

**PLANNING REPORT PD-020-12
APPLICATION FOR OFFICIAL PLAN AMENDMENT
AND ZONING BY-LAW AMENDMENT**

TO: Council

FROM: Shawn Persaud, Manager of Planning & Development

REPORT DATE: March 16, 2012

MEETING DATE: March 26, 2012

RE: Application: Official Plan and Zoning By-law Amendment
 Owner(s)/Applicant(s): K.J. Beamish Construction Co. Limited
 Legal Description: North Part Lot 80, Concession 1 O.S.
 (Appendices 1-2)
 File: '12/D09' (DS #36243) & '12/D14' (DS #36242)
 Roll #1-029-00

The intention of this report is to provide Council with the necessary background information in order to determine if the applications are complete in accordance with Sections 22 and 34 of the Planning Act, R.S.O. c. P13 as amended.

RECOMMENDATION

It is recommended that:

1. The applications for proposed amendments to the Official Plan, Zoning By-law 06-001 as amended and Zoning By-law 30-77 as amended be deemed to be complete;
2. Council direct staff to give notice of the request for amendments in accordance with Sections 22 and 34 of the Planning Act; and,
3. Council direct staff to forward all supporting studies to the Township Engineering Consultant, R.J. Burnside & Associates (Burnside), and/or the Township Environmental Consultant, Severn Sound Environmental Association (SSEA) for peer review.

BACKGROUND

On March 9, 2012, Mr. Les Selby, Les C. Selby Consulting Services, on behalf of K.J. Beamish Construction Co. Limited (Beamish) submitted two applications under the Planning Act; an official plan amendment application and a zoning by-law amendment application. The intent of the official plan amendment application is to re-designate the subject property from the 'Rural', 'Environmental Protection II', and 'Mineral Aggregate Resource II' designations to the 'Mineral Aggregate Resources I' designation. The intent of the zoning by-law amendment application is to re-zone the subject property from the Rural (RU) Zone to the Mineral Aggregate (MAR) Zone under Zoning By-law 06-001 as amended and from the Rural (A) Zone and Holding Low Hazard (OS4) Zone to the Extractive Industrial (M5) Zone under Zoning By-law 30-77 as amended. Beamish currently operates an existing gravel pit on the property to the south of the subject property being Part Lots 79 and 80, Concession 1 O.S. The applications are requesting the expansion of the existing gravel pit northward onto the subject property.

Mr. Selby had previously pre-consulted with Township and County staff to determine the studies that would be required to be submitted in support of the two applications. Mr. Selby also presented the application to Council at the February 13th Committee of the Whole Meeting. Mr. Selby has submitted a cover letter, dated February 28, 2012, with the applications briefly explaining their intent (Appendix 3). The studies submitted in support of the applications are:

- Summary Statement Report, dated November 28, 2011, prepared by Dennis C. Simmons Development and Land Management Consulting Services (Appendix 4);
- Environmental Impact Statement and Natural Environment Level 1 and 2 Technical Report, dated September 20, 2011, prepared by The Lindsay Environmental Group;
- Stage 1 and 2 Archaeological Assessment Report, dated May 2011, prepared by The Central Archaeology Group Inc. and letter dated June 24, 2011 from the Ministry of Tourism and Culture stating that the Ministry concurs with the recommendations of the report that there are no further archaeological concerns for the subject property (Appendix 5);
- Hydrogeological Assessment, dated April 12, 2011, prepared by Alpha Environmental Services Inc.;
- Acoustic Assessment Report, dated July 2011, prepared by F. H. Theakston Environmental Control Inc.;
- Planning Report, dated February 2012, prepared by Les C. Selby Consulting Services;
- License Site Plans, dated January 31, 2012, prepared by C. T. Strongman Surveying Ltd., including Existing Features Plan, Operational Plan, Rehabilitation Plan, and Cross Section Plan.

ANALYSIS

Sections 22(6.1) and 34(10.4) of the Planning Act relating to an application for an official plan amendment and zoning by-law amendment respectively, provides that Council shall notify an applicant within 30 days of receiving an application informing them that the information and material required has been provided.

Sections 22(6.4) and 34(10.7) of the Planning Act relating to an application for an official plan amendment and zoning by-law amendment respectively, provides that within 15 days after Council gives an affirmative notice under Sections 22(6.1) and 34(10.4), Council shall give notice of the applications.

