

TECHNICAL BACKGROUND REPORT

VICDOM UTICA PIT

**Township of Uxbridge
Region of Durham**

P/N 12-2630

April 2014



Prepared for: Vicdom Sand and Gravel (Ontario) Ltd.



Skelton Brumwell
& ASSOCIATES INC.

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Township of Uxbridge

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TOWNSHIP OF UXBRIDGE, REGION OF DURHAM

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1.0 INTRODUCTION

VicDom Sand & Gravel (Ontario) Ltd. (VicDom) has an objective to licence property owned by 978970 Ontario Inc., a related company, for a Class A, Category 3 pit under the *Aggregate Resources Act* (ARA). The site is located at the north east corner of the intersection of Lakehurst Road (Regional Road 23) and Goodwood Road (Regional Road 21) in the Township of Uxbridge. The subject property, known as 3900 Lake Ridge Road, has an area of 18.9 hectares and is comprised of Part of Lot 15, Concessions 7 and 8, Part of the Road Allowance between Concessions 7 and 8, and Part of the Road Allowance Between Lots 15 and 16, Concessions 7 and 8 in the geographic Township of Uxbridge, as shown on Figure 1 – Location.

Skelton, Brumwell and Associates Inc. (SBA) was retained in April 2012 to provide planning, engineering and environmental services related to applications under the Aggregate Resources Act and Planning Act for the Site. This Report describes the research, analysis and conclusions of that work, as well as the work of other experts retained by VicDom.

2.0 AGGREGATE RESOURCES ACT

The Region of Durham is designated under the Aggregate Resources Act (ARA), therefore all pits and quarries within the Region must be licenced in accordance with the ARA, the associated regulations, and Provincial Standards. The Provincial Standards specify the requirements for the Site Plan, technical reports, and the proponent-driven application process for new or expanded pits and quarries.

The application for approval of the proposed Class A, Category 3 Licence includes the following documents prepared in accordance with the requirements under the ARA:

- Level I Hydrogeologic Assessment¹
- Determination of the elevation of the groundwater²

- Level I and II Natural Environment Reports and ORMCP Natural Heritage Evaluation (Natural Environment Reports)³
- Archaeological Assessment (Stages 1 & 2)⁴
- Acoustic Assessment Report⁵ and
- Site Plan⁶.

In addition, a Traffic Impact Study⁷, an Air Quality Assessment⁸ which also addresses odour and provides comments regarding lighting⁹, and a Phase 1 Environmental Site Assessment¹⁰ have been prepared and submitted with the applications as required by the Region of Durham. These studies have been completed to assess the potential for impacts of the proposed operations on adjacent land uses.

Section 12 of the ARA states:

“In considering whether a licence should be issued or refused, the Minister or the Board, as the case may be, shall have regard to,

- (a) the effect of the operation of the pit or quarry on the environment;*
- (b) the effect of the operation of the pit or quarry on nearby communities;*
- (c) any comments provided by the municipality in which the site is located;*
- (d) the suitability of the progressive rehabilitation and final rehabilitation plans for the site;*
- (e) any possible effects on ground and surface water resources;*
- (f) any possible effects of the operation of the pit or quarry on agricultural resources;*
- (g) any planning and land use considerations;*
- (h) the main haulage routes and proposed truck traffic to and from the site;*
- (i) the quality and quantity of the aggregate on the site;*
- (j) the applicant’s history of compliance with this Act and the regulations, if a licence or permit has previously been issued to the applicant under the Act or a predecessor of this Act; and*
- (k) such other matters as are considered appropriate¹¹.*

The reports and/or documents that have been prepared to support the application for a licence address these matters. The conclusions and recommendations of the reports are summarized in this report. Appendix A provides a cross reference to specific report sections relevant to Section 12.

3.0 PLANNING CONTEXT

The land use planning for the Site is governed by the *Planning Act*, the *Oak Ridges Moraine Conservation Act*, the *Greenbelt Act*, the *Places to Grow Act* and the *Lake Simcoe Protection Act*. The Provincial Policy Statement, (PPS) 2014, issued under Section 3 of the Planning Act, provides broad land use policy for the whole province. The other legislation relates to specific geographic areas of the province and are implemented through ‘Plans’ which designate lands for specific purposes and provide policy to guide land use decisions by municipalities. In addition, the Official Plans of the Region of Durham and the Township of Uxbridge provide more detailed designations and policy.

Table 1 provides a summary of the designations that apply to this Site. Relevant policies of each document are identified below. Consistency with the PPS, and conformity of the amendments required to permit and regulate the proposed pit with the various policy documents, is discussed in Section 12. Appendix A provides a cross reference to the reports and/or documents that have been prepared to address the policies.

3.1 Provincial Policy Statement

All decisions made under the *Planning Act* “must be consistent with” the Provincial Policy Statement (PPS), 2014. In rural areas, such as the Site, the PPS permits uses that include, but are not limited to, the management or use of resources.¹² Natural heritage features, and quality and quantity of water are to be protected, improved or restored.¹³

Natural heritage features were identified adjacent to the Site. These features are described in detail in the Natural Environment Report Level I and II. The Hydrogeologic Assessment by Genivar addresses the quality and quantity of surface and ground water. These matters are also discussed in detail in Section 5.0 and 6.0 of this report.

The PPS also states that “As much of the mineral aggregate resource as is realistically possible shall be made available as close to markets as possible.”¹⁴ The proposed licence will provide additional aggregate resources for Vicdom’s existing markets located primarily in the southerly part of Durham Region and the easterly part of York Region.

Table 1 – Land Use Designations

Document	Designation	Reference
<i>Oak Ridges Moraine Conservation Act</i>		
Oak Ridges Moraine Conservation Plan 2001	Countryside Area	Land Use Designation Map Map 5 – Township of Uxbridge, City of Pickering (see Figure 2)
	Landform Conservation Area Category 2	See Region of Durham
	High Aquifer Vulnerability	See Region of Durham
<i>Greenbelt Act</i>		
Greenbelt Protection Plan	Oak Ridges Moraine Area	Schedule 1: Greenbelt Plan Area
<i>Places to Grow Act</i>		
Growth Plan for the Greater Golden Horseshoe	Greenbelt Area	Schedule 2
<i>Planning Act</i>		
Region of Durham Official Plan	Greenlands System Oak Ridges Moraine Areas	Schedule ‘A’ - Map ‘A2’ Regional Structure (See Figure 3)
	Areas of High Potential Aggregate Resources (most of the Site)	Schedule ‘D’ High Potential Aggregate Resource Areas (see Figure 4)
	Key Natural and Hydrogeologic Features (on lands south of Goodwood Road)	Schedule ‘B’ – Map ‘B1b’ Greenbelt Natural Heritage System and Key Natural Heritage and Hydrologic Features (see Figure 4)
	High Aquifer Vulnerability	Schedule ‘B’ – Map ‘B2’ (see Figure 4)
	Countryside Area	Schedule ‘B’ – Map ‘B3’ (see Figure 4)
Township of Uxbridge Official Plan	Countryside Area	Schedule H Schedule 7 OPA No. 33 (see Figure 5)
<i>Lake Simcoe Protection Act</i>		
Lake Simcoe Protection Plan	Partly within the LSPA Watershed Boundary	See Figure 7 – Concept Plan

It is a requirement of the PPS that “Extraction shall be undertaken in a manner which minimizes social and environmental impacts.”¹⁵ As described in following sections of this report, the proposed pit operation has been designed to avoid and/or minimize impacts on the neighbouring residents and the natural heritage features of the area.

The PPS 2014 states that “mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible”¹⁶. The Site Plan for the proposed licence specifically identifies an area for the storage of recycled aggregate materials for blending with on-site materials, and resale.

It is also a requirement of the PPS that significant built heritage and cultural resources be conserved¹⁷. The Stage 1 and 2 Archaeological Assessments, which are summarized in Section 7.0, have been submitted to the Ministry of Tourism, Culture and Sport, and entered into the Ontario Public Register of Archaeological Reports. The completed archaeological assessments conclude that there are no significant heritage resources located on the Site.

3.2 Oak Ridge Moraine Conservation Plan

The Site is located in the Oak Ridges Moraine physiographic region, and is subject to the *Oak Ridges Moraine Conservation Act, 2001* and “Oak Ridges Moraine Conservation Plan”, 2002 (ORMCP). The location of the Site within the ORMCP is illustrated on Figure 2 – ORMCP. Applications for development within the Oak Ridges Moraine must be in conformity with the ORMCP.

The Site and the surrounding lands within 120 metres are designated Countryside by the ORMCP. Protection of prime agricultural areas and continuation of agricultural uses, as well as the maintenance, improvement and restoration of ecological integrity are objectives for the Countryside area. The Countryside designation permits mineral aggregate operations.¹⁸

Applications for development located adjacent to key natural heritage features require a natural heritage evaluation that demonstrates that the development will not adversely affect the features or the related ecological functions.¹⁹ The Natural Environment Level I and II Reports, summarized in Section 6.0 of this report, conclude that there are no key natural heritage features on the Site and assesses the potential impacts on features located within 120 metres of the Site.

The Site is within the ORMCP Landform Conservation Area - Category 2. Applicants for approval of pits and quarries are required to demonstrate that the pit or quarry will be rehabilitated to blend in with the landform patterns of adjacent lands, and that the ecological integrity of the ORMCP area will be maintained, or where possible improved or restored²⁰. This policy is addressed in Section 9.0 of this report.

The Site is also located in an area of High Aquifer Vulnerability. Detailed mapping of these areas is provided in the Official Plan of the Region of Durham. Certain uses are prohibited in these areas including:

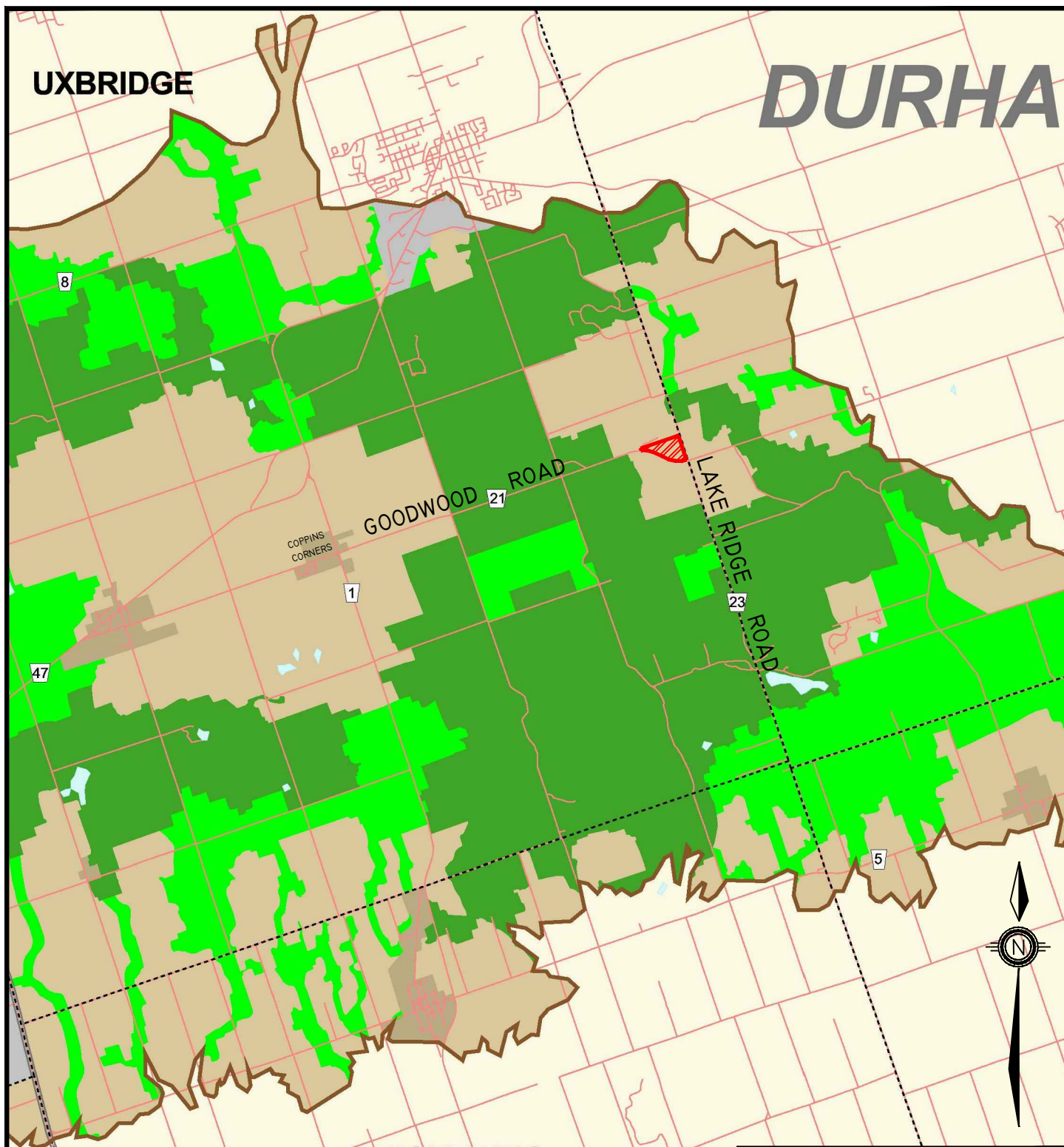
- Generation and storage of hazardous waste or liquid industrial waste.
- Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities.
- Underground and aboveground storage tanks that are not equipped with an approved secondary containment device.
- Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990²¹.

None of these uses are proposed on the Site.

The ORMCP requires applications for mineral aggregate operations to demonstrate the following:

- that the quantity and quality of groundwater and surface water will be maintained and, where possible, improved or restored;
- that the health, diversity, size and connectivity of key natural heritage features on or adjacent to the Site will be maintained and, where possible, improved or restored;
- that as much as possible the Site will be rehabilitated for agricultural use if in a prime agricultural area, or by establishing or restoring natural self-sustaining vegetation; and
- that the geological or geomorphological attributes of areas of natural and scientific interest are protected.²²

There are no areas of natural and scientific interest on the Site or adjacent lands. All other matters are addressed in this report, as well as in detail in the Hydrogeologic Assessment and Natural Environment Reports.



Legend	
	Oak Ridges Moraine Conservation Plan Area
	Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 146/02
	Boundary of Oak Ridges Moraine Area Ontario Regulation 51/02
	Natural Core Area
	Natural Linkage Area
	Countryside Area
	Rural Settlement (a component of Countryside Area)
	Palgrave Estates Residential Community (a component of Countryside Area)
	Settlement Area
	Upper-Tier Municipal Boundary
	Lower-Tier Municipal Boundary
	Indian Reserve
	Niagara Escarpment Plan Boundary
	Road or Highway
	Lake



- SITE

SOURCE: OAK RIDGES MORaine CONSERVATION PLAN—LAND USE DESIGNATION MAP — MAP 5 TOWNSHIP OF UXBRIDGE, CITY OF PICKERING

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FIGURE 2 OAK RIDGES MORaine CONSERVATION PLAN

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JANUARY 2014



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3.3 Greenbelt Protection Plan

The Site is subject to the *Greenbelt Act* and the “Greenbelt Protection Plan” which came into effect in 2005. Section 2.1 of the Greenbelt Protection Plan states that for lands within the Oak Ridges Moraine Area:

“The requirements of the ORMCP (Ontario Regulation 140/02), made under the Oak Ridges Moraine Conservation Act, 2001, continue to apply and the Protected Countryside policies do not apply with the exception of section 3.3.”

Section 3.3 of the Greenbelt Protection Plan promotes the maintenance and expansion of publicly accessible parkland, open space and trails.²³ There are no park lands in the vicinity of the Site.

3.4 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (GPGGH) directs development to designated settlement areas except for development related to the management or use of resources and rural land uses that cannot be located in settlement areas.

In Durham Region, the GPGGH has designated the existing urban areas of Oshawa and Pickering as Urban Growth Areas. The Site is outside of the Urban Growth Areas; therefore the policies of the Greenbelt Plan and ORMCP apply.²⁴

3.5 Lake Simcoe Protection Plan

The policies of the Lake Simcoe Protection Plan (LSPP) apply to the watershed of Lake Simcoe²⁵. The Site is partly within the LSPP boundary; however, there are no permanent or intermittent streams on or adjacent to the Site. With respect to aggregate resource activities, the LSPP encourages the industry to adopt best management practices to reduce potential phosphorus loading due to erosion and dust. These matters have been addressed in the technical reports and on the Site Plan.

3.6 Region of Durham Official Plan

In this report, references to the Region of Durham Official Plan relate to the June 5, 2008 Consolidated version. The Official Plan designates the Site “Oak Ridges Moraine”²⁶ as shown on Figure 3 - Official Plan Designations. The lands are further identified as “Countryside Area”²⁷ in conformity with the ORMCP. The policies related to these designations, mirror the policies of the ORMCP.

As shown on Figure 4, the Site is within the Oak Ridges Moraine Landform Conservation Area - Category 2, the High Aquifer Vulnerability and the High Potential Aggregate Resource Areas on Schedules ‘B’ and ‘D’ of the Official Plan.

