Paris Plains Church Road,
Brant



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



**P.O. Box 160
26 Park Avenue
Burford, ON N0E 1A0
Phone: (519) 449-2451
Fax: (519) 449-2454**

11/8/2022

To: Shannon Labelle, Planner
County of Brant, Development Services Department, Planning Division

Re: Clean Water Act, 2006 – Source Protection Review – 341 Oak Park Road

The Clean Water Act, 2006, was brought into effect “to protect existing and future sources of drinking water” for the province of Ontario. This is accomplished through the creation of Source Protection Plans that identify threats to drinking water sources and set out policies to help minimize and mitigate the risks associated with those threats.

The following property is located within the Lake Erie Source Protection Region and is governed by the policies of the Grand River Source Protection Plan that was approved on November 26, 2015, came into effect on July 1, 2016, and was updated February 15, 2022.

Property: 699 Paris Plains Church Road
County of Brant, ON
Assessment Roll Number: 292001601023100

The property is located within a Wellhead Protection Area B (WHPA-B), Wellhead Protection Area C (WHPA-C), and Wellhead Protection Area D (WHPA-D) with associated vulnerability scores of 10, 8, and 6 respectively. The property is also located within an Issue Contributing Area (ICA) for nitrates.

The property has been reviewed by the Risk Management Office and this letter serves to inform the County of Brant that there is potential for significant drinking water threats on the property for the following reasons:

1. The proposal is to construct and operate a gravel pit on the subject lands.
2. There is potential for Significant Drinking Water Threats (SDWTs) within the WHPA-B (10), WHPA-C (8), and ICA for nitrate as detailed in Appendix A, B, and C respectively. As such, the enclosed s.59 Restricted Land Use Screening Form is required to be submitted for review by the Risk Management Office.

If you would like to discuss the Source Protection Plan or the details of this letter, please contact our offices for clarification and assistance:

Risk Management Office
Development Services Department, Planning Division
66 Grand River St. N., Paris, Ontario, N3L 2M2
Phone: 519-442-6324 ext-3051
Email: sourcewater@brant.ca

Information on the Source Protection Program, including the science, policy and consultation processes, are available on the Lake Erie Source Protection Region website
www.sourcewater.ca.

Sincerely,



Mike Bingham, P. Geo.
Risk Management Official
Senior Project Manager



Rachael Doyle
Source Protection Technologist

*Encl: Source Protection Maps
s.59 Restricted Land Use Screening Form*

P:\4400 to 4499\4479-001 Brant - Risk Mgmt\Landowner\292001601023200 - 699 Paris Plains Church Road - West River Road\Development Application\2022-11-08 Source Protection Review_699 Paris Plains Church Road_LTR.docx

Appendix A: Land Use Activities that May Result in a Significant Drinking Water Threat within the WHPA-B with a Vulnerability Score of 10

- The Application of Hauled Sewage to Land
- Storage, Treatment And Discharge Of Tailings From Mines
- Waste Disposal Site - Landfarming Of Petroleum Refining Waste
- Waste Disposal Site - Landfilling (Hazardous Waste)
- Waste Disposal Site - Landfilling (Municipal Waste)
- Waste Disposal Site - Landfilling (Solid Non Hazardous Industrial or Commercial)
- Waste Disposal Site - Liquid Industrial Waste Injection into a well
- Waste Disposal Site - PCB Waste Storage
- Waste Disposal Site - Storage Of Hazardous Waste At Disposal Sites
- Waste Disposal Site - Storage of wastes described in clauses (p), (q), (r), (s), (t) or (u) of the definition of hazardous waste
- Sewage System or Sewage Works - Stormwater Management Facility
- Sewage System Or Sewage Works - Sanitary Sewers and related pipes
- Sewage System or Sewage Works - Onsite Sewage Systems
- Sewage System or Sewage Works - Onsite Sewage Systems Holding Tanks
- Sewage System Or Sewage Works - Sewage Treatment Plant Effluent Discharges (Includes Lagoons)
- Sewage System or Sewage Works - Sewage Storage - Treatment or Holding Tanks
- Application Of Agricultural Source Material (ASM) To Land
- Storage Of Agricultural Source Material (ASM) Significant
- Application of Non-Agricultural Source Material (NASM) or Biosolids to Land
- Storage of Non-Agricultural Source Material (NASM)
- Application Of Commercial Fertilizer To Land
- Storage Of Commercial Fertilizer
- Application Of Pesticide To Land
- Storage Of A Pesticide
- Application Of Road Salt
- Storage Of Road Salt
- Storage Of Snow
- Handling Of Fuel
- Storage Of Fuel
- Handling Of A Dense Non Aqueous Phase Liquid (DNAPL)
- Storage Of A Dense Non Aqueous Phase Liquid (DNAPL)
- Storage Of An Organic Solvent
- Management Of Runoff Containing Chemicals Used In The De-Icing Of Aircrafts
- Management Or Handling Of Agricultural Source Material - Agricultural Source Material (ASM) Generation (Grazing and pasturing)
- Management Or Handling Of Agricultural Source Material - Agricultural Source Material (ASM) Generation (Yards or confinement)
- Pipelines above ground
- Pipelines within or under a water body
- Pipelines below ground

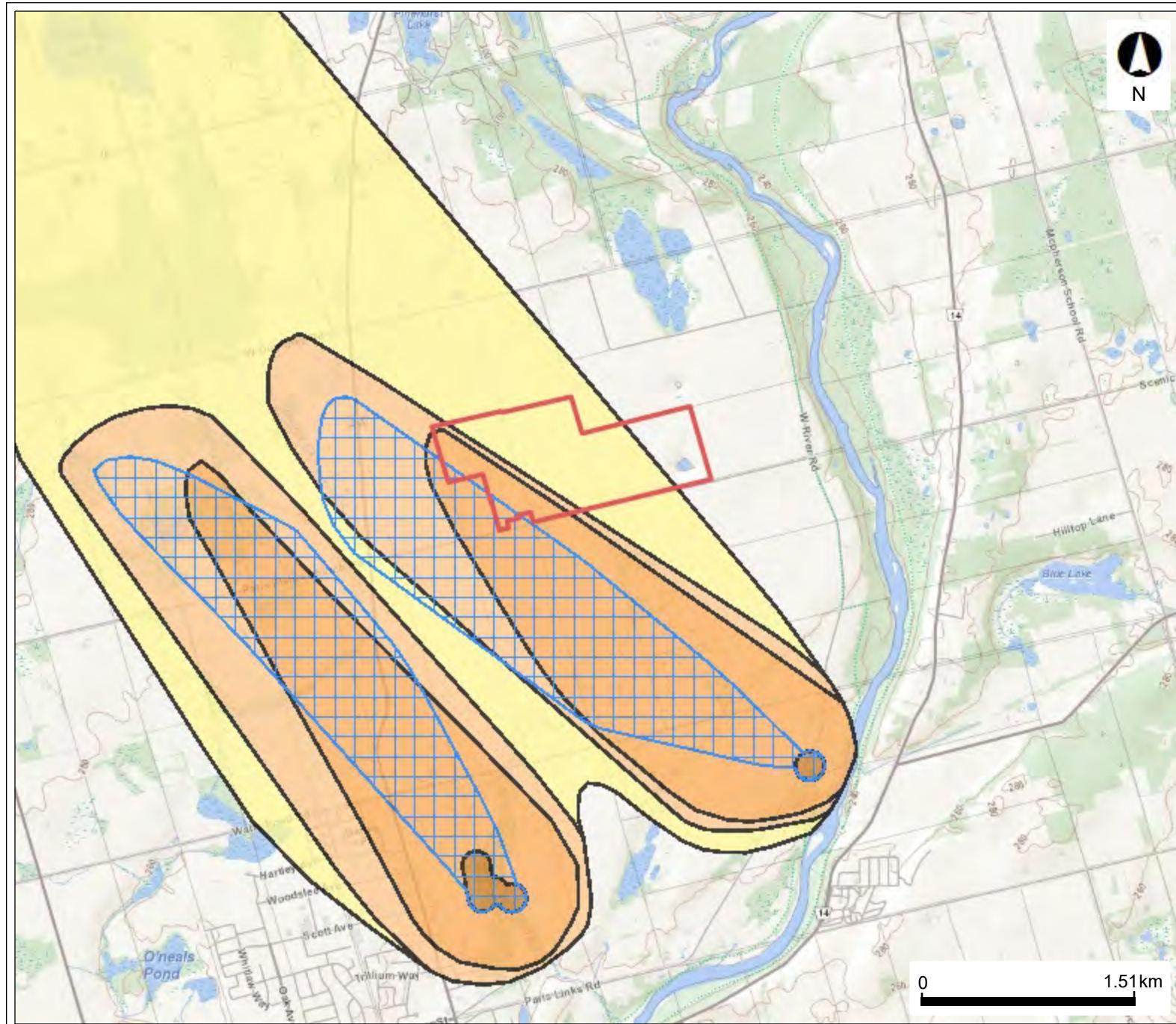
Appendix B: Land Use Activities that May Result in a Significant Drinking Water Threat within the WHPA-C with a Vulnerability Score of 8

