



VICDOM UTICA PIT APPLICATION

VIRTUAL OPEN HOUSE

3900 Lake Ridge Road
Township of Uxbridge, Region of Durham

INTRODUCTION

Presentation Purpose: To provide information to the public on VicDom's Utica pit application and review process.



Application:
Class A, Category 3 Pit Above Water

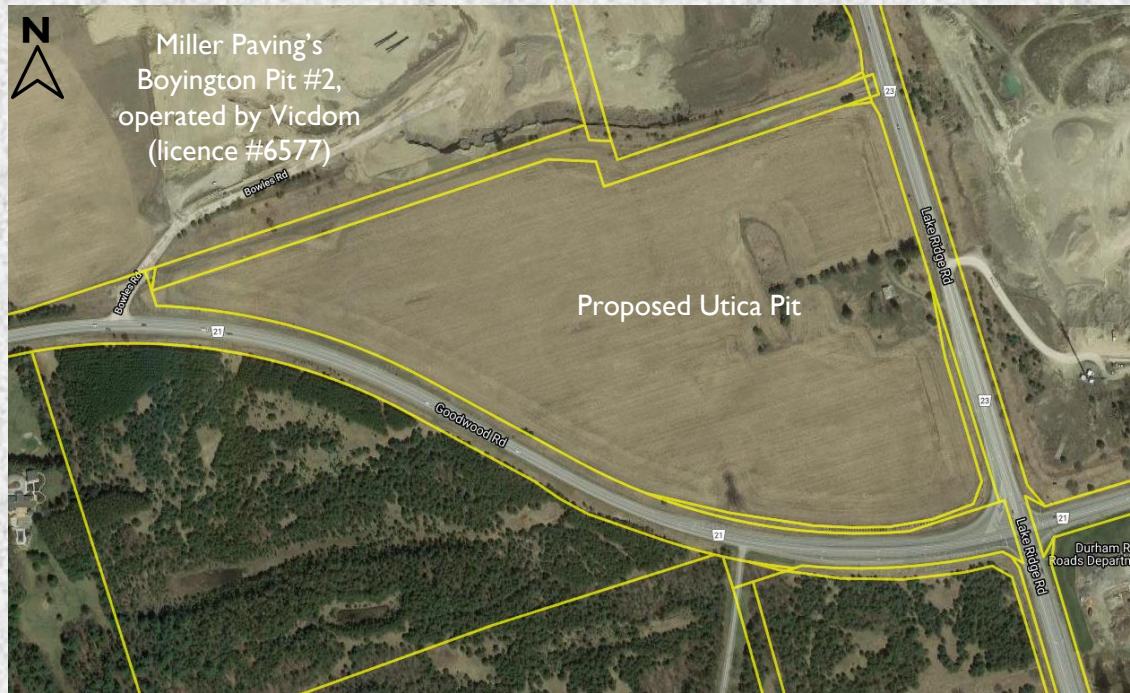
Location:
3900 Lake Ridge Road
Adjacent to Miller Paving's Boyington
Pit #2 (to the north)

History:
Application initiated in 2014 with
applications under the Aggregate
Resources Act and Planning Act

Status:
Due to the length of review, Township of
Uxbridge Council has requested a virtual
Open House and second Public Meeting.

PROPOSAL

The Utica pit is a new licence application but will function as an expansion to the existing Boyington Pit #2 to the north, which is owned and licenced by Miller Paving Limited and operated by Vicdom.



Details:

- Licence area: 18.9 hectares (46.7 acres)
- Sand and gravel will be extracted on site
- Screening will take place on site, with further processing to occur on the adjacent Boyington Pit #2
- No crushing permitted on site
- No fuel storage on site
- Importation of recycled material is restricted to a designated area and limited volume at any given time
- Setbacks between the adjacent pits will be extracted to a common elevation to maximize resource recovery and rehabilitation
- Proposed rehabilitation to a naturalized area

PROPOSAL

The following graphic is a 3D model depicting final extracted grades of the pit and does not illustrate progressive rehabilitation, which will occur as each phase is progressively depleted.