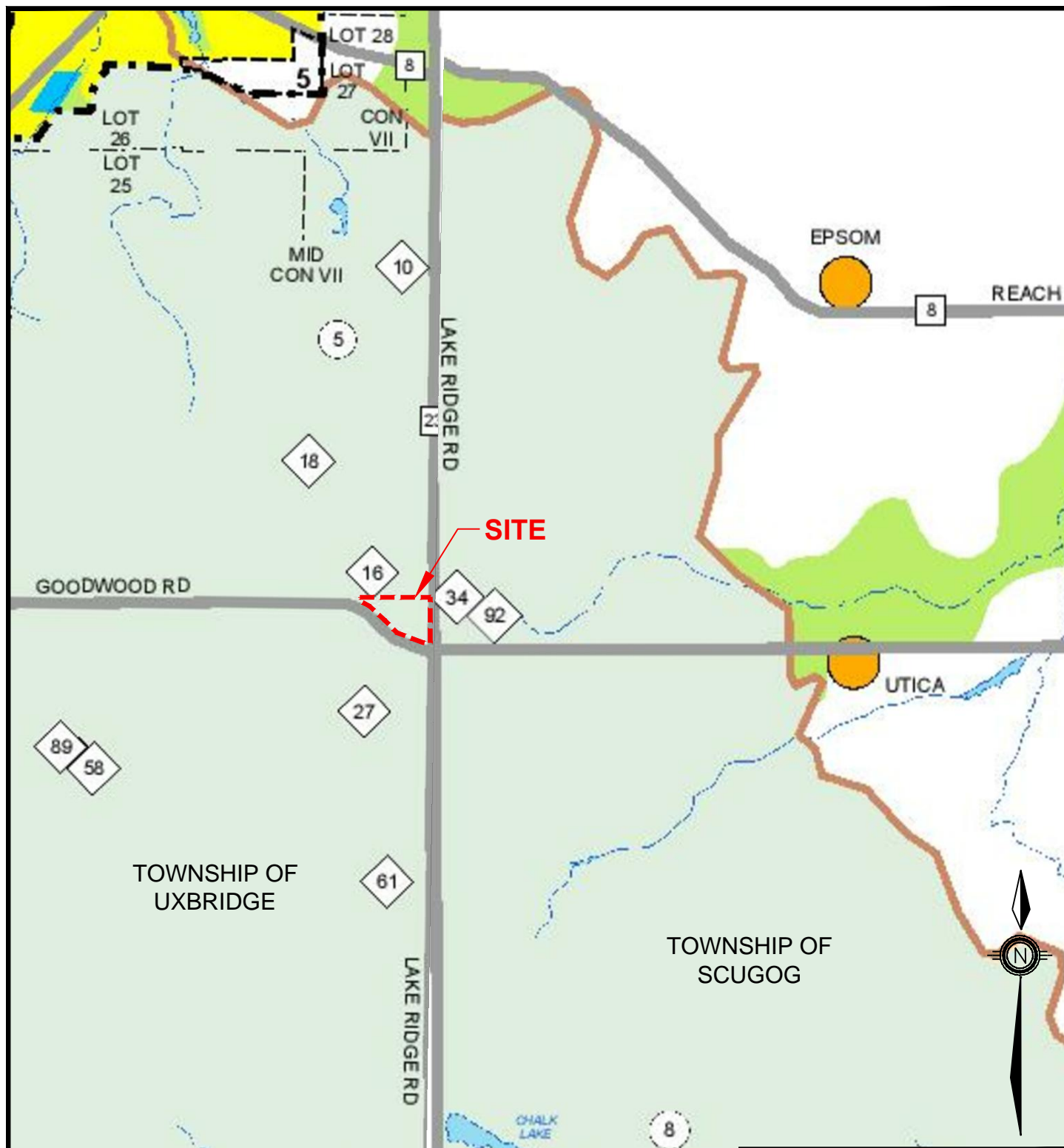
The goals for the “Rural System”, which includes the aggregate resource extraction areas of the Region, include:

*“To establish a Rural System that supports agriculture and aggregate extraction as key economic industries, and rural settlements which support residential, social, and commercial functions for the surrounding area.” “To provide opportunities for the extraction of aggregate resources for local and regional needs, as well as to contribute to Provincial needs, while protecting significant features of the Region’s natural environment and minimizing financial and social impacts on residents, the area municipalities and the Region.”*²⁸

Existing licenced pits located adjacent to, and in the vicinity of, the Site are identified on Figure 3 and described in Schedule ‘E’, Table ‘E1’ to the Official Plan. An amendment of the Official Plan is required to permit licensing of the Site.²⁹

Policies relevant to applications for new aggregate operations include the following.

- Mitigation measures are to be implemented through the ARA Site Plan and Licence to ensure that impacts on adjacent land uses meet applicable Provincial standards³⁰.
- Studies, including a hydrogeologic assessment and assessments of other potential impacts are required for application(s) to expand aggregate extraction areas to assess possible off-site impacts related to aggregate related industrial use(s).³¹
- The environmental impact study prepared for the application under the ARA must also address the relevant requirements of the Official Plan.³²



LEGEND	
URBAN SYSTEM	
--- URBAN AREA BOUNDARY	--- URBAN AREA BOUNDARY DEFERRED
● REGIONAL CENTRE	--- REGIONAL CORRIDOR
■ LIVING AREAS	■ EMPLOYMENT AREAS
▨ AREAS DEVELOPABLE ON FULL/PARTIAL MUNICIPAL SERVICES	▨ AREAS DEVELOPABLE ON MUNICIPAL WATER SYSTEMS & PRIVATE WASTE DISPOSAL SYSTEMS
▨ AREAS DEVELOPABLE ON PRIVATE WELLS & MUNICIPAL SEWER SYSTEMS	▨ AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS
5 MUNICIPAL SERVICE	

GREENLANDS SYSTEM	
■ MAJOR OPEN SPACE AREAS	■ OAK RIDGES MORaine AREAS
■ WATERFRONT AREAS	■ GREENBELT BOUNDARY
■ OAK RIDGES MORaine BOUNDARY	■ WATERFRONT PLACE
▲ RECREATIONAL/TOURIST ACTIVITY NODE	▲ WATERFRONT LINKS
■ OPEN SPACE LINKAGE	

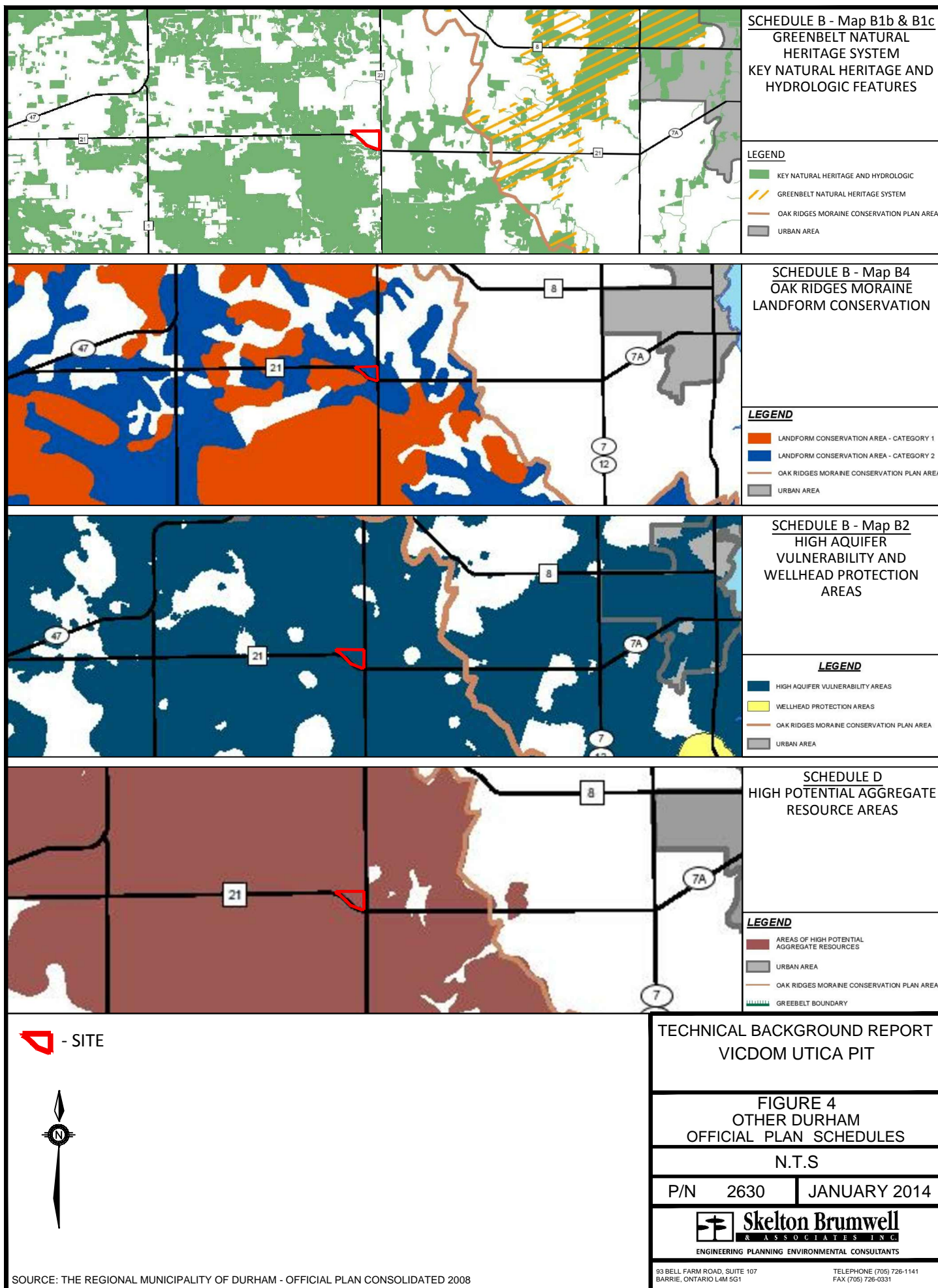
RURAL SYSTEM	
PRIME AGRICULTURAL AREAS	
RURAL SETTLEMENTS:	
● HAMLET	
● RURAL EMPLOYMENT AREA (SEE TABLE E3 FOR DESCRIPTION)	
● COUNTRY RESIDENTIAL SUBDIVISION (SEE TABLE E2 FOR DESCRIPTION)	
■ SHORELINE RESIDENTIAL	
▲ REGIONAL NODE (SEE SECTION 9C FOR DESCRIPTION)	
▲ AGGREGATE RESOURCE EXTRACTION AREA (SEE TABLE E1 FOR DESCRIPTION)	

TRANSPORTATION SYSTEM	
SEE SCHEDULE C FOR DESIGNATIONS	
THE FOLLOWING IS SHOWN SELECTIVELY, FOR EASE OF INTERPRETATION OF OTHER DESIGNATIONS ONLY.	
EXISTING	FUTURE
— ARTERIAL ROAD	— ARTERIAL ROAD
— FREEWAY	— FREEWAY
— GO RAIL	— GO RAIL
● GO STATION	● GO STATION

SPECIAL AREAS	
2	SPECIAL STUDY AREA
D2	DEFERRED BY MINISTER OF MUNICIPAL AFFAIRS
A	SPECIFIC POLICY AREA
□	APPEALED TO O.M.B.

SOURCE: SCHEDULE 'A' MAP A'2' AND A'3' REGIONAL STRUCTURE REGIONAL MUNICIPALITY OF DURHAM OFFICIAL PLAN CONSOLIDATED JUNE 5, 2008

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VICDOM UTICA	
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FIGURE 3	
DURHAM OFFICIAL PLAN DESIGNATIONS	
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- Rehabilitation, including progressive rehabilitation, compatible with the surrounding landscape and land uses is required of the individual operations and in conjunction with other adjacent operations. Adjacent land uses and designations and relevant environmental impact studies are to be considered relative to final rehabilitation.³³
- Areas of high aquifer vulnerability are to be protected. Certain “High Risk Land Uses” are prohibited outside of designated urban areas.³⁴

This report, the technical reports, and the Site Plan have been prepared to address these policy matters.

3.7 Township of Uxbridge Official Plan

The Township of Uxbridge Official Plan, as approved by the Ministry of Municipal Affairs and Housing March 24, 2010, includes the following goals and objectives.

- To ensure the health of the Township’s local economy by supporting its business and tourism sectors including the aggregate industry.
- To protect, enhance and restore natural resources in Uxbridge Township in a manner that contributes to the community’s quality of life, identity and economy.
- To protect the quality of surface and ground water, preserve and protect the Oak Ridges Moraine and unique environmental attributes of the community in a manner that contributes to recreational and tourism opportunities³⁵

The land use designations and policies related to areas within the ORM mirror those of the ORMCP. The Site is designated Countryside Area as shown on Figure 5 – Official Plan Designations. Mineral aggregate operations are permitted in this designation subject to the policies in Section 1.9.9.1. An Official Plan Amendment to identify the Site as a “Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area” is required to permit the proposed pit.

3.8 Township of Uxbridge Zoning By-law

The Site is zoned Rural (RU) in the Township of Uxbridge Zoning By-law 81-19, Office Consolidation August 2009, as shown on Figure 6 - Zoning. A Zoning By-law Amendment is required to rezone the Site to the Rural Resource Extractive (M3) Zone to permit and regulate the extraction use. The M3 zone permits the following uses:

- an aggregate storage area;
- a pit;

- a portable processing plant;
- a farm;
- conservation, forestry and reforestation and accessory building and structures.

Since the Site is adjacent to land used for industrial purposes, a Phase 1 Environmental Site Assessment has been prepared and submitted with the applications. The ESA report concludes there is no apparent evidence of contamination due to current or past uses and a no further investigation is recommended.

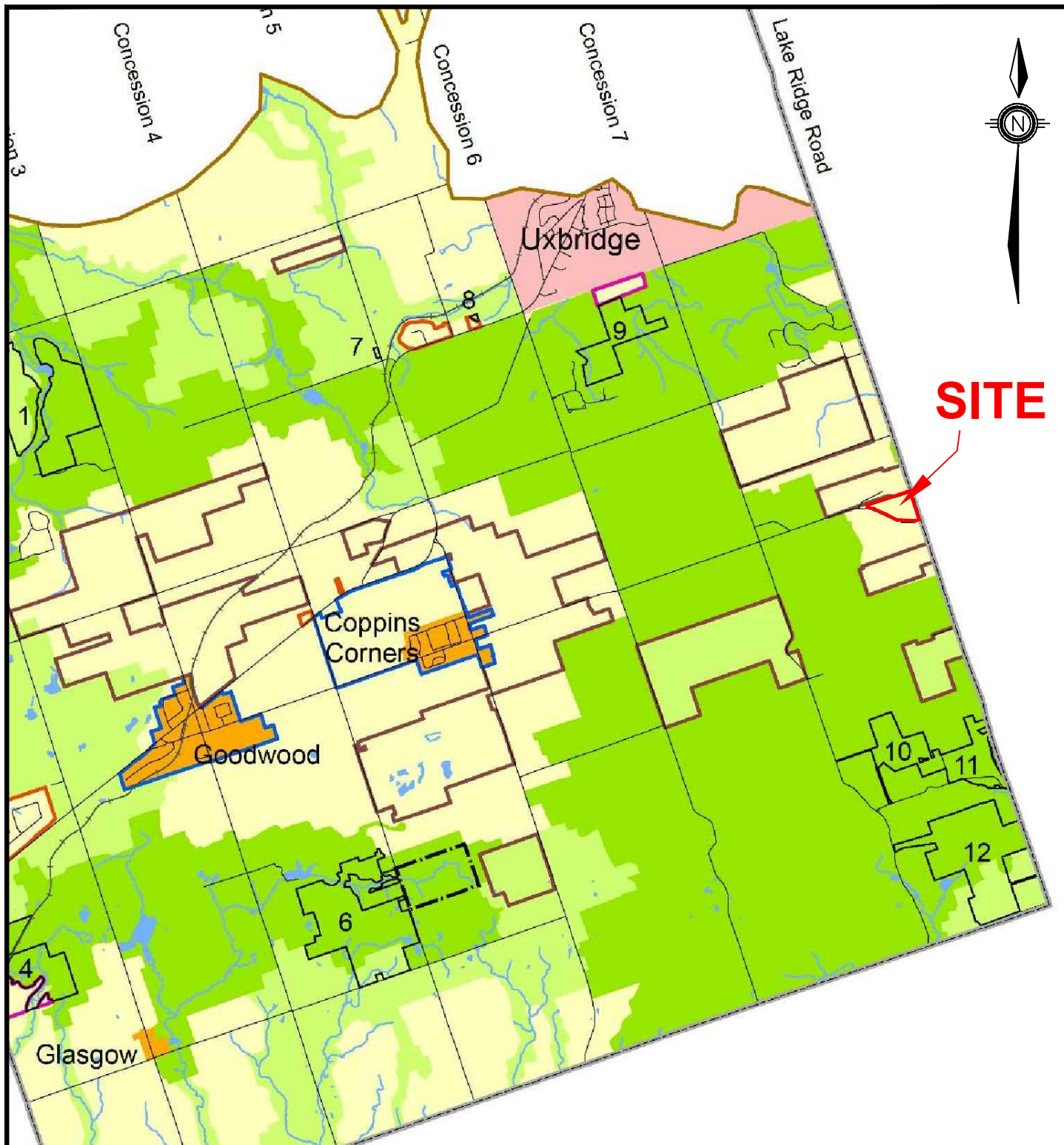
4.0 PRE-APPLICATION CONSULTATION

The pre-application consultation meetings with staff of the Region of Durham, Township of Uxbridge, Ministry of Natural Resources (MNR) and the Lake Simcoe Region Conservation Authority (LSRCA) were held on at the Township of Uxbridge office on March 8, 2013. The Record of Pre-consultation prepared by the Region of Durham and the Township's Pre-Consultation Form are included in Appendix B.

5.0 PHYSICAL CONTEXT

5.1 Physiography and Topography

The Site is on the Oak Ridges Moraine, a Kame Moraine described in The Physiography of Southern Ontario as generally composed of sand and gravel deposits which average 150 metres in depth. In Uxbridge Township the topography is generally smoother than other parts of the moraine.³⁶ The Site generally demonstrates this smooth topography with slopes ranging from gentle to rolling.