- Waste Disposal Site - Landfilling (Municipal Waste)
- Waste Disposal Site - Landfilling (Solid Non Hazardous Industrial or Commercial)
- Waste Disposal Site - Liquid Industrial Waste Injection into a well
- Sewage System or Sewage Works - Sewage Storage - Treatment or Holding Tanks
- Handling Of A Dense Non Aqueous Phase Liquid (DNAPL)
- Storage Of A Dense Non Aqueous Phase Liquid (DNAPL)

Appendix C: Land Use Activities that May Result in a Significant Drinking Water Threat within the ICA for Nitrate

- Waste Disposal
- Sewage Systems
- Agricultural Source Material
- Non-Agricultural Source Material
- Commercial Fertilizer
- Storage of Snow
- Livestock Area

699 Paris Plains Church Road

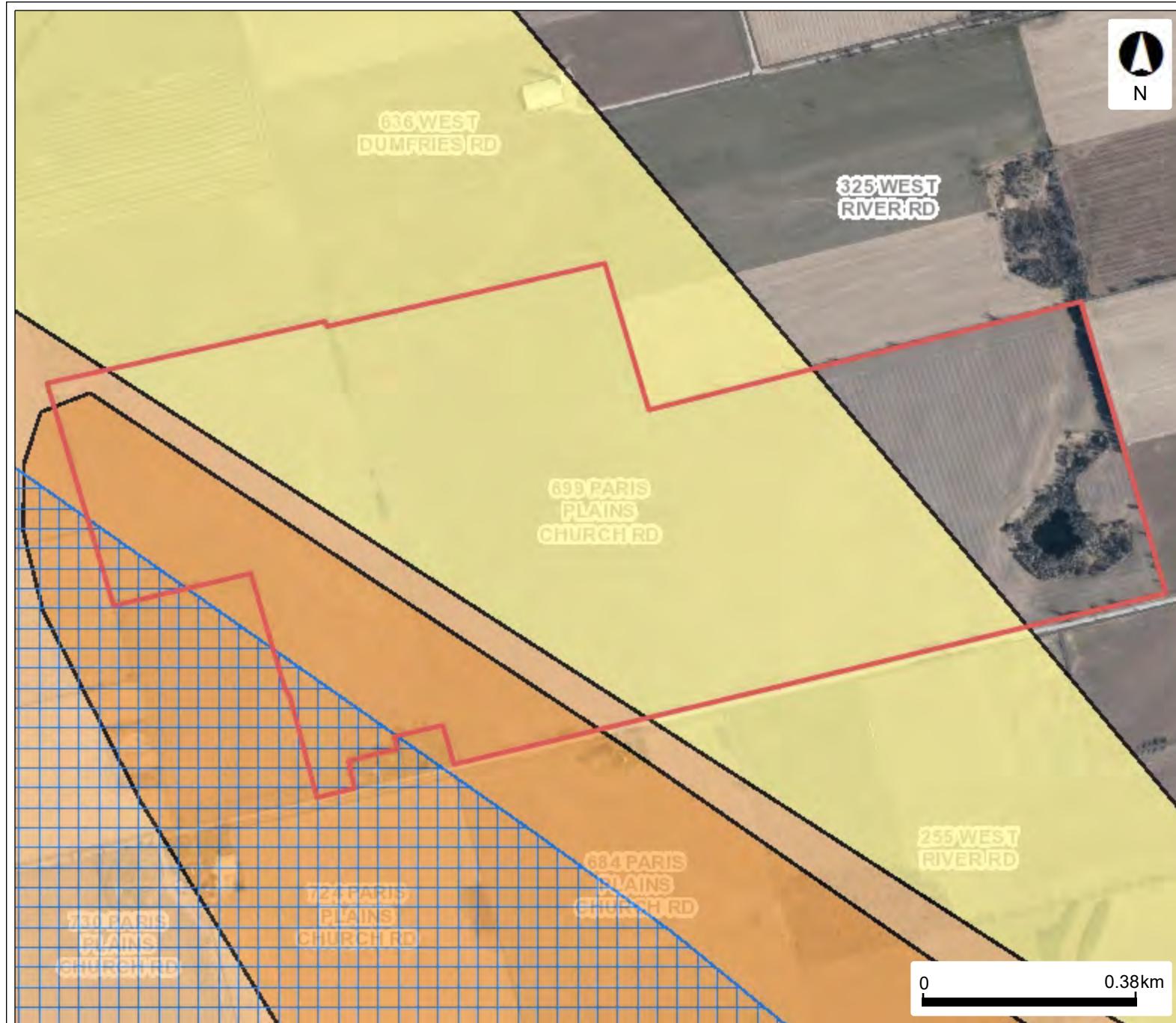


Legend

- Issue Contributing Areas
- WHPA Groundwater Under Direct Influence (WHPA-E)
- Wellhead Protection Area
 - A
 - B
 - C
 - C1
 - D
 - F
- Intake Protection Zone 1
- Event Based Areas
- Intake Protection Zone 2

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map, of, or reliance upon, this map.

699 Paris Plains Church Road



Legend

- Issue Contributing Areas
- WHPA Groundwater Under Direct Influence (WHPA-E)
- Wellhead Protection Area
 - A
 - B
 - C
 - C1
 - D
 - F
- Intake Protection Zone 1
- Event Based Areas
- Intake Protection Zone 2
- Assessment Parcel with Address

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map, of, or reliance upon, this map.

Clean Water Act - S.59: Restricted Land Use
Screening Form

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE COUNTY OF BRANT)

Date Received:	Received By:
----------------	--------------

The information on this form will help the County of Brant determine if a development or building application is subject to any Part IV policies under the Grand River Source Protection Plan. These policies include Prohibitions and the requirement for a Risk Management Plan. A Risk Management Plan must be agreed to or established by the Risk Management Official prior to Development or Building Approvals.

PROPERTY INFORMATION

Street Address

Property Roll Number

CONTACT INFORMATION

Name of Applicant, including Company Name (if applicable) and primary contact person

Mailing Address

Postal Code

Tel.

Fax.

Email

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

Building Permit
 Consent/Severance
 Zoning By-Law Amendment
 Subdivision

Minor Variance
 Site Plan Approval
 Condominium
 Official Plan Amendment

SOURCE PROTECTION VULNERABLE AREA

SELECT ONE:

Airport
 Mount Pleasant
 St. George
 Paris North
 Bethel Road
 City of Brantford
 Ohsweken

SELECT ALL THAT APPLY:

WHPA-A (10)
 WHPA-B (10)
 WHPA-B (8)
 WHPA-C (8)

IPZ-2 (9)
 IPZ-2 (8)
 IPZ-3 (8)
 ICA (CHLORIDE)
 ICA (NITRATE)

Clean Water Act - S.59: Restricted Land Use

Screening Form

CURRENT AND PROPOSED PROPERTY USE

Are there any active or inactive wells on the property?

Yes No

Is the proposed use of the property solely Residential?

Yes No

If yes, respondent can continue to the Signature of Applicant section.

Does the proposed use of the property include commercial, industrial,
or agricultural uses?

Yes No

If yes, respondent must complete the rest of this screening form.

Describe the current land use at the property

Describe the proposed land use at the property. Attach a Site Plan or sketch of the property.

Clean Water Act - S.59: Restricted Land Use

Screening Form

PROPOSED ACTIVITIES ON THE PROPERTY

Please check all activities that may be associated with the proposed land use.

Fuel Handling and Storage

Liquid Fuel Storage (gasoline, diesel, etc.) *Indicate maximum quantity* _____

Fuel Oil Storage, including home heating oil (or waste oil if used as a fuel)
Indicate maximum quantity _____

Chemical Handling and Storage: Organic Solvents or Dense Non-Aqueous Phase Liquids (DNAPL)

Please check any liquid products that will be used, stored, or sold in ANY quantity.

Paints and other coatings (stains, enamels, lacquers, rust paint, etc.)

Solvent-based degreasers or metal parts washing liquids

Automotive aerosol products

Dry cleaning chemicals

Furniture strippers

Liquid adhesives (solvent cement, craft adhesive, industrial adhesives, etc.)

Organic or chlorinated solvents (see Appendix A)

Vinyl chloride monomer

Other (please list) _____

Waste Disposal

Any lands or buildings where waste is deposited, disposed of, handled, stored, transferred, treated, or processed.

