



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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RE: Amrize (formerly Lafarge Canada Inc.) Goodwood Pit Extension
Assessment of Consistency with the Provincial Planning Statement, 2024
ROPA 2024-001
FILE: 9526HC

On behalf of our client, Amrize (formerly Lafarge Canada Inc.), we are pleased to provide this planning opinion regarding the consistency of the Lafarge Goodwood Pit Extension (the "Subject Lands") with the new Provincial Planning Statement, 2024 (the "2024 PPS"). The property is legally described as Part Lot 20, Concession 3 and Part 1, 40R-6692, Uxbridge Township in the Regional Municipality of Durham and known municipally as 4900 Concession 4, in the Township of Uxbridge. In February 2024, an Official Plan Amendment Application was submitted to the Region of Durham, and at the same time, an Official Plan Amendment Application and Zoning By-Law Amendment Application(s) were submitted to the Township of Uxbridge. These Planning Act Applications were submitted when the Provincial Policy Statement, 2020 was still in effect.

Property Overview

The Subject Lands are approximately 17.9 hectares (44.23 acres) in size. The land consists primarily of farmed cash crops and pasture lands with paddocks. There are no dwellings located on the property. The subject lands are classified as Class 6 soil, which describes them as having severe limitations and are not suited for cultivation. The property is not considered Prime Agricultural Lands in a Prime Agricultural Area. The Subject Lands are within the Oak Ridges Moraine Conservation Plan Area and the Lake Simcoe Protection Plan Area.

Proposed Development

The purpose of the proposed Goodwood Pit Extension is to replace the depleting reserves at the existing Goodwood Pit located directly south of the Subject Lands. The existing Goodwood Pit is about 126.9 hectares in size and is nearing the last phase of extraction. Over half of the area of the existing pit has already undergone progressive and final rehabilitation, with additional progressive rehabilitation occurring on an on-going basis.

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

As required for the submission of the Aggregate Resources Act License Application and the Planning Act applications, technical studies were completed to assess the potential impacts of the proposed pit extension on natural heritage features, water resources, cultural heritage resources, as well as adjacent and surrounding sensitive land-uses. A Site Plan was developed in accordance with the Aggregate Resources of Ontario Provincial Standards (2020) and incorporates all of the required recommendations and mitigation measures outlined in the technical reports.

Provincial Planning Statement, 2024

The Provincial Planning Statement (“PPS”), 2024, came into effect on October 20, 2024, and replaces the PPS 2020 and Growth Plan for the Greater Golden Horseshoe.

Given that the Goodwood Pit Extension Planning Act applications were submitted prior to the release of the PPS 2024, this letter addresses the consistency of the Applications with the new PPS 2024 and is intended to supplement the detailed policy analysis provided in the Planning Justification Report prepared by MHBC dated January 2024, which continues to be applicable.

Table 1 below cross-references the relevant sections of the PPS 2020 referenced in the MHBC Planning Justification Report (2024) (“PJR”) submitted as part of the Goodwood Pit Extension Planning Act submission(s), with the corresponding sections of the PPS 2024. Any applicable policy implications are noted in the third column of the table.

Table 1: PPS 2020 and PPS 2024 Cross-Reference Table

Provincial Policy Statement, 2020 (PPS 2020) Sections	Provincial Planning Statement, 2024 (PPS 2024) Sections	Goodwood Pit Extension Consistency Policy Analysis
Rural Lands in Municipalities, permitted uses (Section 1.1.5.2)	Rural Lands in Municipalities, permitted uses (Section 2.6.1)	No change
Land Use Compatibility (Section 1.2.6.)	Land Use Compatibility (Section 3.5)	No change
Natural Heritage (Section 2.1)	Natural Heritage (Section 4.1)	No change
Water (Section 2.2)	Water (Section 4.2)	No change
Mineral Aggregate Resources, Protection of Long-Term Resource Supply (Section 2.5.2)	Mineral Aggregate Resources, Protection of Long-Term Resource Supply (Section 4.5.2)	No change
Mineral Aggregate Resources, Rehabilitation (Section 2.5.3)	Mineral Aggregate Resources, Rehabilitation (Section 4.5.3)	No change
Mineral Aggregate Resources, Extraction in Prime Agricultural Areas (Section 2.5.4)	Mineral Aggregate Resources, Extraction in Prime Agricultural Areas (Section 4.5.4)	No change
Cultural Heritage and Archaeology (Section 2.6)	Cultural Heritage and Archaeology (Section 4.6)	No change

Rural Lands in Municipalities

Section 2.6.4 of the PPS 2024 states that planning authorities should support a diversified rural economy by protecting agricultural and resource-related uses. Further, the management or use of resources is a permitted use on rural lands in municipalities per Section 2.6.1 of the PPS 2024.

As stated in the PJR submitted with the Application, the proposed Goodwood Pit Extension will permit 15.4 hectares of additional aggregate extraction area, which will serve as the next phase of extraction in the existing Goodwood Pit and utilize existing infrastructure, including: entrances, exits, haul routes, scales etc. The PPS 2024 permits the management and use of resources on Rural Lands in Municipalities.

