



TECHNICAL BACKGROUND REPORT

VICDOM BROCK ROAD PIT EXPANSION

MIDDLETON AND FEASBY PROPERTIES

TOWNSHIP OF UXBRIDGE

REGION OF DURHAM

Skelton Brumwell
& ASSOCIATES INC.



Revised October 2011

CONSULTING ENGINEERS AND PLANNERS

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TOWNSHIP OF UXBRIDGE
REGION OF DURHAM**

P/N 05-1993

June 2011

Revised October 2011

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TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 AGGREGATE RESOURCES ACT	2
Figure 1 – Location.....	3
3.0 PLANNING CONTEXT	5
Table 1 – Land Use Designations.....	6
3.1 Provincial Policy Statement	7
3.2 Oak Ridge Moraine Conservation Plan.....	7
Figure 2 – Oak Ridges Moraine Conservation Plan.....	9
3.3 Greenbelt Protection Plan.....	11
3.4 Growth Plan for the Greater Golden Horseshoe	11
3.5 Region of Durham Official Plan	12
Figure 3 – Durham Official Plan Designation.....	13
Figure 4 – Other Durham Official Plan Schedules.....	15
3.6 Township of Uxbridge Official Plan	17
3.7 Township of Uxbridge Zoning By-law	18
Figure 5 – Uxbridge Official Plan Designation.....	19
Figure 6 – Zoning.....	21
4.0 PRE-APPLICATION CONSULTATION.....	23
5.0 PHYSICAL CONTEXT	23
5.1 Physiography and Topography.....	23
5.2 Land Use	23
5.3 Soils, Agricultural Capability and Minimum Distance Separation	24
Figure 7A – Concept Plan	25
Figure 7B – MDS Information	27
5.4 Aggregate Resource	29
5.5 Surface Water and Groundwater	29
5.5.1 Surface Water Features and Stormwater Management.....	29
5.5.2 Groundwater	30
5.5.3 Spills Management Plan	31
6.0 NATURAL HERITAGE	31
7.0 ARCHEOLOGICAL AND CULTURAL HERITAGE	32
8.0 PROPOSED PIT EXPANSION	33
8.1 Site Plan	33
8.2 Maximum Tonnage	34
8.3 Limit of Extraction.....	34
8.4 Entrance and Haul Routes	35
8.5 Aggregate Processing.....	35
8.6 Sequence of Operations.....	35
8.7 Water Management	36
8.8 Rehabilitation	36
8.9 Amalgamation of Licences.....	37
8.10 History of Compliance with ARA.....	38

9.0	SOCIAL IMPACT.....	38
9.1	Dust	38
9.2	Noise Impact	39
9.3	Visual and Lighting Impact.....	40
10.0	LANDFORM CONSERVATION STUDY	41
10.1	Existing Landform.....	41
	Table 2 – Landform Conservation Areas in Proposed Licence Area.....	41
10.2	Proposed Landform.....	42
	Figure 8 – Existing Landforms.....	43
	Table 3 – Landforms to be Created by Pit Operations	45
10.3	Comparison of ORMCP Criteria and Post-Rehabilitation Landforms.....	45
	Table 4 – ORMCP Criteria and Post-Rehabilitation Landforms.....	46
11.0	ECONOMIC IMPACTS.....	46
	Figure 9 – Post Rehabilitation Landforms.....	47
12.0	PLANNING CONFORMITY	49
12.1	Proposed Amendments.....	49
	Table 5 - Proposed Land Use Designations/Zoning	49
12.2	Provincial Policy Statement (PPS).....	49
12.3	Greenbelt Plan	50
12.4	Oak Ridges Moraine Conservation Plan (ORMCP).....	50
12.5	Region of Durham Official Plan	51
12.6	Township of Uxbridge Official Plan.....	52
13.0	CONCLUSIONS AND RECOMMENDATIONS	53
	REFERENCES	55

APPENDIX A

Aggregate Resources Act and Provincial Standards Cross Reference
 Planning Conformity Cross Reference

APPENDIX B

Pre-consultation Form

APPENDIX C

Spills Management Plan

APPENDIX D

Draft Official Plan Map Amendment
 Region of Durham Official Plan

APPENDIX E

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

APPENDIX F

Curriculum Vitae
 Trudy P. Paterson, CET, RPP, MCIP

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1.0 INTRODUCTION

VicDom Sand & Gravel (Ontario) Ltd. and VicDom Investments Limited (VicDom) own and operate an aggregate extraction operation south of Coppins Corners in the Township of Uxbridge, Region of Durham. The operation includes three properties licensed as Class A, Category 1 pits under the *Aggregate Resources Act* (ARA), the Main Pit, Licence #6591, the Regan Pit, Licence #6602 and the Milne Pit, Licence #6595. The licensed pits have a total area of 220 hectares and are located in Part of Lots 11, 12, 13 and 14, Concession 4, Township of Uxbridge. The location of the operation is shown on Figure 1 – Location.

VicDom has an objective to licence parts of two adjacent properties. The first is located in the west half of Lots 10 and 11, Concession 4 and part of the Road Allowance between Lots 10 and 11, known as the Middleton property; and the second in the east half Lot 11, Concession 4, known as the Feasby property. The areas proposed to be licenced include a 41.4 hectare parcel that is part of the Middleton property and a 7.3 hectare parcel that is part of the Feasby property. These lands are owned by VicDom and its related companies, and have a total area 48.7 hectares. They will collectively be referred to as the “Site”. The location of the Site is also shown on Figure 1 – Location.

It is also VicDom’s objective to amalgamate the existing Main Pit and Regan Pit licences and the expansion area to create one Class A, Category 1 Licence with a total area of approximately 252 hectares. This amalgamation is proposed to occur upon the issuance of the licence for the expansion area.

Skelton, Brumwell and Associates Inc. (SBA) was retained in March 2005 to provide planning and engineering services related to applications under the Aggregate Resources Act and Planning Act for the Site. This Report describes the research, analysis and conclusions of that work, as well as the work of other experts retained by VicDom.

The revised report addresses comments on the original Technical Background Report, June 2011, provided by the Township of Uxbridge and the Region of Durham, and July 2011 comments from the Ministry of Natural Resources.

2.0 AGGREGATE RESOURCES ACT

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

The application for approval of the proposed Class A, Category 1 Licence includes the following documents prepared in accordance with the requirements under the ARA:

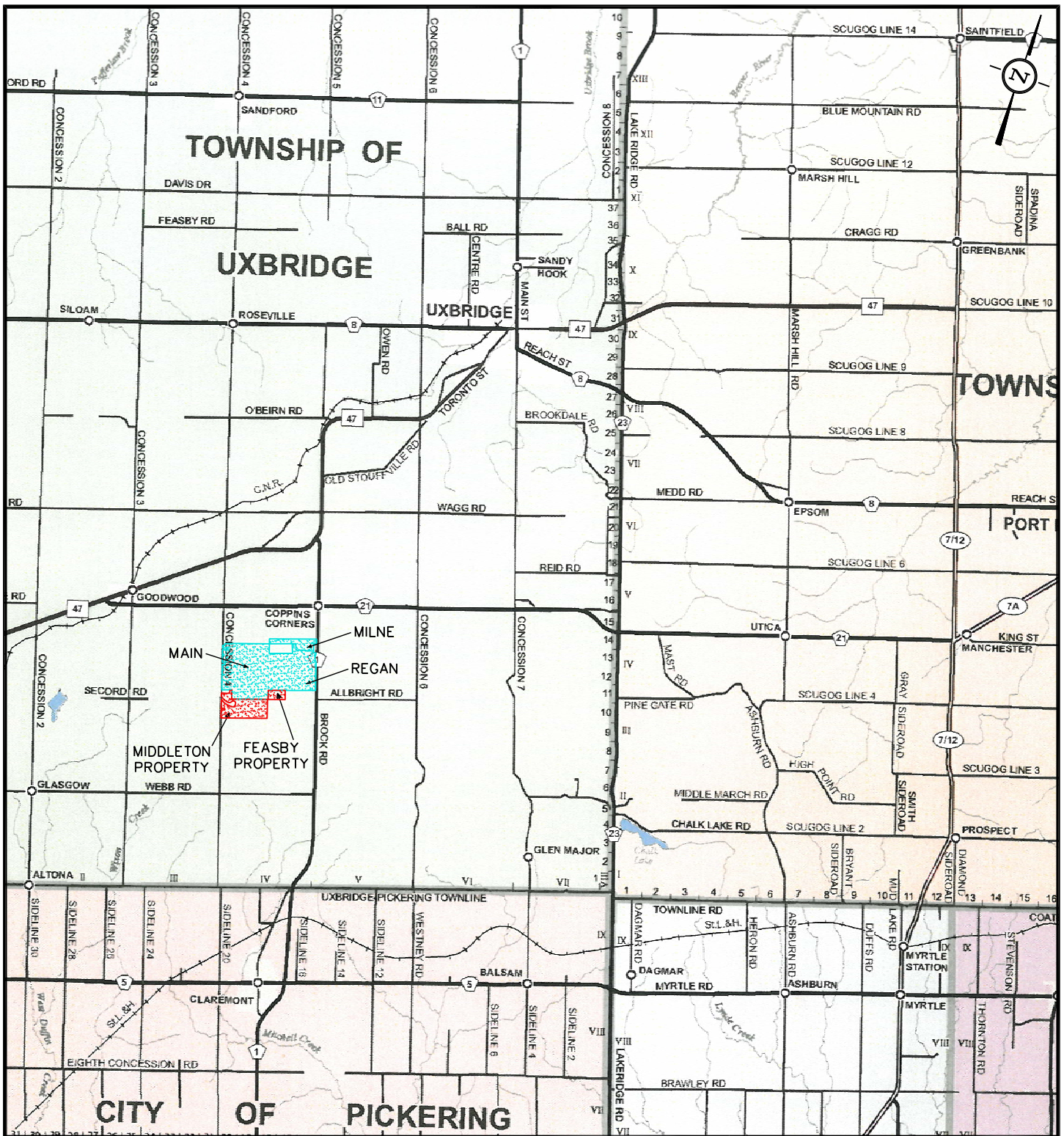
- Level I and II Hydrogeologic Assessment¹
- Level I and II Natural Environment Reports and ORMCP Natural Heritage Evaluation (Natural Environment Reports)²
- Archaeological Assessment (Stages 1,2 &3) Vicdom Sand & Gravel Uxbridge Main Pit Expansion³
- Noise Impact Assessment⁴ and
- Site Plan⁵.

In addition, a Traffic Impact Study⁶ and an Air Quality Assessment⁷ have been completed to assess the potential for impacts due to traffic and dust from the expansion area.

Section 12 of the ARA states:

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

- (a) the effect of the operation of the pit or quarry on the environment;*
- (b) the effect of the operation of the pit or quarry on nearby communities;*
- (c) any comments provided by the municipality in which the site is located;*
- (d) the suitability of the progressive rehabilitation and final rehabilitation plans for the site;*
- (e) any possible effects on ground and surface water resources;*



LEGEND



EXISTING PIT OPERATION



SITE

TECHNICAL BACKGROUND REPORT
VICDOM BROCK ROAD
PIT EXPANSION

FIGURE 1
LOCATION

N.T.S.

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- (f) *any possible effects of the operation of the pit or quarry on agricultural resources;*
- (g) *any planning and land use considerations;*
- (h) *the main haulage routes and proposed truck traffic to and from the site;*
- (i) *the quality and quantity of the aggregate on the site;*
- (j) *the applicant's history of compliance with this Act and the regulations, if a licence or permit has previously been issued to the applicant under the Act or a predecessor of this Act; and*
- (k) *such other matters as are considered appropriate⁸.*

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

3.0 PLANNING CONTEXT

The land use planning for the Site is governed by the Planning Act, the Oak Ridges Moraine Conservation Act, the Greenbelt Act, and the Places to Grow Act. The Provincial Policy Statement, (PPS) 2005, issued under Section 3 of the Planning Act, provides broad land use policy for the whole province. The other acts relate to specific geographic areas of the province and are implemented through 'Plans' which designate lands for specific purposes and provide policy to guide land use decisions by municipalities. In addition, the Official Plans of the Region of Durham and the Township of Uxbridge provide more detailed designations and policy.

Table 1 provides a summary of the designations that apply to this Site. Relevant policies of each document are identified below. Consistency with the PPS and conformity of the amendments required to permit and regulate the proposed pit with the various policy documents is discussed in Section 11. Appendix A provides a cross reference to the reports and/or documents that have been prepared to address the policies.

Table 1 – Land Use Designations

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

3.1 Provincial Policy Statement

All decisions made under the *Planning Act* “must be consistent with” the Provincial Policy Statement (PPS), March 1, 2005. In rural areas, such as the location of the existing pit operation and the Site, the PPS permits uses that include, but are not limited to, the management or use of resources.⁹ Natural heritage features, and quality and quantity of water are to be protected, improved or restored.¹⁰

Natural heritage features were identified on and adjacent to the Site. These features are described in detail in the Natural Heritage Reports by Colville Consulting Inc. The Hydrogeologic Assessment by Genivar addresses the quality and quantity of surface and ground water. These matters are also discussed in detail in Section 5.0 and 6.0 of this report.

The PPS also states that “As much of the mineral aggregate resource as is realistically possible shall be made available as close to markets as possible.”¹¹ The proposed expansion will provide additional aggregate resources for VicDom’s existing markets located primarily in the southerly part of Durham Region and the easterly part of York Region.

It is a requirement of the PPS that “Extraction shall be undertaken in a manner which minimizes social and environmental impacts.”¹² As described in following sections of this report, the proposed pit expansion has been designed to avoid and/or minimize impacts on the neighbouring residents and the natural heritage features of the area.

Significant built heritage and cultural resources are to be conserved¹³. The Archaeological Assessment, which is summarized in Section 7.0, has been submitted to the Ministry of Culture for review.

3.2 Oak Ridge Moraine Conservation Plan

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

The Site is designated Countryside by the ORMCP. Protection of prime agricultural areas and continuation of agricultural uses, as well as the maintenance, improvement and restoration of ecological integrity are objectives for the Countryside area. The Countryside designation permits mineral aggregate operations¹⁴.