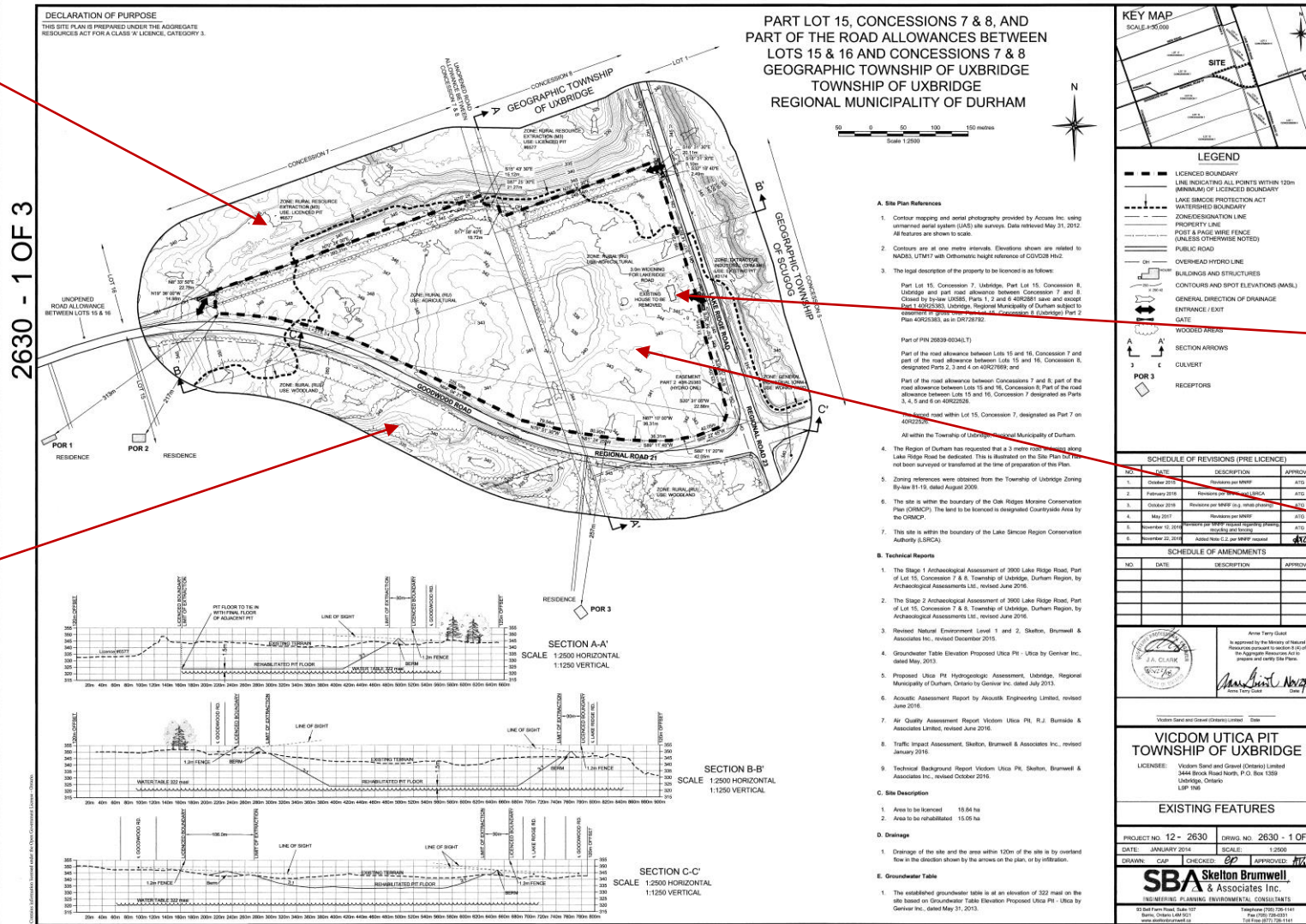
PROPOSED SITE PLAN - EXISTING FEATURES

Miller Paving's
Boyington Pit #2,
operated by Vicdom
(licence #6577)

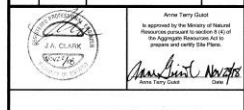
Wooded area with
rural residences

Farm buildings have
been removed

Site is currently used
for agriculture



2630 - 1 OF 3



VICDOM UTICA PIT TOWNSHIP OF UXBRIDGE
LICENSEE: Vicdom Sand and Gravel (Ontario) Limited
3444 Brook Road North, P.O. Box 1359
Uxbridge, Ontario
L9P 1J6