OPTIONS/ALTERNATIVES:

1. Direct staff to notify the applicant that all required information and material has been provided and give notice of the applications;
2. Direct staff to notify the applicant that all required information and material has not been provided, thus leaving the applicant in a position to file an appeal to the Ontario Municipal Board.

FINANCIAL IMPLICATIONS:

There is no financial impact to the Township of Tiny as the Municipality has set a \$3,000 and \$2,000 administration fee for the official plan amendment application and zoning by-law amendment application respectively and these fees have been provided with the applications. In addition, any additional costs associated with the processing of these applications, including the peer review fees, are cost recoverable.

RELATIONSHIP TO STRATEGIC PLAN:

Municipal Administration: Committed to excellence in municipal management with a focus on accountability, transparency, communication, and customer service.

CONCLUSION

The Township of Tiny consultants who will be completing the peer review for these applications are R.J. Burnside & Associates Limited and the Severn Sound Environmental Association. They will be responsible for ensuring that all the studies and reports are complete and have met all the engineering and environmental requirements.

On the basis of an assessment of the completeness of the application and the supporting studies/reports submitted, the following is concluded:

1. The application is complete and the public should be provided with the notice of application in accordance with Sections 22 and 34 of the Planning Act.

Respectfully,

Report prepared and submitted by:



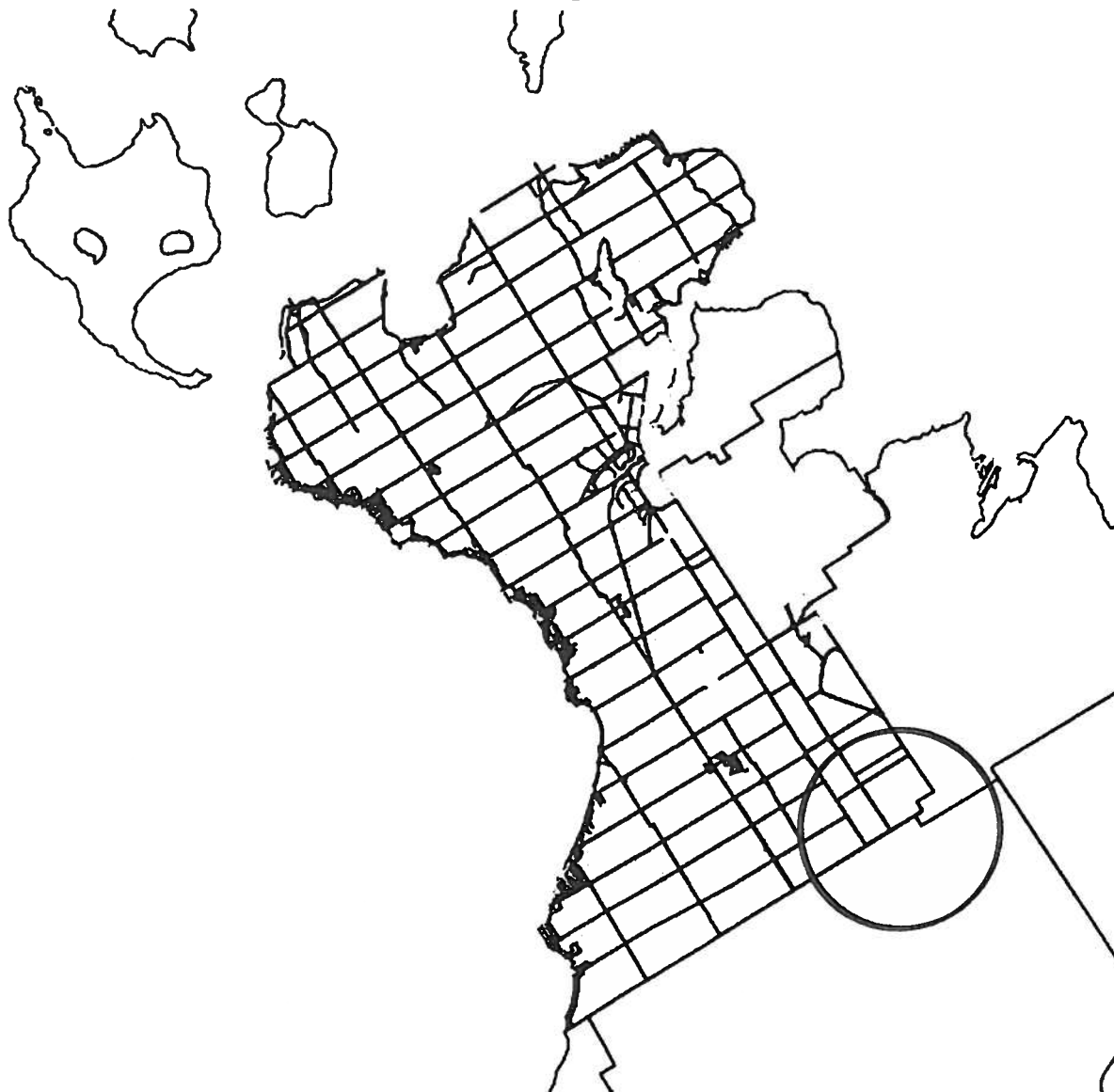
Shawn Persaud, BA, MCIP, RPP
Manager of Planning & Development