A small portion of the Middleton property is designated Natural Core area where aggregate extraction is not permitted. This area has been excluded from the area proposed to be licenced. Most development, including mineral aggregate operations, is not permitted within key natural heritage features or the related minimum vegetation protection zone. Applications for development located adjacent to key natural heritage features require a natural heritage evaluation that demonstrates that the development will not adversely affect the features or the related ecological functions¹⁵. The Natural Environment Reports, summarized in Section 5.0 of this report, detail the protection of the key natural heritage features on and adjacent to the Site and describe how potential impacts will be mitigated.

Part of the Site is within the ORMCP Landform Conservation Area - Category 1 and 2. Applicants for approval of pits and quarries are required to demonstrate that the pit or quarry will be rehabilitated to blend in with the landform patterns of adjacent lands, and that the ecological integrity of the ORMCP area will be maintained, or where possible improved or restored¹⁶. This policy is addressed in Section 10.0 of this report.

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

- Generation and storage of hazardous waste or liquid industrial waste.
- Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities.
- Underground and aboveground storage tanks that are not equipped with an approved secondary containment device.
- Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990¹⁷.

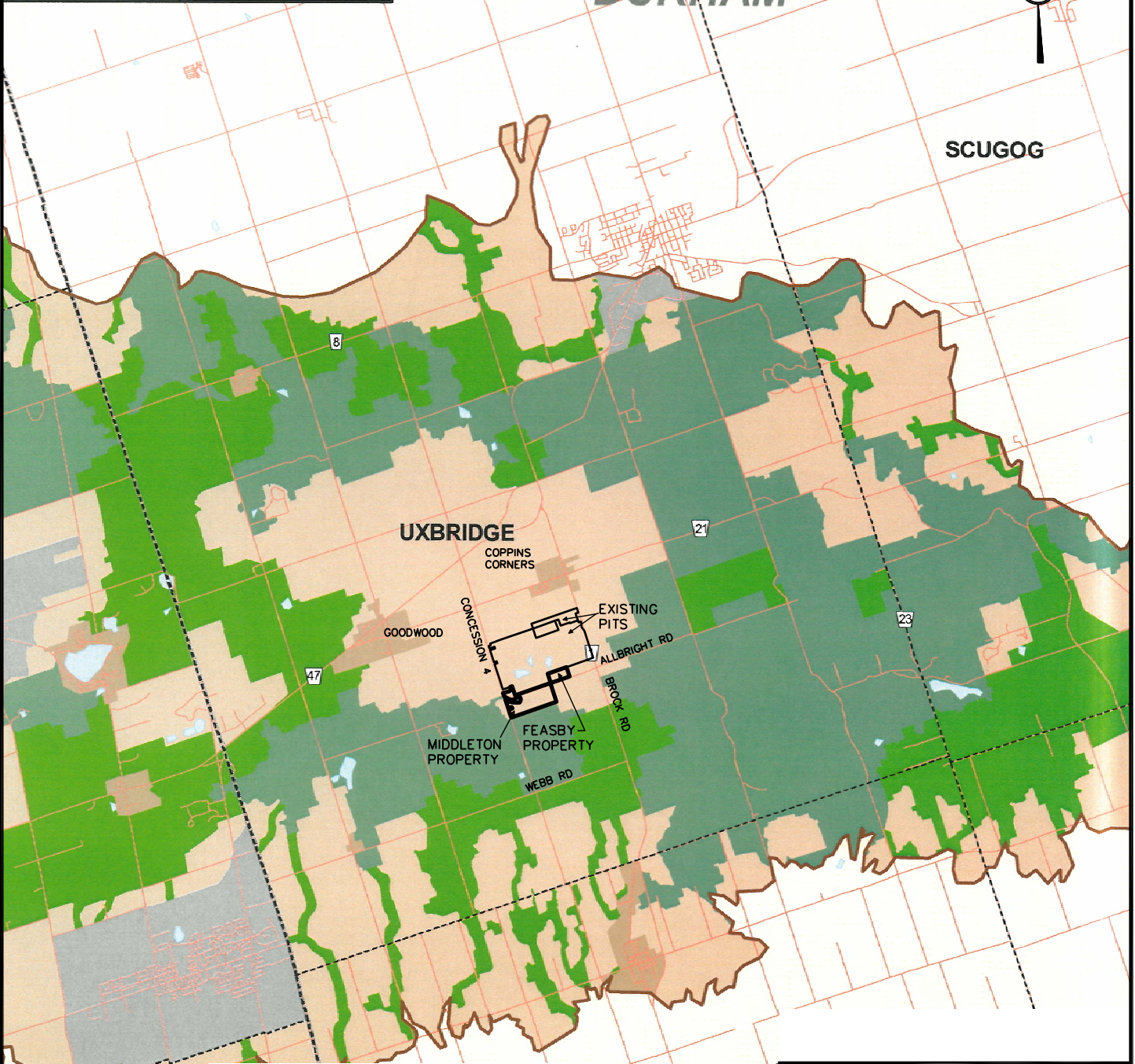
None of these uses are proposed on the Site.

**Oak Ridges Moraine
Conservation Plan
Land Use Designation Map**
Map 5 - Township of Uxbridge,
City of Pickering

DURHAM



SCUGOG



Legend

- Oak Ridges Moraine Conservation Plan Area
 - Boundary of Oak Ridges Moraine Conservation Plan Area
Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area
Ontario Regulation 01/02
- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement
(a component of Countryside Area)
- Settlement Area
- Upper-Tier Municipal Boundary
- Lower-Tier Municipal Boundary
- Road or Highway
- Lake

TECHNICAL BACKGROUND REPORT
VICDOM BROCK ROAD
PIT EXPANSION

FIGURE 2
OAK RIDGES MORaine
CONSERVATION PLAN

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

- that the quantity and quality of groundwater and surface water will be maintained and, where possible, improved or restored;
- that the health, diversity, size and connectivity of key natural heritage features on or adjacent to the Site will be maintained and, where possible, improved or restored;
- that as much as possible the Site will be rehabilitated for agricultural use if in a prime agricultural area, or by establishing or restoring natural self-sustaining vegetation; and
- that the geological or geomorphological attributes of areas of natural and scientific interest are protected.¹⁸

These matters are addressed in detail in this report, as well as the Hydrogeologic Assessment and Natural Environment Reports.

3.3 Greenbelt Protection Plan

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

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

Section 3.3 of the Greenbelt Protection Plan promotes the maintenance and expansion of publicly accessible parkland, open space and trails.¹⁹ VicDom has exchanged lands with the Township of Uxbridge to provide for an existing side trail of the Oak Ridges Moraine Trail to be relocated from the former road allowance between Lots 10 and 11 on the northerly edge of the Middleton Property to a new right-of-way owned by the Township of Uxbridge along the south and east limits of the Middleton property. The existing trail along the south side of the Feasby property, within the unopened road allowance between Lots 10 and 11, will not be altered or impeded by the proposed pit expansion. Fencing has been installed between the trail right-of-way and the Site. Signage will be provided along the trail to advise trail users of the pit operation.

3.4 Growth Plan for the Greater Golden Horseshoe

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

In Durham Region, the GPPGH has designated the existing urban areas of Oshawa and Pickering as Urban Growth Areas. The Site is outside of the Urban Growth Areas; therefore the policies of the Greenbelt Plan and ORMCP apply.²⁰

3.5 Region of Durham Official Plan

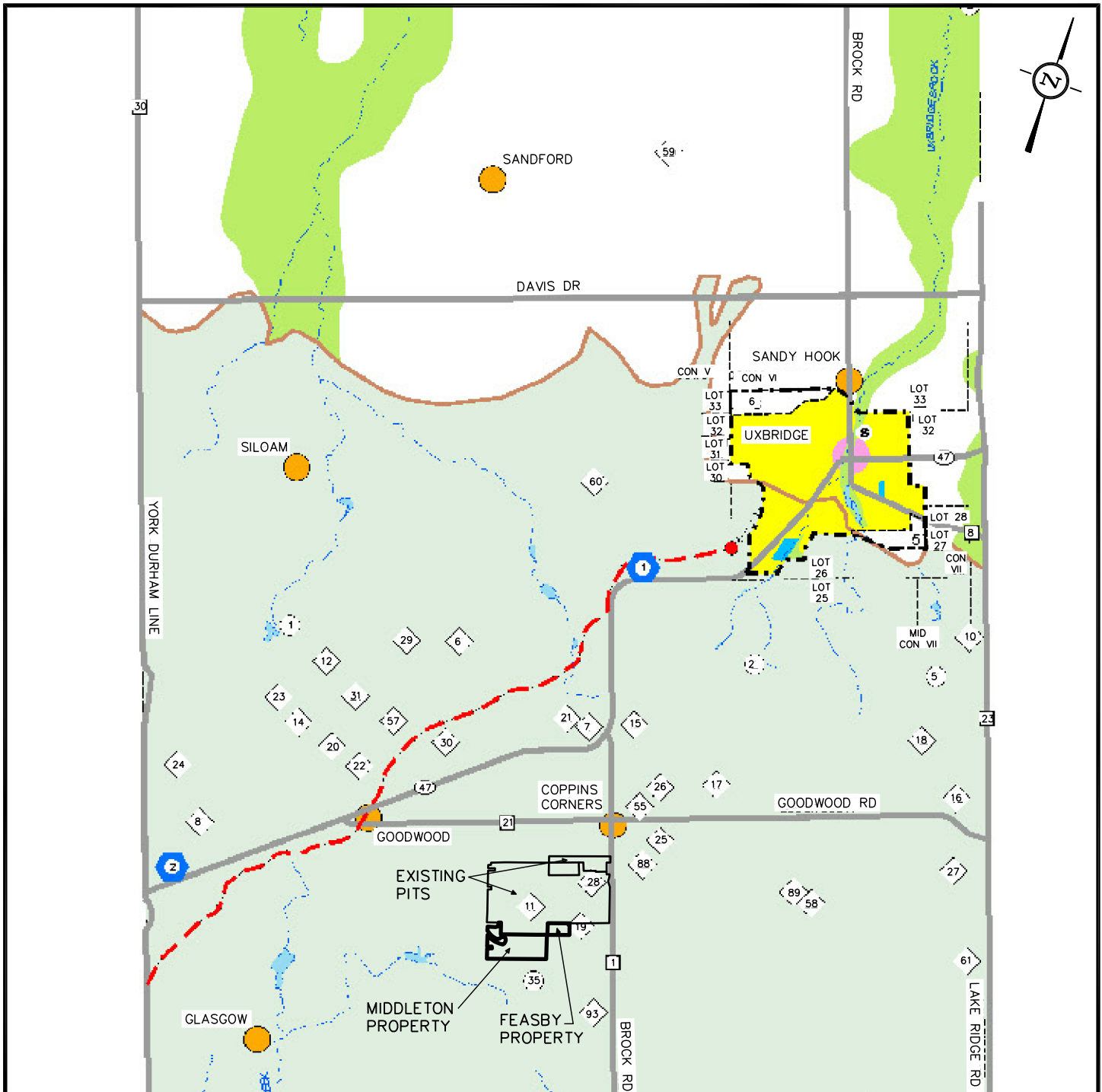
In this report, references to the Region of Durham Official Plan relate to the June 5, 2008 Consolidated version, last accessed on line February 14, 2011. The Official Plan designates the Site “Oak Ridges Moraine”²¹ as shown on Figure 3 - Official Plan Designations. The lands are further identified as “Countryside Area”²² in conformity with the ORMCP. The policies related to these designations mirror the policies of the ORMCP.

As shown on Figure 4, the Site is partly within the Oak Ridges Moraine Landform Conservation Area, the High Aquifer Vulnerability and the High Potential Aggregate Resource Areas on Schedules ‘B’ and ‘D’ of the Official Plan. The portion of the Middleton property designated Key Natural Heritage and Hydrologic Features has been excluded from the area to be licenced.

The goals for the “Rural System” of the Region include:

“To establish a Rural System that supports agriculture and aggregate extraction as key economic industries, and rural settlements which support residential, social, and commercial functions for the surrounding area.”

“To provide opportunities for the extraction of aggregate resources for local and regional needs, as well as to contribute to Provincial needs, while protecting significant features of the Region’s natural environment and minimizing financial and social impacts on residents, the area municipalities and the Region.”²³



LEGEND

GREENLANDS SYSTEM

- MAJOR OPEN SPACE AREAS
- WATERFRONT AREAS
- OAK RIDGES MORAINÉ BOUNDARY
- RECREATIONAL/TOURIST ACTIVITY NODE
- OPEN SPACE LINKAGE
- OAK RIDGES MORAINÉ AREA
- GREENBELT BOUNDARY
- WATERFRONT PLACE
- WATERFRONT LINKS

TRANSPORTATION SYSTEM

SEE SCHEDULE C FOR DESIGNATIONS
THE FOLLOWING IS SHOWN SELECTIVELY, FOR EASE OF INTERPRETATION OF OTHER DESIGNATIONS ONLY

- | | | |
|-----------------|-----|---------------|
| EXISTING | | FUTURE |
| ARTERIAL ROAD | --- | --- |
| FREWAY | --- | --- |
| GO RAIL | --- | --- |
| GO STATION | ● | ● |

RURAL SYSTEM

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

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VICDOM BROCK ROAD
PIT EXPANSION

FIGURE 3
DURHAM OFFICIAL PLAN DESIGNATIONS

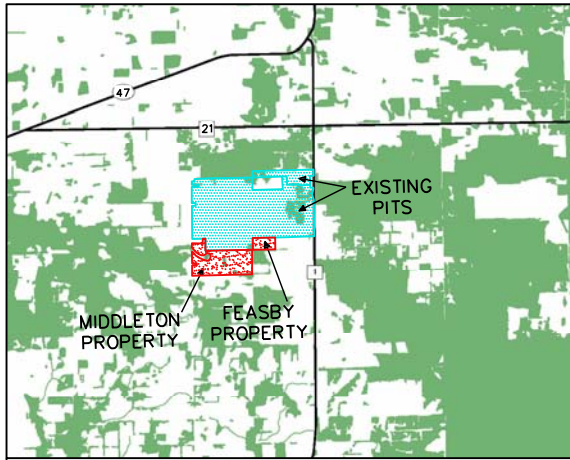
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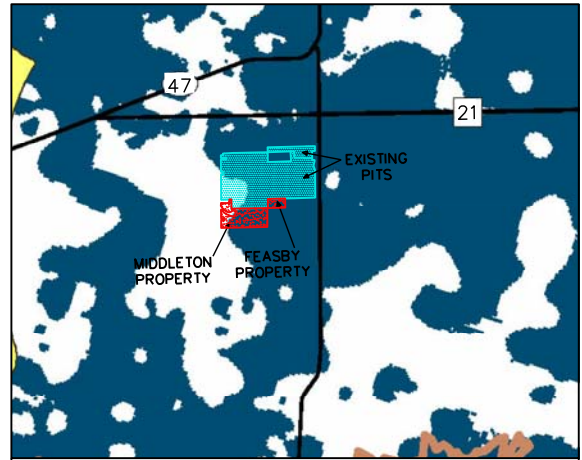
SOURCE: SCHEDULE 'A' MAP A'2' REGIONAL STRUCTURE
REGIONAL MUNICIPALITY OF DURHAM, OFFICIAL PLAN CONSOLIDATED JUNE 5, 2008