EXISTING FEATURES

PROJECT NO: 12- 2630 DRAWING NO: 2630 - 1 OF 3
DATE: JANUARY 2014 SCALE: 1:2500

DRAWN: CAJ CHECKED: ATG APPROVED: ATG

SBA Skelton Brunwell & Associates Inc.
INDUSTRIAL PLANNING ENVIRONMENTAL CONSULTANTS

83 Belfair Road, Suite 107 Telephone: (705) 726-1141
Uxbridge, Ontario Fax: (705) 726-1141
www.sbrunwell.com 138 Elm Street, Suite 114



Utica Pit Application
Township of Uxbridge

7/21/2020

PROPOSED SITE PLAN - OPERATIONAL PLAN

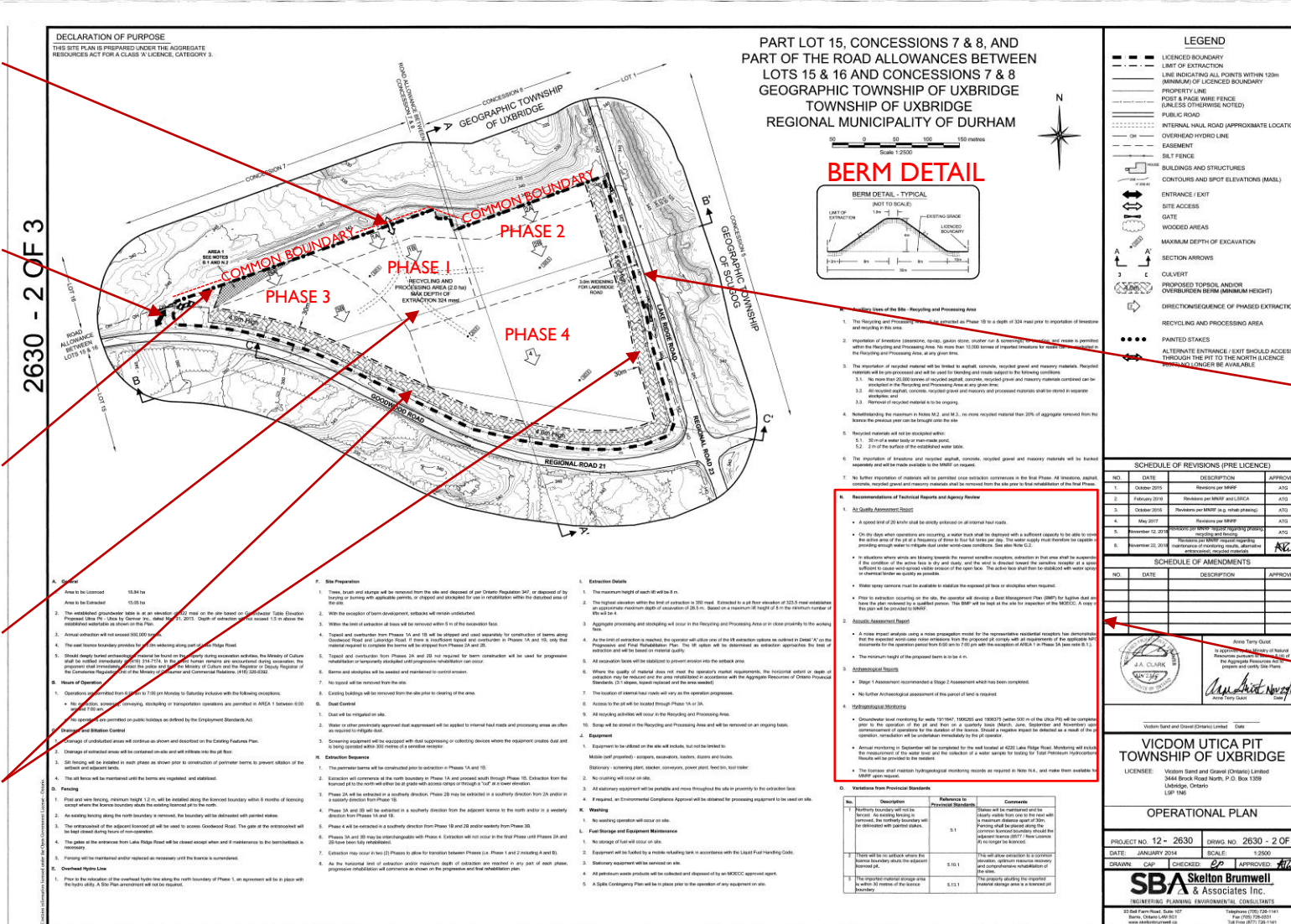
Site Access to Boyington Pit #2, operated by Vicdom (licence #6577)

