

PLANNING REPORT:

SIBTHORPE PIT

Applications to Amend the Township of Tiny Official Plan and Zoning By-law to facilitate an Application for a Class 'A', Category 1 License for Mineral Resource Extraction

PART LOT 80, CONCESSION 1, W.P.R & PART OF THE ROAD
ALLOWANCE BETWEEN LOTS 80 & 81, W.P.R.

TOWNSHIP OF TINY
SIMCOE COUNTY

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Planning Report

Sibthorpe Pit

Part Lot 80, Concession 1, W.P.R. &
Part of the road allowance between Lots 80 & 81, W.P.R.
Township of Tiny, Simcoe County

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1.0 Introduction

K. J. Beamish Construction Co. Limited 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 of aggregate to be removed from the license property in any calendar year), Category 3, above the water table, to be operated in the Geographic Township of Tiny, County of Simcoe.

Cedarhurst Quarries & Crushing Limited, a Division 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.

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 overlay (Township of Tiny- Schedule A-Land Use) to Mineral Aggregate Resources One designation to permit an extractive operation (gravel pit) on the subject lands.

During preconsultation on this application, the Planning staff of Simcoe County advised that no County Official Plan (OP) amendment would be required. Since the date of submission, the new County Official Plan, adopted in November 2008 and partially approved by the Ontario Municipal Board, came into effect. This report has been updated since the date of submission to include an analysis of the proposal in the context of the current County Official Plan policies, as approved on December 29, 2016. The OP designates the subject land on Schedule 5.2.1 as High Potential Aggregate Resources- Sand & Gravel and on Schedule 5.1 as Greenland & Rural/ Agriculture.

This 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, Revised March 2, 2015

Tree Planting Prescription -Peter Hynard , Registered Professional Forester (RPF) , August 10, 2011 (within Environmental Impact Statement and Natural Level 1& 2 Technical Report) , Appendix 12, Pages 110-113)

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. May, 2011.

Acoustic Assessment Report – F.H. Theakston Environmental Control Inc., Fergus, Ontario. Revised September, 2014.

Summary Statement Report- Prepared by Dennis C. Simmons, Development and Land Management Consulting Services, November, 2011, Revised March 4, 2015

License Pit Site Plans, by 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

1.1 SITE LOCATION

The subject property for the proposed pit license operation is located in part of North ½ of Lot 80, Concession 1, W.P.R. and part of the original road allowance between lots 80 & 81 W.P.R., Geographic Township of Tiny, County of Simcoe.

The site is adjacent to provincial Highway 93 on the east side and to the north of County Road # 27. The property is located to the north of Hillsdale, Waverley and to the north east of Elmvale.

Figure 1 illustrates the location of the subject property for a proposed Class A pit license.

Figure 2 shows an air photo view of the proposed licensed area.

1.2 SITE DESCRIPTION

The proposed licensed area is approximately 80 meters to the west of Darby Road (township road) and approximately 100 -120 meters to the west Provincial Highway 93.

The proposed pit access is to utilize the pit entrance of the existing licensed site, Teedon pit, immediately abutting the property to the south. The site is currently vacant land with a central open area, with remnants of older scotch pine plantations, mixed woods and areas of hardwoods predominately in the western portion of the property. The property drops off from a ridge unto flatter terrain to the west with continued tree growth in this flatter area towards Marshall Road.

The property was generally used for pasturing and some field crops in the past and for fuel wood cutting and logging of timber. There are no buildings on the site.

The site lends itself to aggregate extraction due to the existing aggregate pit license immediately abutting the property to the south. This site demonstrates high potential aggregate resource deposits as found within the adjacent licensed pit property.

FIGURE 1: SITE LOCATION

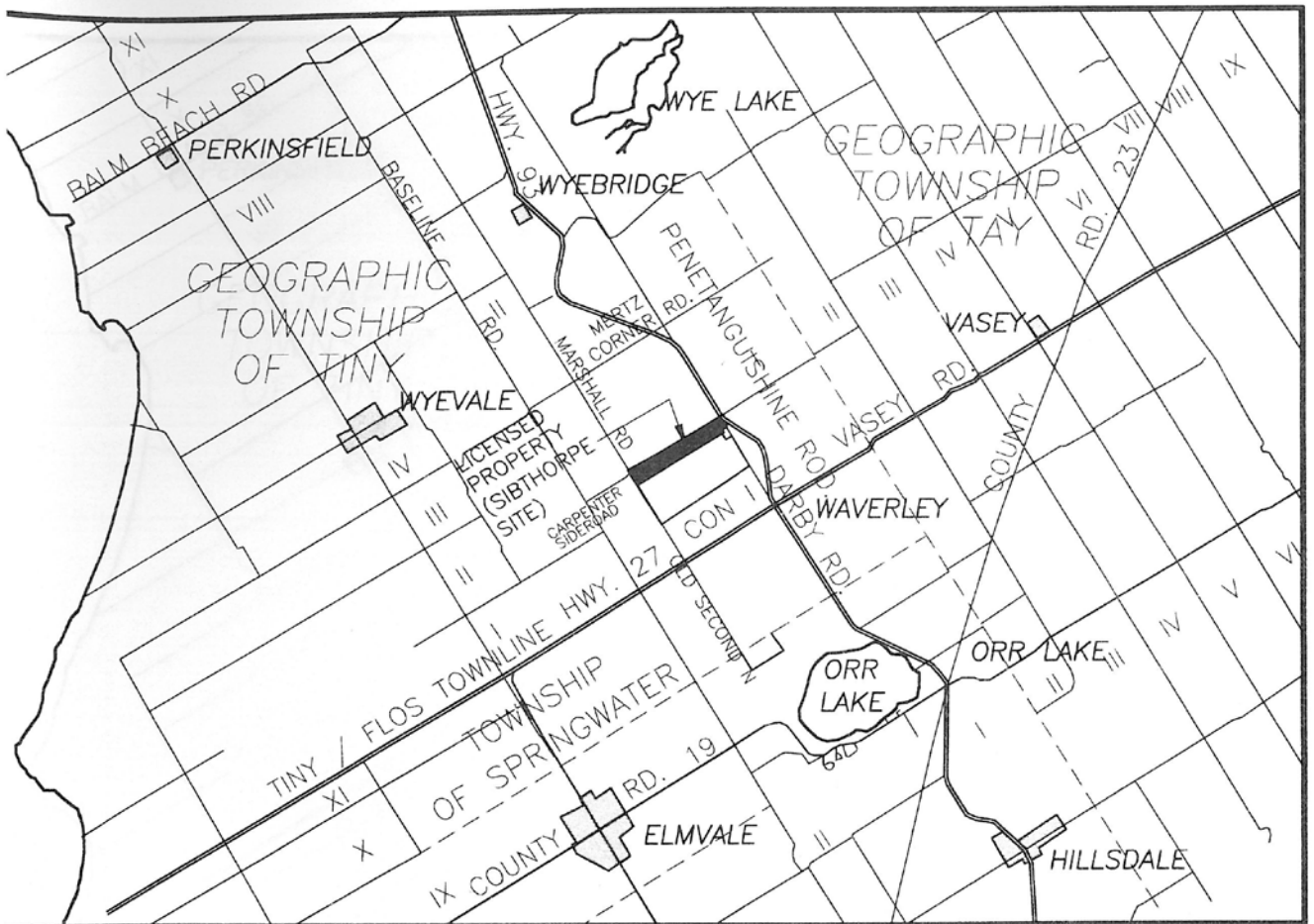


FIGURE 2: AIR PHOTO VIEW – SUBJECT SITE



1.3 PROPOSED LICENSED PIT AREA

The application is for a Class “A” aggregate pit license above the water table, Category 3, a maximum of 600,000 tonnes of aggregate allowed to be removed from the licensed property in any calendar year.

The applicant seeks to license 42.6 hectares of land with a proposed area of 30.0 hectares to be extracted. The proposed area to be licensed is 39.2 ha forest cover and 3.4 ha open field area (not currently being farmed). Land rehabilitated to reforestation will cover 87.7 % or 26.6 ha of the total extracted area. Final extraction and rehabilitation will create approximately 3.4 hectares of land that may be used as productive cropland (11.3 % of the licensed property). This proposed cropland area would be linked with cropland located directly to the south on the existing licensed area.

There are no buildings within the proposed licensed area. No watercourses or provincially significant wetlands will be intercepted by the proposed pit operation. Additional existing site features can be reviewed on the license site plans, Sheet 1 of 5, Existing Features Plan.

The maximum depth of extraction will vary across the site with a final pit floor elevation varying from 240.5 meters in the west portion and to 256.3 meters in the central portion and to 253.7 meters in the east portion of the site. Any excavation will remain at least 1.5 meters above the water table.

A maximum of 600,000 tonnes of aggregate may be removed from the site in any given year. This is a combined tonnage limit, so that the total production from the Teedon and Sibthorpe pits together, will not exceed the 600,000 maximum in any given year.

Site Photographs (taken April, 2010)

Photograph # 1- Looking east up the ridge, west end of the property-significant woodlands

Photograph # 2- Looking east in the hard wood area – west end of the property

Photograph # 3- Evidence of active forest management, western site location, and significant woodlands

Photograph # 4- Looking west, central open area of the property

Photograph # 5 -Pine plantation in central east of the property

Photograph 1: Looking east up the ridge, west end of the property significant woodlands



Hardwoods in the west end of the property, designated as significant woodlands in the Township & County Official Plans. The old shoreline ridge is in the background.

The deciduous tree species are dominated by hard maple.

The trees in this photograph are uneven aged from young trees to mature hardwoods.

Photograph # 2- Looking east in the hard wood area – west end of the property



Hardwood tree species in the west end of the property. Various age tree species with some areas of open sapling growth where previous selective logging has taken place. The western end of the property below the ridge formation is relatively flat, west to Marshal Road.

Photograph #3- Evidence of active forest management, western significant woodlands



Selective hardwood logging is evident in the western portion of the subject property.

This area is designated as significant woodlands in the local planning documents.

The registered professional forester deemed this area to be logged approximately 3 and 8 years ago.

Photograph #4- Looking west, central open area of the property. Shows secondary succession field growth and evergreen growth.



Photograph #5 – Pine plantation in central east of the property. Stand deterioration is noticed.



2.0 Proposed Pit License

2.1 AGGREGATE RESOURCE OVERVIEW

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.

2.2 EXTRACTION OPERATION DETAILS

Access to the pit will be through the Teedon pit from the gated entrance unto Darby Road. The entrance to Darby Road shall be gated and locked when the Teedon and Sibthorpe pit properties are not in use. The proposed hours of operation are limited to 6:00 am to 7:00 pm (Monday to Friday) and 7:00 am to 12: 00 pm on Saturdays.

The pit will be excavated, operated and rehabilitated using a 3 phase concept, and reflects the variability of the deposit. The proposed concurrent operation in different phases will allow for blending of materials to supply specific product requirements. Phase 1 and 2 may be operated concurrently and Phases 1 and 3 may be operated on concurrently after complete rehabilitation of the phase 2 area. Phase boundaries will be clearly marked on the site. No more than 50 % of the total extractive area (15 ha.) will be disturbed at any given time.

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 be dug to probe for the water table on each lift.

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).

The final pit floor in the Phase 3 and portions of Phases 1 and 2 will be graded, topsoil applied, seeded with herbaceous vegetation and planted with trees as identified in the Tree Planting Prescription noted above. The pit floor in portions of Phases 1 and 2 will be graded, topsoil applied and seeded with a grass seed conducive to farming (cropland).