**SCHEDULE B – MAP B1b
GREENBELT NATURAL HERITAGE SYSTEM AND
KEY NATURAL HERITAGE AND HYDROLOGIC FEATURES.**

LEGEND

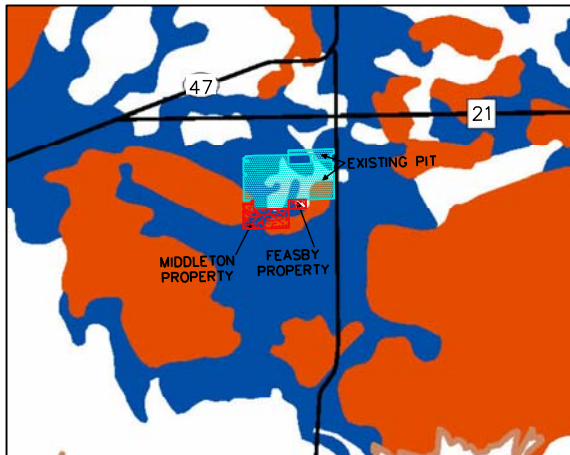
- KEY NATURAL HERITAGE AND HYDROLOGIC FEATURES
- GREENBELT NATURAL HERITAGE SYSTEM
- OAK RIDGES MORaine CONSERVATION PLAN AREA
- URBAN AREA



**SCHEDULE B – MAP B2
HIGH AQUIFER VULNERABILITY AREAS AND
WELLHEAD PROTECTION AREAS**

LEGEND

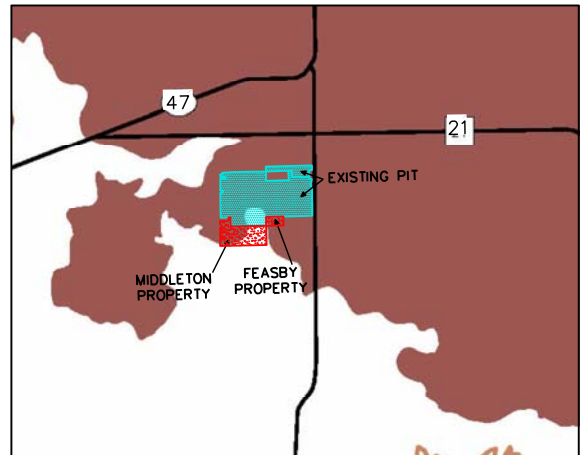
- HIGH AQUIFER VULNERABILITY AREAS
- WELLHEAD PROTECTION AREAS
- OAK RIDGES MORaine CONSERVATION PLAN AREA
- URBAN AREA



**SCHEDULE B – MAP B4
OAK RIDGES MORaine LANDFORM CONSERVATION**

LEGEND

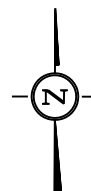
- LANDFORM CONSERVATION AREA - CATEGORY 1
- LANDFORM CONSERVATION AREA - CATEGORY 2
- OAK RIDGES MORaine CONSERVATION PLAN AREA
- URBAN AREA



**SCHEDULE D
HIGH POTENTIAL AGGREGATE RESOURCE AREAS**

LEGEND

- AREAS OF HIGH POTENTIAL AGGREGATE RESOURCES
- URBAN AREA
- OAK RIDGES MORaine CONSERVATION PLAN AREA
- GREENBELT BOUNDARY



TECHNICAL BACKGROUND REPORT
VICDOM BROCK ROAD
PIT EXPANSION

FIGURE 4
MUNICIPALITY OF DURHAM
OFFICIAL PLAN

N.T.S.

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As shown on Figure 3, the existing licenced VicDom pits are identified as Resource Extraction Areas 11, 19 and 28 on Schedule 'A' and described in Schedule 'E', Table 'E1' of the Official Plan. An Official Plan amendment is required to permit licensing of the Site.²⁴

Policies relevant to applications for new aggregate operations and the expansion of existing operations include the following.

- Mitigation measures are to be implemented through the ARA Site Plan and Licence to ensure that impacts on adjacent land uses meet applicable Provincial standards²⁵.
- Studies, including a hydrogeologic assessment and assessments of other potential impacts are required for application(s) to expand aggregate extraction areas to assess possible off-site impacts related to aggregate related industrial use(s)²⁶.
- The environmental impact study prepared for the application under the ARA must also address the relevant requirements of the Official Plan²⁷.
- Rehabilitation, including progressive rehabilitation, compatible with the surrounding landscape and land uses is required of the individual operations and in conjunction with other adjacent operations. Adjacent land uses and designations and relevant environmental impact studies are to be considered relative to final rehabilitation.²⁸
- Areas of high aquifer vulnerability are to be protected. Certain "High Risk Land Uses" are prohibited outside of designated urban areas.²⁹

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

3.6 Township of Uxbridge Official Plan

The Township of Uxbridge Official Plan, including OPA 33 as approved by the Ministry of Municipal Affairs and Housing March 24, 2010, includes the following goals and objectives.

- To ensure the health of the Township's local economy by supporting its business and tourism sectors including the aggregate industry.
- To protect, enhance and restore natural resources in Uxbridge Township in a manner that contributes to the community's quality of life, identity and economy.
- To protect the quality of surface and ground water, preserve and protect the Oak Ridges Moraine and unique environmental attributes of the community in a manner that contributes to recreational and tourism opportunities³⁰.

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

3.7 Township of Uxbridge Zoning By-law

The Site is zoned Rural (RU) in the Township of Uxbridge Zoning By-law 81-19, Office Consolidation August 2009, as shown on Figure 6 - Zoning. The existing VicDom pits are zoned Rural Resource Extraction (M3) and Rural Resource Extraction Exception (M3-6) and (M3-9). The exception zones limit vehicular access from the pits to the 4th Concession Road and the Road Allowance between Lots 10 and 11. The unlicensed area that is part of the operation is zoned Aggregate , Exception (M5-5 and M5-3). The M5-5 permits aggregate storage only, while the M5-3 zone permits processing plants and accessory uses.

A Zoning By-law Amendment is required to rezone the Site to the Rural Resource Extractive (M3) Zone to permit and regulate the extraction use. The M3 zone permits the following uses:

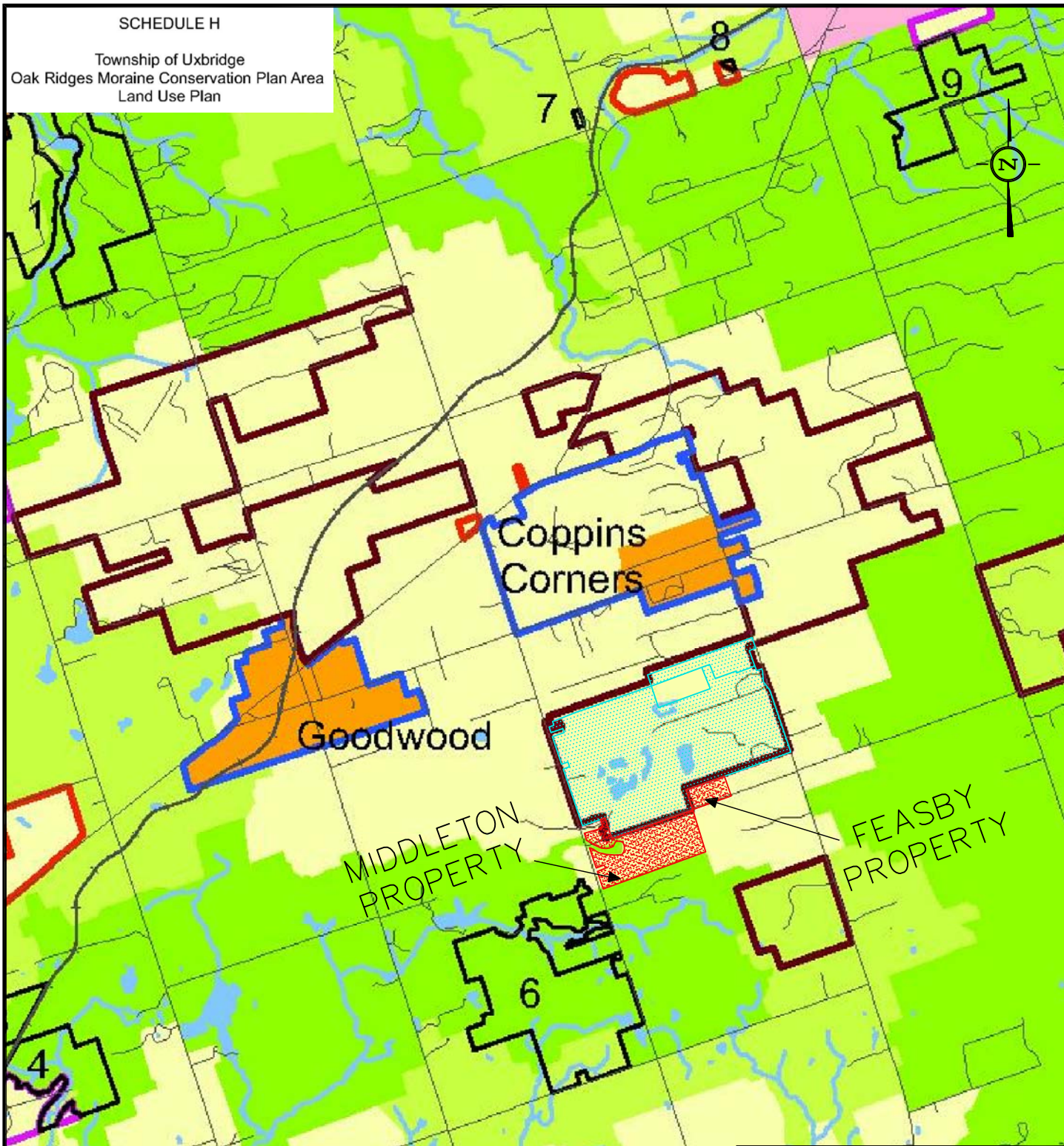
- an aggregate storage area;
- a pit;
- a portable processing plant;
- a farm;
- conservation, forestry and reforestation and accessory building and structures.

Special provisions are proposed for the expanded pit to ensure that all traffic from the Site continues to use the existing pit entrance/exit and that no processing plants, except a portable screening plant, are located on the site. The Natural Core Area in the Middleton property that will not be licenced will be rezoned to Environmental Protection (EP) zone.

The existing residences adjacent to the 4th Concession Road, which are owned by VicDom Investments Ltd. or Giofam Investments Ltd., have been excluded from the proposed licenced area and will remain zoned Rural (RU).

SCHEDULE H

Township of Uxbridge
Oak Ridges Moraine Conservation Plan Area
Land Use Plan



- Municipal Boundary
 - Railway
 - Roads
 - Watercourses
 - Waterbodies
 - Oak Ridges Moraine Conservation Plan Area Boundary
 - Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area
 - Policy Area 1.9.9.2 Approved Major Recreational Use
 - Policy Area 1.9.4.3 Industrial
 - Non-Decision Area
 - Uxbridge Urban Area Secondary Plan Area
 - Coppins Corners and Goodwood Secondary Plan Areas
 - Hamlet Areas
 - Countryside Area
 - Natural Linkage Area
 - Natural Core Area
- Existing Operations
 - Site

TECHNICAL BACKGROUND REPORT
VICDOM BROCK ROAD
PIT EXPANSION

FIGURE 5
OFFICIAL PLAN DESIGNATIONS

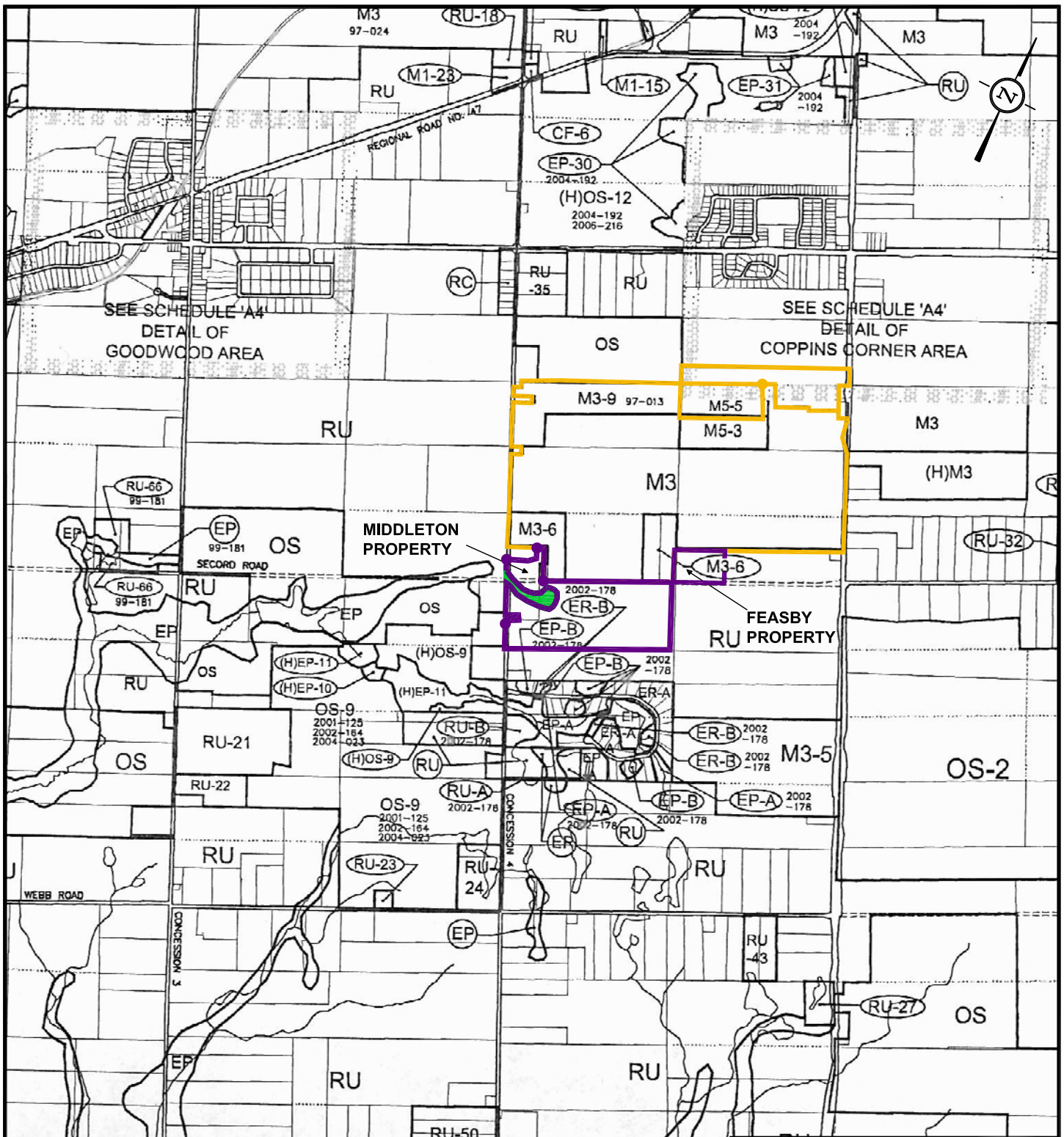
N.T.S.