Use of existing Boyington Pit #2 entrance/ exit from Goodwood Road

Common boundary to be extracted

Permitted area for recycling and processing

Berms for visual screening



Extraction Sequence:

- Four (4) phases
- North to south direction

Area of 3 m road widening along Lake Ridge Road, as requested by Region of Durham

Recommendations from Technical Reports:

- Air Quality
- Acoustic
- Archaeological
- Hydrogeological



Utica Pit Application
Township of Uxbridge

7/21/2020

PROPOSED SITE PLAN – OPERATIONAL PLAN



Limit of Extraction
(orange)

Licensed Boundary
(red)

Berms for visual
screening

Area of 3 m road
widening along Lake
Ridge Road, as
requested by Region of
Durham

Graphic of 3D model depicting final extracted grades.

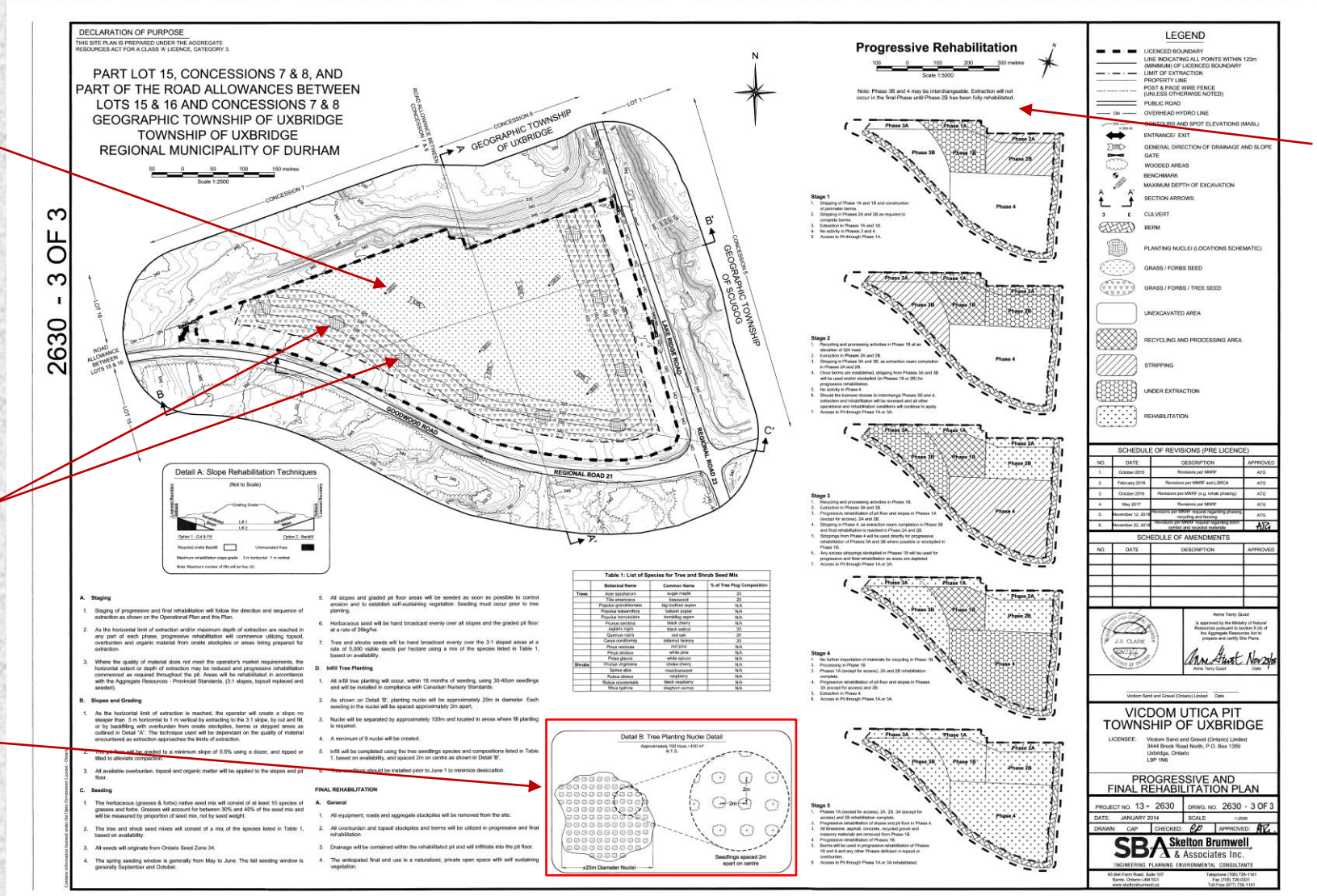
PROPOSED SITE PLAN – REHABILITATION PLAN

Final grades after completion of rehabilitation

All equipment, stockpiles, and roads will be removed from site.