Report approved by:



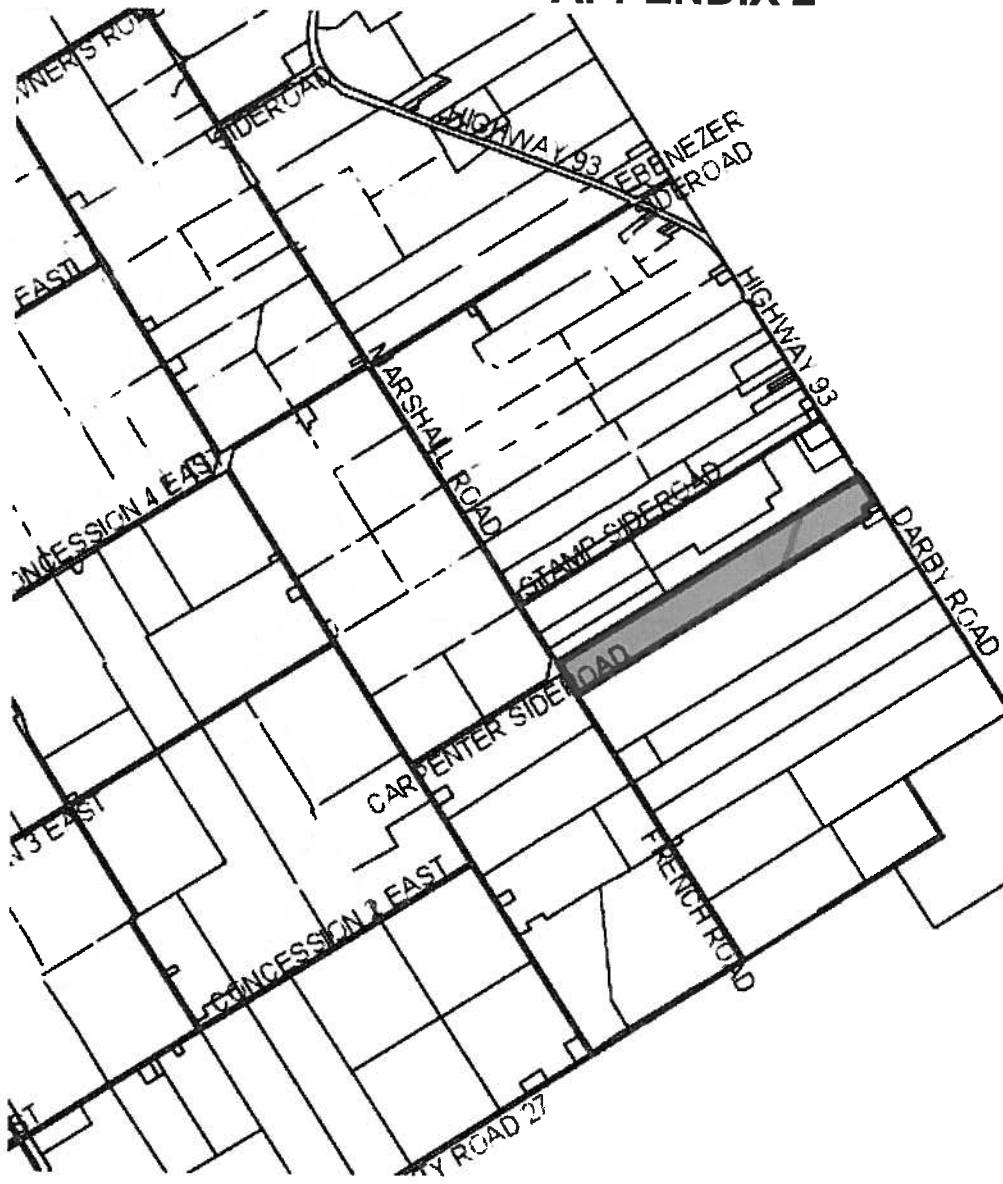
Doug Luker
CAO/Clerk

APPENDIX 1



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This map is not a plan survey.
For information call (205) 526-4204 or visit www.tny.ca*