P/N 1993	JUNE 2011
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Skelton Brumwell
& ASSOCIATES INC.

This is Schedule 7 to Amendment No. 33 October 2008 Modified December 2009

CONSULTING ENGINEERS & PLANNERS
 93 BELL FARM ROAD, SUITE 107 BARRIE, ONTARIO L4M 5G1
 TELEPHONE (705) 726-1141 FAX. (705) 726-0331



GENERAL ZONE CATEGORIES

- | | |
|--|--|
| EP ENVIRONMENTAL PROTECTION ZONE | RC RECREATIONAL CLUSTER ZONE |
| OS RECREATIONAL OPEN SPACE ZONE | ER ESTATE RESIDENTIAL ZONE |
| RU RURAL ZONE | M1 RURAL INDUSTRIAL ZONE |
| CF COMMUNITY FACILITY ZONE | M3 RURAL RESOURCE EXTRACTION ZONE |
|  LAND TO BE REZONED FROM RU TO M3-EXCEPTION | M5 AGGREGATE PROCESSING ZONE |
|  VICDOM LICENSES |  LAND TO BE REZONED FROM RU TO EP |

TECHNICAL BACKGROUND REPORT
VICDOM BROCK ROAD
PIT EXPANSION

FIGURE 6
ZONING

N.T.S.

P/N 1993

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4.0 PRE-APPLICATION CONSULTATION

Initial pre-application consultation meetings were held with Ministry of Natural Resources staff on site on October 30, 2007, and at MNR Aurora District office on February 15, 2008. Meetings with staff of the Region of Durham, Township of Uxbridge and the Toronto Region Conservation Authority (TRCA) were held on site on November 13, 2007. The formal consultation with MNR, Municipal and TRCA staff was held at the Township of Uxbridge offices on April 16, 2010. The Record of Pre-consultation for a Regional Official Plan Amendment and the Pre-Consultation Form provided by the Township of Uxbridge are included in Appendix B.

5.0 PHYSICAL CONTEXT

5.1 Physiography and Topography

The Site is on the Oak Ridges Moraine, a Kame Moraine described in The Physiography of Southern Ontario as generally composed of sand and gravel deposits which average 150 metres in depth. In Uxbridge Township the topography is generally smoother than other parts of the moraine.³¹ The Natural Environment Reports describe the topography of the Site as hummocky with slopes ranging from gentle to steep.

5.2 Land Use

As shown on Figure 7A – Concept Plan, the Site and surrounding lands are generally agricultural lands with natural wooded areas and reforestation. There are rural residences and farm buildings on the west part of the Middleton property adjacent to the 4th Concession Road that are outside the area to be licenced. It is intended that these buildings remain. Residential use of the house in Lot 10 will continue. Residential uses of the buildings in Lot 11 will cease on or before licensing. There are no existing buildings on the Feasby property.

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

There are rural residential properties and agricultural buildings on surrounding lands within 120 metres of the Site to the west and south along the 4th Concession Road. There is also a cabin in the wooded area east of the Site that has access from the Road Allowance between Lots 10 and

11 from Brock Road. Other residences to the east, near Brock Road, are more than 500 metres from the Site. Approximately 200 metres to the south are lands zoned for Estate Residential uses.

As noted above, the Oak Ridges Trail is located adjacent to the Site.

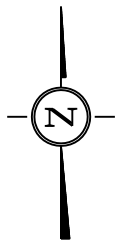
5.3 Soils, Agricultural Capability and Minimum Distance Separation

The Soil Survey of Former Ontario County described the soils of the Site and surrounding area as Pontypool Sandy Loam and Woburn sandy loam. Pontypool series soils are developed from outwash sand and gravel and are generally well drained due to steep topography and coarseness of the materials. Agricultural use is limited due to topography and susceptibility to wind and water erosion. The soils are low in natural fertility and organic matter and tend to be very droughty. The Woburn series soils, developed from loam, calcareous till, are found in areas of moderate slopes. They are well drained, and were used for a variety of crops, but are susceptible to erosion.³²

The Canada Land Inventory mapping, identifies the Site primarily as 60% Class 6 limited by topography and 40% Class 3 limited by adverse soil characteristics. A small part the site located north of the unopened road allowance is identified as 70% Class 1 and 30% Class 2 limited by topography. The Site is not designated Prime Agricultural Land within the Oak Ridges Moraine in the Durham Official Plan.³³

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

As requested by the Region of Durham, information on agricultural operations is provided on Figure 7B – MDS Information. Most of the properties with barns within 1,000 metres of the Site have small arable land areas. With the exception of the Barn #1, existing residential uses located on separate properties, already constrain these agricultural uses. The proposed aggregate extraction use will not further constrain the agricultural uses.



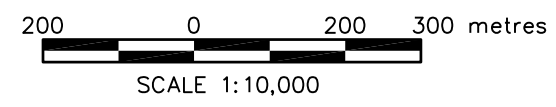
LEGEND

- EXISTING LICENSED BOUNDARY
- AREA TO BE LICENSED
- PROPOSED LIMIT OF EXTRACTION
- PROPOSED LIMIT OF EXTRACTION BELOW THE WATER TABLE
- OAK RIDGES MORAINE TRAIL
- EXISTING WATER BODIES (2008)
- ◇ 19 REGION OF DURHAM AGGREGATE RESOURCE EXTRACTION AREA
- FORESTED AREAS
- ▨ NOISE ATTENUATION BERMS
- 1A DIRECTION / SEQUENCE OF EXTRACTION
- KNHF KEY NATURAL HERITAGE FEATURES
- OAK RIDGES MORAINE CONSERVATION PLAN NATURAL CORE AREA
- AREAS WITHIN LICENCE TO REMAIN UNDISTURBED (SETBACKS, BUFFERS)



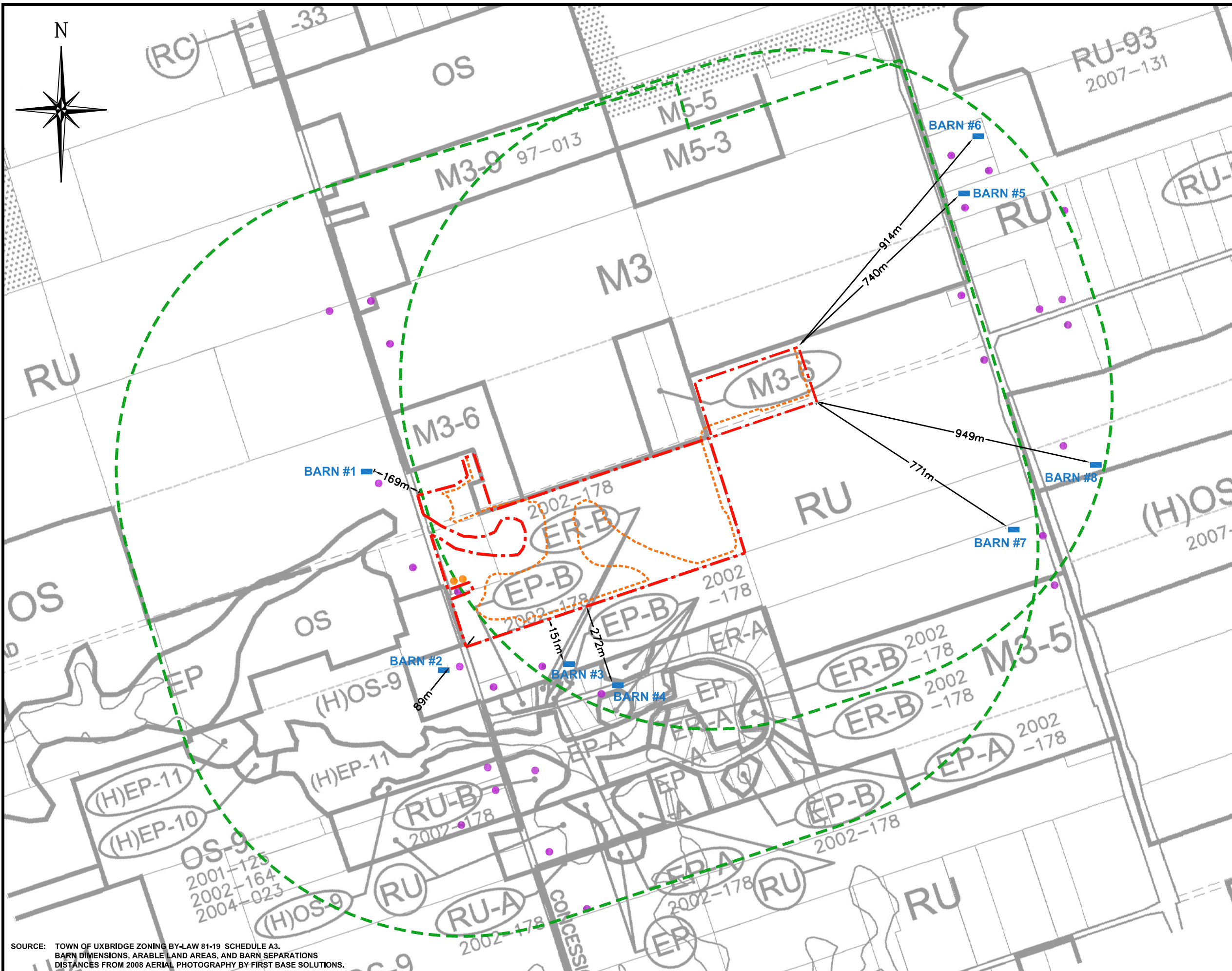
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SOURCE: TOPOGRAPHIC FEATURES BY FIRST BASE SOLUTIONS BASED ON 2008 AERIAL PHOTOGRAPHY



TECHNICAL BACKGROUND REPORT VICDOM BROCK ROAD PIT EXPANSION	
FIGURE 7A CONCEPT PLAN	
Scale 1:10,000	
P/N 1993	JUNE 2011
Skelton Brumwell & Associates Inc.	
CONSULTING ENGINEERS & PLANNERS 93 BELL FARM ROAD, SUITE 107 BARRIE, ONTARIO L4M 5G1 TELEPHONE (705) 726-1141 FAX (705) 726-0331	

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- LEGEND**
- - - LIMIT OF LICENCE
 - - - LIMIT OF EXTRACTION
 - - - 1km SETBACK
 - EXISTING BARN
 - EXISTING HOME

- BARN #1**
 3150 Concession 4 Rd.
 38m x 14m
 18m x 20m
 46m x 7m
 23.56 ha Arable Lands
 Earthen Manure Storage
- BARN #2**
 2800 4th Concession Rd.
 25m x 21m
 18m x 13m
 8m x 13m
 19.79 ha Arable Lands
 Earthen Manure Storage
- BARN #3**
 2741 4th Concession Rd.
 22m x 10m
 10m x 6m
 11.53 ha Arable Land
- BARN #4**
 2479 4th Concession Rd.
 17m x 11m
 10m x 10m
 13m x 7m
 18.67 ha Arable Lands
- BARN #5**
 3219 Regional Rd. 1
 17m x 9m
 3.68 ha Arable Land
- BARN #6**
 3309 Regional Rd. 1
 17m x 12m
 2.28 ha Arable Land
- BARN #7**
 2760 Regional Rd. 1
 22m x 12m
 20m x 5m
 29.05 ha Arable Land
- BARN #8**
 2657 Regional Rd. 1
 30m x 20m
 1.43 ha Arable Land

**VICDOM EXPANSION
 TOWNSHIP OF UXBRIDGE
 REGION OF DURHAM**

**FIGURE 7B
 MDS INFORMATION**

Scale 1:12,500

P/N 1993	JULY 2011
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SOURCE: TOWN OF UXBRIDGE ZONING BY-LAW 81-19 SCHEDULE A3.
 BARN DIMENSIONS, ARABLE LAND AREAS, AND BARN SEPARATIONS
 DISTANCES FROM 2008 AERIAL PHOTOGRAPHY BY FIRST BASE SOLUTIONS.

5.4 Aggregate Resource

The aggregate materials on the subject land are varied in texture and depth, consistent with the complex deposition patterns of a moraine. Site specific testing was conducted by VicDom throughout the Site to determine the extent of aggregate materials. The Hydrogeologic Assessment indicates three geologic units: a surface layer of sand with variable proportions of silt; a discontinuous unit of fine-grained soil; and a second sand unit with a greater proportion of gravel near the boundary with the Main pit.