Snow Storage and Road Salt Application, Handling, and Storage

Road salt applied to parking areas, driveways, or walkways

Road salt stored indoors

Road salt stored outdoors

Road salt stored in quantities greater than 5 tonnes

Snow storage area with a maximum footprint larger than 0.01 hectares (10m x 10m)

Nutrients and Pesticides

Application of Agricultural Source Material (ASM) to Land (e.g. manure)

Application of Non-agricultural Source Material (NASM) to Land (e.g. unprocessed plant material)

Storage of ASM or NASM

Use of land as livestock grazing, pasturing, outdoor confinement area, or farm-animal yard

Storage of Commercial Fertilizer *Indicate type and maximum quantity* _____

Storage of Pesticides *Indicate type and maximum quantity* _____

Clean Water Act - S.59: Restricted Land Use

Screening Form

SIGNATURE OF APPLICANT

Please sign below to certify that the information provided above is accurate and complete to the best of your knowledge. Understand that incomplete or inaccurate information may result in future involvement of the Risk Management Official to ensure compliance with applicable Provincial legislation.

Printed Name and Signature of Applicant

Date

Please submit this form to the Risk Management Official or email a copy to sourcewater@brant.ca. For further information, call Mike Bingham, Risk Management Official, at 519-442-6324 ext-3050.

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE RISK MANAGEMENT OFFICIAL)

ACTION REQUIRED

Application can proceed as written. S.59 Notice is not required under Policy BC-CW-1.3:
 Residential Use Significant Drinking Water Threat is not proposed

Application can proceed as written. S.59(2)(a) Notice to be issued by RMO

Risk Management Plan to be negotiated before current application can be processed by the County

Risk Management Plan to be negotiated at future stage (specify)
 Building Permit Minor Variance
 Consent/Severance Site Plan Approval
 Zone Change Condominium
 Subdivision Official Plan Amendment

Activity is Prohibited. Application cannot proceed as written

Mike Bingham, Risk Management Official

Date

RMO has informed the Development Services Department of required action
 RMO has informed applicant of required action

Application number:		notice number (if different):	
Date Received:		reviewed by:	

Clean Water Act - S.59: Restricted Land Use
Screening Form

APPENDIX A

Agricultural Source Material

- 1 Manure produced by farm animals, including associated bedding materials.
- 2 Runoff from farm-animal yards and manure storages.
- 3 Washwaters from agricultural operations that have not been mixed with human body waste.
- 4 Organic materials produced by intermediate operations that process materials described in paragraph 1, 2 or 3.
- 5 Anaerobic digestion output, if,
 - i. the anaerobic digestion materials were treated in a mixed anaerobic digestion facility,
 - ii. at least 50 per cent, by volume, of the total amount of anaerobic digestion materials were on-farm anaerobic digestion materials, and
 - iii. the anaerobic digestion materials did not contain sewage biosolids or human body waste.
- 6 Regulated compost as defined in subsection 1 (1) of Ontario Regulation 106/09 (Disposal of Dead Farm Animals) made under the Act.

Non-Agricultural Source Material

Category 1: e.g. Leaf and yard waste that has not been composted.

Category 2: e.g. organic waste matter that contains no meat or fish, food processing at a bakery.

Category 3: e.g. pulp and paper biosolids, paunch manure and sewage biosolids.

Organic Solvents

- 1 Carbon tetrachloride - production and consumption are controlled. It was commonly used as component for domestic cleaning fluids and degreaser in industry. It may also be found in solvents and dry cleaning agents.
- 2 Chloroform – May be found in pesticides, solvents and cleaning agents.
- 3 Dichloromethane – May be found in paint strippers and degreasers.
- 4 Pentachlorophenol – May be found in pesticides and disinfectants.

Dense Non-Aqueous Phase Liquids (DNAPL)

Common uses include, but are not limited to:

- 1 Acetone
- 2 Paint Thinner
- 3 Turpentine
- 4 Dry cleaning solvents
- 5 Cleaners, degreasers and lubricants for engine parts, tires, brakes, etc.
- 6 Paint and furniture strippers
- 7 Wood finish, stains and coatings
- 8 Adhesives and sealants

PROJECT OVERVIEW AND SUMMARY

Tri City Materials (part of the Miller Group)
Proposed Paris Plains Pit
699 Paris Plains Road, County of Brant

Site Location and Description

The proposed Paris Plains Pit property is located at 699 Paris Plains Concession Road (Part Lots 26 and 27, Sub lot 1, Concession 4), in the County of Brant. The property is approximately 109.8 ha (271.3 acres) and has frontage onto Paris Plains Road. The property is currently under active agricultural production (i.e. cash crops) and does not include any buildings or structures.

The Paris Plains Pit property is located northeast of Paris, in a predominately rural area of the County. The property is currently designated and zoned Agriculture and the surrounding land uses include Agriculture, Aggregate Extraction (Dufferin Paris Pit immediately south) and Institutional uses (historical Paris Plains church, Maus school house, and cemetery).

The property is comprised of Class 1, 2 and 3 soils and is considered Prime Agricultural Land in a Prime Agricultural Area. Additionally, the property is identified as a sand and gravel resource area of primary significance in Provincial mapping and County Official Plan mapping. There is a small wetland feature that is located in the southeast corner of the property and is not proposed to be extracted or disturbed.

Summary and Overview of the Proposed Pit Operations and Rehabilitation

- **Licence Area** – The area proposed to be Licenced under the *Aggregate Resources Act* is ± 109.8ha (271.3 acres).
- **Extraction Area** – The proposed area to be extracted is ± 95.8ha (236.7 acres). This area will be confirmed through the technical studies.
- **Annual Tonnage** – Maximum of 1,000,000 tonnes/year.
- **Operations** - Aggregate is proposed to be removed above the water table only in four (4) phases. The processing area will be located in Phase 1, outside of the area mapped as a well head protection area. Aggregate crushing, washing, and recycling is proposed.
- **Rehabilitation and end use** – The proposed pit will be progressively rehabilitated back to an agricultural condition with ecological enhancements adjacent to the wetland feature.

The proposed Paris Plains Pit will extract resources from above the water table only and will be rehabilitated back to an agricultural condition with ecological enhancements. The high-quality aggregate materials extracted and produced from the proposed pit will be used to supply Tri-City Material's concrete plants in the regional area, as well as other urban and rural infrastructure projects.

The proposed pit will operate in four sequential phases beginning at the east end of the property and moving in a westerly direction. The pit will be extracted and rehabilitated in phases to ensure that the

* A County Official Plan Amendment may also be required depending on the timing of the Provincial Approval of the County's new Official Plan. The County's new Official Plan does not require an Official Plan Amendment for new Mineral Aggregate Operations.

overall disturbed area is kept to a minimum. Extraction activities will closely follow stripping activities and progressive rehabilitation will closely follow extraction.

Processing activities will include: crushing, washing, screening, and aggregate recycling. The processing area of the pit will be located in the northwest area of Phase 1, outside of the area of the proposed pit that is mapped as a well head protection area.

Several entrance/exits and haul route options are currently being investigated.

Required Applications

In order to permit the extraction of aggregate resources on the subject property, the following applications will be submitted concurrently to the County of Brant, and the Ministry of Natural Resources and Forestry

- A County of Zoning By-law Amendment to re-zone the lands from "Agricultural" to "Resource Extraction(EX)*";
- An Aggregate Resources Act (ARA) Licence Application for a Class A, Licence Application submitted to the Ministry of Natural Resources and Forestry

Studies/Technical Investigations being completed

The following Technical Reports will be submitted with the required Applications.

1. Water Resources Report / Hydrogeology Study	6. Air Quality Assessment
2. Natural Environment Report	7. Planning Justification Report and ARA Summary Statement
3. Archaeological Assessment Report	8. Traffic Study
4. Noise Impact Study	9. Site Plan
5. Cultural Heritage Report	

Contact Information

Caitlin Port, Associate
MHBC Planning
200-540 Bingemans Centre Drive
Kitchener, ON
p: 519-576-3650
e: cport@mhbcplan.com

Ken Zimmerman, Land and Asset Manager
Miller Paving Ltd.
505 Miller Avenue
Markham, ON
p: 905-475-3852
e: ken.zimmerman@millergroup.ca

Kevin Powers, Managing Principal
Project Advocacy Inc.
199 Bay St., Suit 3210
Toronto, ON
p: 647-673-8407
e: kevin.powers@projectadvocacy.ca

* A County Official Plan Amendment may also be required depending on the timing of the Provincial Approval of the County's new Official Plan. The County's new Official Plan does not require an Official Plan Amendment for new Mineral Aggregate Operations.