APPENDIX 2



February 28, 2012

**The Corporation of the Township of Tiny
130 Balm Beach Road West
R.R. # 1,
Perkinsfield, Ontario L0L 2J0**

Attention: Shawn Persaud

**Subject: K.J. Beamish Construction Co. Limited- Planning Package Submission
Proposed Aggregate Pit License - North ½ of Lot 80, Conc. 1, Tiny Twp.**

K. J. Beamish Construction Co. Limited, as land owner, is submitting an application (Sibthorpe Pit) for a zoning by-law amendment to the Township of Tiny, Zoning By-law 06-001, from "Rural" (RU) Zone to Mineral Aggregate (MAR) Zone to permit the establishment of a Class A pit license, (maximum of 600,000 tonnes), Category 3, above the water table, to be operated in the Geographic Township of Tiny, County of Simcoe.

In addition, an application to amend the Official Plan (OP) of the Township of Tiny is required to designate the property from "Rural" and Mineral Resources Two and Environmental Protection Two overlap (Township of Tiny- Schedule A-Land Use) to Mineral Aggregate Resources One designation to permit an extractive operation (gravel pit) on the subject lands.

Cedarhurst Quarries & Crushing Limited, an associated company of K.J. Beamish Construction Co. Limited, currently operates the existing licensed property (Teedon Pit), aggregate license # 3670 immediately to the south. This application is for a proposed expansion of the existing licensed pit. An application for a pit license under the Aggregate Resources Act has been initiated by Cedarhurst Quarries and Crushing Limited.

The Planning Report is accompanied by a number of technical reports to meet the requirements of the Aggregate Resources Act & the Township of Tiny & the County of Simcoe planning process. The following technical reports and license site plans are submitted to compliment the application process:

Environmental Impact Statement and Natural Environment Level 1 and 2 Technical Report, The Lindsay Environmental Services Group, September, 2011.

Silvicultural Prescription and Tree Planting Prescription -Peter Hynard, Registered Professional Forester (RPF) , May, 2011 (Located within the EIS Report, Appendix 11 &12, Pages 114-120)

Hydrogeological Assessment- Location of Watertable : Alpha Environmental Services Inc., Aurora, Ontario. Mr. Ross Campbell, Licensed Professional Engineer, Hydrogeologist, April 12, 2011.

Stage I & II Archaeological Assessment- The Central Archaeology Group Inc., L'Amable, Ontario. June 24, 2011.

Acoustic Assessment Report – F.H. Theakston Environmental Control Inc., Fergus, Ontario. July, 2011.

Summary Statement Report- Dennis C. Simmons, Development and Land Management Consulting Services, February, 2010.

License Pit Site Plans, C.T. Strongman Surveying Ltd., Ontario Land Surveyors, Orillia, Ontario.

4 site plan sheets: 1. Existing Features Plan
2. Operational Plan
3. Rehabilitation Plan
4. Cross Section Plan

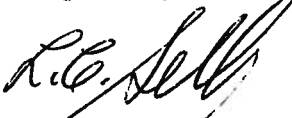
A copy of the application for a license under the Aggregate Resources Act will be submitted to the Ministry of Natural Resources in the near future under separate cover.

As requested, there are 5 copies of each report attached, 10 copies of the Planning Report, 5 full copies of the license pit site plans and 2 reduced copies.

A cheque for \$3,000., # 01010, dated December 7, 2011, from Cedarhurst Quarries & Crushing Limited is attached. The cheque covers the two application fees for the rezoning and official plan amendment. On February 24, 2012, I was advised that the application fees had increased by another \$2,000. The applicant will send this additional cheque to your office shortly. Please advise on any other processing fees when appropriate.

I trust the application and accompanying reports are complete and satisfactory. Should you have any questions, please feel free to contact me.

Respectfully submitted on behalf of K.J. Beamish Construction Co. Limited.