Planting Nuclei

Planting Nuclei details



Progressive rehabilitation and final rehabilitation to follow the direction and sequence of extraction.

Anticipated end use is a naturalized, private open space with self-sustaining vegetation.

APPROVALS REQUIRED

Planning Application Details:

Region of Durham Official
Plan Amendment

Current designation:
Country Side - Oak Ridges
Moraine

Application for addition to
Schedule E – Table ‘E1’, Sub
Section 9D Aggregate Resource
Extraction Areas

Township of Uxbridge
Official Plan Amendment

Current designation:
Countryside Area

Proposed designation:
“Policy Area 1.9.9.1 Approved
Mineral Aggregate Extraction
Area”

Township of Uxbridge
Zoning By-law Amendment

Current zoning:
RU – Rural (By-law 81-19)

Proposed zoning:
“M3 – Rural Resources
Extraction”

APPROVALS REQUIRED

Applications

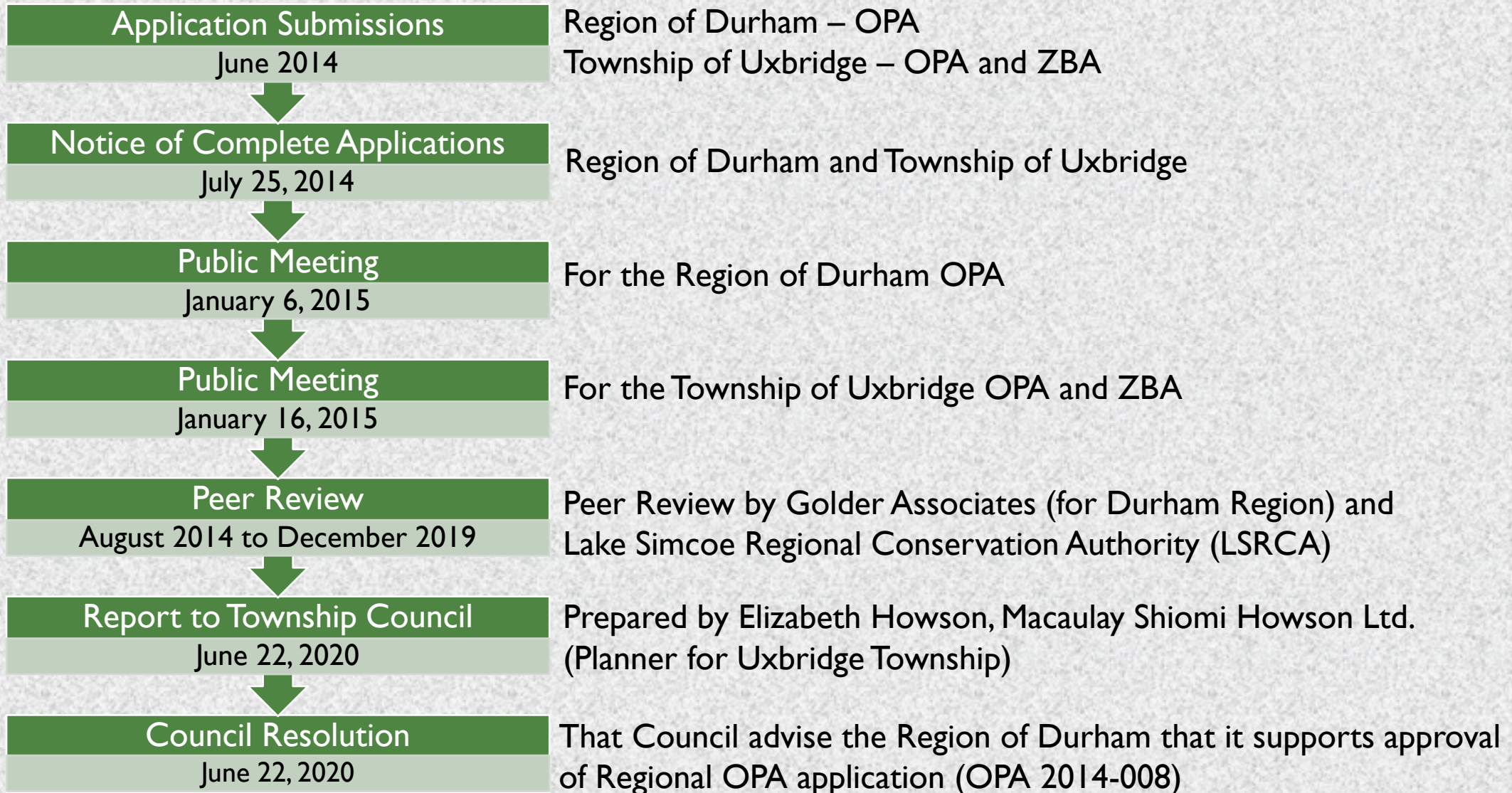
- 1) Region of Durham Official Plan Amendment
- 2) Township of Uxbridge Official Plan Amendment
- 3) Township of Uxbridge Zoning By-law Amendment
- 4) Licence under the *Aggregate Resources Act* for a Class A, Category 3 Pit