5.5 Surface Water and Groundwater

5.5.1 Surface Water Features and Stormwater Management

As described in detail in the Hydrogeologic Assessment, there are four surface water features located on the Middleton property identified as the Cattle Pond, Vic's Pond, Tree Pond and Wetland B as shown on the Concept Plan. The Cattle Pond, Vic's Pond and Tree Pond are isolated natural or man-made depressions with no surface water outlet. The Cattle Pond and Vic's Pond have associated wetlands, denoted as Wetland C and Wetland A respectively. Surface drainage is generally toward the north and northwest, or locally into one of the ponds.

Wetland B, located adjacent to the southerly boundary of the Middleton property, has seasonal ponding and discharge through a small culvert under the Oak Ridges Moraine Trail then across the adjacent lands to the south.

There are no surface water features on the Feasby property.

Surface drainage is generally toward the centre of the Site where it infiltrates into the granular soil. In the existing pit to the north a large lake, known as Giordano Lake, has been created by the extraction of sand and gravel below the water table.

The pit has been designed to maintain all of the surface water features except the Tree Pond. The Cattle Pond and part of the related Wetland C within the Natural Core Area has been excluded from the area to be licenced. The remainder of the Wetland C, Vic's Pond/Wetland A and Wetland B and the related buffers are within the area to be licenced but outside the area to be extracted. The direction of surface drainage from these areas will not be altered by the pit extraction. The Hydrogeologic Assessment provides a detailed analysis of the water balance for

these features which concludes that while the catchments areas will be reduced to varying degrees, no negative effects are predicted.³⁴

Silt fencing erected along the limit of extraction will prevent siltation of these protected areas during the time when areas to be extracted have been stripped, but not extracted below the elevation of the protected area.

Surface drainage from the areas to be extracted below the elevation of the adjacent lands will be contained on the site and will either infiltrate into the ground or flow into Giordano Lake as it is expanded to the south.

Monitoring of the surface water features has been on-going since 2006. Continued monitoring of the surface water features has been recommended to observe changes in the surface elevation. Should the water level drop below specified, minimum elevations, contingency measures will be implemented to maintain the water level. The requirements for monitoring, and the Trigger Mechanisms and Contingency Measures have been included on the Site Plan.

5.5.2 Groundwater

The Hydrogeologic Assessment is based on investigation and monitoring of the groundwater that began in July 2000 with three monitoring wells. Additional wells were added in 2005 and 2006, to a total of 11. The Assessment indicates that a discontinuous perched groundwater system is present under the central portion of the Middleton property which is seasonally recharged by, or discharges to, Vic's Pond and associated wetlands. Giordano Lake and the Cattle Pond and associated wetlands are part of the regional groundwater system.

Aggregate extraction below the water table has occurred in the existing pits to the north for many years. Extraction of the Site is proposed to occur above and below the groundwater table, which will remove a portion of the perched groundwater system. It is anticipated that this extraction will not negatively impact the net recharge of the regional groundwater table as the perched groundwater system is discontinuous and the local water surplus will continue to recharge the regional groundwater system. Quality and quantity of the regional groundwater table will not be impacted.

Continued monitoring of the ground water is recommended and, along with the Trigger Mechanisms and Contingency Measures related to groundwater, is included on the Site Plan.

5.5.3 Spills Management Plan

A spills contingency plan is a “Prescribed Condition” for all site licenced under the Aggregate Resources Act.³⁵ The Spills Management Plan for the existing operation, which is included in Appendix C, will be applied to the expansion area once licenced.

6.0 NATURAL HERITAGE

Natural Environment Reports have been prepared for the proposed pit in conformity with the ORMCP and Section 2.3.42 of the Region of Durham Official Plan. The following Key Natural Heritage Features were identified on or adjacent to the Site.

- The Goodwood-Glasgow Provincially Significant Wetland (PSW) Complex, located primarily to the west of the 4th Concession Road, extends on to the Middleton Property in the area designated Natural Core Area. This feature has been excluded from the area to be licenced.
- The north Glasgow Wetland Environmentally Sensitive Area (ESA) is within the PSW lying immediately west of the 4th Concession Road.
- All other wetlands on the Site and adjacent lands have been treated as key natural heritage features.
- Significant Woodlands are located on the lands south and east of the ORM Trail.
- Locally significant species were found on and adjacent to the Site.
- Significant Portions of the Habitat of Endangered, Rare, and Threatened Species related to three species was also identified on or adjacent to the Site.
- The adjacent property, south of the ORM Trail, is also designated Natural Core Area.

The natural heritage features located on the Site, including Vic’s pond within Wetland A, part of Wetland C, and Wetland B will be protected by establishing a vegetation protection zone of at least 30 metres from the edges of these features. The boundaries of the wetlands on the Site have been staked and approved by the Ministry of Natural Resources. While extraction will reduce the area that will contribute surface flow to these features, the Hydrogeologic Assessment concluded that water levels in the wetlands and ponds will not be substantially altered and their functions are expected to remain unchanged. As the wetland and related buffer areas provide habitat for

most of the locally significant species and two of the vulnerable/threatened or endangered species, these species will be protected as well.

The adjacent Natural Core Areas will have, at minimum, a 30 metre buffer.

The Significant Woodland on the adjacent property to the east will be protected by a buffer of a minimum of 40 metre along its west and north edges. Black walnut, a locally significant tree species, was identified on the Site, outside of the area of extraction and will be preserved. One butternut tree in poor condition was noted in the Significant Woodland adjacent to the Site.

A hedgerow between the existing and proposed pit has minimal function as a wildlife corridor and will be removed where extraction will occur on the Middleton property.

The habitat for all the locally significant, vulnerable and threatened species will be protected and enhanced by the rehabilitation of the Site. Connectivity between the Key Natural Heritage Features and the Natural Core Areas within 240 metres of the Site will be maintained as much as possible during extraction of the Site. Overall, connectivity will be improved by natural regeneration of the setback and buffer areas, and reforestation of the area between Vic's Pond and Wetland B as part of the rehabilitation of the Site.

The Report concludes that there will be no negative impact to the identified Key Natural Heritage features and their functions provided that the recommended mitigation measures and monitoring program are implemented. The Site Plan has been designed to avoid negative impacts on natural features and to implement the recommendations of the Natural Environment Reports.

7.0 ARCHEOLOGICAL AND CULTURAL HERITAGE

An Archaeological Assessment (Stage 1, 2 & 3) was conducted in accordance with Sections 2.2.5 and 2.2.6 of the Provincial Standards under the Aggregate Resources Act.

One small pre-contact Aboriginal site was found during the Stage 2 assessment and identified as Location 1 (BaGs-30). A minimal amount of cultural material was recovered in the subsequent Stage 3 assessment and no further study was recommended.

The Stage 2 assessment also identified one “historic scatter” denoted as Location 2 (BaGs-31). The Stage 3 assessment resulted in the recovery of additional 19th century Euro-Canadian material. While a Stage 4 assessment was recommended, it was recognized that due to its proximity to significant natural heritage features, Location 2 would be outside the limit of extraction and protected from aggregate extraction activities. Therefore the Stage 4 assessment was not completed. The Site Plan shows the location of Site 2 (BaGs-31) just north of the Cattle Pond, and the associated area to remain undisturbed.

The Assessment was submitted to the Ontario Ministry of Culture. Formal clearance will be requested once the Site Plan is finalized.

8.0 PROPOSED PIT EXPANSION

8.1 Site Plan

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

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

The Site Plan and the licence are legally binding on the operator. The operator must submit an annual report indicating if the operation is in compliance with the licence and Site Plan. Non-compliance can result in charges and/or suspension of the licence.

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

The processing, office, transportation, fuel storage and staff facilities located in the existing operation to the north will service the proposed expansion. A portable screening plant may be utilized on the site. However, no buildings, structures, sewage treatment and disposal systems or sensitive land uses are shown on the Site Plan or required for the Site and the proposed use.

The existing Oak Ridges Moraine Trail, which is shown on the Concept Plan and the Site Plan, is adjacent to the proposed licence boundary. A minimum of 30 metre setback is provided between the licenced boundary and the limit of extraction adjacent to the Trail. The boundary has been fenced and warning signs will be posted along the fence to advise trail users. The pit operation will not impact the trail.

8.2 Maximum Tonnage

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

The combined VicDom licences for the existing operation permit a maximum of 2,165,000 tonnes per year. No increase in maximum tonnage is requested relative to the expansion.

8.3 Limit of Extraction

The limit of extraction on the Site has been defined based on the Provincial Standards and the recommendations of the Natural Environment Report and Hydrogeological Assessment relative to impacts on Key Natural Heritage Features. A buffer of at least 30 metres is provided between the limit of extraction and the Key Natural Heritage Features and Natural Core Area. In other areas the limit of extraction is set back a minimum of 15 metres from property boundaries and 30 metres from roads.

A licence for a Category 1 pit permits extraction below the water table. It is proposed that the maximum depth of extraction will extend to an elevation of 285.5 metres above sea level (masl) which is 35 to 45 metres below the elevation of the surrounding lands and about 30 metres below the water table. The Site Plan shows the limits of extraction above the water table and below the water table. Where the proposed licence abuts an existing licensed property, extraction will extend through the mutual boundary to optimize recovery of the aggregate resource.

The operator may choose to reduce the horizontal and/or vertical extent of extraction if the quality of material encountered does not meet the licensee's market requirements.

8.4 Entrance and Haul Routes

The entrance to the existing pit from Brock Road, constructed in 1962, is located approximately 1 kilometre south of Regional Road 21. In 1984 the entrance was widened and a right turn taper and right turn acceleration lane added.

The market area for the Uxbridge Pit is Durham Region and the eastern GTA particularly southern York Region. Traffic from the pit travels north or south along Brock Road to other Regional Roads or Provincial Highways. All of these roads are designated as part of the “Strategic Goods Transportation Network” in the Durham Region Official Plan. The expanded pit will continue to utilize the existing entrance and haul routes.

Given that there will be no increase in the maximum tonnage or change to the current haul routes, the Traffic Impact Study concludes that all of the turning movements at the intersection of the Vicdom Pit entrance and Brock Road will continue to operate at a good to excellent level of service throughout the study period. Therefore, no mitigation measures are warranted or proposed.³⁶

8.5 Aggregate Processing

Most of the aggregate materials extracted from the Site will be hauled to the existing pit to the north for processing. During extraction above the water table, a portable screening plant may be located on the Site. The screening plant will separate stone and sand materials in the extraction area. Stone will be loaded on pit truck for transportation to the main processing area in the adjacent pit. Sand and gravel will be loaded onto highway trucks for delivery to customers. No other portable or permanent processing plants will be located on the Site.

8.6 Sequence of Operations

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

1. Site preparation includes cutting the trees, removal of the stumps and brush, and stripping of topsoil and overburden. Stumps and brush will be stored on-site for use in rehabilitation, burned with applicable permits or removed from site. The topsoil and overburden will be utilized immediately for rehabilitation of depleted areas of the pit,

used to construct noise attenuation berms, stored temporarily within the licence area for future use in rehabilitation, or moved to adjacent lands controlled by the licensee. Site preparation will occur incrementally as the extraction operation proceeds.

2. Extraction above the water table, and to shallow depths below the water table, is accomplished using excavators or loaders. To extract at depth below the water table a floating dredge or drag line is used. The excavated material is moved on conveyors and/or loaded onto trucks for transportation to the processing area in the existing pit.
3. All processing and shipping will occur in the existing pit to the north, except that a portable screening plant may be used on site during extraction above the water table.
4. Progressive rehabilitation starts when the extraction has reached the horizontal or vertical limits in any phase of extraction and generally involves the grading of slopes and the pit floor, placement of overburden and topsoil, and seeding to control erosion. The proposed rehabilitation of the Site is described in more detail below.

Extraction above the water table will proceed westerly or southerly from the existing pit as described on the Site Plan. Extraction below the water table will follow. The length of time to complete extraction in any phase will depend on the market demand.

8.7 Water Management

Prior to site preparation and extraction of areas that are above the grade of the surrounding lands, sedimentation controls will be in place to maintain sediments within the limit of extraction.

There will be no dewatering of the excavation area or diversion or discharge of surface water from the Site.

8.8 Rehabilitation

The site will be rehabilitated to create steep slopes, gently sloped pit floor, wetlands and the extension of Giordano Lake. The sequence and timing of rehabilitation are specified on the Site Plan along with the recommendations of the Natural Environment Reports. The rehabilitated landscape is illustrated on Figure 9 in Section 10.0 of this report. It is intended that the final end use of the Site will be for private open space uses.

The first areas to be rehabilitated will be the slopes above the water table generally along the south and east boundaries of the licence. In these areas the slopes will be graded to a slope of 3 metres horizontal to 1 metre vertical as required by the ARA. Then overburden, topsoil and any organic matter will be applied. These materials may be obtained from stockpiles on the Site or the adjacent pits, or from areas being stripped for extraction. All slopes will be seeded to prevent erosion.

The south western part of the Site extraction will not extend below the water table except in a specific area where marketable material is found. Once this area has been depleted, the pit floor will be graded to provide for surface drainage toward the north, covered with overburden and topsoil and seeded. The overburden and topsoil will be obtained from stockpiles, areas being stripped for extraction, or from the noise attenuation berms that are to be removed once extraction is complete. The isolated area extracted below the water table will be rehabilitated as a small wetland feature.

Where extraction extends below the water table, final rehabilitation will be as part of Giordano Lake. In areas along the southern extent of Giordano Lake shallow water areas and an island will be created either by leaving the material in-situ or by backfilling with overburden materials. These features will contribute to the diversity of landforms and natural habitats.

The rehabilitated shallow water areas, steep slopes and pit floor area will be allowed to regenerate naturally, except for the area between Vic's Pond and Wetland C which will be reforested to enhance the linkage between these features. All undisturbed areas of the site will also regenerate during the extraction operation to provide additional forest cover.

8.9 Amalgamation of Licences

Currently VicDom's Milne, Regan and Main licences are operated as one pit. The licencing of the Middleton/Feasby expansion would be a fourth licence. In order to simplify the administration of the pit and allow for extraction of aggregate materials in setbacks and comprehensive rehabilitation, the Main, Regan and expansion licences will be amalgamated under one licence and Site plan. This will involve a number of amendments to the Regan and Main pit licences. MNR has recommended that this amalgamation be a separate process from, and concurrent with the Middleton/Feasby licence application.