Les C. Selby
Consulting Services
41 Victoria Avenue North
Lindsay, Ontario, Canada
K9V 4E8
(705) 878-4267
les.selby3@gmail.com

SUMMARY STATEMENT REPORT

***CATEGORY 3 (CLASS "A" PIT)
AGGREGATE LICENCE APPLICATION
AGGREGATE RESOURCES ACT
(SIBTHORPE PIT PROPERTY)***

CEDARHURST QUARRIES & CRUSHING LIMITED

***Prepared by: Dennis C. Simmons Development and Land Management
Consulting Services
P. O. Box 41
Irondale, Ontario, K0M 1X0
Telephone - (705) 447-1117***

Summary Statement

Introduction

CEDARHURST QUARRIES & CRUSHING LIMITED is applying to obtain a Category 3 Aggregate Licence (Class "A" Aggregate Pit Licence, Above the Water Table) to operate a pit on part of Lot 80, Concession 1 W.P.R. and part of the original road allowance between Lots 80 and 81, Concession 1 W.P.R., Goographic Township of Tiny, County of Simcoe. Pit operations will include the extraction, processing, stockpiling and transportation of sand and gravel off site.

The application package includes the following:

1. Completed aggregate licence application form in the name of CEDARHURST QUARRIES & CRUSHING LIMITED (Cedarhurst) and a cheque in the amount of \$1,000.00 made payable to the Minister of Finance
2. Summary Statement Report (this document)
3. Natural Environment Level 1 & 2 Technical Report and Environmental Impact Statement, prepared by The Lindsay Environmental Services Group
4. Stage 1 and 2 Archaeological / Heritage Assessment, prepared by The Central Archaeology Group Inc.
5. Hydrogeological Assessment (Letter of Opinion), prepared by Alpha Environmental Services Inc.
6. Acoustic Assessment Report, prepared by F. H. Teakston Environmental Control Inc.
7. Proposed Site Plans including Existing Features, Operational and Rehabilitation plans together with cross-section schematics

The applicant seeks to licence 42.6 hectares of land with a proposed area of 39.0 hectares to be extracted. Depth of extraction will vary from approximately 10 meters to 41.2 meters in depth across the property and will remain at least 1.5 meters above the water table. The proposed area to be licensed is 92 % forested property and 8% open field area (not being farmed). Final extraction and rehabilitation will create approximately 15.3 hectares of land that may be used as productive cropland (36% of the licensed property). This proposed cropland area would be linked with cropland located directly to the south.

The aggregate licence application is for a Class "A" pit licence with a maximum of 600,000 tonnes of aggregate allowed to be removed from the licensed property in any given calendar year.

Water Table

Included with this Summary Statement Report is a Letter of Opinion / Hydrogeological Assessment prepared by Alpha Environmental Services Inc. (Ross Campbell, hydrogeologist). The Letter of Opinion estimates that the water table varies from an elevation of 236.0 m asl at the west portion of the site to 254.8 m asl in the central portion of the site and to 252 m asl at the eastern portion of the site. Extraction of aggregate will be undertaken no closer than 1.5 meters from the established water table. Depending on the quality of aggregate, up to 41.2 meters of material may be extracted from the site, based on topography. Aggregate will be removed in a series of lifts. On each lift test holes will be dug to ensure that aggregate extraction

remains at least 1.5 meters above the water table. Should the water table vary upwards no extraction will occur within 1.5 meters of the water table.

Monitoring wells located on the adjacent Teedon pit property and adjacent resident wells were used to determine the water table elevation on the proposed property to be licensed.

Alpha Environmental Services Inc. concluded through their assessment that the proposed pit operation should have no impact on existing ground water users near the site.

Surface Water

Existing surface water drainage on the proposed licensed property is to the west (on western portion of property), to the north (on the central portion of the property) and to the east (at the eastern end of the property). During extraction operations surface water drainage in undisturbed areas will remain the same and within the area of excavation surface water will percolate into the pit floor due to the porosity of the sand and gravel. After final rehabilitation surface drainage will drain from perimeter sloped areas onto the rehabilitated pit floor. Surface water from rain and snow melt water will percolate into rehabilitated pit floor with some surface waters draining westward (primarily), northward and eastward.

Natural Environment

A Natural Environment Level 1 and 2 Technical Report and an Environmental Impact Statement were completed for the proposed property to be licensed for pit excavation. The report was conducted by The Lindsay Environmental Services Group (dated September 30, 2011).

The report provides Natural Heritage information as required under the Provincial Standards (Aggregate Resources Act) and also includes an Environmental Impact Statement / Study as required by the County of Simcoe Official Plan for a development proposal in Greenland unit TTP4 and the Township of Tiny Official Plan for development in the Environmental Protection II area.