- Municipal Boundary
- Roads
- Railway
- Watercourses
- Waterbodies
- Oak Ridges Moraine Conservation Plan Area Boundary
- Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area
- Policy Area 1.9.9.2 Approved Major Recreational Use
- Policy Area 1.9.4.3 iii Industrial
- Non-Decision Area
- Uxbridge Urban Area Secondary Plan Area
- Coppins Corners and Goodwood Secondary Plan Areas
- Hamlet Areas
- Countryside Area
- Natural Linkage Area
- Natural Core Area
- Site Subject to OMB Decisions of June 29, 2000 and August 14, 2002

SOURCE: SCHEDULE H - TOWNSHIP OF UXBRIDGE - OAK RIDGES
 MORaine CONSERVATION PLAN AREA - LAND USE PLAN

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FIGURE 5 - UXBRIDGE OFFICIAL PLAN DESIGNATIONS

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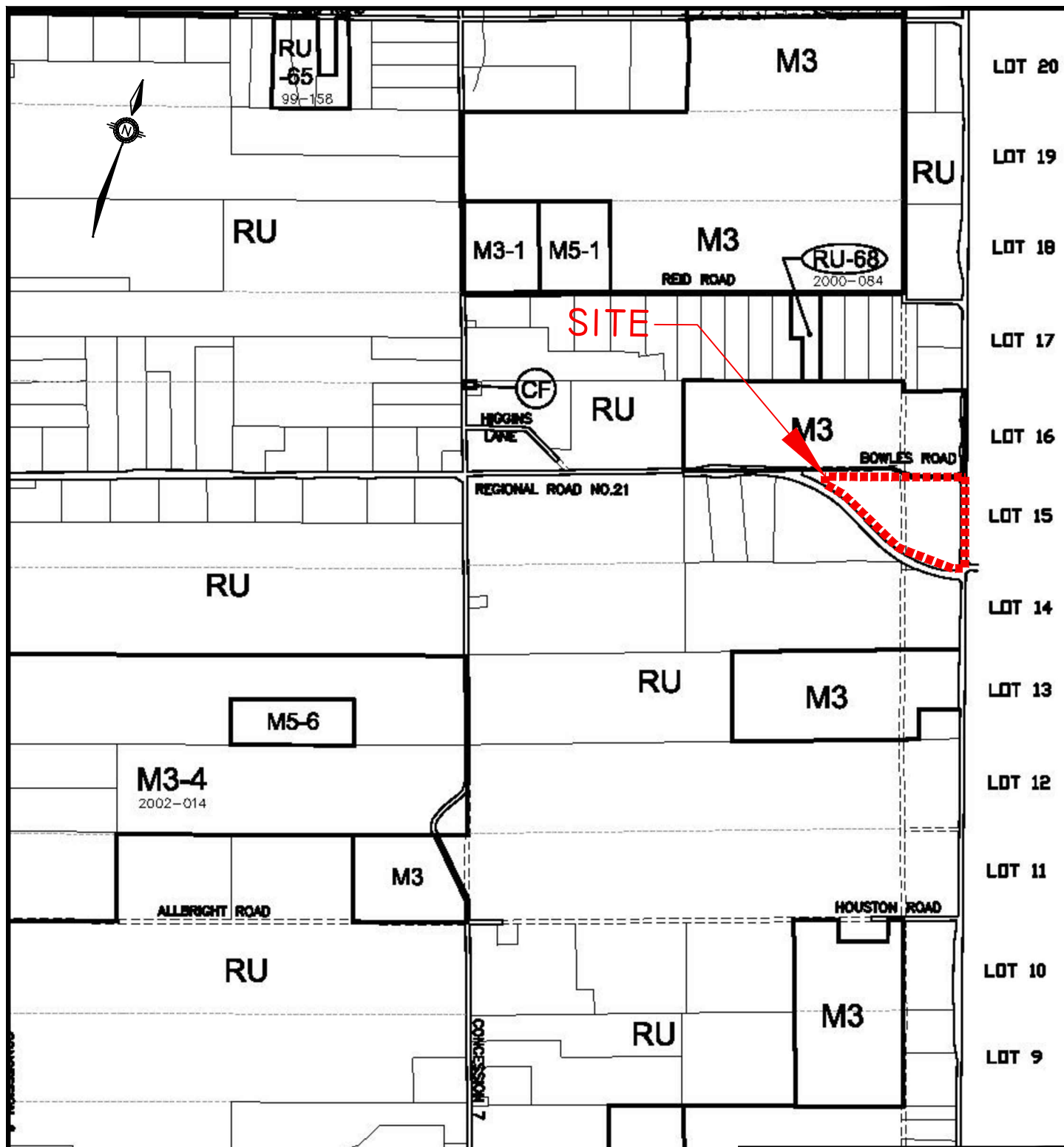


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GENERAL ZONE CATEGORIES

EP ENVIRONMENTAL PROTECTION ZONE

OS RECREATIONAL OPEN SPACE ZONE

RU RURAL ZONE

CF COMMUNITY FACILITY ZONE

RC RECREATIONAL CLUSTER ZONE

ER ESTATE RESIDENTIAL ZONE

M1 RURAL INDUSTRIAL ZONE

M3 RURAL RESOURCE EXTRACTION ZONE

M5 AGGREGATE PROCESSING ZONE



Lands Affected By Freestanding
By-law No. 90-39

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FIGURE 6
ZONING

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5.2 Land Use

As shown on Figure 7A – Concept Plan, the Site is used for production of agricultural crops. The farm buildings visible on the Concept Plan were recently demolished.

The adjacent property to the north is a gravel pit licenced to Miller Paving Limited and operated by Vicdom Sand & Gravel. Approximately 60% of this property is currently in agricultural crops. On the east side of Lake Ridge Road, in the Township of Scugog, there is a pit licenced to Vicdom Sand & Gravel, and a municipal works yard. The lands south of Goodwood Road are primarily forested or plantation. There are three residences south east of the Site located on large wooded lots. The assessments of potential impacts on these residences are addressed in Section 9.0.

5.3 Soils, Agricultural Capability and Minimum Distance Separation

The Soil Survey of Former Ontario County describes the soils of the Site and surrounding area as Pontypool Sandy Loam. Pontypool series soils are developed from outwash sand and gravel and are generally well drained due to steep topography and coarseness of the materials. Agricultural use is limited due to topography and susceptibility to wind and water erosion. The soils are low in natural fertility and organic matter and tend to be very droughty.³⁷

The Canada Land Inventory mapping, identifies the Site as 60% Class 6 limited by topography and 40% Class 3 limited by adverse soil characteristics. The Site is not designated Prime Agricultural Land within the Oak Ridges Moraine or in the Durham Official Plan, however, it has been a farm and has been used for agricultural crops to the present.³⁸

No buildings, structures or human habitation are proposed for the Site, and rehabilitation of the site will be to natural, self-sustaining vegetation in accordance with the ORMCP. Therefore, the proposed use does not meet the definition of a Type A Land Use (i.e. those that have a lower density of human occupation such as residential dwellings on lots zoned agriculture) as defined by the Ontario Ministry of Agriculture and Rural Affairs, in their Minimum Distance Separation Implementation Guidelines.³⁹

As requested by the Region of Durham, information on agricultural operations in the vicinity of the Site is provided on Figure 7B – MDS Information. Two properties within 1000 metres of the Site have barns with race tracks, indicating horse farms. Agricultural use of both of these

properties is constrained by nearby existing residential uses. In addition, there are existing arterial roads and licenced pits between these properties and the Site. Therefore, no further impact or constraint on these agricultural uses is anticipated.

5.4 Aggregate Resource

The aggregate materials on the subject land are varied in texture and depth, consistent with the complex deposition patterns of a moraine, as has been observed in the other licenced pits in the vicinity. The Hydrogeologic Assessment describes the geologic units in the vicinity of the site as: windblown sand at surface; silty to sandy glacial Halton Till interbedded or above a glaciolacustrine sand and silt; and glaciofluvial sand and gravel deposits 10 metres or more deep.

Based on sampling of an exploratory borehole on the property, sand and gravel was confirmed to a depth of at least 40 metres below the ground surface. The total volume to be extracted is approximately 5.6 million tonnes and expected life of the pit is approximately 15 years. However, the operator may choose to reduce the horizontal and/or vertical extent of extraction if the quality of material encountered does not meet the market requirements.

5.5 Surface Water and Groundwater

5.5.1 Surface Water Features and Stormwater Management

The Site is located in the Uxbridge Creek subwatershed within the Lake Simcoe Region Conservation Authority. The closest tributary of the Creek is located approximately 200 metres north east of the Site. There are no perennial watercourses on or near the Site. Most of the property drains toward a low-lying area near the centre of the site where runoff infiltrates into the subsurface. Six small subcatchments drain toward the adjacent roads where runoff infiltrates into the subsurface or moves through existing culverts. Runoff from the Site does not contribute to surface water features.⁴⁰ Surface drainage will be contained within the Site where it will infiltrate into the granular soil. Silt fencing will be installed prior to construction of berms to prevent siltation of adjacent areas.

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Source: 2012 Aerial Photography b Accuas Unmanned Aerial Surveys

TECHNICAL BACKGROUND REPORT
VICDOM UTICA PIT

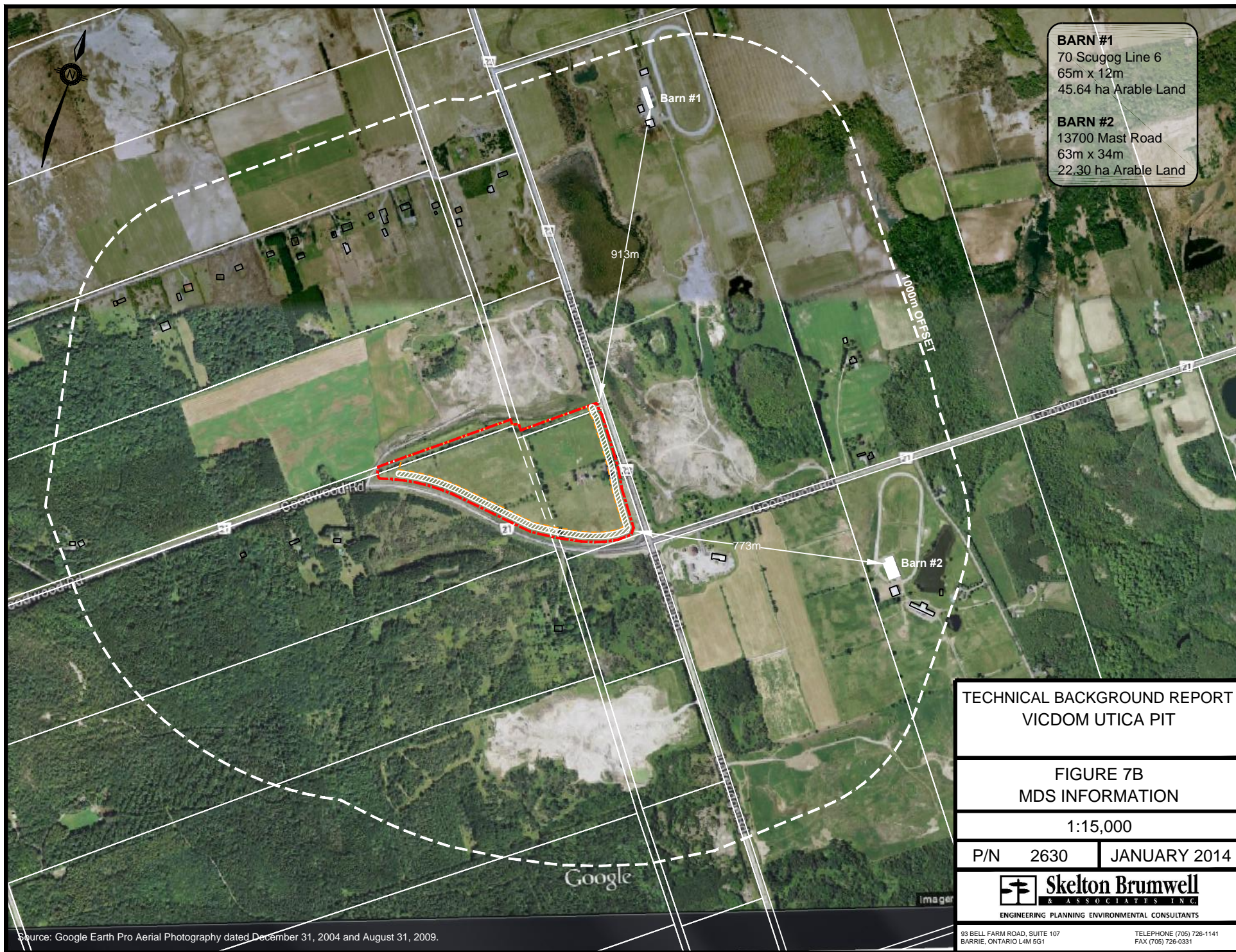
FIGURE 7A
CONCEPT PLAN

1:3000

P/N 2630 FEBRUARY 2014

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5.5.2 Groundwater

The Hydrogeologic Assessment is based on review of records of the Ministry of the Environment (MOE) for water wells in the vicinity. Measurements of the depth to the water table were taken in spring which likely represents the high water table level. No groundwater seeps or springs were identified. The water table was measured at 25.5 metres below the ground surface, at an elevation of 321.72 metres above sea level. The maximum depth of extraction will be at minimum 1.5 metres above the ground water at an elevation of 323.5 metres.

5.6 Spills Management Plan

A spills contingency plan is a “Prescribed Condition” for all sites licenced under the Aggregate Resources Act. The spills management plan used on other Vicdom Sites is included in Appendix C and will apply to the proposed pit once licenced.

6.0 NATURAL HERITAGE

The Natural Environment Report Level I has been prepared in conformity with the ARA, ORMCP and Section 2.3.42 of the Region of Durham Official Plan. No key natural heritage features were identified on the site. However, Significant Woodland was identified on lands adjacent to the proposed license area. Part of the subject property lies within the Minimum Area of Influence (120 metres) as defined by the ORMCP and Township Official Plan.

Due to the presence of this key natural heritage feature adjacent to the proposed license area, a Level II report was prepared to assess potential impacts and recommend mitigation measures if needed to ensure no negative impacts to the Significant Woodland and its ecological functions.

The Level II report concludes that there will be no direct disturbance to the Significant Woodland. Given that no contributing features or ecological functions lie within the subject lands, and Goodwood Road separates the Site and Significant Woodland to the south, we anticipate that the existing 30-metre Minimum Vegetation Protection Zone is sufficient for protection of the Significant Woodlands and no impacts are anticipated to this key natural heritage feature or its ecological functions as a result of the proposed development.

7.0 ARCHEOLOGICAL AND CULTURAL HERITAGE

Archaeological Assessments Stage 1 and 2 were conducted in accordance with Sections 2.2.5 and 2.2.6 of the Provincial Standards under the Aggregate Resources Act. The results of the Stage 1

Assessment completed in June 2012 indicated potential for aboriginal and Euro-Canadian archaeological resources including a homestead. A Stage 2 Assessment was recommended. The Stage 2 assessment was conducted in October, 2012. The agricultural fields were ploughed and surveyed at 5 metre intervals, and the scrubland and lawn areas associated with the farm building complex were shovel test pitted at 5 metre intervals. As no archaeological sites were encountered during the course of the fieldwork there are no other further concerns for impacts to archaeological resources, and no further archaeological assessment of this parcel of land is required.

Both Assessments were submitted to the Ontario Ministry of Culture, Tourism and Sport. Confirmation of receipt of reports was provided in January 2013 and is included with the Assessments.

8.0 PROPOSED PIT

A Class 'A', Category 3 licence, as defined by the Aggregate Resources Act, is proposed for the Site which will permit the extraction of more than 20,000 tonnes of sand and gravel per year from at least 1.5 metres above the water table.

8.1 Site Plan

The Site Plan is the most significant tool for regulating the details of any pit or quarry operation. It identifies a number of important elements including:

- Licensed boundary
- Horizontal limits and depth of extraction
- Sequence and phasing of the extraction operation
- Berms and setbacks
- Mitigation and monitoring recommendations from the technical reports
- Progressive and final rehabilitation, etc.

The Site Plan and the licence are legally binding on the operator. The operator must submit an annual report indicating that the operation is in compliance with the licence conditions and Site Plan or outlining the remedial actions and timeline to address any issues. Non-compliance can result in charges and/or suspension of the licence.

The on-going review of the Aggregate Resources of Ontario Provincial Standards by the Ministries of the Environment and Natural Resources, in consultation with the industry and other stakeholders, may result in additional standards for licences and Site Plans.⁴¹

Figure 7A - Concept Plan illustrates the basic elements of the Site Plan. Full size copies of the Site Plan will be included in the application packages submitted to the MNR, Regional Municipality of Durham and the Township of Uxbridge.

The entrance, scales and scale house on the adjacent licenced pit will also serve the new licence. No buildings, structures, sewage treatment and disposal systems are required for the Site and the proposed use.

8.2 Maximum Tonnage

The amount of material shipped from the site will vary from year to year depending on market conditions. However, it cannot exceed the maximum tonnage permitted by the licence under the ARA. The maximum annual tonnage to be shipped from the Site will not exceed 500,000 tonnes.

8.3 Limit of Extraction

The limit of extraction on the Site has been defined based on the Provincial Standards and the requirements of the Region of Durham. Where the proposed licence abuts the Miller Paving licence, extraction on the Site will extend to the mutual boundary to optimize recovery of the aggregate resource.

A licence for a Category 3 pit restricts extraction to at least 1.5 metres above the water table. The water table at the proposed site has been established to be at 321.7 metres above sea level (masl). It is proposed that the maximum depth of extraction will be to an elevation of 323.5 masl which is 14 to 26 metres below the elevation of the surrounding roads. The operator may choose to reduce the horizontal and/or vertical extent of extraction if the quality of material encountered does not meet the licensee's market requirements.