Supporting Studies

- Technical Background Report (Planning and Summary Statement Report)
- Hydrogeological Assessment
- Natural Environment Level I and Level II Assessments
- Stage 1 and 2 Archaeological Assessment
- Traffic Impact Study
- Acoustic Assessment
- Memorandum Re: Lighting
- Air Quality Assessment
- Phase I Environmental Site Assessment
- Site Plan

Applications were peer reviewed and signed-off by Golder Associates, Lake Simcoe Regional Conservation Authority (LSRCA), and Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTC)

APPLICATION PROCESS - PLANNING



APPLICATION PROCESS - PLANNING

Peer Review Process:

LSRCA	<ul style="list-style-type: none">• Natural Environment (Level I & II)• Hydrogeological Assessment• Site Plan	Sign-off June 27, 2016
Golder Associates	<ul style="list-style-type: none">• Air Quality Assessment• Acoustic Assessment• Lighting Memorandum	Sign-off December 2, 2019
MHSTC	<ul style="list-style-type: none">• Stage 1 Archaeological Assessment• Stage 2 Archaeological Assessment	Sign-off January 28, 2013 Sign-off January 31, 2013

RESULTS OF APPLICATION REVIEW

The Site Plan was revised based on Peer Review comments:

Lake Simcoe Regional Conservation Authority (LSRCA)

- Required groundwater level monitoring for three (3) wells within 500 m of the site prior to operation
- Quarterly monitoring for the duration of the licence
- Prescribed remedial action if negative impacts occur
- Additional native tree/shrub planting in rehabilitation plan

RESULTS OF APPLICATION REVIEW

Peer Review on Behalf of Region of Durham:

Golder Associates Inc.

- Requirement to develop a Best Management Plan for fugitive dust prior to extraction occurring on site.

Region of Durham Works Department

- No comments from review of Traffic Impact Study

RESULTS OF APPLICATION REVIEW

Site Plan was revised based on Peer Review comments:

Ministry of Natural Resources and Forestry (MNR)

(1) Existing Features

- Note added regarding 3 m road widening (Lake Ridge Road)
- Added calculated area to be rehabilitated

(2) Operational Plan

- Disposal of trees, brush and stumps as per O. Reg. 347
- Revised wording for notes regarding Auxiliary Uses of the Site
- Modifications to phasing for sequence of extraction
- No further importation of materials will be permitted once extraction commences in the final phase
- After extraction and rehabilitation, fencing shall be placed along the common licenced boundary should the adjacent licence be surrendered
- Permitted materials to import: limestone and recycled asphalt, concrete, gravel, and masonry materials
- Requirement for licensee to maintain hydrogeological monitoring records and make them available to MNR upon request
- Inclusion of alternate entrance/exit should access through the adjacent pit (licence #6577) no longer be available

(3) Rehabilitation Plan

- Modifications to phasing of progressive rehabilitation
- Additional details added to Tree Planting Nuclei Detail

RESULTS OF APPLICATION REVIEW

Comments prepared by Elizabeth Howson (Macaulay Shiomi Howson Ltd.)