No Areas of Natural and Significant Interest, Provincially Significant Wetlands, Fish Habitat or Significant Valley Lands were found in the study area (proposed property to be licensed and surrounding land within 120 meters of the proposed licensed property). A small butternut tree (endangered species) was found on the Cedarhurst property well to the east of the proposed licensed property. The subject tree will not be impacted by the proposed pit development.

Significant woodlands (Greenland unit TTP4 and Environmental Protection II) are located on the west end of the proposed property to be licensed (Phase 3). This woodland area will be managed in accordance with a Silvicultural Prescription (prepared by Peter Hynard, Registered Professional Forester) until removed for extraction of aggregate. The Silvicultural Prescription is included in the Environmental Impact Statement and Natural Environment Level 1 and 2 Technical Report prepared by The Lindsay Environmental Services Group, dated September 30, 2011. Rehabilitation of the site will be progressive with topsoil applied, seeding undertaken and trees planted as directed in a Tree Planting Prescription (prepared by Peter Hynard).

Archaeological / Heritage Assessment

A Stage 1 and Stage 2 Archaeological / Heritage Assessment Report for the subject property was completed by The Central Archaeology Group Inc. dated May, 2011. Background research and field investigation indicated the absence of significant / historic cultural materials. The report was submitted to the Ministry of Tourism and Culture with a recommendation that the Ministry issue a letter of clearance. The Ministry provided written clearance in a letter dated June 24, 2011.

Soils / Agricultural Land Classification

A review of the Canada Land Inventories Agricultural Capabilities Map indicates that the soils on the proposed extractive area are classified as Classes / Subclasses 3FM, 3W and 7T.

Class 3 soils can be fair to moderately high in productivity for a wide range of common field crops. Subclass F denotes soils having low fertility that may be improved through fertility management. Subclass F denotes soils having low moisture holding capabilities and are more prone to drought. Subclass W indicates a presence of excess soil moisture causing a limitation to field crop agriculture.

Class 7 soils have no capability for arable agriculture or permanent pasture. Subclass T indicates topographic limitations due to the steepness of the surface slope and the pattern or frequency of slopes in different directions.

At present approximately 3.4 hectares of land is open field, not being used for agricultural purposes. A number of years ago a significant portion of the property was used for agricultural purposes. It is proposed that final rehabilitation will provide for 15.3 hectares of agricultural property and 23.7 hectares of forested property.

Progressive and Final Rehabilitation

Rehabilitation of the final pit floor will involve grading and placement of topsoil (from on site) as even as possible over the floor with seeding to be carried out thereafter. That portion of the floor to be rehabilitated for agricultural use will be seeded with a seed mix conducive to crop farming. That portion of the floor to be reforested will be seeded with a seed mix conducive to the planting of trees and natural seeding from the adjacent forested area. The pit floor in Phases 1 and 2 will be rehabilitated for agricultural use (common field crops). The pit floor in Phase 3 will be rehabilitated to forest. Planting of trees will be undertaken in accordance with the Tree Planting Prescription prepared by Peter Hynard (Registered Professional Forester). The Tree Planting Prescription is included in the Environmental Statement and Natural Environment Level 1 and Level 2 Technical Report prepared by The Lindsay Environmental Services Group, dated September 30, 2011.

Final pit faces will be sloped at a minimum of 3:1 to provide for slopes that will be forested. Rehabilitated sloping will be accomplished using a combination of infill (from on site) and cut & fill with grading. After grading of the slopes is completed, topsoil (from on site) will be evenly applied over the constructed slopes with seeding carried out thereafter. Seeding will be conducive to planting. Thereafter (upon complete grass coverage of the slopes) trees will be planted in accordance with the Tree Planting Prescription prepared by

Peter Hynard. Slopes to be planted are identified on the Rehabilitation Plan.

Quality and Quantity of Aggregate

The aggregate deposit proposed for extraction is located within both a lacustrine plain area and an ice-contact stratified drift deposit. Generally the deposit consists of interbedded fine to coarse gravel, medium to coarse sand and thin clay layers. There are areas of both crushable and pit-run aggregate. Sand control will be necessary for the production of Granular A material.

It is estimated that there is approximately 10 million tonnes of aggregate located on the proposed area of extraction. Time line for complete extraction (based on an average annual tonnage of 100,000 tonnes and projected sales / demand) is estimated at 90 to 100 years.

Municipal Planning & Land Use Considerations

Under the existing Official Plan for the Township of Tiny, the proposed area to be licensed for aggregate extraction is presently designated as Rural and Mineral Aggregate Resources II and Environmental Protection II overlap (Township of Tiny, Schedule A – Land Use). An Official Plan amendment is required to designate the proposed licensed area to Mineral Aggregate Resources I.