The Milne licence will not be included as it is approaching depletion. The licence will be surrendered once it is depleted and rehabilitated.

8.10 History of Compliance with ARA

VicDom holds a number of licences under the Aggregate Resources Act including those adjacent to the Site, and others throughout central Ontario.

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

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

The setback involved is adjacent to the portion of the Feasby property included in the application for a licence. The contraventions posed no threat or impact on the public or adjacent lands. The area has been stabilized to prevent erosion as directed by the MNR. Since an application for a licence on the Feasby property is being submitted, it was MNR's position that neither VicDom nor 978970 Ontario Inc. would be required to restore the setbacks. However, if the licence is not issued, the setbacks will have to be reinstated. MNR has agreed that they have no authority to lay further charges in this regard unless there is further extraction beyond current limits.

9.0 SOCIAL IMPACT

9.1 Dust

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

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

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

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

- a strictly enforced speed limit of 20 km/h enforced on all internal haul roads;
- application of water to the entire internal haul route at a frequency of up to one full tank every 30 minutes during dry periods;
- under specified conditions extraction would be suspended and the active face stabilized using water spray cannons; and
- an implementation plan that addresses the chain of responsibility for dust control, staff training, inspection and maintenance of dust control equipment, visual inspection of dust sources, record keeping and complaint response.

Provided these recommendations are adopted, the Brock Road Pit expansion is expected to operate with acceptable air quality impacts.

9.2 Noise Impact

A Noise Impact Analysis has been prepared for the proposed pit. The analysis identifies potential noise impacts in excess of Ministry of the Environment noise guideline limits at the two residences located on the west side of the 4th Concession Road opposite the Middleton property. However, this impact can be mitigated by the construction of berms to a specified elevation along part of the westerly limit of extraction. Installation of the required berms is specified on the Site Plan.

9.3 Visual and Lighting Impact

The Site is generally screened from view from the west by existing trees, and the topography. The limit of extraction is setback a minimum of 70 metres from the 4th Concession Road and will be screened by the noise attenuation berms. All existing vegetation within on-site setback areas will be maintained except where berms are constructed.

The extraction operation on the Site will be at least 600 metres from the residences along Brock Road.

As no processing facilities, except a portable screening plant, are proposed for the Site, lighting will be limited to the equipment. In addition, the hours of operation are limited by the Site Plan generally to daylight hours. Therefore, no impact on adjacent properties due to lighting is anticipated.

10.0 LANDFORM CONSERVATION STUDY

As shown on Figure 8, the Site is partly within Landform Conservation Areas (LCA) 1 and 2 as defined by the ORMCP. Applications for an aggregate extraction operation in an LCA must demonstrate that the rehabilitation of the Site will “establish a landform character that blends in with the landform patterns of the adjacent land” and “that the long-term ecological integrity of the Plan Area will be maintained, or where possible improved or restored”³⁷. This Section describes how the Site Plan conforms to this policy.

10.1 Existing Landform

The 48.7 hectare Site is located near the height of land on the Moraine within the Duffins Creek watershed. Ninety percent of the Site is within the Category 1 and 2 Landform Conservation Areas. Table 2 shows the areas of each of the properties within the Landform Conservation Categories.

Table 2 – Landform Conservation Areas in Proposed Licence Area

	Middleton Property	Feasby Property	Total	% of Site
LCA Category 1	16.5	0	16.5	34%
LCA Category 2	24.3	2.9	27.2	56%
Subtotal	40.8	2.9	43.7	90%
Not in LCA	0.6	4.4	5.0	10%
Total	41.4	7.3	48.7	100%

The “ORMCP Technical Paper 4 - Landform Conservation” defines Category 1 and 2 areas as follows.

Category 1 (Complex Landform)

“Landform conservation areas – Category 1 are land areas within the ORM that are dominated by steeply sloping or complex landform patterns. They have been identified by the Province as areas having 50% or more of the land surface comprised of:

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

Category 2 (Moderately Complex Landform)

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

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

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

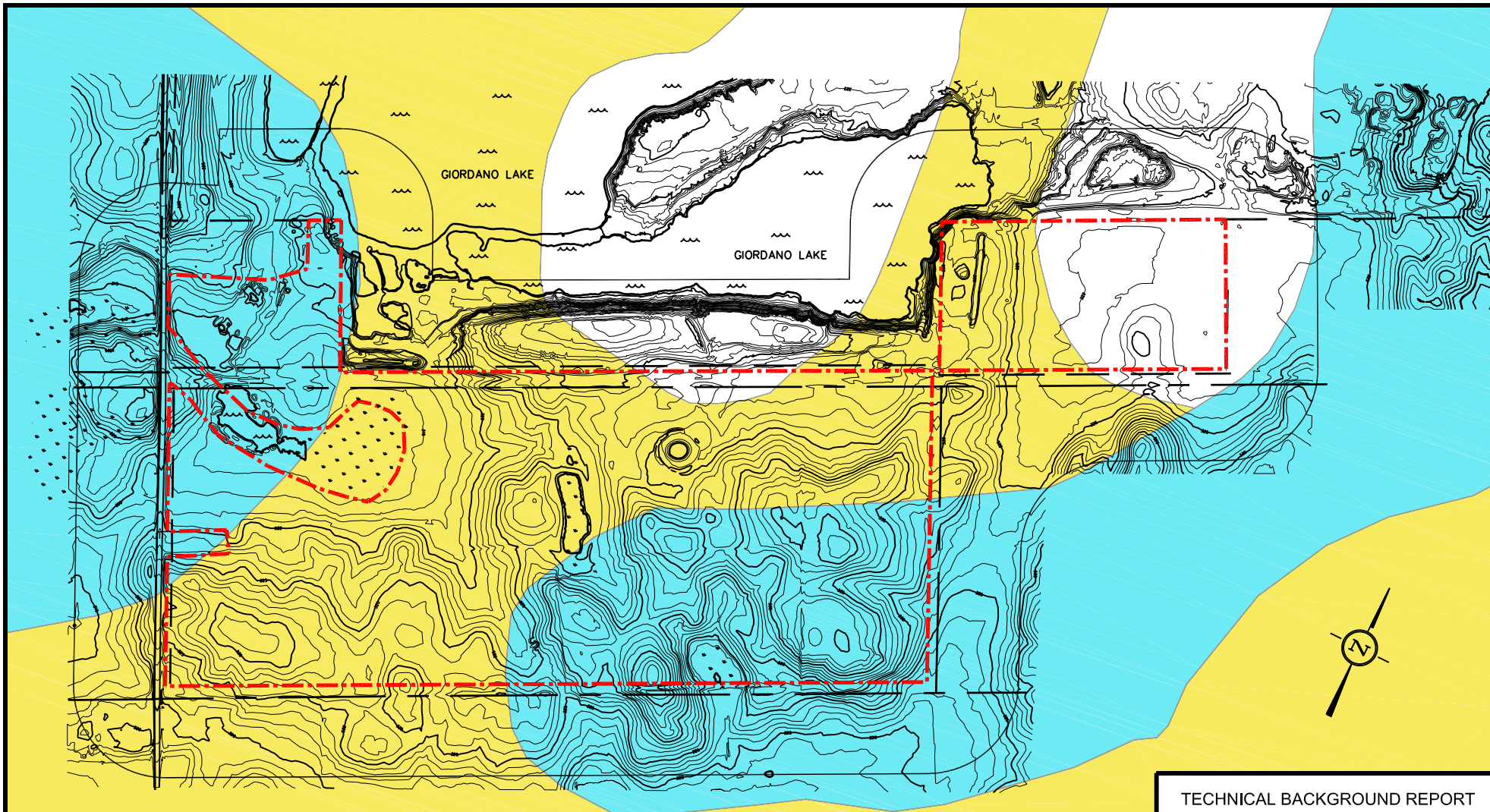
All but 0.6 hectares of the 41.4 hectares to be licenced within the Middleton property is in Landform Conservation Areas, 40% in Category 1 and 60% in Category 2. The Middleton property generally exhibits the hummocky topography typical of the Moraine with multiple knobs and short ridges generally 10 to 15 metres in height, with slopes from about 7% to over 30%. Between the knobs and ridges are four isolated areas where there are ponds and/or wetlands. There is no surface connection between these areas, however two are part of the regional groundwater system and two are part of a perched groundwater system.

The Feasby property is generally flat to gently sloping with no ponds or wetlands. Only the westerly 40% of the 7.3 hectare area to be licenced is in the Landform Conservation Area, all in Category 2. This includes a 5 metre high ridge near the westerly boundary that has been augmented by the storage of overburden material from the adjacent pit.

Overall, 34% of the area to be licenced is in Category 1 and 56% is in Category 2. The natural landscape characteristics of the Site extend to the adjacent lands to the east, west and south in similar land forms. North of the Site are the existing VicDom pits licenced under the ARA, where extraction below the water table has created a lake known as Giordano Lake.

10.2 Proposed Landform

One third of the lands to be licenced within the LCA 1 and 2 are in the required setbacks and/or buffers for natural heritage features. This includes all of the wetlands and three of the four ponds. The ARA prohibits extraction within setback areas. On this Site, no activities are proposed within the setbacks except for the construction of berms required for noise attenuation, some of



LEGEND

- LICENCE BOUNDARY
- LANDFORM CONSERVATION AREA - CATEGORY 1
- LANDFORM CONSERVATION AREA - CATEGORY 2

NOTE:

1. LAND FROM CONSERVATION AREAS (LCA) FROM: ormatlas.lrc.gov.on.ca
2. CONTOUR MAPPING AND TOPOGRAPHIC FEATURES BY FIRST BASE SOLUTIONS BASED ON 2008 AERIAL PHOTOGRAPHY (1m INTERVAL).

TECHNICAL BACKGROUND REPORT VICDOM BROCK ROAD PIT EXPANSION	
FIGURE 8 EXISTING LANDFORMS	
SCALE 1:7500	
P/N 1993	JUNE 2011
ENGINEERING PLANNING ENVIRONMENTAL CONSULTANTS <small>93 BELL FARM ROAD, SUITE 107 BARRIE, ONTARIO L4M 5G1 TELEPHONE (705) 726-1141 FAX. (705) 726-0331</small>	

which will remain as permanent features of the landscape. Otherwise these areas will retain the existing landform characteristics. The remainder of the lands to be licenced will be modified by the operation. Table 3 provides the areas of the land forms that will be created by extraction and rehabilitation. Figure 9 shows the rehabilitated landforms.

Rehabilitation of the disturbed areas of the pit will include the creation of slopes from the existing elevation at the limit of extraction down to the pit floor, grading of the pit floor to facilitate drainage, and extraction below the water table to extend Giordano Lake. This will create landforms that are similar to the existing landforms on and adjacent to the site, including:

- steep slopes, with grades of about 20% to a maximum of 33%, around the pit perimeter and in berms;
- a dry pit floor area with a slope of 2% to 7%;
- an extension of Giordano Lake including shallow water/wetland areas, an island and deep water areas.

Table 3 – Landforms to be Created by Pit Operations

	Category 1		Category 2		Site in LCA	
	Area (ha)	%	Area (ha)	%	Area (ha)	%
Slopes >10%*	5.4	33%	4.9	18%	10.3	24%
Extension of Giordano Lake	1.4	8%	6.7	25%	8.1	19%
Wetlands/Island	2.4	15%	1.8	7%	3.6	8%
Slopes < 10%**	1.4	8%	5.5	20%	7.5	17%
Subtotal – Modified Area	10.6	64%	18.9	70%	29.5	68%
Undisturbed Area**	5.9	36%	8.3	30%	14.2	32%
Total	16.5	100%	27.2	100%	43.7	100%

*Includes permanent berms.

** Includes area where temporary noise attenuation berms will be constructed then removed.

10.3 Comparison of ORMCP Criteria and Post-Rehabilitation Landforms

Within the area to be licenced in LCA Categories 1 and 2, the existing landforms will be retained within the setbacks and buffers throughout the operation except where temporary berms are proposed. The pit operations and subsequent rehabilitation will create new landscape forms

within the lands to be modified. Table 4 provides a comparison of the modified landforms to the characteristics of Category 1 and 2 set out in the ORMCP and its supporting documents.