Township of Uxbridge (Report to Council)

✓ Comments Addressed on Current Site Plan

- ✓ Requirement for pre-extraction baseline residential well surveys subject to accessibility and owner permission
- ✓ Requirement for tree planting as part of final rehabilitation
- ✓ List of trees to be planted
- ✓ Requirement for establishment of “Recommended Procedures for Prevention and Mitigation of Contaminant Spills.”
- ✓ Requirement for the identification of a specific area for imported material and recycling and the addition of conditions in the Site Plan with respect to recycling
- ✓ No fuel storage tanks shall be permitted on the site

RESULTS OF APPLICATION REVIEW

Comments prepared by Elizabeth Howson (Macaulay Shiomi Howson Ltd.)

Township of Uxbridge (Report to Council)

Comments Partially Addressed on Current Site Plan (Require Slight Modifications)

- Where the monitoring program establishes that any domestic well(s) adjacent to the site are depleted or malfunctioning as a result of extraction or related activities, the Proponent accepts full financial and legal responsibility for either replacing or rehabilitating the well(s) to the satisfaction of the Township of Uxbridge Hydrogeologist, and insofar as it is possible to do so, to put those homeowners in the same position as they were prior to any interference caused by the development
- Implementation of a BMP Plan for Dust as refined to the satisfaction of the Township of Uxbridge, including a requirement for semi-annual reporting within six weeks of actual sampling, submitted to MNRF and the Township of Uxbridge
- Recycling on the site shall be limited to recycling of clean concrete free of any other material including soil, and storage of imported material shall be limited to clean aggregate, and recycling and storage shall be the subject of a separate agreement with the Township
- Hours of Operation shall be Monday to Friday 6 am to 6 pm. However, the operation may be open certain Saturdays if approved by agreement with the Township from 8 am to 1 pm
- On-site equipment shall be limited to that required for the aggregate operation

RESULTS OF APPLICATION REVIEW

Comments prepared by Elizabeth Howson (Macaulay Shiomi Howson Ltd.)

Township of Uxbridge (Report to Council)

Outstanding Comments Pending Resolution

1. Proponent to implement an annual acoustic monitoring program, submitted in an annual report to MNRF and the Township
2. Proponent to submit to MNRF and the Township a copy of annual reporting documents relating to groundwater, local water well, and surface water monitoring
3. A planting plan for tree screens in combination with the proposed berm between the level of extraction and surrounding receptors be developed
4. Implementation of a Truck Protocol for trucks hauling to and from the Vicdom Utica property which will prohibit any driver which does not respect the Protocol from entering the Vicdom property
5. Requirement that notice of any changes in the Site Plan be provided to adjacent residents within 120 m of the Site

RESULTS OF APPLICATION REVIEW

Comments prepared by Elizabeth Howson (Macaulay Shiomi Howson Ltd.)

Township of Uxbridge (Report to Council)

Outstanding Comments Pending Resolution (Continued)

6. The preparation and implementation of an operation plan to the satisfaction of the Township designed to ensure that mud is not tracked out on to adjacent roads from the pit, including provision for facilities such as grizzlies or chatter boards. Such operation plan will also include provision for paving or other treatment of the equipment area or other areas where fluids may leak and a requirement for monitoring of the implementation of the plan and modifications to the plan if the objectives of the plan are not achieved
7. The required planting plan shall generally provide for a minimum of three rows of saplings planted along the perimeter of the property, except in areas such as exits, and such trees would be planted a maximum of 3 m apart where feasible. Any trees that die are to be replaced within one year
8. Back up alarms shall be white sound back up alarms or similar quieter technology to the satisfaction of the Township

NEXT STEPS – DATES IDENTIFIED WHERE KNOWN

1. Virtual Open House (prior to 2nd Public Meeting)
2. 2nd Statutory Public Meeting (Council Meeting August 10, 2020)
3. Region of Durham determination of Official Plan Amendment application
4. Township of Uxbridge determination of Official Plan and Zoning By-law Amendment applications
5. Licence determination under the *Aggregate Resources Act*

CONTACT INFORMATION

Thank you for the opportunity to provide information to the public through this Virtual Open House. A copy of the reports and the Site Plan are available on the Township website should you wish to review these documents in more detail.

Our contact information is provided below. We look forward to addressing any questions you may have.

Victor Giordano

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