8.4 Entrance and Haul Routes

As outlined in the Vicdom Utica Pit Traffic Impact Study⁴², the market area for the Uxbridge Pit is Durham Region and the eastern Greater Toronto Area (GTA), particularly southern York Region. From the proposed pit, traffic will travel either east or west along Goodwood Road. For

the most part, trucks going east will turn south on Lake Ridge and head towards Whitby and Oshawa; a smaller number of trucks may travel through Uxbridge or continue east toward Port Perry. The majority of truck traffic heading west from the proposed pit will turn south on Brock Road which provides access to Highways 407 and 401 as well as Pickering and Ajax. York Region markets will be accessed by trucks continuing westward to Goodwood and Regional Road 47. Based on current markets, the current and predicted directional distribution of traffic is 50% to and from the west and 50% to and from the east.

Traffic from the proposed pit will travel on arterial, Type “A” roads or Provincial Highways. Traffic generated by the proposed operation will be comprised primarily of trucks hauling aggregate material to customers, with a small number of employee and service vehicles. All of the roads used to haul material from the proposed pit are part of the “Strategic Goods Movement Network” in the Durham Region Official Plan⁴³.

The proposed Utica pit will share the existing Goodwood Road entrance with the Miller Paving licence (Miller Boyington Pit #2). This entrance is located approximately 900 meters west of Lake Ridge Road. The measured sight distances at this location are about 280 metres to and from the east and about 1.2 km to and from the west.⁴⁴ Signage is located in both directions along Goodwood Road, warning of both the entrance location and the presence of trucks entering the roadway.

The amount of aggregate material shipped from the site will vary from year to year depending on market demand. The maximum tonnage permitted by the Licence under the ARA is 500,000 tonnes; the annual average production from the site is estimated to be 250,000 Tonnes.

The traffic volume from the proposed pit is calculated to be 102 vehicles per day, or 9 vehicles per hour at the average annual production of 250,000 tonnes. At the maximum annual production limit of 500,000 tonnes, traffic volumes would be 204 vehicles per day, or 18 vehicles an hour. There could be a peak volume of 14 vehicles per hour based on average production and 27 vehicles based on maximum production.⁴⁵

Based on the research and analysis presented in the Traffic Impact Study, the traffic generated by the proposed Vicdom Utica pit will not cause any major traffic delays on local haul routes, unreasonable congestion, or safety concerns. The truck routes used to haul material from the site

are consistent with the Region of Durham “Strategic Goods Movement Network” and truck traffic travelling on Goodwood road will be minimized during afternoon peak hours. No auxiliary turning lanes on Goodwood Road are required and the available sight distances from the existing driveway intersection with Goodwood Road exceed the Ministry of Transportation’s requirement.

8.5 Aggregate Processing

Processing on this site will be limited to screening to separate stone and sand materials, and blending with other materials imported to the Site. The aggregate material will be loaded onto highway trucks for delivery to customers. No other portable or permanent processing plants will be located on the Site.

8.6 Sequence of Operations

The extraction operation consists of five steps: site preparation, extraction, processing, shipping and rehabilitation. Some or all of these steps may occur simultaneously in one or more areas of the Site as the operation proceeds.

1. Site preparation includes cutting the trees, removal of the stumps and brush, and stripping of topsoil and overburden. Stumps and brush will be stored on-site for use in rehabilitation, burned with applicable permits, or removed from site. The topsoil and overburden will be utilized immediately to construct noise attenuation berms, or stored temporarily within the licence area for future use in rehabilitation. Site preparation will occur incrementally as the extraction operation proceeds.
2. Extraction will proceed in the east area of the Site then west in two phases and will be accomplished using excavators or loaders. Excavated material will be moved on conveyors and/or in trucks for processing on Site or in the adjacent pit.
3. Processing equipment used on the Site may include a portable screening plant, with related stackers and conveyors.
4. Auxiliary uses of the site may include importation of recycled asphalt, concrete and masonry materials, and limestone products for blending with material from the site and resale.
5. Progressive rehabilitation will commence when the extraction has reached the horizontal or vertical limits in each phase. It generally involves the grading of slopes and the pit floor, placement of overburden and topsoil, and seeding to control erosion. The proposed rehabilitation of the Site is described in more detail below.

The length of time to complete extraction in any phase will depend on the market demand.

8.7 Surface Water Management

All runoff will be contained on the site. No dewatering of the excavation area, or diversion or discharge of surface water from the Site will occur. Siltation will be controlled through the installation of silt fencing prior to removal of topsoil and overburden and construction of the proposed perimeter berms as encouraged by the Lake Simcoe Protection Plan (LSPP).

8.8 Rehabilitation

The site will be rehabilitated to steep slopes and a gently sloped pit floor. The sequence and timing of rehabilitation are specified on the Site Plan. It is intended that the final end use of the Site will be for private open space. This final land use is compatible with the surrounding area which is generally characterized by rural and agricultural type land uses. Other surrendered aggregate licences, in close vicinity to the subject Site, have also been successfully rehabilitated to private open-space and contain a mixture of low-lying terrestrial vegetation and young successional forest.

Slopes will be graded to a slope no steeper than 3 metres horizontal to 1 metre vertical as required by the ARA. The pit floor will be graded to direct seasonal runoff to the low area of the site. Then overburden and topsoil from stockpiles, areas being stripped for extraction or berms will be applied. All slopes will be seeded with a non-invasive seed mixture to prevent erosion and establish self-sustaining vegetation. Material from the noise attenuation berms will be utilised to blend the undisturbed areas of the site to create an integrated landscape. Completed rehabilitation activities will create a landform character that is cohesive with adjacent and surrounding landform patterns, as required by the ORMCP landform conservation criteria. Site rehabilitation will also be compatible with the natural heritage features located on neighbouring lands. Rehabilitation activities will be done in a progressive manner, as outlined in the Site Plan.

In regard to section 2.5.3.2 of the PPS which states that “*comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations*”, there is potential for comprehensive rehabilitation to occur between the subject site and the abutting licence to the north. In addition, rehabilitation of the site will be conducted in a manner that supports the objectives and vision of the ongoing Bioregional Planning for Aggregates Project in the Township of Uxbridge.

8.9 History of Compliance with ARA

VicDom holds a number of licences under the Aggregate Resources Act throughout southern and central Ontario.

In February 11, 2009, VicDom, and its related company 978970 Inc., were charged under Sections 15 and 57(4) of the Aggregate Resources Act. VicDom was charged with permitting the contravention of the Site Plan of Licence #6591, relating to extraction within a setback in the southeast corner of the licenced area. The company 978970 Ontario Inc. was charged with permitting the contravention of the site plan of Licence #6602, an adjacent pit to Licence #6591, relating to extraction within the setback between the east-west boundary of Licences #6591 and #6602.

With respect to the charges under Section 57(4), both VicDom and 978970 Ontario Inc. were charged with providing false information in Compliance Assessment Reports (CAR) for the respective licences. More specifically, the charges related to the CAR's indicating that the licences were in conformity with the setbacks and it was later revealed that extraction had taken place in the setbacks. The related fines were paid by VicDom/978970 Ontario Inc.

9.0 SOCIAL IMPACTS

9.1 Dust

The Aggregate Resources Provincial Standard includes three prescribed conditions related to dust control which apply to all pit licences.

1. Dust will be mitigated on-site.
2. Water or another provincially approved dust suppressant will be applied to internal haul roads as often as required to mitigate dust.
3. Processing equipment operated on site will be equipped with dust suppression or collection devices, where the equipment creates dust and is being operated within 300 metres of a sensitive receptor.

The licensee must comply with these conditions to ensure the Ministry of Environment's guidelines on dust are met. Only portable screening plants will be permitted on this Site.

An Air Quality Assessment for the Site provided the following recommendations for further mitigation of potential impacts from dust to be implemented through the Site Plan including:

- a strictly enforced speed limit of 20 km/h enforced on all internal haul roads;
- on dry days a water truck shall be deployed with a sufficient capacity to cover the active area of the pit at a frequency three to four full water tanks per day
- the water supply must be capable of providing up to 45,500 litres of water per day under worst case conditions;
- where winds are blowing from the pit toward the nearest sensitive receptors, extraction in that area shall be suspended if the condition of the active face is dry and dusty, and the wind is directed toward a sensitive receptor at a speed sufficient to cause wind-spread visible erosion of the open face; the active face will be stabilized with water sprays of chemical binder as quickly as possible;
- water spray cannons must be available to stabilize the exposed pit face or stockpiles when required; and
- an implementation plan that addresses the chain of responsibility for dust control, staff training, inspection and maintenance of dust control equipment, visual inspection of dust sources, record keeping and complaint response.

These mitigation measures represent best management practices with respect to dust and will minimize potential phosphorus loading due to dust as encouraged by the LSPP.

Odour is not among the typically expected air quality issues for sand and gravel operation. Therefore, odour is not anticipated to be an issue for the proposed Utica Pit.

9.2 Noise Impact

The Noise Impact Analysis based on the construction of 4 metre high berms along the adjacent roads, concludes that using a noise propagation model for the representative residential receptors has demonstrated that the expected worst-case noise emissions from the proposed pit comply with all requirements of the applicable Noise Pollution Control Guidelines (NPC) for the operation period from 6 am to 7 pm. As such, the operations of this pit do not require mitigation procedures, provided that the Phase 2 excavation operations do not encroach on the identified restricted area for operations during this time period. The berms, and details related to the restricted areas, are shown on the Site Plan.

9.3 Visual and Lighting Impact

The Site will be screened from the adjacent public roads by the existing topography surrounding the site and the proposed 4 metre high berms. Generally the hours of operation shown on the Site Plan are limited to daylight hours. No stationary lighting is proposed on the site. Should lighting be required in the future, the Memorandum dated November 26, 2013 provides requirements and suggestions to ensure compliance with the Region of Durham guidelines. Therefore, no visual or lighting impacts on adjacent roads or properties are anticipated.

10.0 LANDFORM CONSERVATION STUDY

As shown on Figure 8, the Site is partly within Landform Conservation Areas (LCA) 2 as defined by the ORMCP. Applications for an aggregate extraction operation in an LCA must demonstrate that the rehabilitation of the Site will “establish a landform character that blends in with the landform patterns of the adjacent land” and “that the long-term ecological integrity of the Plan Area will be maintained, or where possible improved or restored” .⁴⁶ This Section describes how the Site Plan conforms to this policy.

10.1 Existing Landform

The 19 hectare Site is located at in the Lake Simcoe watershed close to the boundaries of the Toronto Region, Central Lake Ontario and Kawartha conservation authorities. The entire site is within the Category 2 Landform Conservation Area.

The “ORMCP Technical Paper 4 - Landform Conservation” defines Category 2 areas as follows:

“Landform conservation areas – Category 2 are land areas within the ORM that have significant portions of their land surface dominated by complex landform patterns. They have been identified by the province as areas having 20% to 50% of the land surface comprised of:

- *lands with slopes in excess of 10%;*
- *land with distinctive landform features such as ravines, kames and kettles; and/or*
- *land with a diversity of land slope classes*.*

** For analysis purposes, the determination of landform conservation areas, Categories 1 and 2, was based on the ORMCP area being divided up into 5 slope classifications (0 to 2%, 2 to 5%, 5 to 10%, 10 to 25%, and greater than 25%).”*

This relatively small property is somewhat atypical of Category 2 Landform Conservation areas in that 76% of the site has a slope gradient of less than 5% and only 8% of slopes steeper than

10%. The steepest slopes, to a maximum of up to 15%, surround a small dry depression in the easterly portion of the site. Slopes of 5% to 10% are located east of the high point of the property near Goodwood Road. There are no forested areas and no “distinctive landform features”, as defined by the ORMCP, on or adjacent to the Site.

These general landscape characteristics extend to the adjacent lands to the east, west and south in similar land forms, except where rehabilitated slopes, in excess of 25% gradient, have been created in the adjacent licenced pit to the north.

10.2 Proposed Landform

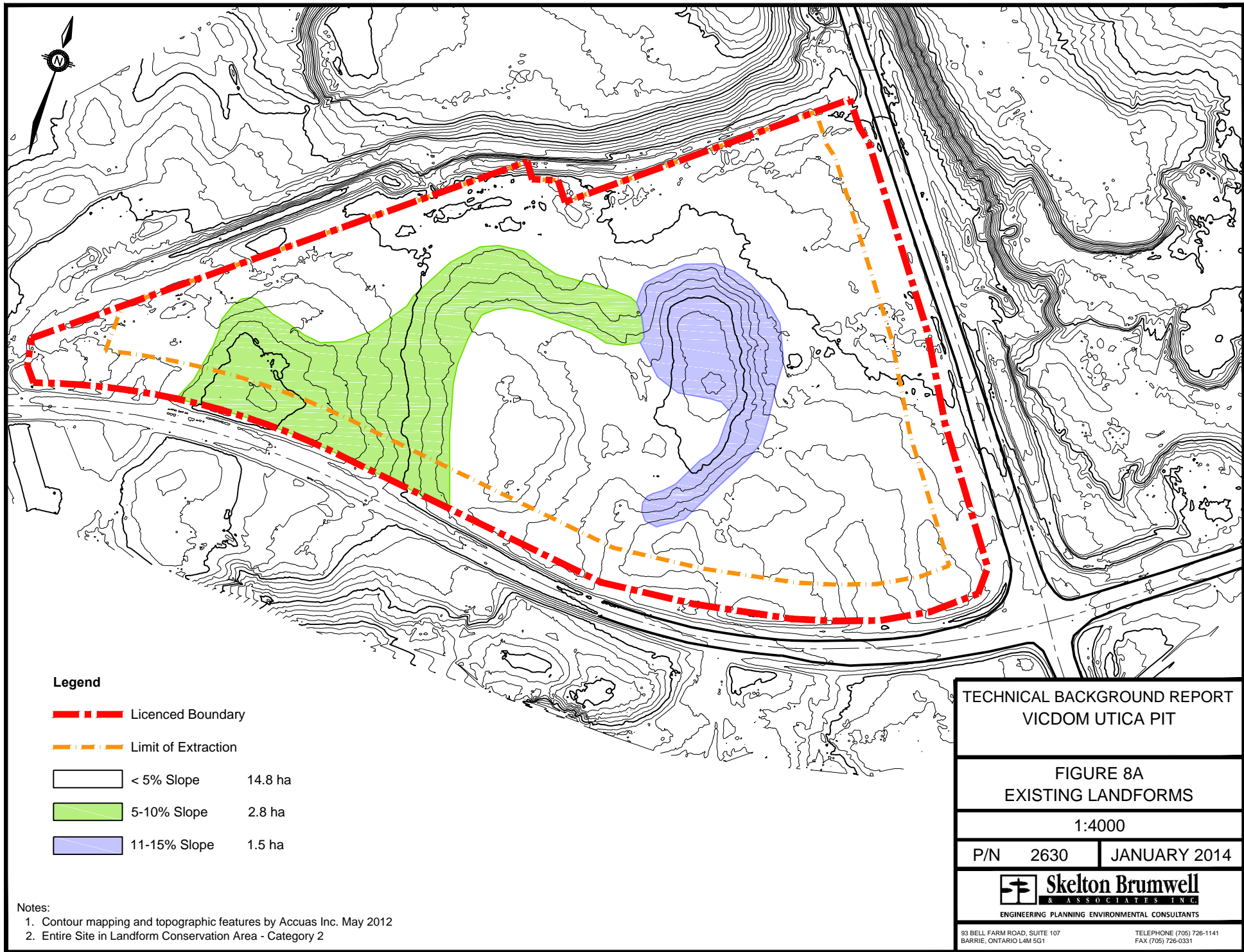
Approximately 4 hectares of the Site is within the required setbacks. The ARA prohibits extraction in the setbacks. However, temporary berms for visual screening and noise attenuation will be constructed in the setbacks adjacent to the existing roads prior to extraction then removed as part of the rehabilitation of the site. The remainder of the lands to be licenced will be modified by the operation. Table 3 provides the areas of the existing land forms and those that will be created by extraction and rehabilitation.