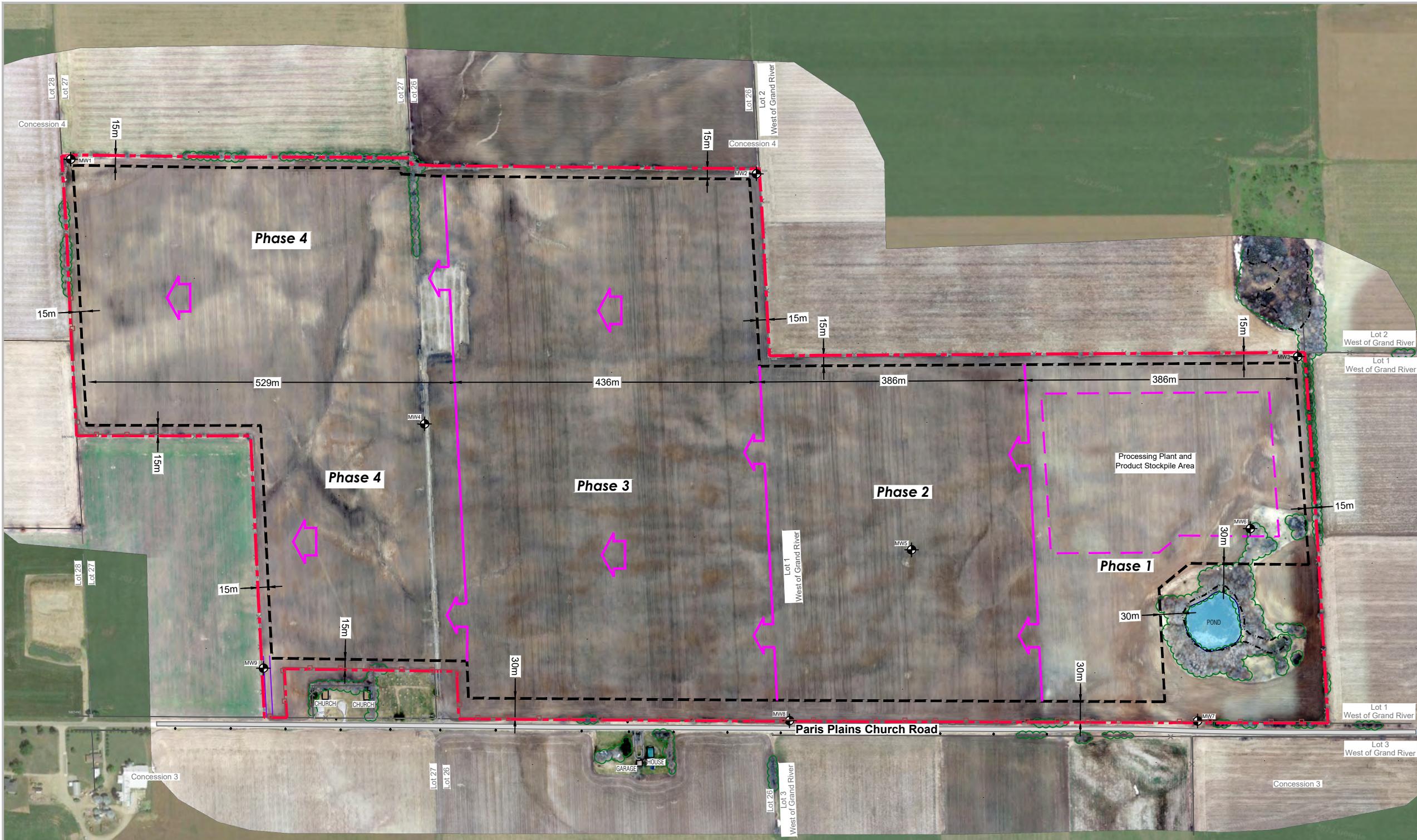
Preliminary Concept Plan

Paris Plains Pit

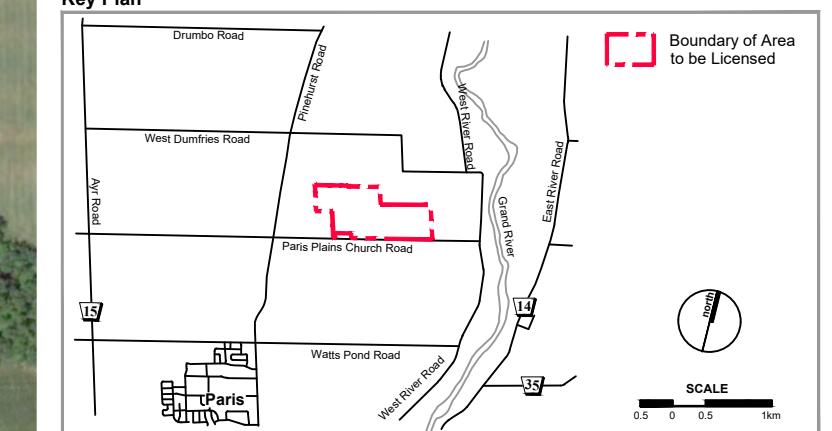
TRI CITY
MATERIALS
Paris Plains Road
County of Brant

LEGEND

 **Subject Lands**
(Above the water table pit to be rehabilitated back to an agricultural condition)



Key Plan



Sources:
Imagery - GeoOptic, March 2022 and Google

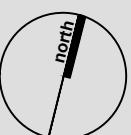
DATE: October 26, 2022

FILE: 21236A

SCALE: NTS

DRAWN: DGS

K:\21236A-MILLER PAVING-BUDAY LANDS-PARISPLRP\CONCEPT PLAN OCTOBER26 2022.DWG



Appendix B

Draft County of Brant Zoning By-Law Amendment

DRAFT

BY-LAW NUMBER xxx-23

-of-

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-law Number 61-16, the Zoning By-law of the County of Brant, as amended (Miller Aggregates, 699 Paris Plains Church Road and 304 Pinehurst Road, County of Brant)

WHEREAS an application was received from MHBC Planning, on behalf of Miller Aggregates, Owners of Part of Lots 26 to 29, Part of Lot 1 West of Grand River, County of Brant, located at 699 Paris Plains Church Road and 304 Pinehurst Road, County of Brant, to amend Zoning By-law 61-16 to change the current Zoning from Agricultural Zone (A) to Resource Extraction (EX). The portion of the site currently Zoned Natural Heritage (NH) is not proposed to be re-zoned to EX.

AND WHEREAS The *Planning Act* empowers a municipality to pass by-laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the by-law;

AND WHEREAS this By-law is in conformity with the Official Plan for the County of Brant;

AND WHEREAS the County of Brant Council deems it to be desirable for the future development and use of the lands described above;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS as follows:

1. **THAT** Schedule 'A' Key Map XX of By-law Number 61-16 is hereby amended by changing the zoning on the subject lands from Agricultural Zone (A) to Resource Extraction (EX) as shown on Schedule 'A' of this by-law.

2. **THAT** this by-law shall come into force on the day it is passed by the Council of the Corporation of the County of Brant.

READ a first and second time, this _____ day of _____, 2023.

READ a third time and finally passed in Council, this _____ day of _____, 2023.