Operational details are found within the site plans prepared by C.T. Strongman Surveying Ltd., Ontario Land Surveyors, specifically on the Operational Plan, sheet 2 of 5.

The specific detailed progressive rehabilitation notes are found on the Rehabilitation Plan sheet 3 of 5.

The applicant seeks to license 42.6 hectares of land with a proposed area of 30.0 hectares to be extracted. Final rehabilitation will create approximately 3.4 hectares of land that may be used as productive cropland. This proposed cropland area would be linked with cropland located directly to the south in the Teedon pit.

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

A summary of other pit operation details are found within the Summary Statement Report- prepared by Dennis C. Simmons.

2.3 TOWNSHIP OP LAND USE CONSIDERATIONS -B14 MINERAL RESOURCES TWO

B14.4.1 of the Development Policies in the OP states that all new pit expansions requires an amendment to the OP and the rezoning shall be supported by an Environmental Impact Study (EIS) considering the effect on the following matters:

A) *Natural Environment*

An Environmental Impact Statement and Natural Environment Level 1 and 2 Technical Report was completed for the property proposed to be licensed for pit excavation. The report was authored by The Lindsay Environmental Services Group dated September 30, 2011. (Revised March 2, 2015)

The report provides Natural Heritage information as required under the Provincial Standards (Aggregate Resources Act) and also includes an Environmental Impact Statement 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 (ANSI's), Provincially Significant Wetlands found
No Fish Habitat or Significant Valley Lands were found in the study area, which includes the proposed licensed area & within 120 meters of the site. No Habitat of Special Concern found. No hibernacula or rare vegetation communities found.

Search for threatened and endangered species occurred. Species not found on site: Ginseng, Whip-poor-will, Bobolink, eastern hog nose snake and hooded warbler.

A small butternut tree (endangered species) was found on the applicant's property well to the east of the proposed licensed property. The subject tree will not be impacted by the proposed pit development.

Fish habitat does not exist on the property, which includes cold water habitat, warm water habitat and fish spawning.

No deer concentrations or waterfowl concentrations could be found on site.
No natural heritage system linkage values will be impacted by the proposal.

Significant woodlands (Greenland unit TTP4 and Environmental Protection II) are located on the west end of the property.

Significant woodlots in this section of Simcoe County are defined as being greater than 40 ha and / or containing trees greater than 100 years old. The only forest, on the proposed licensed property, meeting a portion of this criterion is 13 ha in size and has some sugar maple trees greater than 100 years old. The remaining forest is relatively small stands of evergreen plantations and secondary growth with numerous openings in the canopy.

To assess the importance and any potential impact to the significant woodland designation at the western end of the site, Grace & Associates were retained in 2011. The proposed licensed property is part of a 353.7 ha woodland named as TTP4, Tiny- Tay Peninsula, part of a large area of woodlands adjacent to the Wye River Valley. This site has approximately 13 ha deemed to be significant. This forested area has been logged in the past and more recently 3 and 8 years ago. The significance of the stand is reduced due to the lower occurrences of native interior forest flora. No significant plant species or communities were identified. It was noted that this 13 ha forested area, which is part of the larger 353.7 ha woodland is isolated with no linkages to other woodlands.

Should extraction occur in this 13 ha, the forest analysis by Grace & Associates found that the Wye River watershed would continue to have more than the minimum forest habitats (as recommended by Environment Canada, 2004) to support all forest interior bird species found in Simcoe County. Data from MNR indicates that 33.8 % of the watershed is forest habitat and approximately 9.2 % is forest interior habitat.

A decision was reached by Beamish to not extract the 13 ha's of significant woodland. The Company proposes to protect 10.65 ha's of the 13 ha's. This would result in removal of 2.35 ha's of the woodland, which basically represents the wooded area of the slope. Thus the woodland from the bottom of slope to the western portion of the property will be protected and outside of the extraction limit. As compensation for the loss of 2.35 ha's of significant woodlands, Beamish has agreed to reforest 10 ha's of land on the adjacent Teedon pit.

Should the pit license be approved, a tree planting plan will be implemented with the Township. The Severn Sound Environmental Association is in agreement with this proposal.

B) *Nearby Communities*

The proposed pit expansion is generally within a rural area with no adjacent built up communities. The proposed pit expansion would be immediately to the north of the existing licensed pit. Communities that are a considerable distance from the proposed pit expansion include Wyevale to the north west, Elmvale to the south west, Hillsdale to the south along provincial highway # 93. These communities are not expected to be affected as the existing pit currently utilizes highway 93 as the main haul route highway corridor and will continue to use this route. No tonnage increase is proposed through the existing entrance.

C) *Agricultural Resources*

A review of the Canada Land Inventories Agricultural Capabilities Map indicates that the soils on the proposed extractive area 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 portion of the property was used for agricultural purposes, probably used for pasture and some crop cultivation. It is proposed that final rehabilitation will provide for 3.4 hectares of agricultural land and 26.6 hectares of forested property. The agricultural land will be significantly increased with this proposal.

D) *Character of the Area*

The character of the area surrounding this proposed pit expansion is generally rural in nature, agricultural holdings, some area hobby farms, rural residential, and forested areas. The site is vacant land with no structures, contains mixed forested lands, some older evergreen plantations- some in poor condition, secondary tree growth, a hardwood forested area in the western portion of the property and open fields.

The property to the north, outside of the proposal, is primarily tree covered and extends to Stamp Side Road. This road is fairly isolated and has very few rural residences.

The area to the west is forested along Marshall Road and Carpenter Side Road. Further west the land use is mainly agriculture in nature.

To the immediate south of the proposed pit expansion is the parent licensed aggregate pit. The pit property has existing aggregate operations, agricultural crop fields, and forested areas.

To the immediate east is Darby Road and Highway # 93. The proposed pit expansion proposes to utilize the existing pit entrance on to Darby Road and use the existing haul route for approximately .47 kilometers to Highway #93. Along this section of Darby Road are a few existing rural residential & hobby farm holdings. Similar land uses exist along Highway # 93.

E) Ground Water and Nearby Wells

The Letter of Opinion / Hydrogeological Assessment prepared by Alpha Environmental Services Inc. estimates that the water table varies from an elevation of 236.0 masl at the west portion of the site to 254.8 masl in the central portion of the site and to 252 masl 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 subject property; on the adjacent Teedon licensed 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.

During the Township Public Meeting held in January, 2015 for this pit application, some local residents voiced concerns that activities at the adjacent Teedon Pit, specifically the operation of an on-site aggregate washing operation, may have had an effect on their water quality. The washing activities within the Teedon pit are authorized under a Permit to Take Water, which was issued by the Ministry of Environment and Climate Change. Although this issue is related to the existing pit, rather than the proposed Sibthorpe Pit, the Township directed the applicant to review and address this issue before moving ahead with the Sibthorpe application.

In response to these concerns and to the direction from the municipality, Cedarhurst Quarries and Crushing Limited retained Alpha Environmental Services Inc. to undertake an assessment of the local wells. A report was produced, entitled "Assessment of Local Well Water Quality Complaints", August 2015 for the Teedon Pit, Waverly, Ontario. Details of the assessment can be found in this report.

Highlights of the report findings include the following information:

- water in the wash pond is not part of the shallow groundwater system supplying wells along Marshall Road and Carpenter Side Road
- no wash water was pumped during 2014 and 2015, during the period when 4 residents had water quality issues in their wells. This indicates that water pumping activities at the Teedon Pit cannot be affecting water quality
- if the wash pond was drawn to its full permitted extent, the cone of influence is calculated to be approximately 115 metres. The private water wells are located beyond this predicted cone of influence
- pumping the wash pond well is not related to the water quality issues experienced by local residents around the pit.
- the likely source of silt in the resident's well water is related to well construction
- a number of recommendations to improve well water quality were provided in the report

Staff from the Ministry of Environment and Climate Change (MOECC) investigated the concerns of the local residents regarding well water quality, and reviewed the assessment report by Alpha Environmental Services Inc. MOECC accepted the findings of the report and confirmed that the issues of poor well construction and lack of maintenance appear to be the cause of the water problems experienced by area residents.

The AES report concluded that the aggregate washing operation at the Teedon Pit:

- a. has not and will not have a deleterious effect on local water quality and the hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands, their functions and processes,
- b. will protect the quality of water available for drinking water purposes, and
- c. will ensure that the integrity of the municipality's watersheds are maintained.

These conclusions were reviewed and supported by MOECC.

F) 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.

G) 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.

H) Haul Route / Traffic Information

It is proposed that the entrance of the existing licensed property, owned by Cedarhurst Quarries, be the operational entrance for the new pit expansion. Aggregate materials would be hauled from the northern property through the existing operations and out the existing entrance. The two properties would be operated through the existing pit entrance and exit onto Darby Road. Currently, the aggregate is hauled onto Darby Road and trucked approximately .47 kilometers northward to Highway #93.

In 2010, the Township passed By-law 10-006 exempting K.J. Beamish Construction Co. Limited from the Prescribed Reduced Load Restrictions from their pit entrance on Darby Road approximately .47 kilometers north to Highway # 93 as a result of significant road upgrades proved by the Township Manager of Public Works.

The maximum annual tonnage for the proposed licensed pit is 600,000 tonnes. It is proposed that in any calendar year that no more than 600,000 tonnes of aggregate may be transported onto Darby Road from both the Teedon pit property and the subject property combined.

This will be a binding condition on the pit license site plans to be approved by the Ministry of Natural Resources. Therefore, because the haulage tonnages remain the same, and as agreed upon with the Township, no Traffic Impact Study would be required.

Annual tonnage figures for the Teedon pit, over a 10 year period from 2007 to 2016, show production ranging from a high of 138,702 tonnes to a low of just under at 7,000 tonnes. These production figures reflect the market demands are well below the allowable maximum annual production of 600,000 tonnes. The tonnage limit has been designed to allow this site to effectively service large construction projects. As these large projects may only occur periodically during the life of the pit operation, it is not uncommon for the typical annual production to be well below the permitted maximum limit.

Based on the typical shipping volumes, over the past 10 years, the volumes generate truck traffic in the range of 3 to 12 truck trips per day. Over the past 3 years, truck volumes have been in the range of 3 trucks per day. Production and shipping typically occurs during the construction season, from April to November, with peak volumes during this period, although the pit is licensed to ship materials year round.

Due to site plan conditions, the existing allowable haulage onto Darby Road will not be increased, and it is expected that the volume and pattern of truck traffic will be similar to the past 5 – 10 years.

I) Acoustic Assessment

The Acoustic Assessment Report by F.H. Theakston Environmental Control Inc., July 11, 2011, and revised September 2014, was prepared in accordance with MOE Guideline NPC-233. The analysis shows that the proposed pit expansion will comply with sound level limits outlined in MOE publications NPC-205 & NPC- 232 provided the mitigation measures outlined in the Report are implemented. The report demonstrates that sound emissions from the portable crusher, and related equipment operating at the proposed pit will be within the applicable sound levels set by MOE.