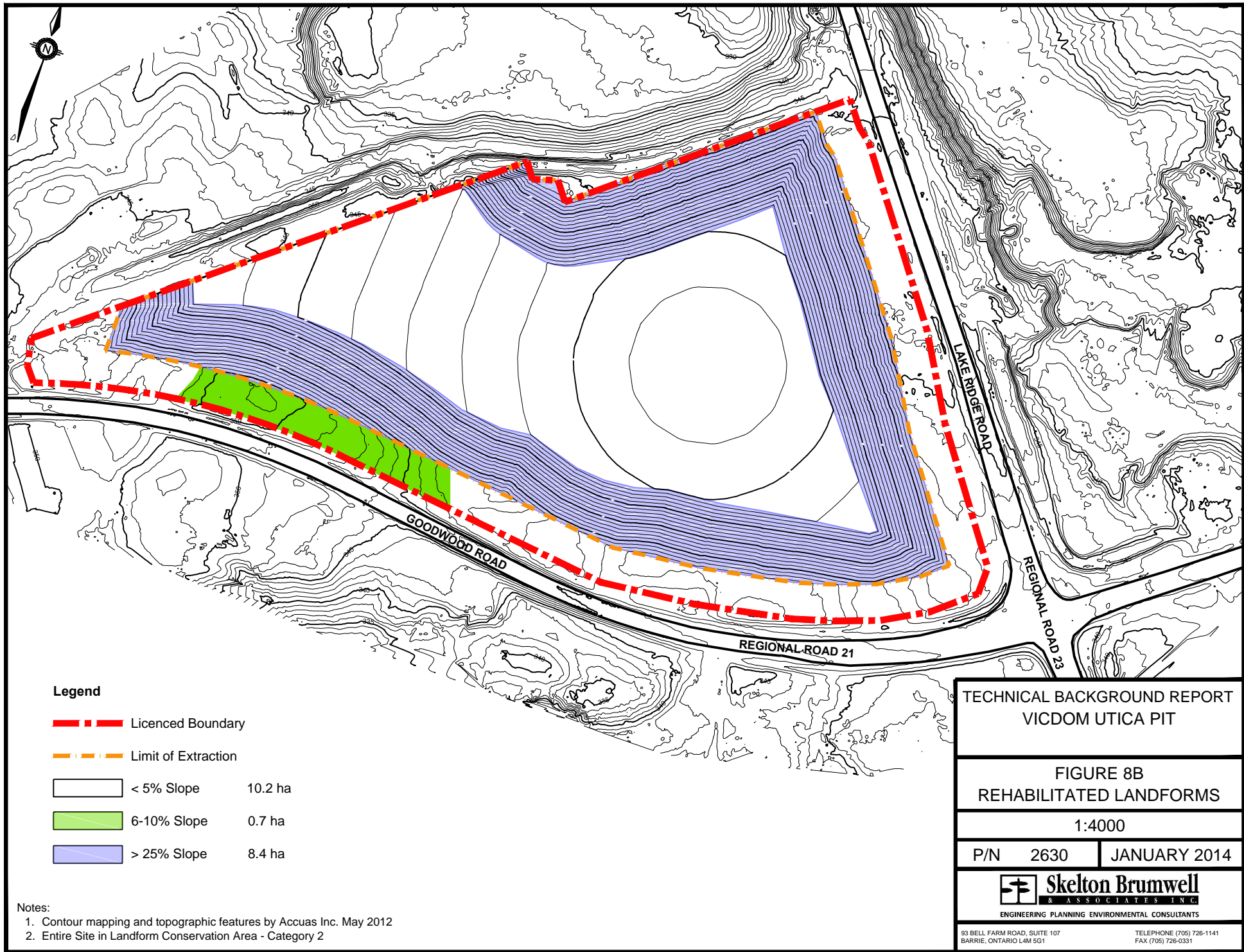
Table 2 – Existing and Proposed Landforms

Slope Gradient	ORMCP Criteria	Existing Landform		Proposed Landform	
		Area (ha)	%	Area (ha)	%
< 5%	20 to 50% of slopes	14.8	78	10.1	52
5 to 10%	>10%, distinctive	2.8	14	0.7	4
10 to 15%	landform features,	1.5	8	0	0
> 25%	high diversity of	0	0	8.4	44
	slope classes				
Total		19	100	19	100

As shown on Figure 8B – Rehabilitated Landforms, the extraction and rehabilitation of the pit will create slopes and a graded pit floor creating landforms that are similar to the existing landforms on and adjacent to the site, including:

- steep slopes, with grades of a maximum of 33%, around the pit perimeter;
- a dry pit floor area with a minimum slope of approximately 2%;
- use of material from the perimeter berms to blend the steep slopes with the un-extracted areas of the site (i.e. Setbacks); and
- planting with non-invasive species to encourage natural regeneration.





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FIGURE 8B REHABILITATED LANDFORMS	
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As compared to the existing contours, the rehabilitated site will have slopes in excess of 25% over nearly half of the site with less relatively flat area consistent with the ORMCP Criteria. Natural regeneration of vegetation will replace the agricultural use of the Site. In addition, opportunities are available to provide for comprehensive rehabilitation of this site with the adjacent pit.

11.0 ECONOMIC IMPACTS

Licensing the Site will provide Vicdom access to additional aggregate reserves to support its long-standing operations. Existing arterial haul routes will provide access to the operator's established markets. While no extension of municipal infrastructure is required for this development, the municipal property tax assessment will increase with the change in zoning and land use.

12.0 PLANNING CONFORMITY

12.1 Proposed Amendments

The following amendments are requested to permit and regulate the proposed pit.

Table 3 - Proposed Land Use Designations/Zoning

Document	Current Designation/Zone	Proposed Designation/Zone
Region of Durham Official Plan	Countryside	Schedule 'E', Table 'E1' add a new Resource Extraction Area
Township of Uxbridge Official Plan	Countryside	Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area
Uxbridge Zoning By-law No. 81-19	Ru - Rural	M3 - Rural Resource Extraction Zone

12.2 Provincial Policy Statement (PPS)

The proposed amendments to the Region of Durham and Township of Uxbridge Official Plan, and the related Zoning By-law amendment for the pit operation, are consistent with the PPS in that they will:

- permit a resource based use in the rural area (S.1.1.5.2);

- long term economic prosperity by optimizing the use of land and resources, on a site, that will share an existing suitable access to a Regional Road with no extension of regional or municipal infrastructure required (S.1.1.5.5.);
- support healthy, integrated and viable rural areas by providing employment opportunities, ensuring that potential impacts are minimized, and promoting sustainable management of aggregate resources including recycled materials (S1.1.4.1);
- support long-term economic prosperity by optimizing the availability of aggregate resources in the existing and proposed operations, at a location with suitable buffers designed to prevent adverse effects (S.1.7.1 b);
- have no negative effects on the natural heritage features identified adjacent to the Site which have been evaluated and are considered to be protected by existing separation (S.2.1.5);
- protect regional groundwater supply by limiting extraction to above the water table; and protect surface water features through minimal impact on existing catchment areas and containing all runoff to the site (S.2.2.1);
- protect the mineral aggregate resource for long term use and make it available to supply mineral resources needs close to the market (S.2.5.1 & 2.5.2.1);
- provide for the storage and blending of recycled aggregate materials (S.2.5.2.3);
- permit a pit that implements the recommendations of the background reports to minimize social and environmental impacts generally associated with aggregate extraction (S.2.5.2.2);
- permit a pit that, through progress rehabilitation, will be restored to a natural state that is compatible with surrounding land use and accommodates a subsequent land use as private open space (S.2.5.3.1) and will provide an opportunity for comprehensive rehabilitation relative to the adjacent pit (S.2.5.3.2); and
- permit a pit located where it will have no impact on known significant archaeological or built heritage resources (S.2.6.1).

12.3 Greenbelt Plan

The proposed Official Plan and Zoning By-law amendments for the pit operation and associated Site Plan conform to the policies of the Greenbelt Plan by compliance with the policies of the ORMCP (S.2.1). No existing trails are located on or adjacent to the Site (S.3.3).

12.4 Lake Simcoe Protection Plan

No permanent or intermittent streams are located on or adjacent to the Site. The site plan for the proposed pit provides details of site operations that will minimize potential phosphorus loading due to erosion and dust as encouraged by the LSPP (S 4.19-SA).

12.5 Oak Ridges Moraine Conservation Plan (ORMCP)

The proposed Official Plan and Zoning By-law amendments for the pit operation and associated Site Plan conform to the ORMCP in that:

- mineral aggregate operations are permitted in the Countryside land use designation S.10 (1) 3.);
- the quality and quantity of regional groundwater and area surface water will be maintained (S.35 (1) (a));
- disturbed areas of the Site will be rehabilitated by establishing or restoring self-sustaining vegetation (S.35(2) (b) (ii));
- no key natural heritage features were identified on the site;
- key natural heritage features on adjacent lands have been evaluated and are protected by setbacks and buffers to maintain health, diversity, size and connectivity (S.35 (1) (c)); and
- the rehabilitated Site will include varied landforms that will blend with the adjacent lands, and will maintain and improve the ecological integrity of the Site within the context of the ORM. (S.35 (6)).

12.6 Region of Durham Official Plan

The proposed Official Plan amendment and development of a pit operation is related to land located entirely within the Oak Ridges Moraine – Countryside Area designation of the Region of Durham Official Plan. The Draft Official Plan Amendment is included as Appendix D.

The proposed amendment supports the goals of the Official Plan for the Rural System in that it will:

- make additional aggregate reserves available to a long established local aggregate business in the rural area where the aggregate extraction is recognized as a key economic industry (S.9.1.1); and

- provide aggregate resources for local, regional, and Provincial needs while protecting significant features of the natural environment and minimizing financial impacts to the municipality and social impacts on residents (S.9.1.8).

The proposed pit has been designed based on comprehensive technical studies prepared where applicable and in accordance with the requirements of the Official Plan. It is adjacent to an existing pit and will utilize the existing entrance, scale, scale house, and haul routes to minimize cumulative environmental and social impacts. A portable processing plant may be used on site, the impacts of which have been addressed in the Noise Impact Analysis and the Air Quality Assessment. The proposed development is in conformity with the General Policies of the Aggregate Resource Extraction Areas designation in that:

- it will provide for the orderly and efficient extraction of aggregate resources that minimizes social and environmental impacts (S.9D.1.1);
- the potential impacts, and cumulative impacts on existing development and on residents located nearby, have been fully assessed and negative effects minimized to the fullest extent possible through the proposed mitigation measures (S.9D.1.2); and
- the proposed development conforms to Oak Ridges Moraine Conservation Plan and Greenbelt Plan (S.9D.1.4).

Conformity with other applicable policies is provided as follows.

- The Natural Environment Reports have been prepared in accordance with OP Policy (S 2.3.42).
- Applications for amendments to the Regional Official Plan as well as the Township of Uxbridge Official Plan and Zoning By-law have been submitted (S.9D.2.2).
- A Site Plan has been prepared in compliance with the ARA which illustrates the operational, phasing and rehabilitation plans for the Site, and implements mitigation measures recommended by the technical reports to ensure compliance with applicable provincial standards and guidelines (S.9D.2.3).
- The Site is not located within a Prime Agricultural Area, therefore rehabilitation for agricultural use is not required (S.9D.2.8).
- The technical reports required to assess the potential impacts of the operation, including this report, have been prepared and submitted with the Application for an Official Plan Amendment and the Application for a Licence under the ARA. All recommended mitigation measures, including monitoring, have been included on the Site Plan (S.9D.2.9).

- The Site Plan provides for progressive rehabilitation during the operation, and final rehabilitation that is compatible with the surrounding land uses and landscape (S.9D.2.12).
- Extraction of mutual setbacks with the adjacent pit to the north will provide for comprehensive rehabilitation that will create naturalized features, including additional forest cover. There are no regional trails on or adjacent to the Site. (S.9D.2.13).
- The Site Plan includes a sequence of operations which will ensure progressive rehabilitation of depleted areas of the Site as new areas are prepared for extraction (S.9D.2.15).

The proposed Official Plan amendment and proposed development conforms to the goals and policies of the Region of Durham Official Plan.

12.7 Township of Uxbridge Official Plan

The proposed amendments to the Township of Uxbridge Official Plan and Zoning By-law are in conformity with the goals and objectives of the Official Plan relating to the support of a long established local aggregate business. The proposed development has been designed to protect the quality of surface and ground water and, through progressive rehabilitation, enhance the natural heritage features of the area to benefit the quality of life, identity, and economy of the community.

The proposed applications are in conformity with the policy in Section “1.9.9.1 Oak Ridges Moraine Mineral Aggregate Extraction” in that they conform to the ORMCP and Region of Durham Official Plan, the applications for the required amendment have been submitted, and the extraction of mutual setbacks will provide for comprehensive rehabilitation with the adjacent pit. The draft Official Plan Amendment is included as Appendix E.

13.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the investigations, research and technical reports prepared by the consulting team, we conclude the following.

- The proposed amendment to the Region of Durham Official Plan to “Aggregate Resource Extraction Area”, to the Township of Uxbridge Official Plan to designate the Site as an “Approved Mineral Aggregate Extraction Area”, and the proposed amendment to the Township of Uxbridge Zoning By-law, are all consistent with the Provincial Planning

Statement 2014 and in conformity with Oak Ridges Moraine Conservation Plan, the Green Belt Plan and the Growth Plan for the Greater Golden Horseshoe.

- The proposed amendments are also in conformity with the relevant policies of the Region of Durham Official Plan and Township of Uxbridge Official Plan.
- The proposed Extractive Industrial (M3) zone for the Site which will permit the pit, portable screening plants, importation of recycled asphalt, concrete, masonry materials, and limestone product for blending and resale, is appropriate for orderly development and will implement the Official Plan Amendment.
- The Site Plan prepared for the proposed Vicdom Utica Pit complies with the provisions of the Township's Zoning By-law 81-19.
- The Site Plan meets the requirements of the ARA, and implements the recommendations of the technical reports to protect the natural heritage features, surface and groundwater, and minimize social impacts.
- Licencing of the pit, and the requested Official Plan and Zoning By-law amendments represent good planning for the Site, the community, the Township, and the Region.

We therefore recommend approval of the amendments to the Official Plans of the Region of Durham and the Township of Uxbridge, the related amendment to the Township of Uxbridge Zoning By-law, and approval of the Licence under the Aggregate Resources Act.

All of which is respectfully submitted,
SKELTON, BRUMWELL & ASSOCIATES INC.

per:



Trudy Paterson, CET, RPP, MCIP
Senior Planner

per:



Caitlin Port, BES, MES (Plan)
Planner

REFERENCES

-
- ¹ Genivar, Proposed Utica Pit Hydrogeologic Assessment, Uxbridge, Regional Municipality of Durham, Ontario. Newmarket, Ontario. July 2013.
- ² Genivar, correspondence Re: Groundwater Table Elevation Proposed Utica Pit – Utica. May 31, 2013.
- ³ Skelton, Brumwell & Associates Inc., Natural Environment Report Level I and II, Vicdom Utica Pit. Barrie, Ontario. January 2014.
- ⁴ Archaeological Assessments Ltd., The Stage 1 Archaeological Assessment of 3900 Lake Ridge Road, Part of Lot 15, Concession 7 & 8, Township of Uxbridge, Durham Region. Oakville, Ontario. June 22, 2012.
- Archaeological Assessments Ltd., The Stage 2 Archaeological Assessment of 3900 Lake Ridge Road, Part of Lot 15, Concession 7 & 8, Township of Uxbridge, Durham Region. Oakville, Ontario. October 31, 2012.
- ⁵ Akoustic Engineering Limited, Acoustic Assessment Report Proposed Vicdom Utica Pit. Windsor, Ontario. November 2013.
- ⁶ Skelton, Brumwell & Associates Inc. Vicdom Utica Pit Site Plan Drwg Nos. 2630-1,2,3. Barrie, Ontario. January, 2014.
- ⁷ Skelton, Brumwell & Associates Inc., Traffic Impact Study, Vicdom Utica Pit, Township of Uxbridge. Barrie, Ontario. April 2014.
- ⁸ R.J.Burnside & Associates Limited, Air Quality Assessment Report Vicdom Utica Pit. Mississauga, Ontario. November 2013.
- ⁹ R.J.Burnside & Associates Limited, memorandum Re: Lighting Impact. Mississauga, Ontario. October 18, 2013
- ¹⁰ Skelton, Brumwell & Associates Inc. Phase I Environmental Site Assessment 3900 Lake Ridge Road Township Of Uxbridge Region Of Durham. Barrie, Ontario. October, 2013.
- ¹¹ *Aggregate Resources Act.* R.S.O. 1990, CHAPTER A.8. PART II, Section 12.
- ¹² Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement. Queen's Printer for Ontario, came into effect April 30, 2014. Section 1.1.5.2 a)
- ¹³ Ibid. Section 2.1.2
- ¹⁴ Ibid. Section 2.5.2.1
- ¹⁵ Ibid. Section 2.5.2.2
- ¹⁶ Ibid. Section 2.5.2.3
- ¹⁷ Ibid. Section 2.6.1
- ¹⁸ Ontario Ministry of Municipal Affairs and Housing. Oak Ridges Moraine Conservation Plan. Queen's Printer for Ontario, 2002. Section 13.
- ¹⁹ Ibid. Section 23.
- ²⁰ Ibid. Section 30.
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- ²² Ibid. Section 35.
- ²³ Ontario Ministry of Municipal Affairs and Housing. Greenbelt Plan. February 28, 2005. Section 3.4.
- ²⁴ Ontario Ministry of Public Infrastructure Renewal. Growth Plan for the Greater Golden Horseshoe. 2006. Section 2.2.2 1.i), 2.2.9.

-
- ²⁵ Ontario Ministry of the Environment. Lake Simcoe Protection Plan. June 2, 2009. Page 11 - Lake Simcoe Protection Act Watershed Boundary.
- ²⁶ Regional Municipality of Durham. Official Plan of the Regional Municipality of Durham. June 5, 2008. Schedule ‘A’ – Map A’2’ Regional Structure.
- ²⁷ Ibid. Schedule ‘B’ – Map ‘B3’ Oak Ridges Moraine Land Use.
- ²⁸ Ibid. Sections 9.1.1, 9.1.8.
- ²⁹ Ibid. Section 9D.2.2.
- ³⁰ Ibid. Section 9D.2.3
- ³¹ Ibid. Section 9D.2.9
- ³² Ibid. Section 2.3.42
- ³³ Ibid. Sections 9D.2.12, 9D.2.13, 9D.2.15.
- ³⁴ Ibid. Section 2.3.29, Schedule E – Table E ‘5’.
- ³⁵ Township of Uxbridge. Official Plan Township of Uxbridge Office Consolidation August 2012. Section 1.2.3. Table 1.1.
- ³⁶ L.J. Chapman and D.F. Putman. The Physiography of Southern Ontario, 3rd Edition: Ontario Geological Survey, Special Volume. Government of Ontario. 1984. Pages 52, 53.
- ³⁷ A.B. Olding and R.E. Wicklund, Experimental Farms Service, and N.R. Richards Ontario Agricultural College, Guelph, Ontario. Soil Survey of Formerly Ontario County now Western Portion of Region of Durham: Report No. 23 of the Ontario Soil Survey. Government of Ontario. Reprinted March 1990. Pages 41, and 43.
- ³⁸ Official Plan of the Regional Municipality of Durham. June 5, 2008. Schedule “B” – Map “B3” Oak Ridges Moraine Land Use. November 2008.
- ³⁹ Ontario Ministry of Agriculture and Rural Affairs Minimum Distance Separation (MDS) Formulae Implementation Guidelines.
- ⁴⁰ Genivar, Proposed Vicdom Utica Pit Hydrogeologic Assessment. Newmarket, Ontario. July 2013. Page 4.
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- ⁴² Skelton, Brumwell & Associates Inc. Traffic Impact Study Vicdom Utica Pit. Barrie, Ontario. April 2014.
- ⁴³ Regional Municipality of Durham. Official Plan of the Regional Municipality of Durham. June 5, 2008. Schedule ‘C’ – Map C ‘4’ Strategic Goods Movement Network.
- ⁴⁴ Skelton, Brumwell & Associates Inc. Traffic Impact Study Vicdom Utica Pit. Barrie, Ontario. April 2014, Page 3.
- ⁴⁵ Ibid. Page 9.
- ⁴⁶ Ontario Ministry of Municipal Affairs and Housing. Oak Ridges Moraine Conservation Plan. Queen’s Printer for Ontario, 2002. Section 35(6).