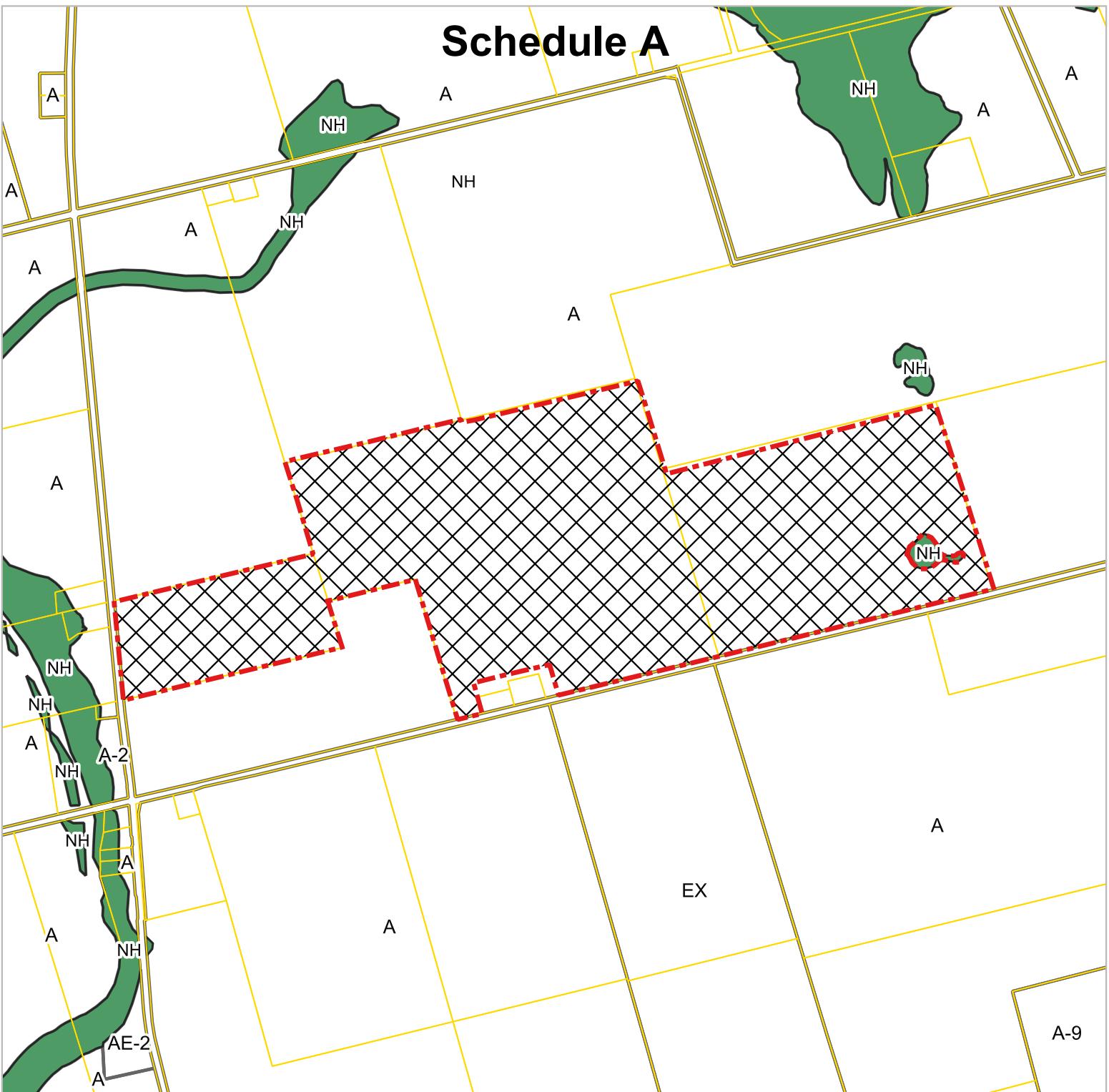
THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Alysha Dyjach, Clerk



Schedule A



Zoning By-law Amendment

Paris Plains Pit

Part of Lots 26 to 29 and Part of Lot 1
West of Grand River
Concession 4
(Geographic Township of Dumfries)
County of Brant

LEGEND

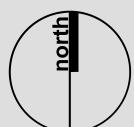
- Lands to be rezoned from Agricultural Zone (A) to Resource Extraction Zone (EX)
- Property Boundary
- Zone Boundary
- Natural Heritage Zone (NH)
- A Agricultural
- AE Agricultural Employment
- EX Resource Extraction
- NH Natural Heritage Zone

Date: December 2023

Scale: 1:15,000

File: 21236A

Drawn: PL



K:\21236A-Miller Paving-Buday Lands-Paris\Rpt\Report Figures.qgz



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC

200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM

Appendix C

Public Consultation Summary

(Planning Report Appendix C)

Paris Plains Pit Public Consultation Summary

1 Introduction

Miller Aggregates is proposing an aggregate pit, on the lands municipally known as 699 Paris Plains Church Road and 304 Pinehurst Road (the “subject lands”). The subject lands are located on the north side of Paris Plains Church Road, extending west towards Pinehurst Road within the County of Brant, and are approximately 3 kilometers northeast of the Town of Paris. The property is legally described as Part Lots 26, 27, 28 and 29, Part of lot 1, Concession 4 in the County of Brant.

The proposed pit requires both approvals from the Ministry of Natural Resources and Forestry (MNRF) under the *Aggregate Resources Act* as well as the County of Brant under the *Planning Act*. The following applications and approvals outlined in Table 1 are required:

Table 1: Applications Required and Approval Authority

Application	Legislative Authority	Approval Authority
Class A Licence for an Above Water Table Pit	Aggregate Resources Act	Ministry of Natural Resources and Forestry.
Zoning By-Law Amendment	Planning Act	County of Brant

As outlined in this Report, both the *Planning Act* and the *Aggregate Resources Act* include statutory requirements for public consultation.

2 Pre-Application Agency and Public Consultation Activities Completed

Prior to the submission of the applications outlined in Table 1, the following consultation activities have already occurred or are ongoing:

1. Pre-consultation Meeting held with County of Brant on November 17, 2022 and August 30, 2023

Miller Aggregates – Paris Plains Pit

2. Meeting with Mayor, Ward Councilors, and Planning Staff on October 26, 2023
3. Project information handouts delivered to 28 surrounding neighbours on August 24 2023. The provided an email address for neighbours to contact to acquire more information about the project, arrange a meeting, or raise concerns (Appendix 1).
4. In-person meetings were arranged with five (5) neighbours, and email exchanges with three (3) neighbours were addressed in the summer and fall of 2023
5. Ongoing correspondence and involvement of the Mississaugas of the Credit First Nation (MCFN), Six Nations of the Grand River (SNGR) and Haudenosaunne Confederacy Chiefs Council regarding property Archaeology Assessments including field monitoring
6. On site meetings (October 2022 and June 2023) and correspondence with the Paris Plains Cemetery Committee
 - Discussion regarding the donation of ~2acres of land to the cemetery.
 - Collaborated about best location for the donation etc.
 - Sharing of information between Miller Aggregates and the Committee regarding cemetery and heritage information findings.
7. Ongoing site meetings and correspondence with owner of the Church/School Property.

3 Following the Submission of Applications – Review and Comment Period

Following the submission of applications outlined in Table 1, the following activities will occur:

1. The County of Brant will review the Zoning Application and provide a *Notice of Complete Application*.
2. MNRF will review the Aggregate Resources Act Licence Application and will issue a *Notice of Complete application*.
3. Once deemed completed, copies of the Application submission packages (including all technical reports and Site Plan) are available for public review from the County, MNRF, or the Applicant.
4. Notices of Public Meetings as required by *Planning Act* (County)
5. Public Meeting(s) hosted by County
6. Public Notice of Application circulated to adjacent Landowners within 120m of the Licence Boundary required by *Aggregate Resources Act*
7. Notice of the ARA Application posted on the ERO

8. Miller Aggregates publishes a Newspaper notice detailing information about the Aggregate Resources Act Licence Application and Public Information Session
9. A Public Information Session, under the *Aggregate Resources Act*, is hosted by Miller Aggregates
10. Under the Aggregate Resources Act, a 60-Day period is provided for interested parties to review and provide comments on the Licence Application
11. Posting of the ARA Application on the Environmental Registry of Ontario
12. Posting of the Application materials on a website hosted by Miller Aggregates. The website also included a plain language Q&A, and continued to keep the email address open to receive ongoing communication and address common questions from neighbours and interested public members.
13. Initiation and continuation of the Duty to Consultant engagement activities with Indigenous Communities, as directed by the MNRF

4 Following Planning Act Public Meeting / ARA Public Information Session / End of 60-Day ARA Notice Period

1. Miller Aggregates to review and respond to all comments received by the Public through the ARA 60-Day period. Under the ARA, the applicant has a two-year period to complete the consultation process
2. ARA Objection Forms served to persons to confirm if comments have been resolved
3. A record of public, agency, and Indigenous community consultation is compiled and submitted to MNRF
4. County of Brant Planning and Development Committee Meeting(s) and Council meeting to consider Zoning By-law Amendment and recommendations for Site Plans
5. Notice of Decision for the Zoning By-Law Amendment – issued and circulated by County of Brant
6. Notice of Referral or Recommendation – issued and circulated by MNRF
7. Notice of Referral or Recommendation posted to the Environmental Registry of Ontario