Table 4 – ORMCP Criteria and Post-Rehabilitation Landforms

Landform	Category 1 (Complex Landform)		Category 2 (Moderate Complex Landform)	
	ORMCP Criteria	Site	ORMCP Criteria	Site
Slopes >10%	50% or more of slopes >10%, distinctive landform features, high diversity of slope classes	33%	20 to 50% of slopes >10%, distinctive landform features, high diversity of slope classes	18%
Distinctive Landforms		23%		32%
Slopes <10%		8%		20%
Undisturbed Area		36%		30%
Total		100%		100%

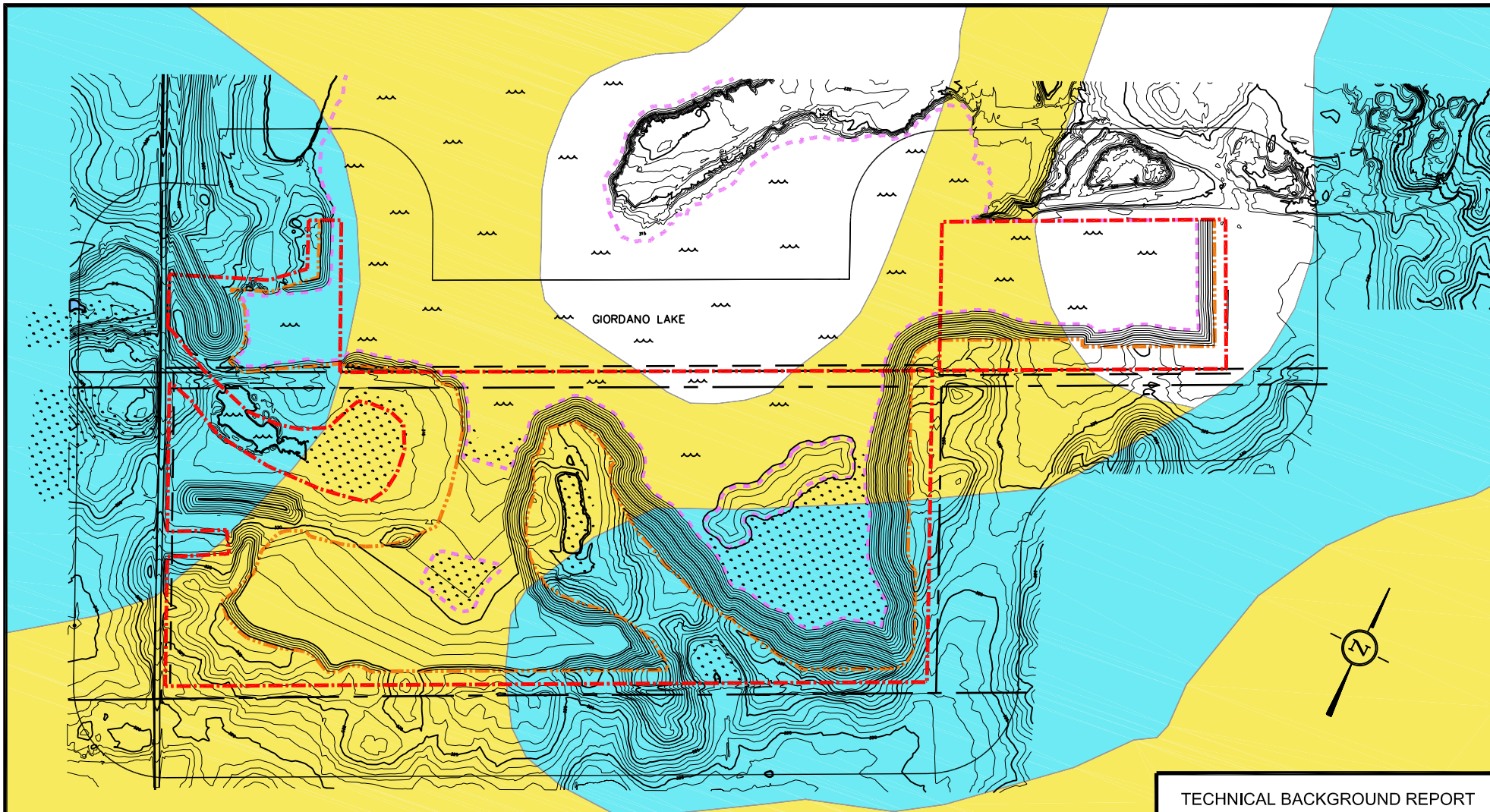
The post-rehabilitation landforms will provide areas of steep to moderate slopes, in conformity with the ORMCP criteria. However, there will be somewhat less diversity in land slope classes within the rehabilitated areas of the Site.

Most of the existing distinctive features of the Site, the ponds and small wetlands, and the connectivity between key natural heritage features on and adjacent to the Site, will be maintained. New distinctive landform features will be created by the extension of Giordano Lake, and by the construction of diverse habitats in wetlands and an island. The rehabilitated landscape will maintain and improve the ecological integrity of the Site within the context of the ORM, and blend in with land forms on the adjacent lands.

11.0 ECONOMIC IMPACTS

Licensing the Site will provide VicDom with access to additional aggregate reserves to support its long-standing operations. There will be no increase in production related to the expansion, and the current haul routes will continue to be utilized to serve the operator's established markets. Therefore, there will be no additional impact on the Regional road system.

While no extension of municipal infrastructure is required for this development, the municipal property tax assessment will increase with the change to zoning and land use.



LEGEND

- LICENCE BOUNDARY
- LIMIT OF EXTRACTION ABOVE WATER TABLE
- LIMIT OF EXTRACTION BELOW WATER TABLE
- LANDFORM CONSERVATION AREA - CATEGORY 1
- LANDFORM CONSERVATION AREA - CATEGORY 2

NOTE:

1. LAND FROM CONSERVATION AREAS (LCA) FROM: ormatlas.lrc.gov.on.ca
2. CONTOUR MAPPING AND TOPOGRAPHIC FEATURES BY FIRST BASE SOLUTIONS BASED ON 2008 AERIAL PHOTOGRAPHY (1m INTERVAL).

TECHNICAL BACKGROUND REPORT
VICDOM BROCK ROAD
PIT EXPANSION

FIGURE 9
POST REHABILITATION LANDFORMS

SCALE 1:7500

P/N 1993

JUNE 2011



Skelton Brumwell
& ASSOCIATES INC.

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12.0 PLANNING CONFORMITY

12.1 Proposed Amendments

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

Table 5 - Proposed Land Use Designations/Zoning

Document	Proposed Designation/Zone	Special Policy/Provision
Region of Durham Official Plan	Schedule 'E', Table 'E1' add a new Resource Extraction Area	n/a
Township of Uxbridge Official Plan	Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area	n/a
Uxbridge Zoning By-law No. 81-19	M3_ Rural Resource Extraction Exception Zone	Prohibit vehicular access to the Site from the 4 th Concession and the Road Allowance Between Lots 10 and 11 and prohibit portable processing, except for a portable screening plant.
	EP – Environmental Protection	Natural Core Area

12.2 Provincial Policy Statement (PPS)

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

- It will permit the expansion of a permitted resource based use in the rural area (S.1.1.4.1a)
- It supports long term economic prosperity by optimizing the use of land and resources at an established site with suitable access to a Regional Road thus no extension of regional or municipal infrastructure is required (S.1.1.4.1b).
- Long term economic prosperity is supported as the pit operation will optimize the availability of aggregate resources at an existing extraction operation at a location with suitable design and buffers to prevent adverse effects (S.1.7.1a & e).
- Natural heritage features adjacent to and on the Site have been evaluated and will be protected by setbacks and buffers (S.2.1.6).
- Regional groundwater supply and surface water features will be protected (S.2.2.1).

- The mineral aggregate resource is protected for the long term use and will be made available to supply mineral resources needs close to the market (S.2.5.1 & 2.5.2.1)
- The pit location, and the Site Plan which implements recommendations of the background reports, will minimize social and environmental impacts generally associated with aggregate extraction (S.2.5.2.2).
- Rehabilitation will restore the Site to a natural state that is compatible with surrounding land use and accommodate a subsequent land use as private open space (S.2.5.3.1).
- The pit is located where it will have no impact on known significant archaeological or built heritage resources (S.2.6.1).

12.3 Greenbelt Plan

The proposed Official Plan and Zoning By-law amendments for the pit operation and associated Site Plan conform to the policies of the Greenbelt Plan by:

- compliance with the policies of the ORMCP (S.2.1); and
- providing for the maintenance of an existing trail through land exchange with the Township of Uxbridge (S.2.1 & 3.3).

12.4 Oak Ridges Moraine Conservation Plan (ORMCP)

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

- mineral aggregate operations are permitted in the Countryside land use designation S.10 (1) 3.);
- the quality and quantity of regional groundwater and area surface water will be maintained (S.35 (1) (a));
- disturbed areas of the Site will be rehabilitated by establishing or restoring self-sustaining vegetation (S.35(2) (b) (ii))
- key natural heritage features adjacent to and on the Site have been evaluated and will be protected by setbacks and buffers to maintain health, diversity, size and connectivity (S.35 (1) (c)); and
- the rehabilitated Site will include varied landforms that will blend with the protected landforms on the Site and adjacent lands, and will maintain and improve the ecological integrity of the Site within the context of the ORM. (S.35 (6)).

12.5 Region of Durham Official Plan

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

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

- make additional aggregate reserves available to a long established local aggregate business in the rural area where the aggregate extraction is recognized as a key economic industry (S.9.1.1); and
- provide aggregate resources for local, regional, and Provincial needs while protecting significant features of the natural environment and minimizing financial impacts to the municipality and social impacts on residents (S.9.1.8).

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

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

Conformity with other applicable policies is provided as follows.

- The Natural Environment Reports have been prepared in accordance with OP Policy (S 2.3.42).
- Applications for amendments to the Regional Official Plan as well as the Township of Uxbridge Official Plan and Zoning By-law have been submitted (S.9D.2.2).

- A Site Plan has been prepared in compliance with the ARA which illustrates the operational, phasing and rehabilitation plans for the Site, and implements mitigation measures recommended by the technical reports to ensure that impacts comply with applicable provincial standards and guidelines (S.9D.2.3).
- The Site is not located within a Prime Agricultural Area, therefore rehabilitation for agricultural use is not required (S.9D.2.8).
- The technical reports required to assess the potential impacts of the operation, including this report, have been prepared and submitted with the Application for an Official Plan Amendment and the Application for a Licence under the ARA. All recommended mitigation measures, including monitoring, have been included on the Site Plan (S.9D.2.9).
- The Site Plan provides for progressive rehabilitation during the operation, and final rehabilitation that is compatible with the surrounding land uses and landscape (S.9D.2.12).
- The proposed amalgamation of the Site with the adjacent pits to the north will provide for comprehensive rehabilitation that will create diverse habitat and naturalized features, including additional forest cover to provide connectivity between key natural heritage features. The regional trail system has already been provided for through land exchange between the applicant and the Township of Uxbridge (S.9D.2.13).
- The Site Plan includes a sequence of operations which will ensure progressive rehabilitation of depleted areas of the Site as new areas are prepared for extraction (S.9D.2.15).

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

12.6 Township of Uxbridge Official Plan

The proposed amendments to the Township of Uxbridge Official Plan and Zoning By-law are in conformity with the goals and objectives of the Official Plan relating to the support of a long established local aggregate business. The proposed development has been designed to protect the quality of surface and ground water, and protect and enhance the natural heritage features of the area to benefit the quality of life, identity and economy of the community. VicDom has worked cooperatively with the Township to provide for the relocation of a portion of the Oak Ridges Moraine Trail, a significant recreational resource.

The proposed applications are in conformity with the policy in Section “1.9.9.1 Oak Ridges Moraine Mineral Aggregate Extraction” in that they conform to with the ORMCP and Region of Durham Official Plan, the applications for the required amendment have been submitted, and the intended amalgamation of the Site with the adjacent pits will provide for comprehensive rehabilitation of the more than 200 hectare property. The draft Official Plan Amendment is included as Appendix E.

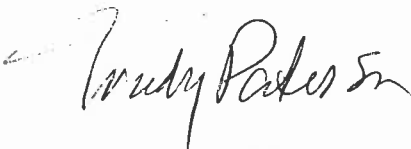
13.0 CONCLUSIONS AND RECOMMENDATIONS

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

- The proposed amendments to the Region of Durham Official Plan and Township of Uxbridge Official Plan to designate the Site as an “Aggregate Resource Extraction Area” and an “Approved Mineral Aggregate Extraction Area” respectively, and the proposed amendment to the Township of Uxbridge Zoning By-law, are consistent with the Provincial Planning Statement and in conformity with Oak Ridges Moraine Conservation Plan, the Green Belt Plan and the Growth Plan for the Greater Golden Horseshoe.
- The proposed amendments are also in conformity with the relevant policies of the Region of Durham Official Plan and Township of Uxbridge Official Plan.
- The proposed Extractive Industrial Exception (M3-___) zone for the Site, which will permit the pit, prohibit entrance to the pit from the 4th Concession Road and the road allowance between Lots 10 and 11, and prohibit portable processing plants except for a portable screening plant, is appropriate for orderly development and will implement the Official Plan Amendment.
- The Natural Core Area within the Middleton property will be appropriately identified in the Zoning By-law as Environmental Protection (EP) zone.
- The Site Plan prepared for the VicDom Brock Road Pit expansion complies with the provisions of the Township’s Zoning By-law 81-19.
- The Site Plan meets the requirements of the ARA, and implements the recommendations of the technical reports to protect the natural heritage features, surface and groundwater, and minimize social impacts.
- Licencing of the pit expansion, and the requested Official Plan and Zoning By-law amendments represent good planning for the Site, the community, the Township and the Region.

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

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

per: 

Trudy Paterson, CET, RPP, MCIP
Senior Planner

REFERENCES

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- ¹ Genivar, Proposed VicDom Brock Road Pit Expansion Middleton and Feasby Properties Hydrogeologic Assessment. Newmarket, Ontario. May 2011.
- ² Colville Consulting Inc., Natural Environment Level I and II Technical Reports & ORMCP Natural Heritage Evaluation, St. Catharines, Ontario. June 2011.
- ³ Archaeologix Inc. Archaeological Assessment (Stages 1, 2 &3) Vicdom Sand & Gravel Uxbridge Main Pit Expansion: Parts Lot 10 and 11, Concession 4, Township of Uxbridge Regional Municipality of Durham Ontario. London, Ontario. October 2008.
- ⁴ Valcoustics Canada Ltd. Noise Impact Analysis, Vicdom Uxbridge Pit: Proposed Gravel Pit Expansion 3444 Brock Road North, Town of Uxbridge, Regional Municipality of Durham. Richmond Hill, Ontario. May 2011.
- ⁵ Skelton, Brumwell & Associates Inc. Vicdom Sand & Gravel Inc. Brock Road Pit Expansion Site Plan Drwg Nos. 1993-1,2,3, 4. Barrie, Ontario. June 2011.
- ⁶ Skelton, Brumwell & Associates Inc. Traffic Impact Study: Vicdom Brock Road Pit Expansion Township of Uxbridge. Barrie, Ontario. August, 2011.
- ⁷ RWDI Air Inc., Air Quality Assessment Brock Road Pit Expansion. Guelph, Ontario. October 2011.
- ⁸ *Aggregate Resources Act*. R.S.O. 1990, CHAPTER A.8. PART II, Section 12.
- ⁹ Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement. Queen's Printer for Ontario, 2005. Section 1.1.4.1 a)
- ¹⁰ Ibid. Section 2.1, 2.2.
- ¹¹ Ibid. Section 2.5.2.1
- ¹² Ibid. Section 2.5.2.
- ¹³ Ibid. Section 2.6.1
- ¹⁴ Ontario Ministry of Municipal Affairs and Housing. Oak Ridges Moraine Conservation Plan. Queen's Printer for Ontario, 2002. Section 13.
- ¹⁵ Ibid. Section 23.
- ¹⁶ Ibid. Section 30.
- ¹⁷ Ibid. Section 29.
- ¹⁸ Ibid. Section 35.
- ¹⁹ Ontario Ministry of Municipal Affairs and Housing. Greenbelt Plan. February 28, 2005. Section 3.4.
- ²⁰ Ontario Ministry of Public Infrastructure Renewal. Growth Plan for the Greater Golden Horseshoe. 2006. Section 2.2.2 1.i), 2.2.9.
- ²¹ Regional Municipality of Durham. Official Plan of the Regional Municipality of Durham. June 5, 2008. Schedule 'A' – Map A'2' Regional Structure.
- ²² Ibid. Schedule 'B' – Map 'B3' Oak Ridges Moraine Land Use.
- ²³ Ibid. Sections 9.1.1, 9.1.8.
- ²⁴ Ibid. Section 9D.2.2.
- ²⁵ Ibid. Section 9D.2.3
- ²⁶ Ibid. Section 9D.2.9