In some operational phasing, earth berms will be constructed to a height of at least 5 or 10 meters. During phase 3, 5 metre high berms are required along the north and south boundaries closest to the eastern portions of the pit adjacent to Darby Road residents. Berming of the pit is to extend 50 metres ahead of the working face and remaining 50 metres behind the working face. Mining the final 150 metres of the east licensed boundary in Phase 3 will require a 10 metre high berm. Given the close proximity of Phase 3 to controlling receptors, equipment sound levels must be measured and confirmed within the aforementioned limits prior to extraction. The operational site plan page illustrates the location of the berms.

For further details, please refer to the Acoustic Assessment Report.

J) Progressive and Final Rehabilitation

The total area to be rehabilitated is 30 hectares (ha). This includes 26.6 hectares of reforested land and 3.4 hectares of land rehabilitated to agricultural use.

Rehabilitation of the final pit floor will involve grading and placement of topsoil (from on-site) over the floor with seeding to be carried out thereafter. The floor and slope to be rehabilitated for agricultural use (3.4 ha) will be seeded with a seed mix conducive to crop farming. That portion of the floor to be reforested (26.6 ha)

will be seeded with a seed mix conducive to the planting of trees and natural seeding from the adjacent forested area. 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 March 2, 2015.

All 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 and 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.

K) *Surrounding Property Owners*

Adjacent and nearby landowners (within 120 meters of the proposed aggregate license 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, Aggregate Resources Act.

3.0 Planning Considerations

The subject lands are within the Planning jurisdiction of the County of Simcoe Official Plan and the Township of Tiny Official Plan. This report evaluates the proposed land use within the context of both Official Plans, as well as within the context of Provincial legislation including the Planning Act, the Growth Plan, and the Provincial Policy Statement (2014).

The protection and management of aggregate resources has been deemed to be of provincial significance and their development is regulated by specific legislation. In addition to the Aggregate Resources Act (ARA), the development of aggregate extraction operations must respect the provisions of the Planning Act and give appropriate consideration to the policy framework established by the regional and municipal planning documents.

When making any land use planning decision, it is necessary to review provincial interests and determine how they may be impacted through development. In the case of aggregate development, often more than one provincial interest exists and it is the goal of sound land use planning to balance and protect these competing interests in the most effective manner, keeping in mind the long term planning horizon.

The following analysis provides an assessment of the Sibthorpe Pit proposal in the context of relevant Provincial and Local planning policies. For ease of reference, the following tables review the Sibthorpe Pit proposal against the applicable current planning policies. The evaluation is based on the findings of the technical studies forming part of the application submission, an evaluation and an analysis of the surrounding land use, and the environmental impact of the proposal.

3.1 PLANNING ACT

When carrying out its responsibilities under the Planning Act, a municipality or any other authority which affects a planning matter must have regard for the provincial interests as identified in Section 2 of the Planning Act.

The provincial interests contained in Section 2 of the Planning Act are outlined in the table below. The Sibthorpe pit proposal has been evaluated in the context of these prescribed provincial interests:

Planning Act, Section 2 Evaluation

Provincial Interests	Sibthorpe Pit Proposal
<i>2(a) The protection of ecological systems, including natural areas, features and functions.</i>	<p>The Natural Environmental Level 1 screening and technical evaluation prepared by The Lindsay Environmental Services Group identified the following natural areas and features within the area to be licensed or within 120 metres of the subject property:</p> <ul style="list-style-type: none"> • Significant Woodlands • Habitat of Endangered or Threatened Species (one butternut tree on site) <p>The proposed extraction operations and associated development activities for the Sibthorpe Pit application have been assessed for impacts on the natural environment. Potential negative impacts have been mitigated through setbacks and buffer zone measures with an operational constraint zone to maintain and demonstrate no negative impacts to the sites significant features and associated ecological functions. Much of the post-extraction landscape will be rehabilitated to forest and agricultural lands.</p>
<i>2(b) The protection of the agricultural resources of the Province</i>	<p>The proposed rehabilitation of the site to forest and agricultural uses allows for the interim use of the site for aggregate extraction while returning the lands to an appropriate use once extraction is complete. This represents wise resource management and protects the resources of the area for the long term.</p>
<i>2(c) The conservation and management of natural resources and the mineral resource base.</i>	<p>Aggregate resources are a provincial interest and should be protected from incompatible land uses and developed responsibly. The proposed pit will provide a high quality supply of mineral aggregate material to the local and regional markets.</p>
<i>2(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.</i>	<p>The Archaeology Assessment Report prepared in 2011 did not recover any material culture during survey activities. The Ministry of Tourism and Culture has reviewed the proposal and provided a clearance letter for the site (dated June 24, 2011).</p>

Provincial Interests	Sibthorpe Pit Proposal
<i>2(e) The supply, efficient use and conservation of energy and water</i>	Ground and surface water features have been studied and documented. Mitigation measures included on the Operations Plan such as, groundwater level monitoring and restriction of surface activities will minimize the potential for groundwater disturbance or contamination in accordance with provincial guidelines.
<i>2(k) The adequate provision of employment opportunities.</i>	The proposed aggregate extraction operation will result in the creation of employment opportunities locally. These primary resource jobs present a multiplier effect which can result in the creation of additional supplemental service jobs in the Township.
<i>2(l) The protection of the financial and economic well-being of the Province and its municipalities.</i>	In addition to the employment opportunities created by the proposed operation, the Township will see an increase in revenue through increased assessment and annual tonnage contributions as well as an additional source of aggregate to contribute to competition in the market.
<i>2(m) The coordination of planning activities of public bodies.</i>	The interests of public bodies and agencies are considered by the circulation requirements of the Planning Act and the ARA.
<i>2(n) The resolution of planning conflicts involving public and private interests.</i>	The land use planning process, as well as the ARA licensing process, enables municipalities, agencies and the public to participate in the evaluation of this proposal.
<i>2(o) The protection of public health and safety.</i>	The operational plan contains a variety of mitigation measures which have been developed to minimize the social impact of the proposed pit operation. The requirements of the Operation Plan and site plan notes therein are legally binding as per the ARA.
<i>2(p) The appropriate location of growth and development.</i>	Rural areas are prime location for the development of this non-renewable resource. On- site investigation has confirmed the quality and extent of this resource. No significant natural or cultural heritage features will be impacted by the proposed pit operation.

3.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

Although the Township of Tiny is at the periphery of the Greater Golden Horseshoe (GGH), the Growth Plan needs to be referenced for land use applications within this area in order to assess consistency with the principles of the Growth Plan.

It should be noted that while the County of Simcoe lies within the Simcoe sub-area (Section 6) of the Growth Plan, the policies contained within Section 6 deal primarily with appropriately directing urban growth to

settlement and employment areas with existing infrastructure and are not relevant to this proposal. These policies were added to the Growth Plan in January of 2012, through an amendment to the Growth Plan, with the intent to recognize development pressures in the Simcoe area.

A review of the Growth Plan indicates that the statement on Mineral Aggregate Resources is relevant. The subject lands have been identified as being within an area of High Potential Mineral Resources in the County of Simcoe Official Plan as well as Aggregate Resource in the Township of Tiny Official Plan. This designation has been confirmed by on-site testing and analysis of the aggregate material.

“Through sub-area assessment, the Ministers of Public Infrastructure Renewal and Natural Resources will work with municipalities, producers of mineral aggregate resources, and other stakeholders to identify significant mineral aggregate resources for the GGH, and to develop a long-term strategy for ensuring the wise use, conservation, availability and management of mineral aggregate resources in the GGH, as well as identifying opportunities for resource recovery and for coordinated approaches to rehabilitation where feasible.” (Section 4.2.3.1)

Managing Growth (Section 2.2.2 1.i) of the Growth Plan is also relevant. This section outlines methods of managing growth by “directing development to settlement areas, except where necessary for development related to the management or use of resources, resource-based recreational activities, and rural land uses that cannot be located in settlement areas”.

The Sibthorpe Pit proposal is consistent with Sections 2.2.2 and 4.2.3.1 of the Growth Plan.

3.3 PROVINCIAL POLICY STATEMENT (PPS) 2014

The Minister of Municipal Affairs and Housing, under Section 3 of the Planning Act, can issue policy statements that provide direction to other ministries, municipalities and agencies on matters of provincial interest as they relate to land use planning. These policy statements are developed in consultation with other ministries and are updated from time to time. The latest PPS came into effect on April 30, 2014 and any land use decision by any authority that affects a planning matter must be consistent with the PPS.

The 2014 Provincial Policy Statement provides a policy-led planning approach that recognizes the complex inter-relationship among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrates and long-term approach to planning and recognizes linkages among policy areas. (Part III)

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

The Sibthorpe pit property contains resources which are of provincial significance: a high quality aggregate resource, agricultural land, and natural heritage features. The operations and progressive rehabilitation plans, have been designed to achieve the balance required to manage these competing provincial interests. The proposal will provide for access to provincially significant mineral aggregate resource, while ensuring the

protection of natural heritage features and returning the lands to agricultural use once extraction is completed.

The following table provides an evaluation of the proposal in the context of the relevant policies of the PPS. The evaluation is based largely on findings of various technical studies referenced previously in this report.

Provincial Policy Statement – Consistency Analysis

PPS (2014) Policies	Sibthorpe Pit Proposal
<p><i>1.1.4. Rural Areas in Municipalities</i></p> <p><i>Healthy, integrated and viable rural areas should be supported by:</i></p> <p><i>f) promoting the diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.</i></p>	<p>The proposed Sibthorpe Pit is located in a rural area. The sustainable management or use of mineral aggregate resources, contributes to the local economic base. The proposed pit and the return of the lands to an agricultural use post extraction represents sustainable resource management.</p> <p>The use of existing transportation infrastructure also promotes efficient development.</p>
<p><i>1.1.5 Rural Lands in Municipalities:</i></p> <p><i>permitted uses are:</i></p> <p><i>a) to the management or use of resources;</i></p> <p><i>b) resource-based recreational activities;</i></p> <p><i>c) limited residential development;</i></p> <p><i>d) home occupation and home industries</i></p> <p><i>e) cemeteries;</i></p> <p><i>f) other rural land uses</i></p>	<p>The proposed Sibthorpe pit represents to the use of a provincially significant natural resource (mineral aggregate) and is an appropriate rural land use.</p>
<p><i>1.2.6 Land Use Compatibility</i></p> <p><i>1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.</i></p>	<p>The site plans for the proposed Sibthorpe pit have been designed to ensure that appropriate mitigation measures are in place to minimize the effects of noise and dust from the operation. The recommendations of the Noise Assessment Report prepared by Theakson Environmental have been incorporated into the design of the pit.</p>
<p><i>1.6.7.1 Efficient use shall be made of existing and planned infrastructure.</i></p>	<p>Truck traffic from the proposed Sibthorpe pit will utilize the existing entrance and haul route on the adjacent licensed property (Teedon Pit). The existing pit uses Darby Road for</p>