Under the existing By-law for the Township of Tiny, the proposed area to be licensed for aggregate extraction is presently zoned Rural (RU). The establishment of a new pit will require that the proposed licensed property be rezoned to Mineral Aggregate (MAR).

No Official Plan amendment is required to the County of Simcoe Official Plan. Matters are to be addressed relating to the Official Plan including Part 3 – Growth Management Strategy, Part 4 – Policy Statements (4.4 Aggregate Developments & 4.5 Natural Heritage Guidelines) and Part 5 – Schedules (High Potential Mineral Aggregate Resources – Sand & Gravel Resources, Greenland / Rural & Agricultural, Agricultural Classification & Natural Heritage System).

As previously mentioned, 92% of the proposed area to be licensed is forested property which has been logged from time to time. It appears that a small area was planted with scotch pine for Christmas trees. The remaining 8% of the land is open field (not being farmed). The open field area and area planted with scotch pine and red pine was farmed a number of years ago.

It is proposed that final rehabilitation will provide 15.3 hectares of land that may be used for productive cropland and provide 27.3 hectares of forested land.

Haul Route / Traffic Information

It is proposed that the entrance / exit for the licensed property be onto the existing Teedon pit property (owned and operated by Cedarhurst), using the Teedon pit entrance / exit onto Darby Road. Over Darby road the aggregate would be trucked approximately 0.47 kilometers northward to Highway #93.

Pit Operation

Extraction of aggregate will be undertaken to final pit floor elevations ranging from 237.5 m.a.s.l. at the west end of the property, to 255 m.a.s.l. at the central part of the property and to 253.7 m.a.s.l. at the east end of the property. Depth of extraction will range from approximately 12 meters at the west end of the property, to approximately 41.2 meters at the central part of the property and to approximately 25 meters at the east end of the property. Proposed final pit floor elevations may not be reached at all locations on the property, depending on the location of marketable aggregate.

Should the water table vary upwards, no extraction will occur within 1.5 meters of the water table. As identified in the operational site plan notes, test holes will dug to probe for the water table on each lift.

Extraction will take place in 4 phases. Phases 1, 2 and 4 may be operated concurrently and Phases 2 and 3 may be operated on concurrently.

No more than 40% of the licensed property (17.0 hectares) will be disturbed at any given time. Extraction will be initiated in the central portion of the Phase 1 area and proceed westward through the Phase 2 area and into the Phase 3 area with progressive rehabilitation being undertaken (see details on Operational Plan – Sheet 2 of 4). Prior to extraction taking place in the Phase 4 area, 20 hectares of land will have been rehabilitated. Upon complete extraction of the Phase 4 area the total disturbed area on the licensed property will be completely rehabilitated within 2 years thereafter.

Final pit faces will be sloped at 3:1 or greater (graded, topsoil applied and seeded with herbaceous vegetation). All slopes will be planted with trees as identified in the Tree Planting Prescription prepared by Peter Hynard (Registered Professional Forester). All of the final pit floor in the Phase 3 area will be graded, topsoil applied, seeded with herbaceous vegetation and planted with trees as identified in the Tree Planting Prescription noted above. The final pit floor in Phases 1, 2 and 4 will be graded, topsoil applied and seeded with a grass seed conducive to farming (cropland).

A summary of other pit operation details is as follows:

Stockpiles – Aggregate will be processed and stockpiled on the pit floor in proximity to active pit faces. Topsoil /overburden stripped from the site may be temporarily stockpiled on the licensed property within the extractive area and used appropriately for progressive and final rehabilitation. No stockpiles shall be located within 30 meters of the north and west licensed area boundaries.

Scrap – No scrap shall be placed on the licensed property.

Fuel Storage – Portable fuel tanks may be placed on the licensed property from time to time depending on area contracts / projects. Fuel storage shall be in compliance with the appropriate regulations.

Equipment – Trucks, front-end loaders, excavators, bulldozers, portable screening and crushing equipment and other types of equipment required to carry out pit operations shall be used on the licensed property.

Processing – Granular aggregate will be processed on site using portable crushing and screening equipment. Processing equipment will be equipped with dust suppressing devices (water spray bars) and have appropriate Certificates of Approval as required under Provincial regulations.

Dust Control – Dust will be mitigated on site. When required, dust will be suppressed on the pit floor and entrance / exit corridor.