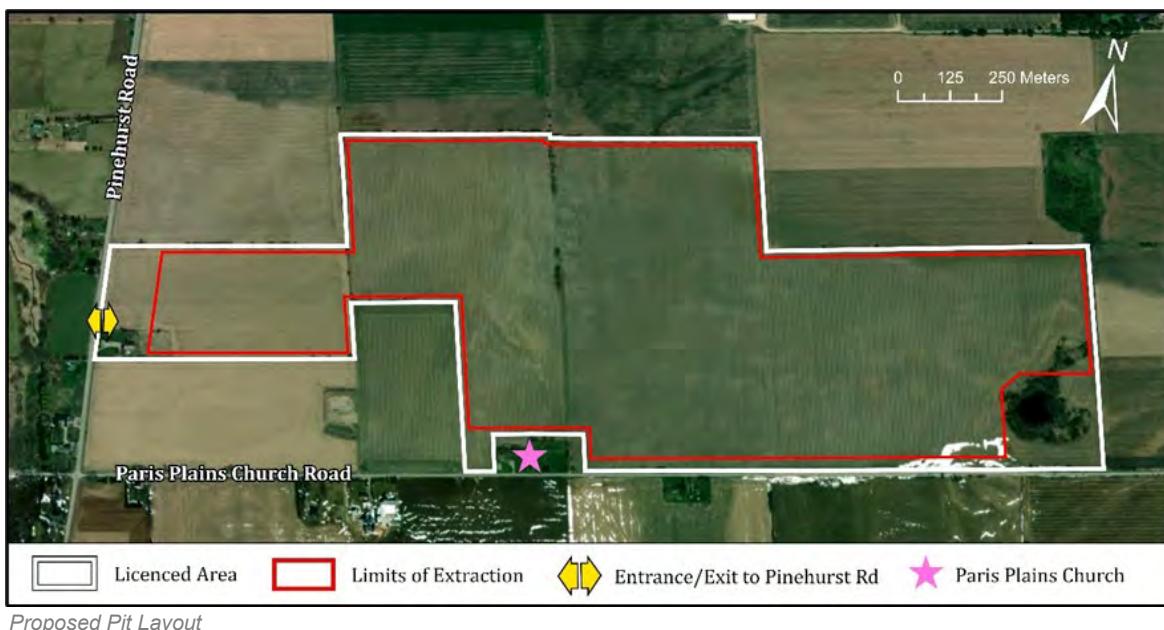
Appendix 1: Project Information Handout

PARIS PLAINS PIT

The Miller Group builds and supports urban and rural infrastructure projects across Canada and the Southeastern United States. We are part of the Colas Canada family of companies. Known locally as Tri-City Materials, we operate a number of pits and concrete plants in the Brant County, Kitchener-Waterloo, Cambridge, and Guelph areas.

We are currently completing studies on the feasibility of a sand and gravel pit that would be located just north of Paris Plains Church Road, bordered by Pinehurst Road and West River Road South.

We have delivered this brochure as an introduction to Miller and our proposal. If you have any questions or would like to discuss the application, please reach out to the email address below. As the application progresses, there will be many opportunities for public consultation and engagement.



APPLICATION DETAILS

The proposed Paris Plains Pit will provide a source of high-quality aggregate materials for construction and infrastructure projects across Southwestern Ontario including Brant County and the Region of Waterloo.

- Location: Paris Plains Property (699 Paris Plains Church Rd) & Pinehurst Property (304 Pinehurst Rd).
- Proposed Licence Area: approximately 126 hectares (311 acres).
- Proposed Maximum Annual Extraction: 1 million tonnes/year
- A truck entrance/exit is proposed to be constructed on Pinehurst Road and includes a southbound turning lane.
- Extraction is proposed to occur above the water table only. No extraction or disturbance is proposed to the on-site wetland.
- Divided into 5 operational phases, starting in the east and moving west, with progressive rehabilitation back to agriculture.
- Protection of cultural and heritage features including collaboration with the Paris Plains Cemetery Association and First Nation groups.
- All of the Technical Reports will be made available to the public once the application is filed.



STUDY RESULTS

In order to obtain a licence to operate a pit from the Ministry of Natural Resources (MNRF) and approval from the County of Brant, an application must demonstrate that the operations have been designed to control and minimize impacts and ensure no adverse impact on the local environment.

Nearly a dozen technical studies have been undertaken to help us design and control the potential impacts of the pit's operations on the local environment and community. These studies include recommendations to control, minimize, and mitigate potential impacts where necessary.

Our preliminary studies recommend the following:

TRAFFIC IMPACT ASSESSMENT

- A truck entrance/exit will be constructed on Pinehurst Road and will include a southbound turning lane.
- Proposed Hours of Operation: weekdays from 7:00 am to 7:00 pm.
- Proposed Shipping Hours: weekdays 6:00 am to 6:00 pm; Saturdays 7:00 am to 4:00 pm.
- The majority of trucks will travel northbound towards the Region of Waterloo, but some trucks will travel southbound via the Paris Truck By-Pass Route to Highway #403.
- No truck traffic is proposed along Paris Plains Church Road.

HYDROGEOLOGY REPORT – LEVEL 1 AND LEVEL 2

- Extraction will remain at least 1.5 meters above the water table.
- The on-site wetland/water feature will be maintained and protected.
- Monitoring and mitigation to ensure no impact to local water supplies, including private wells.

NOISE AND DUST ASSESSMENTS

- Operations will not exceed noise thresholds outlined in provincial guidelines.
- Air Quality Assessment and Noise Impact Assessments are underway and will determine any additional setbacks, buffers, and/or mitigation measures needed.

CULTURAL HERITAGE

- Archeological Assessments have been conducted and included the Mississauga of the Credit First Nations, Haudenosaunee Confederacy, and Six Nations of the Grand River in the fieldwork and review processes.
- Ensure no adverse effects on the adjacent church or cemetery by creating a mitigation plan and ongoing collaboration with the Paris Plains Cemetery Association.

SITE REHABILITATION

- The site will be returned to agricultural condition.
- A detailed rehabilitation plan will use the findings from the ongoing Agricultural Impact Assessment and Agricultural Rehabilitation Best Management Practices, such as, careful soil handling and storage and ripping and tilling to avoid soil compaction.

NEXT STEPS

We expect to submit our application by the end of 2023. Once filed, we will continue to engage with the public and our neighbours in the review of the proposed Paris Plains Pit. Both of the Aggregate Resources Act and Planning Act applications provide for extensive public notification and consultation.

Appendix D

Section 59 Screening Form

Clean Water Act - S.59: Restricted Land Use
Screening Form

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE COUNTY OF BRANT)

Date Received:	Received By:
----------------	--------------

The information on this form will help the County of Brant determine if a development or building application is subject to any Part IV policies under the Grand River Source Protection Plan. These policies include Prohibitions and the requirement for a Risk Management Plan. A Risk Management Plan must be agreed to or established by the Risk Management Official prior to Development or Building Approvals.

PROPERTY INFORMATION

699 Paris Plains Church Road and 304 Pinehurst Road
Street Address

2920016010231000000 & 29200160102370000000
Property Roll Number

CONTACT INFORMATION

Miller Aggregates, c/o Ken Zimmerman

Name of Applicant, including Company Name (if applicable) and primary contact person

<u>905-475-6660 ext. 3133</u>	<u>ken.zimmerman@millergroup.ca</u>
<i>Tel.</i>	<i>Fax.</i>
	<i>Email</i>

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Consent/Severance	<input type="checkbox"/>	Site Plan Approval
<input checked="" type="checkbox"/>	Zoning By-Law Amendment	<input type="checkbox"/>	Condominium
<input type="checkbox"/>	Subdivision	<input type="checkbox"/>	Official Plan Amendment

SOURCE PROTECTION VULNERABLE AREA

SELECT ONE:

<input type="checkbox"/>	Airport
<input type="checkbox"/>	Mount Pleasant
<input type="checkbox"/>	St. George
<input checked="" type="checkbox"/>	Paris North
<input type="checkbox"/>	Bethel Road
<input type="checkbox"/>	City of Brantford
<input type="checkbox"/>	Ohsweken

SELECT ALL THAT APPLY:

<input type="checkbox"/>	WHPA-A (10)	<input type="checkbox"/>	IPZ-2 (9)
<input type="checkbox"/>	WHPA-B (10)	<input type="checkbox"/>	IPZ-2 (8)
<input checked="" type="checkbox"/>	WHPA-B (8)	<input type="checkbox"/>	IPZ-3 (8)
<input checked="" type="checkbox"/>	WHPA-C (8)	<input type="checkbox"/>	ICA (CHLORIDE)
		<input checked="" type="checkbox"/>	ICA (NITRATE)

Clean Water Act - S.59: Restricted Land Use

Screening Form

CURRENT AND PROPOSED PROPERTY USE

Are there any active or inactive wells on the property? Yes No

Is the proposed use of the property solely Residential? Yes No

If yes, respondent can continue to the Signature of Applicant section.

Does the proposed use of the property include commercial, industrial,
or agricultural uses? Yes No

If yes, respondent must complete the rest of this screening form.

Describe the current land use at the property

Rural Residential, Agricultural

Describe the proposed land use at the property. Attach a Site Plan or sketch of the property.

Class A Licence, above the water table aggregate pit. See Planning Justification Report and Site Plan

Clean Water Act - S.59: Restricted Land Use

Screening Form

PROPOSED ACTIVITIES ON THE PROPERTY

Please check all activities that may be associated with the proposed land use.