PPS (2014) Policies	Sibthorpe Pit Proposal
	approximately 0.47km to reach Highway #93. The proposed pit will not require any extension or expansion of municipal infrastructure.
<p><i>1.7.1 Long-term economic prosperity should be supported by:</i></p> <p><i>b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems and public service facilities;</i></p>	<p>The proposed Sibthorpe pit will increase the availability of close-to-market supplies of aggregate resources in this area of Simcoe County. The progressive rehabilitation plan ensures that the long-term agricultural and forestry use of the subject lands is restored.</p>
<p><i>2.1.1 Natural features and areas shall be protected for the long term.</i></p>	<p>The Site Plans have incorporated a number of measures to protect natural features on the site and on adjacent lands. Setback from the woodlot at the west end of the site are designed to maintain the ecological function of these areas.</p> <p>The Natural Heritage Report has evaluated the impacts of the proposal on significant wetlands, woodlands, fish habitat, and habitat of endangered species and threatened species. The recommended mitigative measures are incorporated to ensure no negative impacts on these natural features or their functions.</p>
<p><i>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:</i></p> <p><i>a) using the watershed as the ecologically meaningful scale for integrated and long-term planning;</i></p> <p><i>b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;</i></p> <p><i>c) identifying surface water resource systems consisting of ground water features, hydrologic functions and natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;</i></p> <p><i>d) maintaining linkages and related</i></p>	<p>No surface water features, hydrologic features or municipal drinking water sources are located on or within 120 metres of the Sibthorpe property. The proposal will ensure the preservation of existing groundwater quality and quantity by retaining a buffer between the pit floor and the established high water table.</p> <p>Several operational best practices have been included on the Operations Plan in order to minimize any potential for surface activities to impact groundwater quality.</p> <p>These include groundwater level monitoring and restriction of surface activities in accordance with provincial guidelines. Further, contingency measures have been implemented on the site plans in order to provide for appropriate corrective actions should groundwater be encountered during extraction.</p>

PPS (2014) Policies	Sibthorpe Pit Proposal
<p><i>functions among ground water features, hydrologic functions and natural heritage features and areas and surface water features including shoreline areas;</i></p> <p><i>e) implementing necessary restrictions on development and site alteration to:</i></p> <ol style="list-style-type: none"> <i>1. protect all municipal drinking water supplies and designated vulnerable areas; and</i> <i>2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;</i> <p><i>f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and</i></p>	
<p>2.3 Agriculture</p> <p><i>2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.</i></p> <p>2.3.6 Non-Agricultural Uses in Prime Agricultural Area</p> <p><i>2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:</i></p> <ol style="list-style-type: none"> <i>a) extraction of minerals, petroleum resources and mineral aggregate resources in accordance with policies 2.4 and 2.5</i> <i>b) limited non-residential uses</i> 	<p>The Sibthorpe property is identified in the Canada Land Inventory Agricultural Capabilities Mapping as class 3FM, 3W and 7T. The area is not identified as Prime Agricultural land, however, the site has been used for pasture and some crop production in the past. The rehabilitation plan submitted as part of proposed pit license proposes 3.4 hectares of agricultural land and 26.6 hectares of forest area.</p>
<p>2.5 Mineral Aggregate</p> <p><i>2.5.2.1 As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.</i></p>	<p>The proposed pit will provide a significant supply of commercially viable aggregate material for the local and regional market. The proposed pit will increase access to close-to-market supply of aggregates in local construction markets.</p>

PPS (2014) Policies	Sibthorpe Pit Proposal
<p><i>Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.</i></p>	
<p><i>2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic, and environmental impacts.</i></p>	<p>The technical studies prepared in support of the proposed Sibthorpe pit demonstrate that no natural or cultural heritage features will be impacted by the development. The hydrogeological study has confirmed groundwater elevations and a series of operational practices designed to restrict activities which could present threats to groundwater have been included on the operations plan. Adherence to provincial standards for noise and dust will minimize any potential social impacts and nuisances. The TOARC contributions will provide a sustained fund to the Township for road maintenance along the proposed haul route and ensure safe vehicular access to and from the site is provided over the long-term with minimal disruption to existing traffic flows.</p>
<p><i>2.5.2.3 Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, where feasible.</i></p>	<p>The proposed Sibthorpe pit provides for resource conservation and proposes recycling of construction materials for re-use as part of the pit operations.</p>
<p><i>2.5.3 Rehabilitation</i></p> <p><i>2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.</i></p>	<p>As described previously in this report, the Sibthorpe pit will be progressively rehabilitated to substantially the same soil quality for agriculture. The restoration of this property to agricultural and forest use is compatible with the rural nature of the surrounding area.</p>

PPS (2014) Policies	Sibthorpe Pit Proposal
<p><i>2.5.4 Extraction in Prime Agricultural Areas</i></p> <p><i>2.5.4.1 In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition.</i></p>	<p>Although the property is not within a Prime Agricultural Area, it is proposed that the site will be progressively rehabilitated to substantially the same area and average soil quality in order to provide for and protect the site's long term agricultural and forestry uses.</p>
<p><i>2.6 Cultural Heritage and Archaeology</i></p> <p><i>2.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.</i></p>	<p>A Stage I and II Archeological Assessment was completed by The Central Archaeology Group Inc. and accepted by the Ministry of Tourism and Culture. The proposal is consistent with the PPS in this regard.</p>

3.4 COUNTY OF SIMCOE OFFICIAL PLAN

The Official Plan was adopted by the County of Simcoe Council on November 25, 2008, and is under appeal to the Ontario Municipal Board (OMB); OMB File No. PL091167. On April 19, 2013 the OMB granted partial approval of the County of Simcoe Official Plan including text and schedules. Since then further approvals have been granted by the OMB.

The County of Simcoe's new Official Plan provides a strong vision for growth and sustainability to 2031. The OP is based on the principles of protecting the natural environment and agricultural lands and building healthy communities.

The County OP designates the subject land on Schedule 5.1 as Greenland & Rural and on Schedule 5.2.1 as High Potential Aggregate Resources- Sand & Gravel. On the County OP schedules, no ANSI's, no provincially significant wetlands, nor evaluated wetlands were identified on the site. The pit proposal is found outside of the ORM Conservation Plan Land Use Designation and the Niagara Escarpment area.

This report examines the Sibthorpe Pit proposal in the context of the County Official Plan policies, and in particular those sections of the Plan which deal with Natural Heritage features and Mineral Aggregate Resources.

Simcoe County OP Policy	Sibthorpe Pit Proposal
<p>3.1 Strategy</p> <p><i>(excerpt)</i></p> <p>The planning strategy of this Plan is based on four themes:</p> <ul style="list-style-type: none"> • Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation. <p>Protection and enhancement of the County's natural heritage system and cultural features and heritage resources, including water resources.</p> <p>3.1.2 Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation</p> <p>The resources of the land are some of the key elements in the economic development of the County. Planning for these areas includes (1) managing the use of these resources so that we achieve the economic and environmental benefits balanced with attractive living environments, (2) managing the resources so they do not conflict with one another, and (3) wise use of the land base which spawns the resources.</p>	<p>The proposed Sibthorpe pit is consistent with the planning strategy of the County OP. The proposal will permit resource based development, while maintaining important natural heritage features in the area.</p> <p>The proposal represents good resource management and balanced resource use.</p>
<p>3.1.3 Protection and enhancement of the County's natural heritage system and cultural features and heritage resources</p> <p>The natural heritage system and cultural features and heritage resources of the County is an important part of its economic base and its lifestyle quality. The key features and functional elements of the natural heritage system of the County have been identified and mapped as "Greenlands".</p>	<p>A portion of the Sibthorpe property is identified as "Greenlands" in the County OP. As part of the application, a detailed Natural Heritage Assessment was undertaken to evaluate the features on and near the site, and assess the potential impacts of the proposed development.</p> <p>The proposed operation and rehabilitation of the Sibthorpe pit has been carefully designed to ensure no negative impact on the important forest and wildlife features in this area.</p>

Simcoe County OP Policy	Sibthorpe Pit Proposal
<p>Natural Heritage 3.3.15 Despite anything else in this Plan, except Section 4.4 as it applies to mineral aggregate operations only, development and site alteration shall not be permitted:</p>	<p>The Simcoe County OP sets out specific policies for dealing with overlapping mineral aggregate and natural heritage features. As per this section, we have focused on Section 4.4 of the OP for this report.</p>
<p>3.7 Rural 3.7.4 The following are permitted in the Rural designation: a) those land uses permitted in the Agricultural designation; b) development related to the management or use of resources (subject to section 4.4 and other policies of this Plan as applicable)</p>	<p>Development of mineral aggregate resources is a permitted use within the Rural area, so the Sibthorpe pit does not require an amendment to the County Official Plan, subject to meeting the other applicable policies in the plan.</p>
<p>Development Control 3.8.15 Outside of settlement areas, and subject to Section 3.3.15 (other than for 3.8.15 vi. which is subject to policy 4.4.1), the following uses may be permitted in the Greenlands designation or on adjacent lands as described in Section 3.3.15: vi. Mineral aggregate operations, if approved through a local Official Plan amendment;</p>	<p>The application complies with Section 3.8.15 and an application to amend the local Official Plan has been submitted.</p>
<p>4.4 Aggregate Developments Proposed new and/or expansions to existing mineral aggregate operations shall require a local municipal official plan amendment, unless otherwise permitted. The Ministry of Natural Resources licenses and regulates mineral aggregate operations under the Aggregate Resources Act. Accordingly when considering Section 4.4 Aggregate Developments and Section</p>	<p>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 have been prepared for this application:</p> <p><i>Environmental Impact Statement and Natural Environment Level 1 and 2 Technical Report, The Lindsay Environmental Services Group, Revised March 2, 2015</i></p>

Simcoe County OP Policy	Sibthorpe Pit Proposal
<p>4.5 Resource Conservation, applications for proposed new and/or expansions to existing mineral aggregate operations are to be supported by studies that are based on predictable, measurable, objective effects on people and the environment, and evaluated in accordance with Provincial policy, Provincial standards, regulations and guidelines, and if approved under the Aggregate Resources Act, will operate under a site specific license/permit and according to site plan provisions.</p> <p>4.4.1 Mineral aggregate operations are not subject to Sections 3.3.15, 3.3.19, 4.5.6 and 4.5.18 and shall be located according to the following criteria:</p> <ul style="list-style-type: none"> • Shall not be located in significant wetlands or significant coastal wetlands; • Shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and coastal wetlands (not subject to 4.4.1(i)) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions; • Shall not be permitted in fish habitat except in accordance with provincial and federal requirements; • Shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements; <p>Shall not be permitted on adjacent lands to the natural heritage features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions;</p> <p>In assessing negative impact, proposed mitigation measures, rehabilitation and</p>	<p><i>Tree Planting Prescription</i> -Peter Hynard , Registered Professional Forester (RPF) , August 10, 2011</p> <p><i>Hydrogeological Assessment- Location of Watertable</i> : Alpha Environmental Services Inc., Aurora, Ontario. Mr. Ross Campbell, Licensed Professional Engineer, Hydrogeologist, April 12, 2011.</p> <p><i>Stage I & II Archaeological Assessment</i>- The Central Archaeology Group Inc., L'Amable, Ontario. May, 2011.</p> <p><i>Acoustic Assessment Report</i> – F.H. Theakston Environmental Control Inc., Fergus, Ontario. Revised September, 2014.</p> <p><i>ARA Summary Statement Report</i>- Prepared by Dennis C. Simmons, Development and Land Management Consulting Services, November, 2011, Revised March 4, 2015</p> <p><i>ARA License Pit Site Plans</i>, by C.T. Strongman Surveying Ltd., Ontario Land Surveyors, Orillia, Ontario.</p> <p>As detailed in the Natural Environment Report, the application meets the requirements of Section 4.4.1 of the Official Plan.</p>