Site Access Control – The entrance onto the Teedon pit (Aggregate License #3670) from Darby Road is gated and will remain gated for the duration of the aggregate licence on the Sibthorpe pit site. When the pit properties are not in use the gate will be locked.

Licensed Boundary – The south licensed area boundary will not be fenced as the land to the south is a licensed operating pit owned by Cedarhurst Quarries & Crushing Limited. The north licensed area boundary will not be fenced due to the large forest area that abuts the boundary. The east and west licensed area boundaries shall be fenced with 1.2 meter high post and page wire fencing. All unfenced licensed area boundaries shall be clearly marked.

Site Plan Overrides

The following site plan overrides are proposed under the provisions of the Provincial Operational Standards:

1. The north licensed area boundary will not be fenced due to the large forest area that abuts the boundary. The south licensed area boundary will not be fenced as the land to the south is a licensed operating pit owned by Cedarhurst Quarries & Crushing Limited. All unfenced boundaries will be clearly marked as identified on the Operational site plan (sheet 2 of 4).
2. The entrance onto the licensed property from the Teedon pit will not be gated as the entrance onto the Teedon pit property (owned & operated by Cedarhurst Quarries & Crushing Limited) from Darby Road is gated.
3. No excavation setback will exist along the south licensed area boundary as the property to the south is licensed to and owned by Cedarhurst Quarries & Crushing Limited. No excavation setback will exist along the east licensed area boundary as the property to the east is under the same ownership as the licensed property (K.J. Beamish Construction Co. Limited).
4. No setback will be required along the south licensed area boundary for stockpiling as the property to the south is licensed to and owned by Cedarhurst Quarries & Crushing Limited.

Surrounding Property Owners

Adjacent and nearby landowners (within 120 meters of the proposed aggregate licence area boundaries) will be notified regarding the proposed pit operation and given the opportunity to provide written comments as per the requirements of the Provincial Standards, Version 1.0.

Conclusions

Conclusions are as follows:

1. This aggregate licence application is in accordance with Provincial Policy and appropriate municipal planning.
2. Aggregate operations carried out on site will be adequately controlled through adherence with site plan conditions, licence conditions and the Provincial Standards.
3. Extraction will not take place to within 1.5 meters of the water table. Operations will cause no impairment to ground water.
4. Final rehabilitation will provide 15.3 hectares of productive cropland and 27.3 hectares of forested land. An increased area of productive cropland will be created while re-establishing a significant woodland area.

Dennis C. Simmons

Dennis C. Simmons Development and Land Management Consulting Services

November 28, 2011

Culture Programs Unit
Programs and Services Branch
Culture Division
435 S. James St., Suite 334
Thunder Bay, ON, P7E 6S7
Telephone: 807 475-1632
Facsimile: 807 475-1297

Unité des programmes culturels
Direction des programmes et des services
Division de culture
Bureau 334, 435 rue James sud
Thunder Bay, ON, P7E 6S7
Téléphone: 807 475-1632
Télécopieur: 807 475-1297



Ontario

andrew.hinshelwood@Ontario.ca

June 24, 2011

Derek Paauw
The Central Archaeology Group Inc.
PO Box 1598
Lakefield, ON K0L 2H0

RE: Review and Acceptance into the Provincial Register of Reports: Archaeological Assessment Report Entitled, *Stage 1 and Stage 2 Archaeological Assessment Sib Thorpe Pit Expansion, Lot 80, Concession 1 WPR, Geographic Township of Tiny, Simcoe County*. Report dated May, 2011, Report Received MTC Toronto May 17, 2011.

**MCL Project Information Form Number PIF P272-124-2010
MCL RIMS Number 43AG077**

Dear Mr. Paauw

This office has reviewed the above-mentioned report, which has been submitted to this Ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18. This review is to ensure that the licensed professional consultant archaeologist has met the terms and conditions of their archaeological licence, that archaeological sites have been identified and documented according to the 1993 technical guidelines set by the Ministry and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario.*

As a result of the Stage 1 and Stage 2 archaeological assessment in which no archaeological resources were identified, the report recommends that there are no further archaeological requirements for this project prior to development.

This Ministry concurs with the recommendations of the report that there are no further archaeological concerns for the subject property, as depicted by Figure 11 of the above titled report.

Please feel free to contact me with any concerns or questions regarding this letter.

Yours,

A handwritten signature in cursive script, reading "A Hinshelwood".

Andrew Hinshelwood
Archaeology Review Officer

cc. Archaeological Licensing Office

* In no way will the Ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.