APPENDIX A

Aggregate Resources Act Section 12 and Provincial Standards Cross Reference

Planning Conformity Cross Reference

Aggregate Resources Act Section 12.

Relevant Section	Policy	Where Addressed
(a)	the effect of the operation of the pit or quarry on the environment;	TBR 6.0, NER 8.0., HGA 3.
(b)	the effect of the operation of the pit or quarry on nearby communities;	TBR 9.0, HGA 3., AQA, AAR, TIS
(c)	any comments provided by the municipality in which the site is located;	To be obtained through circulation
(d)	the suitability of the progressive rehabilitation and final rehabilitation plans for the site;	TBR 8.8 10.2
(e)	any possible effects on ground and surface water resources;	HGA 3.
(f)	any possible effects of the operation of the pit or quarry on agricultural resources;	TBR 5.3
(g)	any planning and land use considerations;	TBR 12.0
(h)	the main haulage routes and proposed truck traffic to and from the site;	TBR 8.4, TIS
(i)	the quality and quantity of the aggregate on the site;	TBR 5.4
(j)	the applicant's history of compliance with this Act and the regulations, if a licence or permit has previously been issued to the applicant under the Act or a predecessor of this Act; and	TBR 8.9
(k)	such other matters as are considered appropriate.	May be identified through circulation

Aggregate Resources of Ontario - Provincial Standards for a Class A Pit Below Water (Category 1)		
2.1 Summary Statement		
2.1.1	any planning and land use considerations;	TBR 11.0
2.1.2	the agricultural classification of the proposed site, using the Canada Land Inventory classes;	TBR 5.3
2.1.3	the quality and quantity of aggregate on site;	TBR 5.4
2.1.4	the main haulage routes and proposed truck traffic to and from the site;	TIS
2.1.5	the progressive and final rehabilitation;	TBR 8.8
2.2 Technical Reports Required		
2.2.1	Hydrogeological Level 1	HGA
2.2.2	Hydrogeological Level 2	N/A
2.2.3	Natural Environment Level 1	NER
2.2.4	Natural Environment Level 2	NER
2.2.5	Cultural Heritage Resources Stage 1	ARCH
2.2.6	Cultural Heritage Resources Stage 2	ARCH
2.2.7	Cultural Heritage Resources Stages 3 and 4	N/A
2.2.8	Noise assessment report if extraction and/or processing facilities are within 150 m of a sensitive receptor	AAR
2.2.9	Each report shall state the qualifications and experience of the individual(s) that have prepared the reports(s).	Each Report

HGA - Hydrogeologic Assessment

TIS -Traffic Impact Study

AQA – Air Quality Assessment

NER - Level I and II Natural Environment Reports and Oak Ridges Moraine Conformity Report

ARCH – Archaeological Assessment

AAR – Acoustic Assessment

SP – Site Plan

TBR – Technical Background Report

Planning Conformity Cross Reference

Provincial Policy Statement (PPS)		Oak Ridges Moraine Conservation Plan		Region of Durham Official Plan		Township of Uxbridge Official Plan	
1.1.5.5, 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. Development shall be appropriate to the <i>infrastructure</i> which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this <i>infrastructure</i> .	TBR 12.2	Part II 13(1), (2) and (3) Identify conformity of proposed use with the purpose, objectives and permitted uses of and within the Countryside Area.	TBR 12.5				
2.1, 2.2 Protection of natural heritage features and water.	TBR 12.2 NER 8.0 HGA 3.	Part III 20. Planning and design and construction to ensure that buildings or site alterations do not impede movement of plants/animals.	NER 8.0, TBR 12.5.	2.2.1 The natural environment including ORM to be given paramount consideration in the development of the Region.	NER, TBR 6.0.	1.9.5 All development and site alteration in the area within the ORMCP shall be subject to the provisions of this Plan and the Moraine Plan.	TBR 12.5, 10.0 NER 8.0
				2.2.2 In Planning and development the cumulative impacts on the natural environment to be taken into account .	TBR 5.0, 6.0, 10.0 NER 6.0,80.		
				2.2.3 Woodlands, wetland to be protected and managed.	NER 8.0		

Provincial Policy Statement (PPS)		Oak Ridges Moraine Conservation Plan		Region of Durham Official Plan		Township of Uxbridge Official Plan	
	Part III 22(2) Development within minimum area of influence requires a Natural Heritage evaluation.	NER 8.0.	2.3.13 The location and extent of key natural heritage features to be confirmed through studies in accordance with Section 2.3.42	NER 6.0			
			2.3.14 Development or site alteration not permitted in key natural heritage	NER 6.0, 8.0.			
			and/or hydrologic features except for aggregate extraction in accordance with Policy 9D.2.9 and 9D.2.10.	HGA 3.0			
			2.3.16 Outside of Urban and Rural Settlements an environmental impact study is required relative to development within 120metres of key natural heritage features to identify a vegetative protection zone.	NER 6.0.			
	Part III 23.(1) Requirements of a natural heritage evaluation	NER1.0, 6.0	2.3.42 Requirements for environmental impact studies.	NER 1.0,6.0			
			2.3.18 d) Studies required on impact of development on significant woodlands in accordance with Policy 2.3.42.	NER 6.3			

Provincial Policy Statement (PPS)	Oak Ridges Moraine Conservation Plan	Region of Durham Official Plan		Township of Uxbridge Official Plan
	Part III 26 (1) Hydrologically sensitive features	HGA 2.	2.2.4 Impacts on surface and groundwater resources to be examined	HGA 3.
			2.3.10 Where no watershed plan exists, applications to expand aggregate extraction operations the policies of Sub-Section 9D, other relevant policies of this plan and the requirements of the Aggregate Resources Act are relevant.	TBR 5.5 HGA
		HGA 3.2	2.3.19 c) To ensure water resources available to meet existing and future needs, the Region will discourage alterations to watercourses.	HGA 3, 4.
			2.3.21 Development that maintains hydrological functions and minimizes direct alteration to groundwater flows is encouraged.	HGA 3, 4.
2.5.1 Mineral resources will be protected for long term use.	Part III 29 High Aquifer Vulnerability - certain uses prohibited.	TBR 5.5, 3.0	2.3.29 Prohibits certain uses within aquifer vulnerability areas.	TBR 5.5, 3.0

Provincial Policy Statement (PPS)		Oak Ridges Moraine Conservation Plan		Region of Durham Official Plan		Township of Uxbridge Official Plan	
2.5.2.1	TBR As much of the mineral aggregate resources as is realistically possible will be made available as close to markets as possible.						
2.5.2.2	TBR Minimize social and environmental impacts.	Part IV 35 (1) (a), (c), (d) Applications for mineral aggregate operations to establish that: quantity and quality of groundwater and surface water and key natural heritage features and areas of natural will be maintained, and where possible improved or restored; and areas of natural and scientific interest (earth science) will be protected	HGA 3., NER.8.0 , TBR 12.5.	9D.1.1 Ensure orderly and efficient extraction of aggregates that minimizes social and environmental impact and fully assess potential impacts and cumulative impacts on existing development and local residents. 9D.2.3 Mitigation to minimize impacts.	TBR 12.6, HGA 3., AQA, NIA, TIA		
				10B.2.7 Within the ORM an environmental impact study (Policy 2.3.42) to include natural heritage evaluation and/or a hydrological evaluations as detailed in the ORMCP where development is proposed within the minimum influence area of a key natural heritage features an/or a hydrologically sensitive features in the Table in Part III of the ORMCP.	NER 8.0. HGA 3., TBR 12.6		

Provincial Policy Statement (PPS)		Oak Ridges Moraine Conservation Plan		Region of Durham Official Plan		Township of Uxbridge Official Plan	
				2.2.5 Development to take into account aesthetics; sources of noxious or hazardous substances; noise, odour and dust.	AQA, NIA		
2.5.3.1 Progressive and final rehabilitation required. 2.5.3.2 Comprehensive rehabilitation is encouraged	TBR 8.8	Part IV 35 (1) (b) As much as possible to site will be rehabilitated to restoration for agriculture in prime agricultural areas or with natural self-sustaining vegetation.	TBR 8.8	9D.2.12 Final rehabilitation to be compatible with adjacent landscape and uses.	TBR 8.8 SP		
2.5.4.1 Prime agricultural lands to be rehabilitated.	TBR 5.3,			9D.2.13 Rehabilitation in conjunction with adjacent properties and within the ORM provide for a regional trail system and continuous forest cover where possible.	TBR 8.8, 12.5		
		Part IV 35 (6) Requirements for mineral aggregate operations within the Landform Conservation Area	TBR 10.0	10B.2.15 Applications for mineral aggregate operations in landform conservation areas to demonstrate that the site will be rehabilitated to establish a landform consistent with the landform patterns of the adjacent lands and that long term ecological integrity will be maintained, restored or improved.	TBR 8.8, 10.0		

Provincial Policy Statement (PPS)		Oak Ridges Moraine Conservation Plan		Region of Durham Official Plan		Township of Uxbridge Official Plan	
2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.				9D.2.15 Progressive rehabilitation to be undertaken in a timely manner in accordance with the Site Plan under the ARA. Sites to be restored to a vegetative state using native species.	TBR 8.8 SP		
	AA, TBR 7.0			2.2.11 Conservation and protection of built and cultural heritage resources is encouraged.	AA, TBR 7.0		

APPENDIX B
Pre-consultation Form



March 13, 2013

Mr. Bruno Giordano
VicDom Sand and Gravel
3444 Brock Road North
Box 1359
Uxbridge ON L9P 1N6

The Regional
Municipality
of Durham

Planning and Economic
Development Department

Planning Division

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

www.durham.ca

A.L. Georgieff, MCIP, RPP
Commissioner of Planning
and Economic Development

Dear Mr. Giordano:

**Re: Record of Pre-consultation for a Regional Official Plan
Amendment**

Proponent: VicDom Sand and Gravel

Property Location: 3900 Lakeridge Road, Part of Lot 15, Concession 7
and 8 and Part of the Road Allowances between Lots 15 and 16 and
Concessions 7 and 8

Municipality: Township of Uxbridge

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

Pre-Consultation Date: Friday March 8, 2013

Parties in Attendance: Bruno Giordano, VicDom Sand and Gravel
Trudy Paterson, Senior Planner, Skelton Brumwell &
Associates Inc.
Gerri-Lynn O'Connor, Mayor, Township of Uxbridge
Gord Highet, Planning Committee Chair, Township of
Uxbridge
Ingrid Svelnis, CAO, Township of Uxbridge
Emilia Gruyters, Planning Technician, Township of
Uxbridge
Neil Henderson, Principal Planner, Region of Durham
Karl Kiproff, Senior Health Inspector, Region of
Durham
John Molica, Development Approvals, Regional
Works Department
Steven Strong, District Planner, Aurora District,
Ministry of Natural Resources
Sara Brockman, Planner, Lake Simcoe Region
Conservation Authority

"Service Excellence
for our Communities"



100% Post Consumer

Location of Site:

The proposed new aggregate pit is located on the northwest corner of Regional Road 21 (Goodwood Road) and Regional Road 23 (Lakeridge Road) or Part of Lot 15, Concession 7 and 8 and Part of the Road Allowances between Lots 15 and 16, and between Concessions 7 and 8 in the Township of Uxbridge. This new pit is located immediately south of the Miller Boynton Pit shown as Aggregate Resource Extraction Area 16 in the Regional Official plan. Although the east west road allowance has recently been sold and closed by the Township the ownership status of the north south road allowance will be confirmed prior to any applications being submitted.

Proposal Description: To permit a new aggregate pit operation with extraction restricted to 1.5 metres above the water table. The applicant intends to obtain a Class A, Category 3 Licence under the Aggregate Resources Act (ARA) for the 19.2 ha parcel. The subject lands will be mined from north to south through the abutting Miller Boynton pit. The 15.4 ha extraction area is expected to have a maximum production limit of 500,000 tonnes. These two extraction areas will utilize the existing pit access onto Goodwood Road located at the southwest corner of the Miller Boynton pit.

Regional Official Plan:

The subject lands are designated "Oak Ridges Moraine – Countryside Areas" in the Durham Regional Official Plan. The site is also located in a High Aquifer Vulnerability Area, a Category 2 Landform Conservation Area and an area of High Potential Aggregate Resources. Key Natural Heritage features are located in the general vicinity of the subject property including those on the southwest corner of Goodwood Road and Lakeridge Road.

Goodwood Road (RR21) and Lakeridge Road (RR23) are identified as Type 'A' arterial roads in the Durham Regional Official Plan. They are also identified as key arterial roads in the Strategic Goods Movement Network shown on Schedule C – Map C4 of the Plan.

**Is Proposal in
Conformity with the
Regional Official
Plan?**

No. Policy 9D.2.2 states that a Regional Official Plan amendment is required for a new aggregate pit.

**Township of Uxbridge
Official Plan:**

The subject lands are designated "Countryside Area" in Schedule H of the Township of Uxbridge Oak Ridges Moraine Conservation Plan Area Land Use Plan

**Is Proposal in
Conformity with the
Uxbridge Official
Plan?**

No.

Conformity Details:

Policy 9D.2.2 of the ROP stipulates that a Regional Official Plan amendment is required for new aggregate extraction areas. Policy 9D.2.3 of the ROP requires proper mitigation measures addressing impacts of new pits on existing land uses so that impacts are held to applicable Provincial standards and guidelines. These measures could include setbacks, screening, berms, location of machinery and hours of operation, all of which will be addressed as conditions of the licence or site plan under the Aggregates Resources Act(ARA). Policy 9D.2.9 outlines the documentation requirements for an application to amend the ROP to designate a new Aggregate Resource Extraction Area.

Portions of the subject lands may impact key natural heritage and hydrologic features identified in the surrounding area. The proposed aggregate extraction operations must ensure appropriate buffers are in place to protect these features.

The subject lands are within a high aquifer vulnerability area. The proposed aggregate extraction justification reports will need to address the impacts to groundwater and provide for proper restrictions and or mitigation.

The proposed pit abuts two Type A regional roads which are also identified as arterial roads in the Strategic Goods Movement Network in the ROP. The

proposed new aggregate operations will need to address traffic impacts on both Goodwood Road and Lakeridge Road.

The planning rationale/justification report must also address the policies of the Oak Ridges Moraine Conservation Plan (ORMCP) including the Section 35 "approval tests" for new aggregate pits as well as the policies of the Lake Simcoe Protection Plan (LSPP).

Other Required Applications:

An application to amend the Township of Uxbridge Official Plan and Zoning By-law 81-19, submitted to the Township, will be required.

An application under the Aggregate Resources Act (ARA) must be submitted to the Ministry of Natural Resources for approval to permit the new aggregate extraction operation.

The above noted applications should be submitted to the appropriate approval authorities concurrently with the Regional Official Plan Amendment application.

Agency Comments

The Regional Works Department indicated that a traffic impact study would be required. A road widening strip of approximately 3 m will be required along the northerly portion of the site's frontage on RR23 (Lakeridge Rd). The existing farm driveway onto RR23 must be removed. Improvements to the existing driveway entrance onto RR21 (owned by Miller) may be required.

The Regional Health Department will require the decommissioning of the existing septic system and the on site wells. The existing wells however, could be used for interim monitoring. A "johnny on the spot" and bottled water would be used by employees working at the scalehouse.

The Lake Simcoe Region Conservation Authority identified cross jurisdictional issues that must be resolved between LSRCA and TRCA using drainage patterns, terrain and other key natural heritage features. The EIS study must address significant ORM woodlands in the vicinity of the site and hydrogeological impacts on water balance and compliance with the Lake Simcoe Protection Plan (LSPP). The EIS report must include a "species at risk inventory". The CA's and the Region will discuss additional terms of reference and the possibility of a scoped EIS study.

The Hydrogeological Report must demonstrate the maintenance of the Significant Recharge function as the LSRCA's records show that this property is located within

e-mail
Apr 4/13
LSRCA
with review

a significant recharge area. This report would include a water budget that demonstrates maintenance of the recharge function in terms of water balance.

The Ministry of Natural Resources confirmed that an ARA application would be required to develop this new pit. An agreement with Miller will be needed to permit extraction and other pit operations through/within their existing pit. The Ministry stressed the need for an integrated rehabilitation plan for both the Miller and the new Vicdom pit and the existing Vicdom pit on the north east corner of RR21 and RR23 which is expected to be mined out this summer. The Ministry indicated it would support a rehabilitation program utilizing the recent Ontario Nature Pit Rehabilitation guidelines.