Simcoe County OP Policy	Sibthorpe Pit Proposal
ecological enhancements, if any, shall be considered.	
<p>4.4.5 High potential mineral aggregate resource areas include all identified Sand and Gravel and Bedrock Aggregate Resources shown on Schedule 5.2.1. The mapping is approximate and can be further refined through detailed information and consultation with the Province and the County. Such areas shall be protected to allow as much of the resource as is realistically possible to be made available for use to supply resource needs, as close to markets as possible, in a manner which minimizes social and environmental impacts. All applications for new or expanded mineral aggregate operations shall satisfy the requirements of the Aggregate Resources Act or its successor and be supported by an EIS and meet all applicable policies of this Plan, including Sections 3.3.5, 3.8, and 4.5. A County Official Plan amendment is not necessary to permit aggregate development however County interests and issues will be addressed through a local municipal Official Plan amendment. Licensed pits and quarries will be added to Schedule 5.2.1 during the five year review of the Plan.</p>	<p>The Sibthorpe property is located within an area that has been identified and mapped as a High Potential Mineral Aggregate Area. The property is within a Sand and Gravel area of “Primary Significance” according to the Aggregate Resource Inventory Paper for the County of Simcoe (ARIP #188, 2013).</p>
<p>4.4.6 Mineral aggregate operations shall minimize impacts to adjacent or nearby uses by reason of dust, noise, effects on water table and quantity or other effects from mining activities or transportation of aggregates.</p>	<p>The pit operation has been designed to mitigate potential impacts of noise and dust on nearby communities. An extensive review of the impacts on water quality and quantity from the proposed pit (and the existing adjacent license and associated washing activities) has been undertaken. This information has been peer reviewed by Provincial and municipal peer review experts.</p>
<p>4.4.7 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and</p>	<p>The rehabilitation plans for this site will restore the agricultural uses on the site and also propose reforestation of a large portion of the site. This takes into account the surrounding land uses and approved land use designations.</p>

Simcoe County OP Policy	Sibthorpe Pit Proposal
approved land use designations into consideration	
<p>4.4.8 The County may require a Cultural Heritage Report in support of a proposed new or expanded mineral aggregate operation to identify significant cultural features as outlined in Section 4.6. If significant cultural features are identified they shall be conserved which may include mitigation measures and/or alternative development approaches.</p>	<p>A Stage I and II Archeological Assessment was completed by The Central Archaeology Group Inc. and accepted by the Ministry of Tourism and Culture. The proposal is consistent with the PPS in this regard.</p>
<p>4.4.12 The County may enter into agreements with the owners and operators of mineral aggregate extractive developments to determine the appropriate use of County Roads as haul routes. The County will seek to establish haul routes on County Roads that are suitable for the function based on traffic patterns and existing and proposed land uses served by the roads. Where there are two or more alternative haul routes, the haul route having the least impact shall be selected. The costs of upgrading the roads shall be borne by the operators who require the upgrading.</p>	<p>The entrance of the existing licensed property (Teedon Pit), owned by Cedarhurst Quarries, would be utilized for shipping materials from the new pit expansion. Aggregate materials would be hauled from the Sibthorpe property through the existing licensed operation, and out the existing entrance. The two properties would be operated through the existing pit entrance and exit onto Darby Road. Currently, the aggregate is hauled onto Darby Road and trucked approximately .47 kilometers northward to Highway #93.</p> <p>Darby Road was previously upgraded by K.J. Beamish Limited to accommodate pit truck traffic.</p>
<p>4.5 Resource Conservation Water</p> <p>4.5.1 Land use planning and development within the County shall protect, improve or restore the quality and quantity of water and related resources and aquatic ecosystems on an integrated watershed management basis.</p>	<p>No surface water features, hydrologic features or municipal drinking water sources are located on or within 120 metres of the Sibthorpe property. The proposal will ensure the preservation of existing groundwater quality and quantity by retaining a buffer between the pit floor and the established high water table.</p>
<p>Minerals and Petroleum Resources</p> <p>4.5.20 Minerals and petroleum resources shall be protected for long-term use.</p>	<p>The proposal is aligned with the County OP policy related to protection of mineral resources.</p>

Simcoe County OP Policy	Sibthorpe Pit Proposal
<p>Transportation Planning Policies</p> <p>4.8.7 Land use planning and development decisions within the County shall be integrated with transportation considerations. The County and local municipalities will plan for and protect corridors and rights-of-way for infrastructure, including major goods movement facilities and corridors, transportation, transit, active transportation and electricity generation and utility facilities and transmission systems to meet current and projected needs.</p>	<p>As described previously, the Sibthorpe pit will utilize an existing haul road, currently servicing the adjacent pit owned by K.J. Beamish Limited. No additional impact on transportation systems is anticipated from the proposed development.</p>
<p>4.10 Local Municipal Official Plans</p> <p>4.10.11 Local municipal official plans shall contain policies to address the mineral aggregate resource policies of the Plan, including policies regarding the establishment/expansion, prohibition or location of pits and quarries and associated activities and policies with criteria to establish a clear and appropriate mechanism to permit new or expanded pits and quarries. Applications for new or expanded aggregate operations within the NEP are also required to meet the requirements of that Plan.</p>	<p>An application has been made for an Amendment to the Township of Tiny Official Plan to permit the proposed development. A discussion of the relevant local planning policy considerations is included in this report.</p>

3.5 TOWNSHIP OF TINY OFFICIAL PLAN

The subject lands are currently designated Agricultural (A) in the Official Plan. The lands are also identified as a Secondary Mineral Resource Area. 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.

A2 OFFICIAL PLAN PRINCIPLES Environment – First 1. The protection of significant environmental features and their associated ecological functions, which may extend over a wide area, shall take precedence over the development of such lands. 2. Changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands are to be minimized and no development is permitted that will result in a negative impact to the functions and processes of these features. 3. The loss or fragmentation of Provincially Significant Wetlands and Provincially Significant Areas of Natural and Scientific Interest and the habitats and ecological functions they provide is not permitted. 4. A thorough understanding of the natural environment shall guide land use decision making in the Township. 5. Land use planning shall contribute to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.	<p>The Natural Heritage Report for the Sibthorpe Pit proposal has evaluated the impacts of the proposal on significant wetlands, woodlands, fish habitat, and habitat of endangered species and threatened species. In addition, potential impacts on groundwater and surface water quality and quantity have been assessed and are documented in the Hydrogeological Report for this proposal.</p> <p>The recommended mitigative measures which were identified in the technical reports, have been incorporated into the design and operating conditions of the pit to ensure no negative impacts on these natural features or their functions.</p> <p>The Site Plans have incorporated a number of measures to protect natural features on the site and on adjacent lands. Setback from the woodlot at the west end of the site are designed to maintain the ecological function of these areas.</p> <p>The rehabilitation plans for the site propose a reforestation program for the majority of the site. The plans also propose to restore a portion of the property to agricultural use, and this will be approximately the same area and quality of land as the area that is currently used for agriculture.</p>
Economic Development 19. Development resulting in an increase in economic activity in the Township is	<p>The proposal is consistent with the Township’s policy related to economic development.</p>

<p>encouraged, provided such development does not have a negative impact on the natural environment, natural resources and rural character of the community.</p>	
<p>A3 LAND USE CONCEPT</p> <p><i>Environmental Protection Two</i> The Environmental Protection Two overlay designation applies to areas of Regional or local environmental significance including Areas of Natural and Scientific Interest, significant woodlands, stream corridors, significant wildlife habitat areas, habitat protection areas and the Nipissing Ridge. The uses permitted in an overlay designation are those permitted by the underlying land use designation provided the use conforms to the policies of the Environmental Protection Two designation.</p> <p><i>Mineral Aggregate Resources Two</i> The Mineral Aggregate Resources Two designation applies to areas of primary and secondary mineral aggregate resources, but which are not the site of a pit operation.</p>	<p>The Sibthorpe site is within the Environmental Protection Two overlay and is also within the Mineral Aggregate Resources Two overlay, highlighting the overlapping resource areas. The Township OP policies contain specific provisions for develop in this circumstance (See OP Section B14.6 below).</p>
<p>B2.5 CONDITIONS UNDER WHICH DEVELOPMENT MAY OCCUR</p> <p>New development on lands within the Environmental Protection Two overlay designation is generally discouraged by this Plan. The development of any use in the Environmental Protection Two overlay designation that requires an approval pursuant to the Planning Act may be subject to the preparation of an Environmental Impact Study (EIS) in accordance with Section C6 (Requirements for an Environmental Impact Study) of this Plan. The need for the EIS and the scope of the EIS shall be determined when the development is proposed.</p> <p>The development of lands that are located</p>	<p>The technical reports that have been prepared for this application, in accordance with the Aggregate Resources Act standards, also meet the requirements of an EIS as described in the OP.</p> <p>A thorough evaluation of the impacts on the natural heritage features and functions on the site and on the adjacent lands has been undertaken. The conclusion of the technical reports is that through implementation of recommended mitigative measures, including setbacks and including the proposed rehabilitation, the impacts to the natural heritage system can be minimized.</p>

<p>adjacent to the Environmental Protection Two overlay designation that requires a Planning Act approval may also be subject to an EIS if the environmental feature is deemed to be sensitive to development on adjacent lands.</p> <p>For the purposes of this Official Plan, adjacent lands are defined as all lands within:</p> <ul style="list-style-type: none"> • 50 metres (164 feet) of the boundary of a significant woodland; • 50 metres (164 feet) of the boundary of a regionally or locally significant Area of Natural and Scientific Interest (ANSI); • 30 metres (98 feet) of a fish habitat area; • 50 metres (164 feet) of the Nipissing Ridge; and, • 30 metres (164 feet) of the boundary of a potential natural corridor. <p>The width of the adjacent lands may be increased/decreased, depending on the feature and the nature of the proposed development. This determination shall be made in consultation with the County of Simcoe at the time the development is proposed.</p> <p>An appropriate development setback from the edge of any feature in the Environmental Protection Two designation shall be determined as part of the Environmental Impact Study required by this Section. Such a setback area shall be placed in an appropriate Zone that prohibits development in the implementing zoning by-law.</p>	
<p>B14 MINERAL AGGREGATE RESOURCES TWO</p> <p>B14.1 OBJECTIVES</p> <ul style="list-style-type: none"> • To protect known mineral aggregate deposits and areas of potential mineral aggregate resources for future resource use. 	<p>The Sibthorpe Pit is within an area that is identified as a provincially significant, sand and gravel resource area, and is reflected in the OP overlay designation for the site.</p> <p>The application meets the OP policy objective to ensure the impacts of new extractive activities are minimized.</p>