Land Use Compatibility

Section 3.5.1 of the PPS 2024 dictates that major facilities and sensitive land uses are to be planned and developed to avoid, mitigate, or minimize potential adverse effects to ensure the long-term viability of major facilities. Technical Reports and Studies were completed as part of the Planning Act

and Aggregate Resources Act Application process to assess potential impacts and recommend mitigation measures to avoid, mitigate, and minimize potential adverse impacts.

The mitigation measures included on the ARA Site Plan ensure that the pit operational and rehabilitation plan is compatible with the surrounding rural land uses and will operate within provincial guidelines for noise and dust. Therefore, land use compatibility between the proposed Pit Extension and adjacent land uses is ensured and demonstrates that the Applications are consistent with the PPS 2024.

Prime Agriculture

Section 4.3.1 of PPS 2024 requires that *prime agricultural areas* be designated and protected for long-term use for agriculture. The Subject Lands the subject lands are mapped as containing Class 6 soils. Class 6 (i.e. CLI 6), which are not considered *Prime Agricultural Land*. Therefore, the property is not considered to be a *Prime Agricultural Area*.

Natural Heritage

Section 4.1 of the PPS 2024 recognizes the importance of preserving natural heritage resources and ensuring that development will not have a negative impact on significant natural heritage features.

A Natural Environment Report (WSP, July 2023) was completed to identify on-site and adjacent natural heritage features, determine the significance of any identified features, and assess any potential impacts of the proposed extension on natural heritage features and significant and sensitive species. The Natural Environment Report determined that the subject lands do not contain any Fish Habitat, Significant Wetlands, Significant Woodlands, Significant Valleylands, Significant Areas of Natural and Scientific Interest, or Significant Wildlife Habitat. A note is included on the ARA Site Plan that requires the Licencee to obtain any required Endangered Species Act Approvals/authorization for the removal and disturbance of the identified species at risk habitat. The recommended monitoring and mitigation measures from the Natural Environment are included on the ARA Site Plan to ensure that there will be no negative impacts to the identified significant natural features and functions on and adjacent to the site.

Water

Section 4.2.1 of the PPS 2024 directs planning authorities to protect, improve, or restore the quality and quantity of water. Further, Section 4.2.2 restricts development and site alteration in or near sensitive surface and groundwater features such that these features and their related functions will be protected, improved, or restored.

As the proposed Extension will operate both above and below the established water table, a Level 2 Water Report and Maximum Predicted Water Table Report (WSP, June 2023) were completed to assess potential hydrogeological, and hydrological conditions and identify any potential adverse impacts on private water users, natural features, surface water bodies, groundwater recharge, aquifer vulnerability, and Wellhead Protection Areas due to the proposed extraction operation. The monitoring and mitigation recommendations from the Report are included on the ARA Site Plan to ensure there will be no negative impacts on the quality and quantity of water.

Mineral Aggregate Resources

Section 4.5.1.1 of the PPS 2024 states that mineral aggregate resources shall be protected for long-term use and Section 4.5.2.2 notes that extraction activities must minimize social, economic, and environmental impacts. Further, Section 4.5.3.1 requires progressive and final rehabilitation of the site.

The existing Goodwood Pit immediately south of the Subject Lands has been in operation since the 1960s, confirming the presence of commercially viable aggregate resources in the immediate area. The existing Goodwood Pit and proposed extension contain high-quality aggregate resources. The Aggregate Resources Act Site Plans have been designed in a manner that minimizes the potential social and environmental impacts and incorporates all of the required mitigation and monitoring reports from the completed Technical Reports and Studies. The subject lands will be progressively rehabilitated, and final rehabilitation will be compatible with surrounding land uses. The Goodwood Pit extension Operational Plan and Rehabilitation Plan are consistent with the PPS 2024.

Cultural Heritage Resources

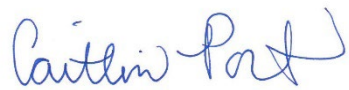
Section 4.6.2 of the PPS 2024 restricts the development or site alteration of land containing archaeological resources.

A Stage 1, 2, and 3 Archaeological Assessments were completed, and appropriate long-term protection measures have been included on the ARA site plan. In addition, a Cultural Heritage Screening Report was completed and concluded that no built heritage resources are located on the Subject Lands. Therefore, the proposed extension of the Goodwood Pit is consistent with Section 4.6 of the PPS 2024.

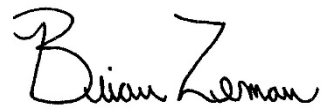
It is our opinion that the proposed Goodwood Pit Extension Regional Official Plan Amendment, Township Official Plan Amendment, and Township Zoning By-Law Amendment are consistent with the PPS 2024.

Yours Truly,

MHBC



Caitlin Port, MES, MCIP, RPP



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cc: Chris Galway, Amrize