Information and Studies Required to Deem this Proposal a "Complete" Regional Official Plan Amendment Application:

- **Application for Regional Official Plan Amendment**
- **Proposed Plans**
Includes proposed draft site plans, existing and final grading plans, phasing plans, topographic and rehabilitation plans etc.
- **Planning Rationale/Justification Report**
To address Provincial, Regional and area municipal planning policies and requirements
- **Environmental Site Assessment Report**
To address potential site contamination by providing detailed assessment and recommendations for remediation measures

Hydrogeological Report

To address the potential impacts of the proposed development on the available water supply in terms of quantity, quality, sustainable yield/water balance for the neighbouring wells. Two on-site wells may be retained for monitoring purposes. A peer review of the Hydrogeological report will be required

- **Environmental Impact Study (EIS)**
To address the impacts of the proposed development on the surrounding natural environment, identifying natural features, rare and threatened species and to recommend appropriate buffers to protect the natural environment from adverse impacts of development. This EIS and associated documentation will be reviewed by both LSRCA/TRCA due to jurisdictional issues. Also, a peer review of the EIS and associated documentation may be required.

- **Transportation Impact Study**
To address traffic impacts from the aggregate extraction expansion and identification of potential road improvements
- **Odour, Dust and Light Assessment**
To address air quality/land use compatibility impacts from the contaminants discharged from the proposed aggregate extraction operations, recommending mitigation measures to ensure sensitive land uses are protected from the discharge. A peer review of the report will be required
- **Noise Impact Study**
To address the impact of truck traffic, machinery and stationary noise from the proposed aggregate extraction operations in relation to surrounding sensitive land uses, recommending mitigation measures to ensure sound levels are at an acceptable level. A peer review of the report will be required
- **Archaeological and Cultural Heritage Assessment**
To address archaeological and heritage potential and provide recommendations for further investigations. An archaeological assessment will be circulated to the Ministry of Culture for review

Any such application shall be accompanied by the current fee of \$15,000 for a major Regional Official Plan Amendment. A deposit of \$1000 will be collected for publication related costs. In addition to the Regional Planning Department fee, development review fees will be required by the Regional Health Department. Currently the Health Department fee is \$225.00 with a 3% increase set to take place on April 1, 2013. Peer review fees will be determined and collected following a review by the peer review consultants.

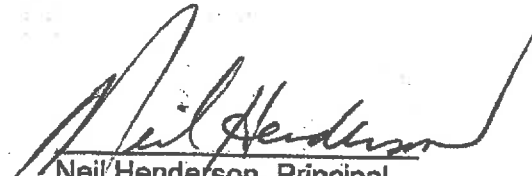
The Uxbridge Official Plan Amendment and Rezoning applications should be submitted directly to the Township of Uxbridge with the current fees of \$3655 and \$7010 plus all external costs including signs. A consolidated Public Meeting for the Township applications may be arranged.

The Lake Simcoe and Region Conservation Authority and the Toronto Region Conservation Authority will establish a fee schedule and review protocol for the above noted planning applications.

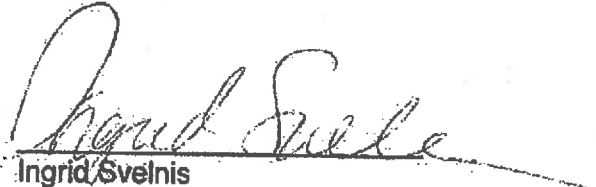
In accordance with our procedures, please advise whether or not you concur with the above noted information and study requirements within seven days of receiving this Record of Pre-consultation. Should you not agree with the above noted requirements, another pre-consultation meeting may be required.

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

Yours truly,



Neil Henderson, Principal
Planner, Current Planning
Region of Durham



Ingrid Svelnis
Chief Administrative Officer
Township of Uxbridge

Encl. Township of Uxbridge Pre-consultation Form

cc: Ingrid Svelnis – Township of Uxbridge
Emilia Gruyters – Township of Uxbridge
Liz Howson, Macaulay Shiomi Howson for the Township
Trudy Paterson – Skelton Brumwell & Associates Inc. for Vicdom
Sara Brockman, Lake Simcoe Region Conservation Authority
Chris Jones – Toronto Region Conservation Authority
Steven Strong – Ministry of Natural Resources
Catherine Douglas – Ministry of Natural Resources
John Molica – Regional Works Department
Karl Kiproff – Regional Health Department



THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

PRE-CONSULTATION FORM

(Applicant to complete the following in conjunction with Development Services staff at the Pre-consultation Meeting and submit with application)

For Township Use Only		
Township File Number	Date of Receipt of request for Pre-consultation meeting	Date of Pre-consultation meeting
PC 2013-04		March 8, 2013

PLEASE TYPE OR USE BLACK INK FOR REPRODUCTION PURPOSES. WHERE ADDITIONAL SPACE IS REQUIRED PLEASE ADD PAGES AT THE BACK OF THE FORM IDENTIFIED BY THE SECTION NUMBER.

1. Specify (x) the type of application being submitted:

Official Plan Amendment ()	Official Plan and Zoning By-law Amendment (X)
Zoning By-law Amendment ()	Removal of Holding () Temporary Use ()
Site Plan Application ()	Minor Variance () Consent ()
Plan of Subdivision ()	Plan of Condominium () Hamlet Plan Amendment ()

2. Name of Applicant: Bruno Giordano-Vicdom Sand & Gravel Email: bgiordano@vicdom.com
Box 1359, Uxbridge, ON L9P 1N6 Telephone: 416 798-7881 Cellular: 416 717-3560

3. Description of land for which application is being made.

(a) Legal description (Lot, Concession, Registered Plan and/or Reference Plan):

Part Lot 15 Concession 7, Lot 15 Concession 8, Part Lot Road allowance, RP 40R2881 , Part 1, 2, 6 40R25383 Part 2

(b) Municipal Address (Street and Number):

3900 Regional Road 23

(c) Frontage Depth Hectare 17.56

4. Existing land use:

(a) What are the existing use(s) of the subject land?

Residential

(b) Are there any existing buildings on the subject lands?

Yes X No

5. Proposal

Please describe the nature of the application and proposed development and provide any preliminary plans which are available.

Applicant proposes a Class A Category 3 Licence under the Aggregate Resources Act (ARA) for a pit with extraction restricted to 1.5 metres above the water table.

6. **Materials, Plans and Studies (Also refer to Parts D and E of application forms)**

# OF COPIES	SUBMISSION REQUIREMENTS			AT SUBMISSION	DURING PROCESS	DATE PROVIDED
	Drawings and Reports Required	Paper Form	Digital Form			
	ALL APPLICATIONS					
	Detailed Sketch	x		x		
	Sign Requirement	x			x	
	Photo of Sign on Property	x			x	
	Confirmation of Servicing Capacity					
	Servicing options statement					
	Hydrogeological report	x		x		
	Hydrogeological sensitivity certification					
	Preliminary stormwater management plan					
	Stormwater management study(scope with LSRCA, ABCOM & Region of Durham)					
	Top-of-bank demarcation					
	UXBRIDGE URBAN AREA AND COPPINS CORNERS SEC. PLAN AREAS					
	Survey	x		x		
	Development Plans					
	Building Elevations					
	Site plan including phasing, topographic and rehabilitation plans	x		x		
	Landscaping plans					
	Plans illustrating integration with NHS(EIS scope with LSRCA & Region of Durham policies)	x		x		
	Tree analysis					
	Noise Impact Study	x		x		
	Vibration Study					
	Heritage Impact Statement					
	Archaeological Resource Assessment	x		x		
	Land use Compatibility					
	Phase I assessment in accordance with MOE Guidelines for Use at Contaminated Sites	x		x		
	Phase II assessment	x		x		
	Traffic Impact Summary(includes site lines)	x		x		
	Air quality analysis					
	UXBRIDGE URBAN AREA					
	Functional servicing study(includes x-section to establish easement width)					
	Master Drainage Study or stormwater study(Sec. 2.7.4 x))					

# OF COPIES	SUBMISSION REQUIREMENTS			AT SUBMISSION	DURING PROCESS	DATE PROVIDED
	Drawings and Reports Required	Paper Form	Digital Form			
	Market impact study					
	Corridor Commercial Area submission requirements (Sect. 2.5.17.3.6					
	Employment Area submission requirements (Sect. 2.5.19.5.2)					
	Recreational Mixed Use submission requirements (Sec. 2.5.4.3.1 ii)					
	Brock St. Mixed Use Area submission requirements (Sects. 2.5.26.4.1 iii ,iv and v and 2.5.26.4.2)					
	COPPINS CORNERS					
	Additional servicing or engineering studies (Sec. 5.2 and 5.7.3)					
	Stormwater management plan and associated landscaping plan (Sec. 5.7.3 x))					
	Community and design guidelines (Sec. 5.7.3 xv)					
	RURAL AND HAMLET AREAS/OAK RIDGES MORaine					
	All studies required by the Regional Plan and the Oak Ridges Moraine Conservation Plan					
	RURAL AND HAMLETS AREAS/GREENBELT					
	All studies required by the Regional Plan and Greenbelt Plan					
	OTHER STUDIES*					
	Planning Rationale/Justification Report	x		x		
	Odour, Dust, Light Assessment	x		x		

***NOTE:** Additional studies may be required. These may be identified at the Pre-consultation meeting or during the processing of the application, depending on the issues identified and the information required as the application proceeds through the application process. However, where the application is for the removal of a Holding 'H' symbol the requirements shall only be those necessary to address the conditions established in the Zoning By-law for the removal of the 'H'.

NOTICE OF COLLECTION
MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information collected on this form is collected under the authority of the *Planning Act* as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to The Manager, Development Services, Township of Uxbridge, 51 Toronto Street South, P.O. Box 190, Uxbridge, Ontario L9P 1T1, telephone 905-852-9181

APPENDIX C
Spills Management Plan

VICDOM SAND & GRAVEL (ONTARIO) LIMITED

SPILLS CONTINGENCY PLAN

GUIDELINES

TABLE OF CONTENTS

1.0	Introduction
2.0	Purpose/Scope
3.0	Haulage Contractor
4.0	Spill Prevention Procedures
5.0	Spill Response Equipment
6.0	Reporting/Telephone Contacts

1.0 INTRODUCTION

Vicdom Sand & Gravel (Ontario) Limited has been supplying aggregate products to customers in Southern Ontario since 1976. The plant is located in Uxbridge Township at 3444 Brock Road.

Vicdom's operation includes the extraction of aggregate, crushing and washing of a variety of materials.

Vicdom Sand & Gravel (Ontario) Limited is committed to protecting the health and safety of all employees. As such, we will provide and maintain a safe and healthy environment.

Your safety and that of your fellow employees is of utmost concern. Only with the cooperation of management and employees can we continue to maintain a safe and productive workplace.

2.0 PURPOSE

The purpose of this policy is to set the standard to ensure the safe handling of any oil or fuel spills in the workplace.

SCOPE

All employees will comply with all legislative requirements and accept safety as a personal responsibility. All employees will follow safe and established work practices and procedures in our pits.

3.0 HAULAGE CONTRACTOR

Cannington Construction of 130 Ram Forest Drive, Gormley, Ontario is our petroleum provider. Contact: Steve McCrossan, Phone: (905) 841-0430 Cell: (416) 414-2040. Cannington Construction is a recognized TSSA certified company and provider of solutions to complex Fuel Facility construction challenges. They are a member of the Ontario Petroleum Contractors Association with over 20 years of experience in the petroleum industry which include service station construction, and de-commissioning and self-contained fuel systems.

4.0 SPILL PREVENTION PROCEDURES

In the event of an oil or fuel spill the following procedures would be followed:

- Notify haulage contractor (Cannington Construction).
- During the time it takes for haulage contractor to arrive, absorb spill with an oil absorbent or oil absorbent sock if spill has occurred in the water.
- If a spill has occurred from a damaged tanker compartment we will ensure that one tanker will be empty in the event fuel is to be transferred from damaged compartment.

5.0 SPILL RESPONSE EQUIPMENT

The oil absorbent equipment is situated on-site in the main shop and is clearly labeled. In the event of an oil or gas spill the oil-absorbent will be used to ensure a fast and effective clean-up until the arrival of the haulage contractor. The haulage contractor upon arrival will safely haul and dispose of the petroleum in a safe and environmental manner.

6.0 REPORTING

All fuel and oil spills will be reported by Bruno Giordano (Property Manager) to the Ministry of Environment (MOE). Their Toll Free # 1-800-268-6060.

TELEPHONE CONTACTS

KEITH DOUCETTE (FOREMAN) 416-991-8635

BRUNO GIORDANO 905-999-8380

JIM GIORDANO 416-717-3553

SAM GIORDANO 416-717-3555

VINCE GIORDANO 416-717-3554

APPENDIX D
Draft Official Plan Amendment
Region of Durham Official Plan

Attachment B to Application to Amend the Durham Regional Official Plan

Draft

REGIONAL MUNICIPALITY OF DURHAM

OFFICIAL PLAN AMENDMENT NO. ____

Schedule E – Table 'E1'

Aggregate Resource Extraction Areas

AREA IDENTIFIED ON SCHEDULE 'A'	LOCATION			
	FORMER MUNICIPALITY	LOT(S)	CONCESSION(S)	AREA (ha)
	Uxbridge Twp.	Part of Lot 15, Part of the Road Allowance between Concessions 7 and 8 Part of the Road Allowance between Lots 15 and 16	7 and 8	18.9

APPENDIX E
Draft Official Plan Amendment and Draft Zoning By-law
Township of Uxbridge Official Plan

Attachment B to Application to Amend the Uxbridge Official Plan and Zoning By-law

DRAFT

**AMENDMENT NO. ____
TO THE TOWNSHIP OF UXBRIDGE OFFICIAL PLAN**

Reference:

Vicdom Utica Pit

Vicdom Sand and Gravel (Ontario) Ltd.

3900 Lake Ridge Road

Part of Lot 15, Concessions 7 and 8

Part of the Road Allowance between Concessions 7 and 8

And Part of the Road Allowance Between Lots 15 and 16, Concessions 7 and 8,

in the geographic Township of Uxbridge

Township of Uxbridge

Region of Durham

P/N 12-2630

April 2014

DRAFT

**CORPORATION OF THE TOWNSHIP OF UXBRIDGE
BY-LAW NO.**

The Council of the Corporation of the Township of Uxbridge in accordance with the provisions of Sections 17 (22) of The Planning Act, R.S.O. 1990, hereby enacts as follows:

1. That attached Schedule "A" which constitutes Amendment No. ___ to the Township of Uxbridge Official Plan is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this _____ day of _____ 2014.

CORPORATE SEAL
OF THE MUNICIPALITY

Signed: _____

Mayor

Signed: _____

Clerk

DRAFT
AMENDMENT NO. __
Township of Uxbridge Official Plan
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Township of Uxbridge Adopting By-Law

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2.0 Location 2

3.0 Basis 2

PART B - THE AMENDMENT 3

1.0 Introduction 3

2.0 Details of the Amendment 3

PART C - THE APPENDICES

1.0 Record of Public Meeting – Township of Uxbridge

2.0 Technical Background Report - Skelton, Brumwell & Associates Inc.

DRAFT

AMENDMENT NO. __ TO THE TOWNSHIP OF UXBRIDGE OFFICIAL PLAN

The following Amendment to the Township of Uxbridge Official Plan consists of three parts.

Part A - The Preamble - consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

Part B - The Amendment - which sets out the actual amendment and consists of Schedule "A" and explanatory text and constitutes Amendment No. __ to the Township of Uxbridge Official Plan.

Part C - The Appendices - consists of information pertinent to this Amendment in the form of background information. This section does not constitute part of the actual Amendment.

PART A - THE PREAMBLE:

1.0 PURPOSE

The purpose of this Official Plan Amendment is to change the designation of certain lands in the Township of Uxbridge, Region of Durham, from the "Rural" designation to the "Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area" designation. The redesignation will permit the development of an 18.9 hectare pit.

2.0 LOCATION

The subject lands are located at the north west of the intersection of Lake Ridge Road (Regional Road 23) and Goodwood Road (Regional Road 21) and are shown on Schedule "A" attached. The lands affected by this Amendment are described as Part of Lot 15, Concessions 7 and 8, Part of the Road Allowance between Concessions 7 and 8, and Part of the Road Allowance Between Lots 15 and 16, Concessions 7 and 8 in the geographic Township of Uxbridge, Township of Uxbridge, Region of Durham.

3.0 BASIS

This amendment is based on an application and related technical studies submitted by Vicdom Sand and Gravel (Ontario) Inc. in April 2014. The requested amendment would redesignate the subject lands to permit an aggregate extraction operation for extraction of sand and gravel in a pit.

This application was submitted concurrently with an application to the Ministry of Natural Resources for a Class A, Category 3 Licence under the Aggregate Resources Act.

The proposed pit is adjacent to an existing pit licensed to Miller Paving Ltd. Aggregate materials extracted from the site will be processed on site using portable screening equipment. Aggregate products will be shipped to markets using the existing entrance and scales in the Miller Pit.

Potential impacts on surrounding properties, haul routes, groundwater, surface water and natural heritage features of the Oak Ridges Moraine on and adjacent to the site have been assessed through studies submitted with the applications. Recommended mitigation measures have been implemented on the Aggregate Resources Act Site Plan. Monitoring of the operations identified in these studies is also implemented on the Site Plan.

The proposed amendment is consistent with the Provincial Policy Statement 2014, and in conformity with the policies of Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, and the Official Plans of Region of Durham and Township of Uxbridge.

PART B - THE AMENDMENT

1.0 INTRODUCTION

All of this part of the document entitled Part B - The Amendment which consists of the attached Schedule "A" constitutes Amendment No. ____ to the Township of Uxbridge Official Plan.

2.0 DETAILS OF THE AMENDMENT

Schedule "A" Land Use Designations to the Township of Uxbridge Official Plan, is amended by redesignating the lands described as 3900 Lake Ridge Road, Part of Lot 15 Concessions 7 and 8, Part of the Road Allowance between Concessions 7 and 8, and Part of the Road Allowance Between Lots 15 and 16, Concessions 7 and 8 in the geographic Township of Uxbridge, Township of Uxbridge, Region of Durham and identified on Schedule "A" attached from the "Rural" designation to the "Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area".