<ul style="list-style-type: none"> To ensure that new extractive activities are carried out with minimal environmental and social costs. 	
<p>BI4.2 LOCATION</p> <p>The protection of known high quality resources shall take precedence, wherever possible, over any use that would preclude their further extraction. The Mineral Aggregate Resource Two overlay designation shown on Schedule A to this Plan applies to some of the lands that are considered to be of primary or secondary significance by the Province of Ontario. Areas which are considered to be of primary or secondary significance, but which are also the site of a wetland or Area of Natural and Scientific Interest as shown on the schedules to this Plan are not designated Mineral Aggregate Resources Two. Similarly, lands of primary or secondary significance and which are within the Township's major open space system are also not designated for mineral aggregate uses.</p>	<p>As previously indicated, the Sibthorpe site has been identified as an area of primary resource significance.</p>
<p>BI4.4 DEVELOPMENT POLICIES</p> <p>BI4.4.1 New Mineral Aggregate Operations or Expansions to Existing Operations</p> <p>All new mineral aggregate operations and expansions to existing mineral aggregate operations shall require an amendment to the Official Plan. All applications for re-zoning shall be supported by an Environmental Impact Study (EIS) that addresses (in addition to the requirement set out in Section C6):</p> <p>a) the effect of the operation of the pit or quarry on:</p> <ul style="list-style-type: none"> the natural features and ecological functions of the area; nearby communities; agricultural resources; 	<p>The technical reports that have been prepared as part of the Sibthorpe application address the requirements set out in Section B14.4 of the Township OP.</p> <p>The technical studies prepared in support of the proposed Sibthorpe pit demonstrate that no natural or cultural heritage features will be impacted by the development. The hydrogeological study has confirmed groundwater elevations and a series of operational practices designed to restrict activities which could present threats to groundwater have been included on the operations plan. Adherence to provincial standards for noise and dust will minimize any potential social impacts and nuisances. The TOARC contributions will provide a sustained fund to the Township for road maintenance along the proposed haul route and ensure safe vehicular access to and from the site is provided over the long-term with minimal disruption to existing traffic flows.</p>

<ul style="list-style-type: none"> • the character of the area; • the groundwater table; • surface water features in the area; <p>and,</p> <ul style="list-style-type: none"> • nearby wells used for drinking water purposes; <p>b) the effect of the increased truck traffic on the environment and the residences in the area;</p> <p>c) the suitability of the proposed haul routes;</p> <p>d) the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;</p> <p>e) how the impacts from the proposed pit or quarry will be mitigated in order to lessen those impacts; and,</p> <p>f) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.</p> <p>The EIS prepared in accordance with this Section shall demonstrate that there will be no negative impacts resulting from the development of a new mineral aggregate extraction use on the significant natural features that are identified on Schedule 'B' to this Plan or the ecological functions for which the area is identified.</p>	
<p>B14.4.2 Assessment of Added Impact</p> <p>In addition to the requirements of Section B14.4.1 (New Mineral Aggregate Operations or Expansions to Existing Operations), all applications for Official Plan Amendment shall also be supported by an assessment of the added impact of the proposed pit or quarry operation on the items listed in Section B14.4.1 that also takes into account the impacts of:</p> <p>a) existing pit or quarry operations in the immediate area; and,</p> <p>b) future pit or quarry operations on lands in the general area that are designated for aggregate extraction but not yet licensed</p>	<p>As described in this report, the Sibthorpe pit will essentially operate as an extension of the existing aggregate operation located immediately to the south of the subject lands. The Sibthorpe pit represents an addition of licensed reserves to the existing aggregate operation which will sustain the company's ability to supply construction materials in this market for many years to come.</p> <p>As part of the technical review, a careful assessment has been undertaken of the added impact of the Sibthorpe proposal, with a particular focus on potential impacts on ground and surface water resources. The proposed operation, mitigation and monitoring measures will ensure the protection of water, and will minimize the potential impacts from the added operation in this area.</p>

<p>under the Aggregate Resources Act.</p> <p>In considering the added impact of the new pit or quarry operation to existing known impacts, Council shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered by the applicant as one means to minimize the combined impacts of the proposed pit or quarry and existing pits or quarries on the general area.</p>	
<p>B14.6 RELATIONSHIP BETWEEN ENVIRONMENTAL PROTECTION TWO AND MINERAL AGGREGATE RESOURCES TWO OVERLAY DESIGNATIONS</p> <p>Some of the lands designated Mineral Aggregate Resources Two are also designated Environmental Protection Two. As stated in Section B2.5 (Conditions under which Development May Occur), new development within the Environmental Protection Two designation is generally discouraged by this Plan, given that one of the underlying philosophies of this Plan is that the protection of the environment shall take precedence over the development of these same lands.</p> <p>Most of the lands that are within the two designations are considered to be significant woodlands. The preservation of this resource is deemed, for the purposes of this Plan, to be more important than the extraction of aggregate from these lands. However, there may be cases where it can be shown that aggregate extraction will not have an impact on the significant woodland feature, depending on the extent of the feature, its size and its significance. In such cases, Council shall be satisfied that the criteria set out in Section D6 (Requirements for an Environmental Impact Study) are met to their satisfaction prior to approving new extraction activities.</p>	<p>The Sibthorpe property has overlapping Mineral Aggregate and Environmental Protection overlay designations. The property is part of a 353.7 ha woodland named as “TTP4, Tiny- Tay Peninsula”, part of a large area of woodlands adjacent to the Wye River Valley. The Sibthorpe site has approximately 13 ha of forest area which meets the criteria for “significant woodlands”. This forested area has been logged in the past and more recently 3 and 8 years ago. The significance of the stand is reduced due to the lower occurrences of native interior forest flora and the woodland is isolated with no linkages to other woodlands.</p> <p>The proposed extraction area avoids the majority of the woodlot on the west end of the site, so it will be preserved in its natural state.</p> <p>The Natural Environment Report has concluded that the pit operation, with the current proposed extraction area and setbacks, will not result in a negative impact on the woodland feature.</p>

PART C ENVIRONMENTAL AND GROUNDWATER MANAGEMENT POLICIES

C4 WATER RESOURCE MANAGEMENT

At the present time, the majority of the Township's residents obtain drinking water from private wells. Others obtain water from municipally owned communal water systems. It is a policy of this Plan to protect existing sources of drinking water for future use.

On this basis, all major applications for development shall be supported by a Water Resource Management (WRM) Report. Major applications include any development requiring an Amendment to this Plan, all Plan of Subdivision/Condominium applications and major recreational uses, such as a golf course.

The WRM Report shall be prepared by the appropriate professionals to the satisfaction of the Township and the appropriate agencies. The purpose of the WRM Report is to investigate the impacts of the proposed development on water quality and quantity and provide recommendations on:

- a) how to maintain or enhance the natural hydrological characteristics of the water resource;
- b) how to minimize or eliminate the effect of the proposed use on the groundwater recharge function;
- c) how to minimize or eliminate the effect of the proposed use on the quality and quantity of drinking water in adjacent private and municipal wells;
- d) how to maintain or enhance sensitive groundwater recharge/discharge areas, aquifers and headwater areas; e) whether it is required to monitor

As outlined in the Hydrogeological Report, no surface water features, hydrologic features or municipal drinking water sources are located on or within 120 metres of the Sibthorpe property. The proposal will ensure the preservation of existing groundwater quality and quantity by retaining a buffer between the pit floor and the established high water table.

Several operational best practices have been included on the Operations Plan in order to minimize any potential for surface activities to impact groundwater quality.

These include groundwater level monitoring and restriction of surface activities in accordance with provincial guidelines. Further, contingency measures have been implemented on the site plans in order to provide for appropriate corrective actions should groundwater be encountered during extraction.

<p>water budgets for groundwater aquifers and surface water features:</p> <p>t) how to ensure that the quality of the watercourses affected by the development are maintained; and,</p>	
<p>C6 REQUIREMENTS FOR AN ENVIRONMENTAL IMPACT STUDY</p> <p>Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section.</p> <p>C6.3 WHAT AN EIS SHOULD DEMONSTRATE</p> <p>The EIS should demonstrate, where applicable, that the proposed use will:</p> <ul style="list-style-type: none"> a) not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life; b) be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies, surface water features and associated plant and animal life; c) not cause erosion or siltation of watercourses or changes to watercourse morphology; d) not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use; e) not cause an increase in flood potential on or off the site; f) maintain/enhance/restore/rehabilitate the natural condition of affected watercourses, and protect/enhance/restore/rehabilitate aquatic habitat; g) not significantly affect the scenic qualities of the area; a) not encourage the demand for further development that would negatively affect wetland function or contiguous 	<p>As described above, the technical reports submitted as part of this application address the requirements of Section C6 of the Township OP.</p>

<p>wetland areas;</p> <p>b) enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible;</p> <p>c) not create noise that will have an adverse impact on the enjoyment of neighbouring properties;</p> <p>d) not interfere with the function of existing or potential natural corridors;</p> <p>e) not lead to a significant reduction in the forest resource or interior forest habitat in an area; and,</p> <p>f) not lead to species loss or negative impacts on endangered, threatened or vulnerable species and/or their habitat.</p> <p>g) In addition, the EIS shall demonstrate that there will be no negative impacts resulting from the proposed use on the significant natural features that are identified on Schedule B to this Plan or the ecological functions for which the area is identified.</p>	
<p>D2 TRANSPORTATION</p> <p>D2.1 OBJECTIVES</p> <ul style="list-style-type: none"> • To facilitate the movement of both people and goods to and from the various communities within the Township and to and from adjacent municipalities. • To ensure that new development does not create a traffic hazard. • To ensure appropriate right-of-way widths for all existing and proposed roads. • To restrict development on non-winter maintained roads, private roads and individual rights-of-way unless an agreement on services is registered on title. 	<p>Truck traffic from the proposed Sibthorpe pit will utilize the existing entrance and haul route on the adjacent licensed property (Teedon Pit). The existing pit uses Darby Road for approximately 0.47km to reach Highway #93. The proposed pit will not require any extension or expansion of municipal infrastructure.</p>
<p>D3 HERITAGE AND ARCHAEOLOGICAL RESOURCES</p> <p>D3.2 POLICIES</p> <p>It is the intent of this Plan that the Township's cultural heritage resources be</p>	<p>The Archaeology Assessment Report prepared in 2011 did not recover any material culture during survey activities. The Ministry of Tourism and Culture has reviewed the proposal and provided a clearance letter for the site (dated June 24, 2011).</p>

<p>identified, inventoried, conserved and enhanced whenever practical, and that all new development should occur in a manner which respects the municipality's physical heritage. The heritage resources of the Township generally include archaeological sites, buildings and structural remains of historical and architectural value, heritage landscapes and rural, village and urban areas of development which are of historic and scenic interest.</p>	
<p>D7 LAND USE COMPATIBILITY</p> <p>It is recognized that some uses may be sensitive to the odour, noise, vibration or other emissions associated with highways, and various type of industries. It is a policy of this Plan that incompatible land uses be separated or otherwise buffered from each other. Where a proposed development is located adjacent to a potentially incompatible land use, an assessment of the compatibility of the proposal may be required by Council.</p> <p>Such a study shall be prepared to the satisfaction of Council and the appropriate agencies and shall include recommendations on how the impacts can be mitigated. The approval of development proposals shall be based upon the achievement of adequate distances and the recommendations of the required studies.</p>	<p>The site plans for the proposed Sibthorpe pit have been designed to ensure that appropriate mitigation measures are in place to minimize the effects of noise and dust from the operation. The recommendations of the Noise Assessment Report prepared by Theakson Environmental have been incorporated into the design of the pit.</p>

3.6 TOWNSHIP OF TINY ZONING BY-LAW

An application for a zoning by-law amendment to the Township of Tiny, Zoning By-law 06-001 is required, to rezone the lands from “Rural” (RU) Zone to Mineral Aggregate (MAR) Zone to permit the establishment of a Class A pit license, (maximum of 600,000 tonnes of aggregate to be removed from the license property in any calendar year), Category 3, above the water table.

4.0 Planning Conclusion

To permit the establishment of a Class A pit license, (maximum of 600,000 tonnes annually), Category 3, above the water table, to be operated in the Geographic Township of Tiny, County of Simcoe, K. J. Beamish Construction Co. Limited 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.