Fuel Handling and Storage

<input checked="" type="checkbox"/>	Liquid Fuel Storage (gasoline, diesel, etc.)	<i>Indicate maximum quantity</i>	<u>Approx 4,000 gal</u>
<input type="checkbox"/>	Fuel Oil Storage, including home heating oil (or waste oil if used as a fuel)	No fuel storage or refueling to occur in WHPA B &C - See Site Plan and Hydrogeology Report	
	<i>Indicate maximum quantity</i>		

Chemical Handling and Storage: Organic Solvents or Dense Non-Aqueous Phase Liquids (DNAPL)

Please check any liquid products that will be used, stored, or sold in ANY quantity.

- Paints and other coatings (stains, enamels, lacquers, rust paint, etc.)
- Solvent-based degreasers or metal parts washing liquids
- Automotive aerosol products
- Dry cleaning chemicals
- Furniture strippers
- Liquid adhesives (solvent cement, craft adhesive, industrial adhesives, etc.)
- Organic or chlorinated solvents (see Appendix A)
- Vinyl chloride monomer
- Other (please list) _____

Waste Disposal

- Any lands or buildings where waste is deposited, disposed of, handled, stored, transferred, treated, or processed.

Snow Storage and Road Salt Application, Handling, and Storage

- Road salt applied to parking areas, driveways, or walkways
- Road salt stored indoors
- Road salt stored outdoors
- Road salt stored in quantities greater than 5 tonnes
- Snow storage area with a maximum footprint larger than 0.01 hectares (10m x 10m)

Nutrients and Pesticides

- Application of Agricultural Source Material (ASM) to Land (e.g. manure)
- Application of Non-agricultural Source Material (NASM) to Land (e.g. unprocessed plant material)
- Storage of ASM or NASM
- Use of land as livestock grazing, pasturing, outdoor confinement area, or farm-animal yard
- Storage of Commercial Fertilizer *Indicate type and maximum quantity* _____
- Storage of Pesticides *Indicate type and maximum quantity* _____

Clean Water Act - S.59: Restricted Land Use
Screening Form

SIGNATURE OF APPLICANT

Please sign below to certify that the information provided above is accurate and complete to the best of your knowledge. Understand that incomplete or inaccurate information may result in future involvement of the Risk Management Official to ensure compliance with applicable Provincial legislation.

Ken Zimmerman
Printed Name and Signature of Applicant

December 15, 2023
Date

Please submit this form to the Risk Management Official or email a copy to sourcewater@brant.ca. For further information, call Mike Bingham, Risk Management Official, at 519-442-6324 ext-3050.

FOR OFFICE USE ONLY (TO BE COMPLETED BY THE RISK MANAGEMENT OFFICIAL)

ACTION REQUIRED

Application can proceed as written. S.59 Notice is not required under Policy BC-CW-1.3:
 Residential Use Significant Drinking Water Threat is not proposed

Application can proceed as written. S.59(2)(a) Notice to be issued by RMO

Risk Management Plan to be negotiated before current application can be processed by the County

Risk Management Plan to be negotiated at future stage (specify)
 Building Permit Minor Variance
 Consent/Severance Site Plan Approval
 Zone Change Condominium
 Subdivision Official Plan Amendment

Activity is Prohibited. Application cannot proceed as written

Mike Bingham, Risk Management Official

Date

RMO has informed the Development Services Department of required action
 RMO has informed applicant of required action

Application number:		notice number (if different):	
Date Received:		reviewed by:	

Clean Water Act - S.59: Restricted Land Use
Screening Form

APPENDIX A

Agricultural Source Material

- 1 Manure produced by farm animals, including associated bedding materials.
- 2 Runoff from farm-animal yards and manure storages.
- 3 Washwaters from agricultural operations that have not been mixed with human body waste.
- 4 Organic materials produced by intermediate operations that process materials described in paragraph 1, 2 or 3.
- 5 Anaerobic digestion output, if,
 - i. the anaerobic digestion materials were treated in a mixed anaerobic digestion facility,
 - ii. at least 50 per cent, by volume, of the total amount of anaerobic digestion materials were on-farm anaerobic digestion materials, and
 - iii. the anaerobic digestion materials did not contain sewage biosolids or human body waste.
- 6 Regulated compost as defined in subsection 1 (1) of Ontario Regulation 106/09 (Disposal of Dead Farm Animals) made under the Act.

Non-Agricultural Source Material

Category 1: e.g. Leaf and yard waste that has not been composted.

Category 2: e.g. organic waste matter that contains no meat or fish, food processing at a bakery.

Category 3: e.g. pulp and paper biosolids, paunch manure and sewage biosolids.

Organic Solvents

- 1 Carbon tetrachloride - production and consumption are controlled. It was commonly used as component for domestic cleaning fluids and degreaser in industry. It may also be found in solvents and dry cleaning agents.
- 2 Chloroform – May be found in pesticides, solvents and cleaning agents.
- 3 Dichloromethane – May be found in paint strippers and degreasers.
- 4 Pentachlorophenol – May be found in pesticides and disinfectants.

Dense Non-Aqueous Phase Liquids (DNAPL)

Common uses include, but are not limited to:

- 1 Acetone
- 2 Paint Thinner
- 3 Turpentine
- 4 Dry cleaning solvents
- 5 Cleaners, degreasers and lubricants for engine parts, tires, brakes, etc.
- 6 Paint and furniture strippers
- 7 Wood finish, stains and coatings
- 8 Adhesives and sealants

Appendix E

CV's of Report Authors



CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

EDUCATION

2008
Bachelor of Environmental Studies
Honours Planning (Co-op)
University of Waterloo

Neal DeRuyter, a Partner with MHBC, joined the firm in 2009 after graduating from the University of Waterloo in the Honours Planning Co-op program. Mr. DeRuyter has worked as a Planner in the private and public sectors with experience in aggregate resource, development and municipal planning.

Mr. DeRuyter has processed and managed several development applications including zoning by-law amendments, official plan amendments, and licence and site plan applications under the Aggregate Resources Act. He is certified by the Ministry of Natural Resources & Forestry to prepare site plans under the Aggregate Resources Act. He is a Registered Professional Planner and is a member of the Canadian Institute of Planners. He has provided expert evidence before the Ontario Municipal Board, Local Planning Appeal Tribunal and Ontario Lands Tribunal.

He has participated and authored several research studies and articles related to aggregate resource management. Mr. DeRuyter has presented on several occasions for various events at the School of Planning at the University of Waterloo. Mr. DeRuyter is a member of the Pragma Council at the University of Waterloo.

PROFESSIONAL HISTORY

2017- Present	Partner MacNaughton Hermsen Britton Clarkson Planning Limited
2013- 2017	Associate, MacNaughton Hermsen Britton Clarkson Planning Limited
2009- 2013	Planner, MacNaughton Hermsen Britton Clarkson Planning Limited

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X3
T 519 576 3650 x733
F 519 576 0121
nderuyter@mhbcplan.com
www.mhbcplan.com

PROFESSIONAL ASSOCIATIONS

Full Member, Ontario Professional Planners Institute
Full Member, Canadian Institute of Planners



CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

PROFESSIONAL SERVICE

2014-Present Member, University of Waterloo PRAGMA Council

2012-Present Member, Ontario Expropriation Association

2015-Present Member, Eastern Ontario Committee, Ontario Stone, Sand & Gravel Association

PUBLICATIONS

- 'Future Aggregate Availability and Alternatives Analysis, State of the Aggregate Resource in Ontario Study, 2009' (MNR)
- 'The Future of Ontario's Close to Market Aggregate Supply: The 2015 Provincial Plan Review' (OSSGA, 2015)
- Agricultural Impact Assessment and Rehabilitation Plan Guidelines for Aggregate Extraction, 2016 (OMAFRA)

SELECTED PROJECT EXPERIENCE

- Research, preparation and coordination of reports / applications under the Planning Act, Niagara Escarpment Planning and Development Act and Aggregate Resources Act.
- Project management services for development applications.
- Conduct notification and consultation processes under the Aggregate Resources Act.
- Due diligence and property overview reports for prospective aggregate sites.
- Aggregate Resources Act site plan amendments.
- Planning assessment for commercial, residential, agricultural and industrial developments.

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x733
F 519 576 0121
nderuyter@mhbcp.com
www.mhbcp.com



CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

- Planning assessment for proposed urban use requests in Niagara Escarpment Plan through 2015-2017 Review.
- Research and preparation of reports / evidence for hearings before the Ontario Municipal Board / Local Planning Appeal Tribunal.
- Planning research and assessment for expropriation matters on behalf of public and private sector clients.