PART C - THE APPENDICES

The following Appendices do not constitute part of the Amendment but are included as supporting information.

APPENDIX A
MINUTES OF PUBLIC MEETING

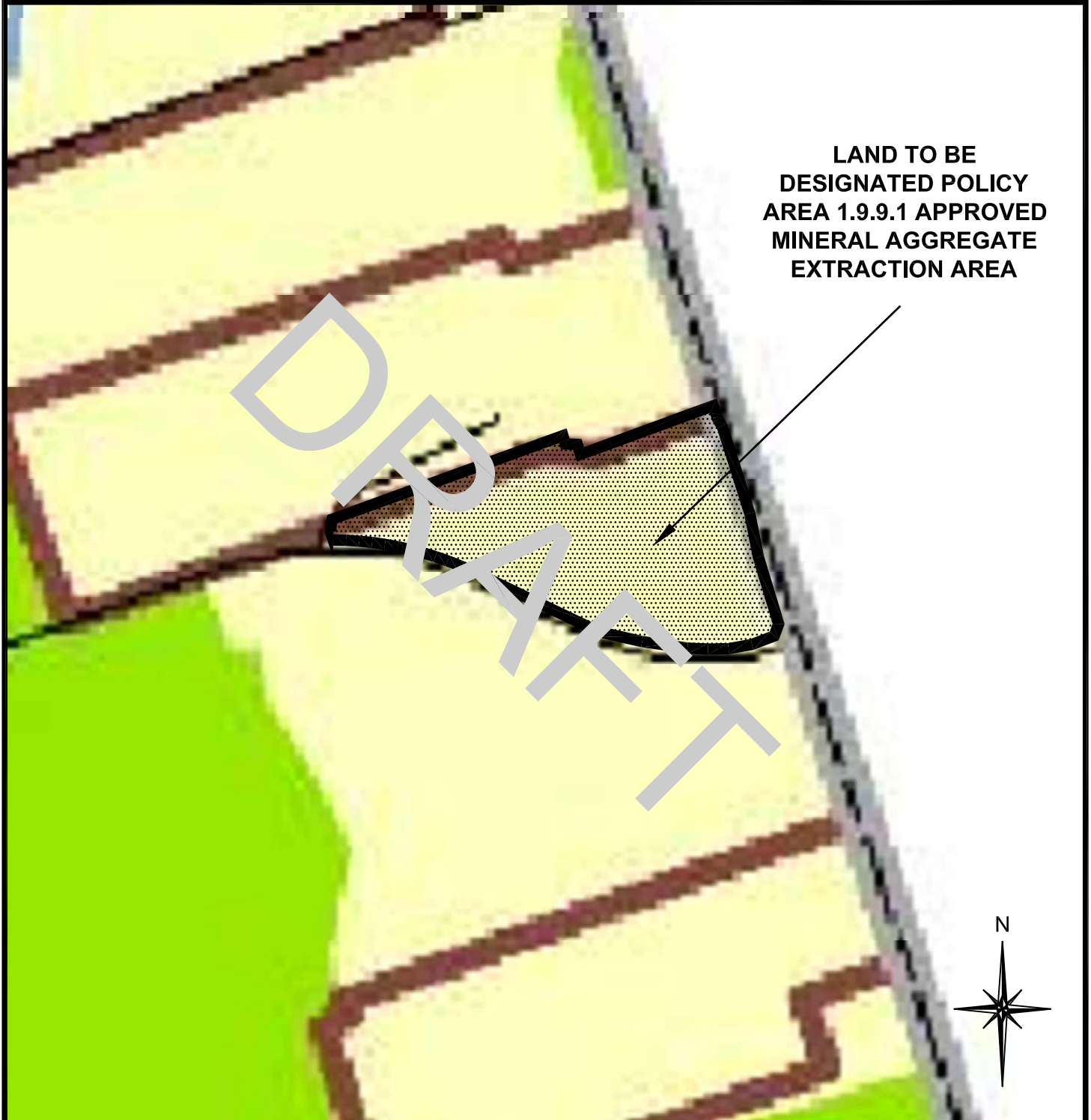
DRAFT

THE CORPORATION OF THE TOWNSHIP OF

UXBRIDGE

Schedule 'A' to Amendment No. ____

to the Township of Uxbridge Official Plan



APPENDIX B
TECHNICAL BACKGROUND REPORT

DRAFT

Attachment C to Application to Amend the Uxbridge Township Official Plan and Zoning By-law

BY-LAW NUMBER 2013 - __ OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTIONS 34 AND 36 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO AMEND ZONING BY-LAW NO. 81-19, AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE, WITH RESPECT TO CERTAIN LANDS LOCATED IN PART OF LOT 15, CONCESSIONS 7 AND 8, PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8, AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 15 AND 16, CONCESSIONS 7 AND 8 IN TOWNSHIP OF UXBRIDGE, REGION OF DURHAM.

WHEREAS the Planning and Development Committee of the Council of the Corporation of the Township of Uxbridge conducted statutory public meetings, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, on the __ day of ____, 2014 with respect to an application to amend Zoning By-law No. 81-19, with respect to permitting the expansion of an aggregate extraction operation and accessory uses on certain lands located in Part of Lot 15, Concessions 7 and 8, Part of the Road Allowance between Concessions 7 and 8, and Part of the Road Allowance Between Lots 15 and 16, Concessions 7 and 8 in the geographic Township of Uxbridge, Township of Uxbridge, Region of Durham.

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

AND WHEREAS the Council of the Corporation of the Township of Uxbridge has, pursuant to Section 34 (17) of the Planning Act, R.S.O. 1990, as amended, considered whether further notice is to be given with respect to the By-law prior to the passing thereof and has determined that the By-law hereinafter set out substantially implements the proposal presented at the public meetings with respect to the subject lands held on the __ day of ____, 2014, and that no further public meeting is necessary.

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

1. **THAT** Schedule A3 of Zoning By-law No. 81-19, as otherwise amended, is hereby amended by changing the Zone classification with respect to certain lands in Part of Lot 15, Concessions 7 and 8, Part of the Road Allowance between Concessions 7 and 8 and Part of the Road Allowance Between Lots 15 and 16, Concessions 7 and 8 in the Township of Uxbridge, from the Rural (RU) Zone to the Rural Resource Extraction (M3) Zone in accordance with Schedule 'A' attached hereto and by reference forming part of this By-law.

2. **THAT** Zoning By-law No. 81-19, as amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 81-19, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with.
3. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Uxbridge subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND and THIRD time and finally passed on the — day of , 2014.

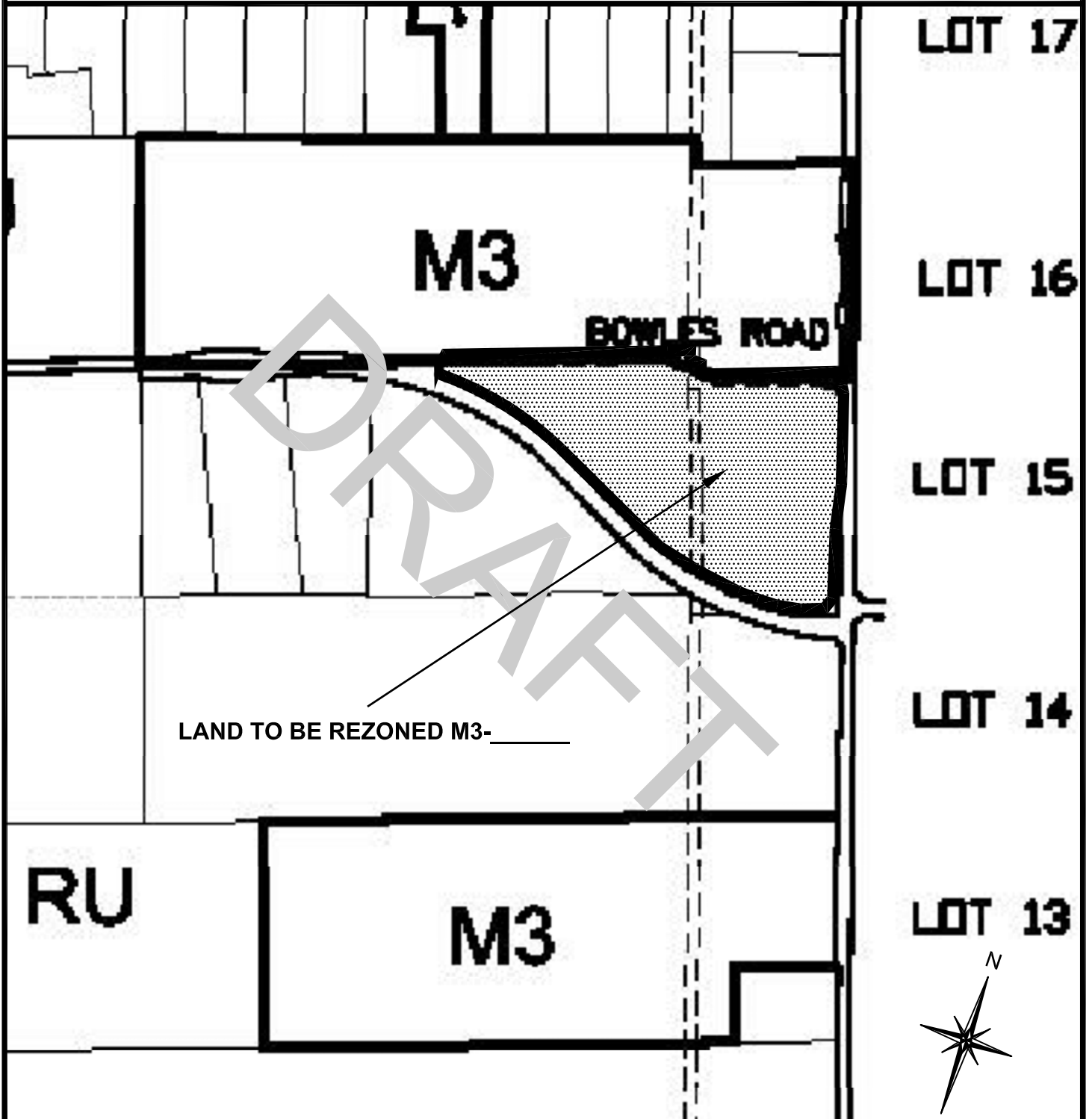
GERRI LYNN O'CONNOR
MAYOR

DEBORAH LEROUX
CLERK

THE CORPORATION OF THE TOWNSHIP OF
UXBRIDGE

Schedule 'A' By-Law No. ____

to the Township of Uxbridge Official Plan



APPENDIX F

Curriculum Vitae

Trudy P. Paterson, CET, RPP, MCIP

Caitlin M. Port, BES, MES (Plan)

EDUCATION

Bachelor of Arts in Geography

Graduated with Distinction

York University, June 1995.

George H. Michie Memorial Scholarship Award for Academic Excellence

in the area of Rural Canadian Studies, November 1994.

Diploma in Resources Engineering Technology

Georgian College of Applied Arts & Technology, Barrie, 1976.

PROFESSIONAL BACKGROUND

Skelton, Brumwell & Associates Inc.

1980 to 2003, Resource Technologist and Land Use Planner

2004 to present, Senior Planner

Senior Planner and Senior Resources Technologist with responsibility for project coordination; subdivision and site planning for residential, commercial and industrial development; compilation of detailed property inventories; preparation of planning documents and planning justification reports; coordination and site plans for aggregate resources applications; litigation support; and Phase I Environmental Site Assessments.

Ontario Ministry of Natural Resources (Midhurst)

1976 to 1980 (full and part-time)

Technician in the Lands Branch involved in the preparation of land use maps for the District.

Rodney C. Raikes, OLS (Barrie)

1975 - 1979 (full and part-time)

Survey and drafting technician with responsibilities for drafting, field survey and title searching.

MEMBERSHIP & ASSOCIATIONS

Certified Engineering Technologist, Ontario Association of Certified Engineering Technicians and Technologists.

Member, Canadian Institute of Planners

Registered Professional Planner, Ontario Provincial Planners Institute.

OTHER QUALIFICATIONS

Approved by the Minister of Natural Resources to prepare and certify Site Plans under Part II Section 8. (4) of the Aggregate Resources Act.

Qualified to give evidence as an expert in planning at four Ontario Municipal Board hearings on residential and aggregate resources projects.

WORK RELATED COURSES

Introduction to GIS
Mar. 2003, Queen's GIS Lab, Kingston

Planner at the OMB
June 2013, OPPI Continuing Education

Municipal Class EA Workshop
Apr. 2003, Lakeland Planners, OPPI Central District

Planner as a Facilitator
April 2008, OPPI Continuing Education

Urban Design for Green Development Workshop
April 2009, Geography & Program in Planning,
University of Toronto and OPP

Project Management for Planners
June 2012, OPPI Continuing Education

PROJECT EXPERIENCE (AGGREGATE RESOURCES)

VicDom Sand and Gravel Brock Road Pit Expansion (Uxbridge)

Ms Paterson is coordinating a multi-discipline consulting team in the preparation of applications for municipal Official Plan and Zoning By-law Amendments and licencing under the Aggregate Resources for expansion the VicDom Sand and Gravel main pit in Uxbridge Township.

Giofam Sebright Quarry (City of Kawartha Lakes)

Giofam Investments Inc. submitted applications for approval of a granite quarry on an 84 hectares site in the City of Kawartha Lakes in 2009. Approval of a Permit under the Endangered Species Act, municipal Official Plan and Zoning By-law amendments, and a licence under the Aggregate Resources are required. Ms Paterson's responsibilities on the project include coordination of the application submission, preparation of reports and the Site Plan, and leading the public consultation process under the Aggregate Resources Act. She has also presented the application at the statutory public meeting and coordinated the comprehensive response to more than 100 comments and objections to the applications.

Stonescape II (Galway-Cavendish & Harvey)

Applications by Jackal Rapids Development for approval under the *Aggregate Resources Act* and *Planning Act* for a dimension stone quarry on 60.2 hectares near Buckhorn were approved by the Ontario Municipal Board in November 2012. As part of the consulting team, Ms Paterson prepared the Planning Report, presented the planning aspects of the application at the Public Meeting under the *Planning Act*, and provided expert planning evidence at the Ontario Municipal Board Hearing.

PROJECT EXPERIENCE (AGGREGATE RESOURCES) cont'd.***Kovacs Pit Expansion (Clarington)***

This project involved upper and lower tier municipal Official Plan Amendments and a Municipal Zoning By-law Amendments within the Oak Ridges Moraine Conservation Plan. Ms. Paterson was responsible for the planning, Site Plan preparation and coordination of a team of hydrogeology, noise and natural heritage consultants to obtain Planning Act and Aggregate Resources Act approvals. She also provided planning evidence at an Ontario Municipal Board hearing which led to approval of the license under the Aggregate Resources Act.

Aggregate Permits (Galway-Cavendish and Harvey)

Ms. Paterson has coordinated application submissions and approvals for four Aggregate Permits on Crown Land. These projects require integration of natural environment, hydrogeology and archaeological studies into a workable Site Plan for the extraction of aggregate resources. Consultation with local and upper tier municipalities, various branches of the Ministry of Natural Resources, First Nations, the Ministry of Northern Development, Mines and Forestry, and recreational users of Crown Land was required to obtain approvals. She has also been involved with the negotiation of agreements with the Township and the County related to haul routes for these operations.

Varcoe Pit Expansion (Springwater)

Successful management of concurrent application processes under the Planning Act and the Aggregate Resources Act resulted in the major expansion of this gravel pit. Extensive public consultation and negotiation were required related to the resolution of issues. The municipal and Ministry of Natural Resources approval were obtained without an Ontario Municipal Board Hearing.

Hillway Vespri Pit (Springwater)

Approval of this new sand and gravel pit required Official Plan and Zoning By-law Amendments under the Planning Act, and issuance of a licence under the Aggregate Resources Act. Ms Paterson coordinated the resolution of objections resulting in approval without an Ontario Municipal Board hearing.

Lalonde Graham Pit (Springwater)

Applications were coordinated by Ms Paterson, leading to approvals under the Planning Act and the Aggregate Resources Act for a new gravel pit without an Ontario Municipal Board Hearing.

Site Plans

In addition to the projects noted above, Ms Paterson has been responsible for the preparation of Site Plans for more than thirty individual sites throughout southern Ontario.

**Caitlin Port, B.E.S., M.E.S. (Plan)
Planner**

EDUCATION

Master of Environmental Studies (Planning)

University of Waterloo, 2013

Bachelor of Environmental Studies (Honours Environment and Resource Studies)

University of Waterloo, 2009

PROFESSIONAL BACKGROUND

Skelton, Brumwell & Associates Inc.

2014 to present, Planner

Planner, responsible for research, analysis and preparation of planning and development applications for urban and rural land uses and aggregate resources development. Involved with site visits, pre-application consultations, meetings with clients, agencies and the public, general research, project design, correspondence and report writing. Provides support for a variety of projects and planning and development applications.

The Ontario Stone, Sand, & Gravel Association

2013, Intern

Responsible for the completion of Part II of the OSSGA Rehabilitation Study. Completed of over 250 site field surveys, developed a spatial database, performed data analysis, and the drafted final report. Assisted with comprehensive rehabilitation project initiatives and provided project support for OSSGA committees.

Region of Waterloo, Water Service Department – Source Water Protection Programs

2011, Program Coordinator (6 month contract)

Responsible for the implementation of source water protection programs across the Region of Waterloo.

Conestoga-Rovers & Associates

2008, GIS Technician (co-op placement)

Created specialized geospatial products for clients by digitizing and geo-referencing spatial data.

MEMBERSHIP & ASSOCIATIONS

Candidate Member, Ontario Provincial Planning Institute (CIP)

Candidate Member, Canadian Institute of Planners (OPPI)