Cedarhurst Quarries & Crushing Limited, a Division of K.J. Beamish Construction Co. Limited, is applying for an aggregate license on the subject property and currently operates the existing licensed property (Teedon Pit), aggregate license # 3670 immediately to the south. This application is a proposed expansion of the existing licensed pit.

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.

The Planning staff of Simcoe County have advised that no official plan (OP) amendment is required to the County of Simcoe Official Plan, consolidated August 2007 with this proposed pit licence expansion.

Municipal Planning & Land Use Considerations:

In order to establish a gravel pit on the subject lands, amendments to the Tiny Township Official Plan, as well as Zoning by-law 06-001 are required. The pit will also require licensing as a Class ‘A’, Category 3 aggregate operation under the Aggregate Resources Act. These amendments and licensing applications have been supported by the foregoing land use planning analysis, the Summary Statement, the ARA site plans and related requirements and the associated technical reports.

Based on these submissions it is concluded that:

- 1) The proposed pit is located in a provincially, regionally and locally recognized aggregate resource area.
- 2) The deposit can be extracted in such a manner that potential environmental and social impacts are minimized.
- 3) The matters of provincial interest as identified in Section 2 of the Planning Act have been properly assessed and the proposal has appropriate regard to these provincial interests.

- 4) The proposed pit, through its Operations Plan, Rehabilitation Plan and the recommendations of the supporting technical reports, is consistent with provincial policy as set out in the 2014 Provincial Policy Statement.
- 6) The Provincial Policy Statement 2014, contains policy requiring mineral aggregate resources to be protected and that as much of the resource as possible be made available as close to market as is possible. The proposal is consistent with this provincial objective as well as provincial policy related to the protection of natural heritage, water and cultural resources and the protection of public health and safety.
- 7) The proposal is consistent with the relevant policies of the Simcoe County Official Plan and the Tiny Township Official Plan with regard to amendments for new aggregate extraction applications and an implementing by-law will be required.
- 8) The ARA site plans, prepared by taking into consideration the technical studies, surrounding land uses and legislative requirements, will minimize any environmental and social impacts in accordance with the Provincial Standards established under the ARA.
- 9) The modifications proposed to the local municipal planning documents represent good rural land use planning principles.

The proposed pit operation has been carefully designed and reflects recommendations of the accompanying technical reports. The operational notes on the license site plans under the Aggregate Resources Act, have incorporated conditions to reflect specific recommendations and measure to mitigate any negative environmental effects.

The applicant, K.J. Beamish Construction Co. Limited, respectfully seeks approval of the Township of Tiny zoning by-law amendment and official plan amendment to permit the pit expansion for a Class A Pit License, above the water table.

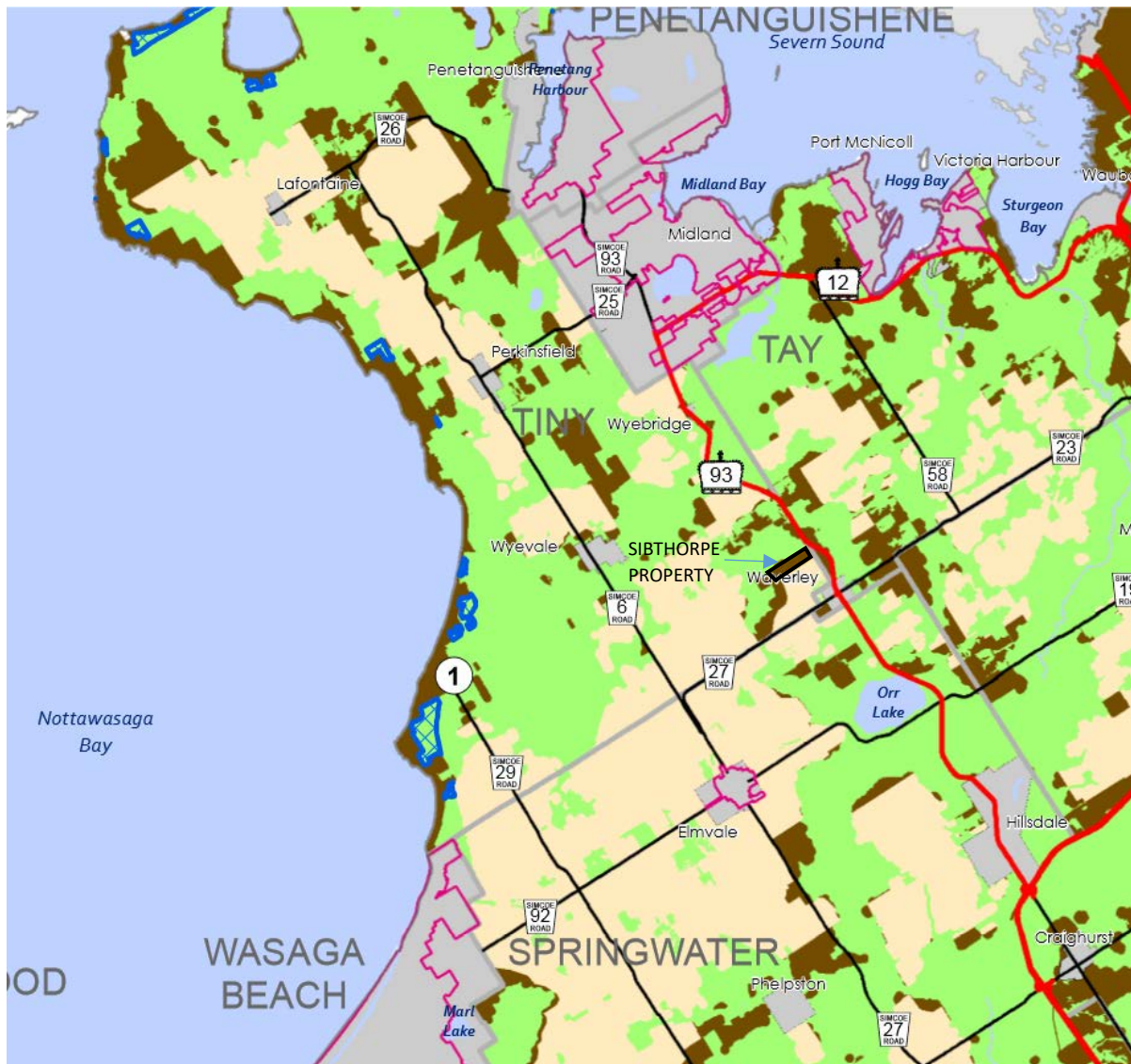
This report has been prepared by:



Melanie Horton, MCIP, RPP
Director of Planning
Harrington McAvan Ltd.

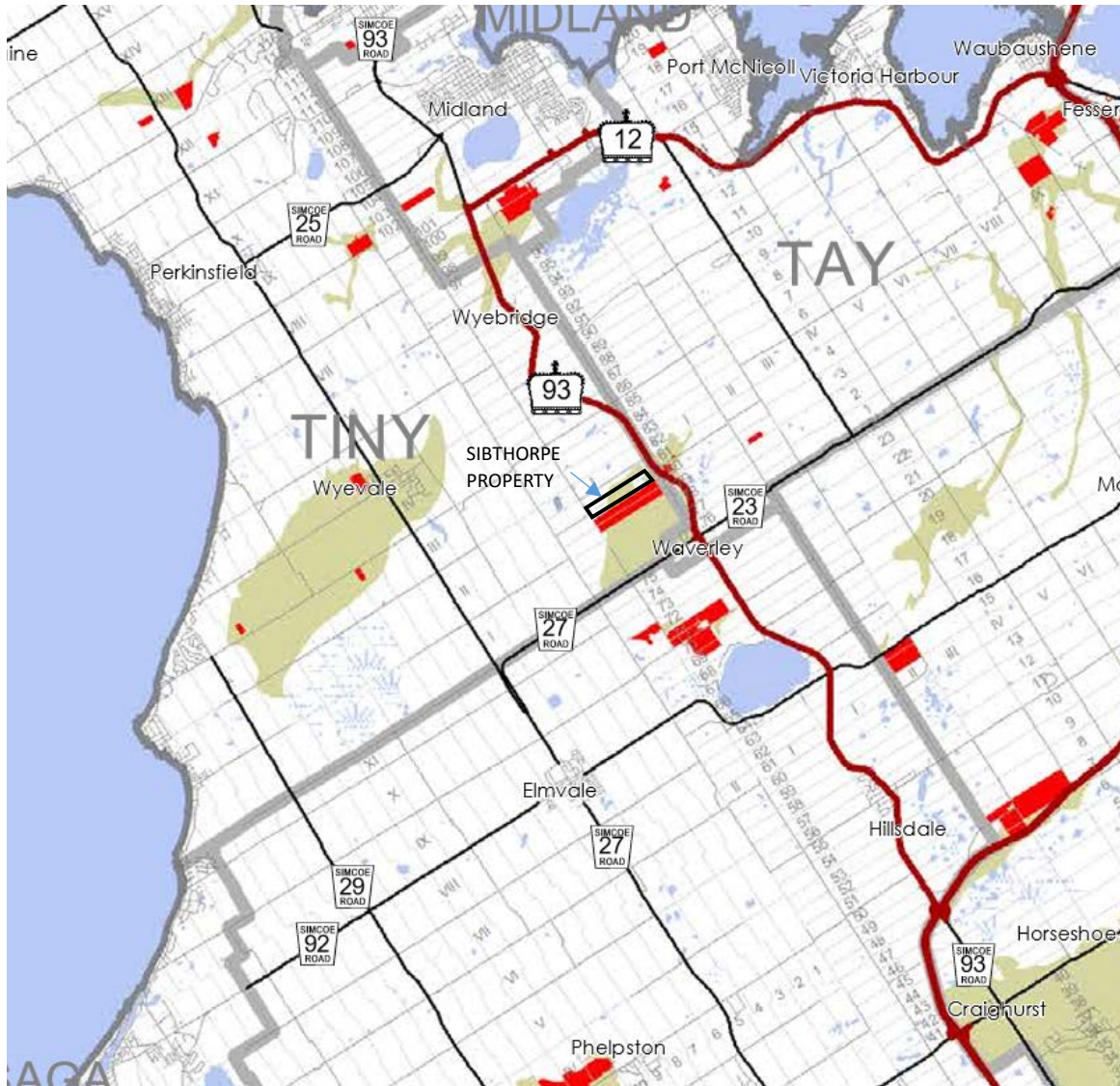
5.0 Appendix 1 (Official Plan Schedules and Zoning map)

**COUNTY OF SIMCOE: OFFICIAL PLAN
Schedule 5.1 Land Use Designations**



**SIBTHORPE PIT
CEDARHURST QUARRIES AND CRUSHING LIMITED
NORTH ½ LOT 80, CONCESSION 1 WPR
TOWNSHIP OF TINY , COUNTY OF SIMCOE**