SELECTED PROJECT EXAMPLES

- AAROC Aggregates Bardoel Pit, Township of Southwest Oxford
- Bell Sand Farms Grose Pit Extension, Perth County
- Brock University, Niagara Escarpment Plan Lands, City of St. Catharines
- Cambridge Aggregates Inc. Edworthy West Pit, Township of North Dumfries
- CBM Ayr Pit Site Plan Amendment, Township of North Dumfries
- CBM Brantford Pit Site Plan Amendment, County of Brant
- CBM Bromberg Pit, Township of North Dumfries
- CBM Dorchester Pit, Municipality of Thames Centre
- CBM Eramosa Pit Extension, Township of Centre Wellington
- CBM Aberfoyle South Pit Expansion, Township of Puslinch
- CBM Linci Pit Expansion, Township of Puslinch
- Caledon Sand & Gravel Site Plan and Licence Amendments, Town of Caledon
- Capital Paving Shantz Station Pit, Township of Woolwich
- City of Iqaluit Pit and Quarry Operations Plans
- City of Kingston, Barriefield Affordable Housing Feasibility Study
- Erie Sand & Gravel MOS Pit, Municipality of Leamington
- Gallo Contracting Industrial Use, Township of Puslinch
- Graham Brothers Caledon Pit Site Plan Amendment and NEP Amendment, Town of Caledon
- Halton Crushed Stone Erin Pit Extension, Town of Erin
- James Dick Construction Ltd. Adjala Pit Extension, Township of Adjala-Tosoronto
- James Dick Construction Ltd. Erin Pit Extension, Town of Caledon
- James Dick Construction Ltd. Gamebridge Quarry Site Plan Amendment, Township of Ramara

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x733
F 519 576 0121
nderuyter@mhbclan.com
www.mhbclan.com

CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

- James Dick Construction Ltd. Reid Road Quarry, Town of Milton
- Kaneff Properties, Royal Niagara Golf Club, City of St. Catharines
- Kieswetter Excavating Heidelberg Pit Site Plan Amendment, Township of Wilmot
- KPM Brantford Plant Expansion, Brant County
- Lafarge Canada Inc. Brantford Pit Expansion, County of Brant
- Lafarge Canada Inc. Navan Quarry Extension, City of Ottawa
- Lafarge Canada Inc. West Paris Pit, County of Brant
- Lillycrop Highway 6 Expropriation, Township of Puslinch
- Limehouse Clay Products Ltd. Site Plan Amendment, Town of Halton Hills
- Ministry of Agriculture, Food and Rural Affairs, Agricultural Impact Assessment and Rehabilitation Plan Guidelines for Aggregate Extraction (2016)
- Ministry of Natural Resources and Forestry, State of the Aggregate Resources in Ontario Study (2009)
- Ministry of Transportation, Highway 410 Expropriation, Town of Caledon
- North York Sand & Gravel Manvers Pit, City of Kawartha Lakes
- Ontario Stone, Sand & Gravel Association, Municipal Official Plan Reviews in Ontario
- Ontario Trap Rock Quarry, Town of Bruce Mines
- Queenston Quarry Reclamation Company Redevelopment, Town of Niagara-on-the-Lake
- Ramada Beacon Hotel, Town of Lincoln
- R.W. Tomlinson Ltd. Brechin Quarry, City of Kawartha Lakes
- R.W. Tomlinson Ltd. Brickyards Quarry, City of Ottawa
- R.W. Tomlinson Ltd. Kemptville Quarry, Municipality of North Grenville
- R.W. Tomlinson Ltd. Moodie Quarry Expansion, City of Ottawa
- R.W. Tomlinson Ltd. Moore Quarry, City of Ottawa
- R.W. Tomlinson Ltd. Napanee Asphalt Plant, Town of Greater Napanee
- R.W. Tomlinson Ltd. Reids Mills Pit, City of Ottawa
- R.W. Tomlinson Ltd. Stittsville Quarry, City of Ottawa
- R.W. Tomlinson Ltd. Storyland Pit, Renfrew County
- R.W. Tomlinson Ltd. Ready-Mix Site Plan Approval, City of Ottawa
- Thomas Cavanagh Construction Almonte Quarry Extension, City of Ottawa
- Thomas Cavanagh Construction Arnott Pit, Lanark County
- Thomas Cavanagh Construction Highland Line Pit, Lanark County
- Thomas Cavanagh Construction Goulbourn Quarry, City of Ottawa
- Township of Guelph-Eramosa, Review of Tri-City Spencer Pit

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x733
F 519 576 0121
nderuyter@mhbclan.com
www.mhbclan.com

CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

- Township of West Lincoln, Preliminary Bedrock Resource Assessment in Smithville
- Walker Aggregates Inc. Amherstburg Quarry and McGregor Quarry, Town of Amherstburg
- Waterford Sand & Gravel Law Quarry Extension, Township of Wainfleet
- Wm. J. Gies Construction Stockyards Lands, Township of Woolwich

PRESENTATIONS

- "Planners Forum" - Ontario Stone Sand & Gravel Association 2023 AGM
- "Bill 23 and Provincial Planning Changes" – Ontario Stone Sand & Gravel Association 2023
- "Ontario Land Use Planning Update" – Ontario Stone Sand & Gravel Association 2022 AGM
- "Public Engagement in the Time of Covid-19" – Ontario Stone Sand & Gravel Association 2021 AGM
- "Aggregate Information Session & Tour" – OPPI Southwest District 2018
- "Coordinated Plan Review" – Ontario Stone Sand & Gravel Association 2018 AGM
- "Planning as a Profession" – Faculty of Environment Open House at the University of Waterloo, March 2013
- "Rehabilitation of Licensed Pits and Quarries" – Canadian Association of Certified Planning Technicians Professional Development Conference, October 21, 2011
- Professional Practice, Public and Private Administration (PLAN 403), University of Waterloo, January 2010

ARTICLES

- "Planning for a sustainable community" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 1, Issue 2, 2011
- "The closer the better" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 2, Issue 2, 2012
- "Diminishing supply" - Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 3, Issue 1, 2013
- "Shipping aggregate from further afield" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 3, Issue 2, 2013

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x733
F 519 576 0121
nderuyter@mhbclan.com
www.mhbclan.com



CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

- "The feasibility of alternative transportation options" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 4, Issue 1, 2014
- "Keeping residents safe and dry" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 4, Issue 2, 2014

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x733
F 519 576 0121
nderuyter@mhbcp.com
www.mhbcp.com



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)

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x748
F 519 576 0121
cport@mhbcplan.com
www.mhbcplan.com



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

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x748
F 519 576 0121
cport@mhbcplan.com
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CURRICULUMVITAE

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

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x748
F 519 576 0121
cport@mhbcp.com
www.mhbcp.com



CURRICULUMVITAE

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).

CONTACT

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F 519 576 0121
cport@mhbcplan.com
www.mhbcplan.com



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)

CONTACT

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CURRICULUMVITAE

Jared Vegter, BES

EDUCATION

2018-2023
Bachelor of Environmental Studies
Honors Planning (Co-op)
Specialization in Land Development Planning
University of Waterloo

Jared Vegter joined MHBC as a Planner in 2023. Before joining the MHBC team, Jared completed co-op placements with the Township of Essa in 2021, and Innovative Planning Solutions in 2021 and 2022. Through these placements, Jared focused on urban and rural land development and municipal planning.

At MHBC, Jared works with both private and public sector clients on a variety of projects in aggregate and residential development planning. Jared completes research and compiles due diligence reports, reviews and applies policy, writes planning justification reports, prepares development applications, among other responsibilities.

Jared is currently a candidate member with the Ontario Professional Planners Institute and the Canadian Institute of Planners. He is working towards completing his candidacy and receiving his Registered Professional Planner designation.

PROFESSIONAL HISTORY

2023 - Present	Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2022 - 2022	Co-op Student Planner, Innovative Planning Solutions
2021 - 2021	Co-op Student Planner, Innovative Planning Solutions
2021 - 2021	Planning Assistant (Co-op), The Corporation of the Township of Essa

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
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F 519 576 0121
jvegter@mhbcplan.com
www.mhbcplan.com



CURRICULUMVITAE

Jared Vegter, BES

SELECTED PROJECT EXPERIENCE

Preparation, review and co-ordination of approvals for Official Plan Amendments, Zoning By-law Amendments, Aggregate Resources Act, site plans, plans of subdivision, plans of condominium and Committee of Adjustment applications.

Preparation of planning assessments and due diligence reports to identify the development potential of properties and for property acquisitions and municipal requirements for a range of clients.

Research, preparation and co-ordination of reports/applications under the Planning Act. Research and analysis of emerging policies and guidelines and provide strategic advice to public and private sector clients.

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