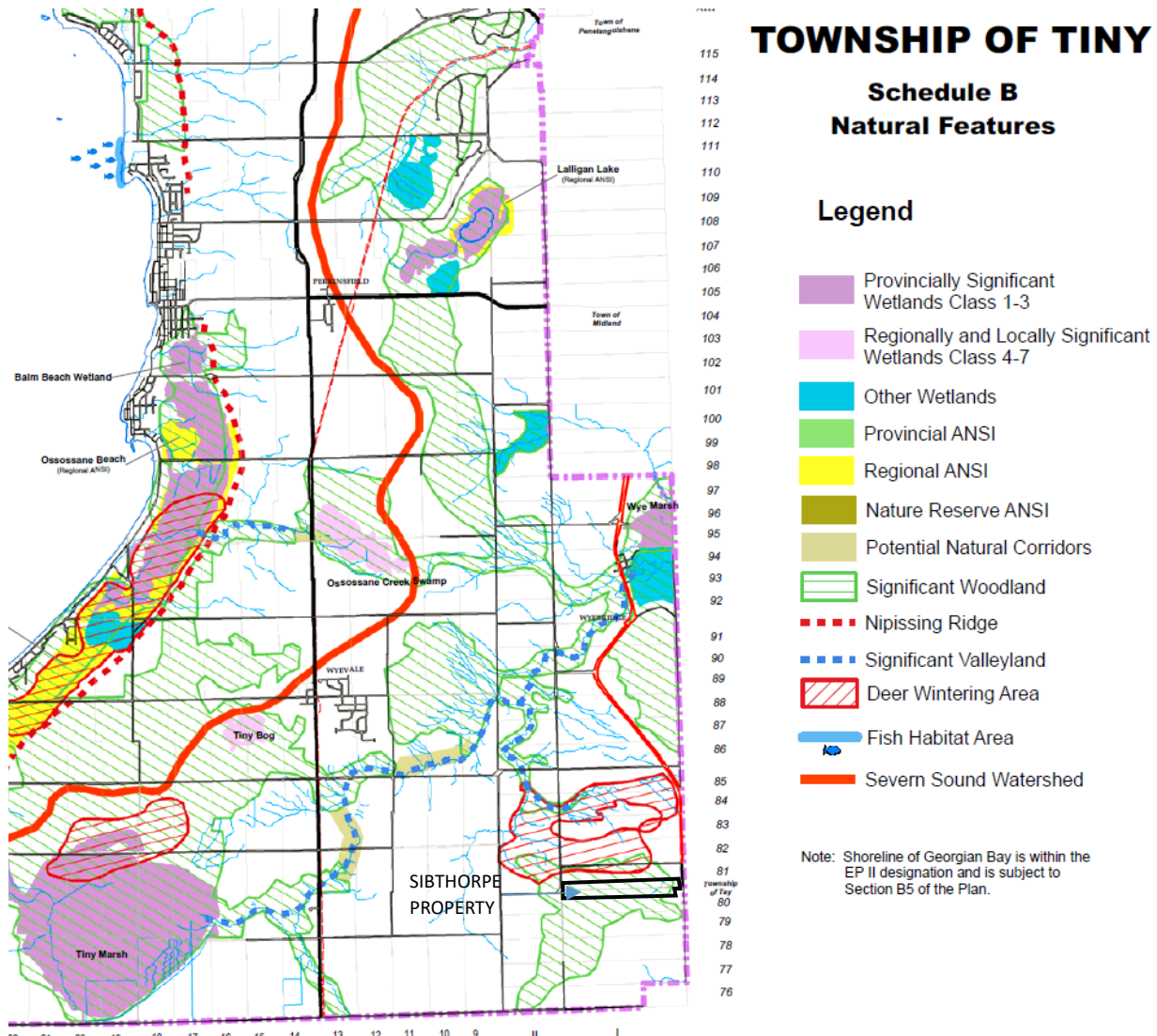
COUNTY OF SIMCOE: OFFICIAL PLAN
Schedule 5.2.1 High Potential Mineral Aggregate Resources



SIBTHORPE PIT
CEDARHURST QUARRIES AND CRUSHING LIMITED
NORTH ½ LOT 80, CONCESSION 1 WPR
TOWNSHIP OF TINY, COUNTY OF SIMCOE

TOWNSHIP OF TINY: OFFICIAL PLAN

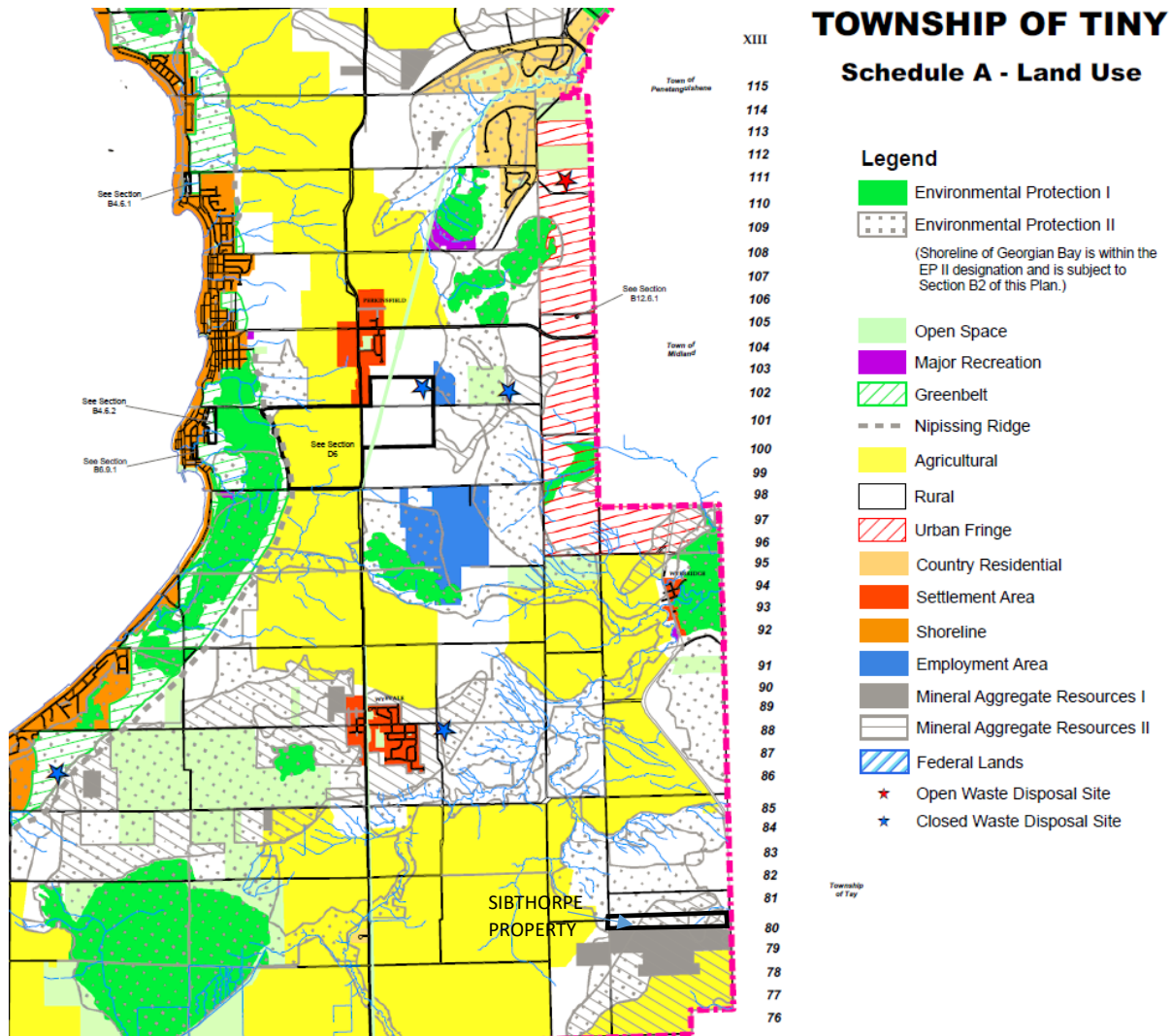
Schedule B – Natural Features



SIBTHORPE PIT
CEDARHURST QUARRIES AND CRUSHING LIMITED
NORTH ½ LOT 80, CONCESSION 1 WPR
TOWNSHIP OF TINY, COUNTY OF SIMCOE

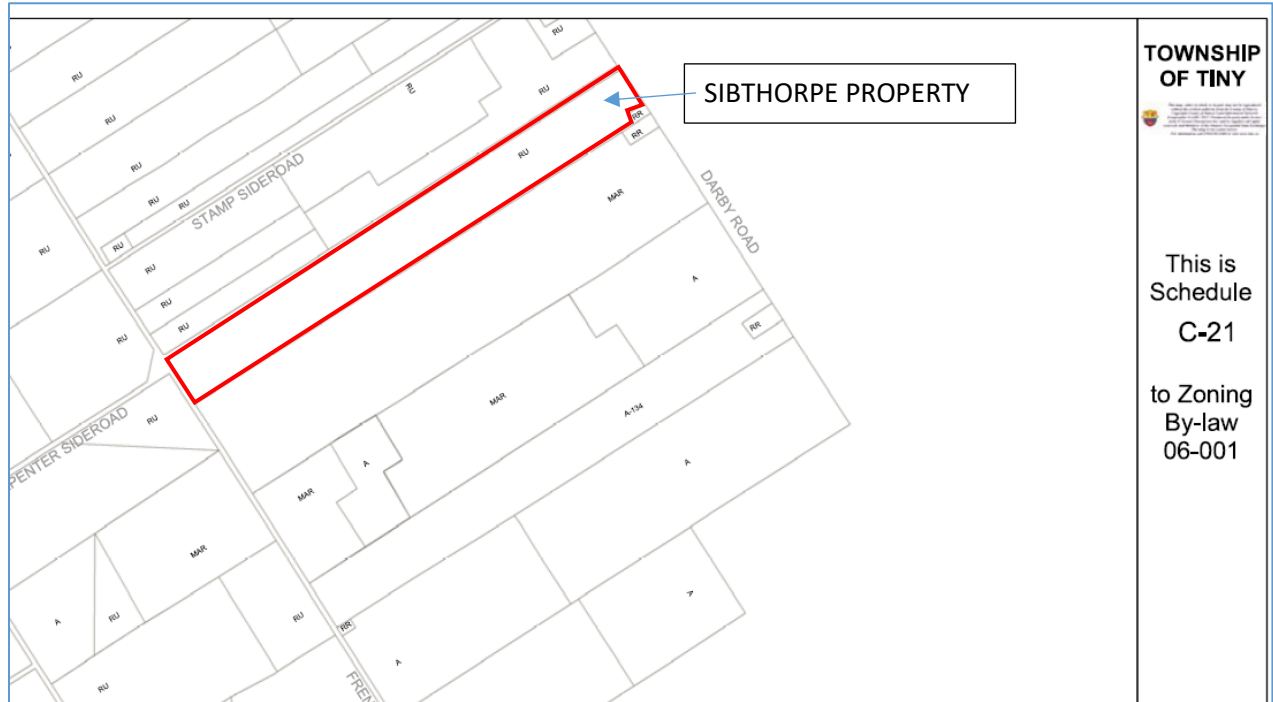
TOWNSHIP OF TINY: OFFICIAL PLAN

Schedule A – Land Use



SIBTHORPE PIT
CEDARHURST QUARRIES AND CRUSHING LIMITED
NORTH ½ LOT 80, CONCESSION 1 WPR
TOWNSHIP OF TINY, COUNTY OF SIMCOE

TOWNSHIP OF TINY: ZONING BY-LAW 06-001
Schedule C-21



SIBTHORPE PIT
CEDARHURST QUARRIES AND CRUSHING LIMITED
NORTH ½ LOT 80, CONCESSION 1 WPR
TOWNSHIP OF TINY, COUNTY OF SIMCOE