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- ²⁷ Ibid. Section 2.3.42
- ²⁸ Ibid. Sections 9D.2.12, 9D.2.13, 9D.2.15.
- ²⁹ Ibid. Section 2.3.29, Schedule E – Table E ‘5’.
- ³⁰ Township of Uxbridge. Official Plan Township of Uxbridge Office Consolidation with Proposed Amendments May, 2010. Includes ORMCP Conformity Amendment No. 33 Approved by March 24, 2010. Section 1.2.3. Table 1.1.
- ³¹ L.J. Chapman and D.F. Putman. The Physiography of Southern Ontario, 3rd Edition: Ontario Geological Survey, Special Volume. Government of Ontario. 1984. Pages 52, 53.
- ³² A.B. Olding and R.E. Wicklund, Experimental Farms Service, and N.R. Richards Ontario Agricultural College, Guelph, Ontario. Soil Survey of Formerly Ontario County now Western Portion of Region of Durham: Report No. 23 of the Ontario Soil Survey. Government of Ontario. Reprinted March 1990. Pages 34, 42, and 44.
- ³³ Official Plan of the Regional Municipality of Durham. June 5, 2008. Schedule “B” – Map “B3” Oak Ridges Moraine Land Use. November 2008.
- ³⁴ Genivar, Proposed VicDom Brock Road Pit Expansion Middleton and Feasby Properties Hydrogeologic Assessment. Newmarket, Ontario. May 2011
- ³⁵ Ontario Ministry of Natural Resources, Aggregate Resources of Ontario, Provincial Standards Version 1.0, Category 1, Section 3.0.
- ³⁶ Skelton, Brumwell & Associates Inc. Traffic Impact Study. Page 8
- ³⁷ Ontario Ministry of Municipal Affairs and Housing. Oak Ridges Moraine Conservation Plan. Queen’s Printer for Ontario, 2002. Section 35(6).

APPENDIX A

Aggregate Resources Act Section 12 and Provincial Standards Cross Reference

Planning Conformity Cross Reference

Aggregate Resources Act Section 12.

Relevant Section	Policy	Where Addressed
(a)	the effect of the operation of the pit or quarry on the environment;	TBR 5.0, NER 5., HGA 3.
(b)	the effect of the operation of the pit or quarry on nearby communities;	TBR 9.0, HGA 3., AQA, NIA, TIS
(c)	any comments provided by the municipality in which the site is located;	To be obtained through circulation
(d)	the suitability of the progressive rehabilitation and final rehabilitation plans for the site;	TBR 8.8, 9.0
(e)	any possible effects on ground and surface water resources;	HGA 3.
(f)	any possible effects of the operation of the pit or quarry on agricultural resources;	TBR 4.1
(g)	any planning and land use considerations;	TBR 12.0
(h)	the main haulage routes and proposed truck traffic to and from the site;	TBR 7.4, TIS
(i)	the quality and quantity of the aggregate on the site;	TBR 4.4
(j)	the applicant's history of compliance with this Act and the regulations, if a licence or permit has previously been issued to the applicant under the Act or a predecessor of this Act; and	TBR 8.10
(k)	such other matters as are considered appropriate.	May be identified through circulation

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

HGA - Hydrogeologic Assessment

TIS -Traffic Impact Study

AQA – Air Quality Assessment

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

AA – Archaeological Assessment

NIA - Noise Impact Assessment

SP – Site Plan

TBR – Technical Background Report

Planning Conformity Cross Reference

Provincial Policy Statement (PPS)	Oak Ridges Moraine Conservation Plan	Region of Durham Official Plan	Township of Uxbridge Official Plan
1.1.4.1b) Development to be appropriate for the planned or available infrastructure and compatible with rural landscape.	Part II 13(1), (2) and (3) Identify conformity of proposed use with the purpose, objectives and permitted uses of and within the Countryside Area.	TBR 12.5	
2.1.2.2 Protection of natural heritage features and water.	Part III 20. Planning and design and construction to ensure that buildings or site alterations do not impede movement of plants/animals.	TBR 12.2 NER 4. The natural environment including ORM to be given paramount consideration in the development of the Region.	1.9.5 All development and site alteration in the area within the ORMCP shall be subject to the provisions of this Plan and the Moraine Plan.
		2.2.2 In Planning and development the cumulative impacts on the natural environment to be taken into account .	TBR 5.0 NER 4.2, 5.
		2.2.3 Woodlands, wetland to be protected and managed.	NER 5.2.3
	Part III 22(2) Development within minimum area of influence requires a Natural Heritage evaluation.	NER 2.3.13 The location and extent of key natural heritage features to be confirmed through studies in accordance with Section 2.3.42	NER 3.
		2.3.14 Development or site alteration not permitted in key natural heritage and/or hydrologic features except for aggregate extraction in	NER 5. TBR 5.0

Provincial Policy Statement (PPS)	Oak Ridges Moraine Conservation Plan	Region of Durham Official Plan	Township of Uxbridge Official Plan
		accordance with Policy 9D.2.9 and 9D.2.10.	
		2.3.16 Outside of Urban and Rural Settlements an environmental impact study is required relative to development within 120metres of key natural heritage features to identify a vegetative protection zone.	NER 5.
	Part III 23.(1) Requirements of a natural heritage evaluation	2.3.42 Requirements for environmental impact studies.	NER 1.3.5
		2.3.18 d) Studies required on impact of development on significant woodlands in accordance with Policy 2.3.42.	NER 1.3.5
	Part III 26 (1) Hydrologically sensitive features	2.2.4 Impacts on surface and groundwater resources to be examined	HGA 3.
		2.3.10 Where no watershed plan exists, applications to expand aggregate extraction operations the policies of Sub-Section 9D, other relevant policies of this plan and the requirements of the Aggregate Resources Act are relevant.	TBR 12.5 2.0

Provincial Policy Statement (PPS)	Oak Ridges Moraine Conservation Plan	Region of Durham Official Plan	Township of Uxbridge Official Plan
	Part III 27 (1) Development prohibited if it would cause the total percentage of impervious area of the subwatershed to exceed 10%.	HGA 2.3.19 c) To ensure water resources available to meet existing and future needs, the Region will discourage alterations to watercourses.	HGA 3. SP
		2.3.21 Development that maintains hydrological functions and minimizes direct alteration to groundwater flows is encouraged.	HGA 3.
	Part III 29 High Aquifer Vulnerability - certain uses prohibited.	TBR 2.3.29 Prohibits certain uses within aquifer vulnerability areas.	TBR 3.2 SP
2.5.1 Mineral resources will be protected for long term use.	TBR 12.2		
2.5.2.1 As much of the mineral aggregate resources as is realistically possible will be made available as close to markets as possible.	TBR 12.2		
2.5.2.2 Minimize social and environmental impacts. Progressive rehabilitation to accommodate subsequent land uses will be required.	Part IV 35 (1) (a), (c), (d) Applications for mineral aggregate operations to establish that: quantity and quality of groundwater and surface water and key natural heritage features and areas of natural will be maintained, and where possible improved or restored; and areas of natural and scientific interest (earth science) will be protected	9D.1.1 Ensure orderly and efficient extraction of aggregates that minimizes social and environmental impact and fully assess potential impacts and cumulative impacts on existing development and local residents. 9D.2.3 Mitigation to minimize impacts.	TBR 12.5 HGA 3. AQA NIA TIA TBR 12.5

Provincial Policy Statement (PPS)	Oak Ridges Moraine Conservation Plan	Region of Durham Official Plan	Township of Uxbridge Official Plan
		10B.2.7 Within the ORM an environmental impact study (Policy 2.3.42) to include natural heritage evaluation and/or a hydrological evaluations as detailed in the ORMCP where development is proposed within the minimum influence area of a key natural heritage features an/or a hydrologically sensitive features in the Table in Part III of the ORMCP.	NER 5. HGA 3.
		2.2.5 Development to take into account aesthetics; sources of noxious or hazardous substances; noise, odour and dust.	AQA NIA
2.5.3.1 Progressive and final rehabilitation required.	Part IV 35 (1) (b) As much as possible to site will be rehabilitated to restoration for agriculture in prime agricultural areas or with natural self-sustaining vegetation.	9D.2.12 Final rehabilitation to be compatible with adjacent landscape and uses.	TBR 9.1 SP
2.5.4.1 Prime agricultural lands to be rehabilitated.		9D.2.13 Rehabilitation in conjunction with adjacent properties and within the ORM provide for a regional trail system and continuous forest cover where possible.	TBR 12.5
	Part IV 35 (6) Requirements for mineral aggregate operations within the Landform Conservation Area	10B.2.15 Applications for mineral aggregate operations in landform conservation areas to demonstrate that the site will be rehabilitated to	TBR 9.0

Provincial Policy Statement (PPS)	Oak Ridges Moraine Conservation Plan	Region of Durham Official Plan	Township of Uxbridge Official Plan
		establish a landform consistent with the landform patterns of the adjacent lands and that long term ecological integrity will be maintained, restored or improved.	
		9D.2.15 Progressive rehabilitation to be undertaken in a timely manner in accordance with the Site Plan under the ARA. Sites to be restored to a vegetative state using native species.	TBR 8.8 NER 6. SP
2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	AA	2.2.11 Conservation and protection of built and cultural heritage resources is encouraged.	AA SP

APPENDIX B
Pre-consultation Form



April 29, 2010

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

The Regional
Municipality
of Durham

Planning Department

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

www.durham.ca

A.L. Georgieff, MCIP, RPP
Commissioner of Planning

Dear Mr. Giordano:

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

Proponent: VicDom Sand and Gravel
Property Location: Part of Lots 10 to 11, Con. 4 (Former Uxbridge)
Municipality: Township of Uxbridge

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

Pre-Consultation Date: Friday April 16, 2010

Parties in Attendance:

Mr. Bruno Giordano, VicDom Sand and Gravel
Mr. Vic Giordano, VicDom Sand and Gravel
Ms. Anne Guiot, Senior Planner, Skelton Brumwell & Associates Inc.
Ms. Trudy Paterson, Senior Planner, Skelton Brumwell & Associates Inc.
Mr. Richard Vandezande, Manager of Development Services, Township of Uxbridge
Mr. Ben Kester, Director of Public Works, Township of Uxbridge
Mr. Ken Maynard, Fire Prevention Officer, Township of Uxbridge
Mr. Jim Teefy, Project Engineer, Township of Uxbridge
Mr. Richard Szarek, Project Planner, Region of Durham
Mr. Henry Tang, Planner, Region of Durham
Mr. Karl Kiproff, Senior Health Inspector, Region of Durham
Ms. Catherine Douglas, Aggregate Resources Officer, Aurora District, Ministry of Natural Resources
Mr. Steven Strong, District Planner, Aurora District, Ministry of Natural Resources
Mr. Chris Jones, Senior Planner, Toronto and Region Conservation Authority

Location of Site:

The subject area proposed for the aggregate extraction expansion consists of Part of Lots 10 and 11, Concession 4, former Uxbridge Township, termed the "Middleton" lands. The lands of the existing aggregate



operations comprise of Part of Lots 11 to 13, Concession 4, former Uxbridge Township.

Description of Proposal: To permit the expansion of VicDom Sand and Gravel's aggregate operations, currently designated as Aggregate Extraction Areas No. 11 and 19 in the Regional Official Plan (Ministry of Natural Resource aggregate licences No. 6591 and 6602). As part of the proposed expansion, the existing 2 extraction areas are to be consolidated into one operation.

Regional Official Plan: Majority of the subject lands are designated "Oak Ridges Moraine – Countryside Areas", with small portion of lands designated "Oak Ridges Moraine – Natural Core Areas".

Is Proposal in Conformity with the Regional Official Plan? No

Township of Uxbridge Official Plan: Majority of the subject lands are designated "Countryside Area", with a small portion of lands designated "Natural Core Area" in Schedule H of Township of Uxbridge Oak Ridges Moraine Conservation Plan Area Land Use Plan

Is Proposal in Conformity with the Uxbridge Official Plan? No

Conformity Details:

The subject lands are within the Oak Ridges Moraine, with the majority of the lands designated "Countryside Areas", and a small portion designated "Natural Core Areas" in the Regional Official Plan (ROP). Immediately north of the subject lands are Aggregate Resource Extraction Areas No. 11 and 19. Policy 9D.2.2 of the ROP indicates a Regional Official Plan amendment is required for an aggregate extraction area expansion. As well, policy 9D.2.3 of the ROP indicates in the consideration of aggregate extraction expansions, that proper mitigation measures addressing impacts on and existing land uses be addressed and applied. Further, Policy 9D.2.9 outlines the documentation requirements for an application to amend the ROP to designate an expanded Aggregate Resource Extraction Area.

Portions of the lands contain natural heritage and hydrologic features. The proposed aggregate extraction expansion will need to ensure appropriate buffers are in place to protect these features.

The majority of the subject lands are within a high aquifer vulnerability area. The proposed aggregate extraction expansion will need to address the impact to groundwater, and provide for proper restrictions and or mitigation.

The subject lands are in proximity to Regional Road 1 (Brock Road), designated as a Type 'B' arterial road, and as an arterial road in the Strategic Goods Movement Network in the ROP. The proposed aggregate extraction expansion will need to address traffic impacts on Brock Road.

Further, considerations shall be given to the policies of the Oak Ridges Moraine Conservation Plan (ORMCP). In particular, section 35 of the ORMCP.

Other Applications for the Site:

An application to amend the Township of Uxbridge Official Plan and Zoning By-law 81-19, submitted to the Township, will be required. The applications shall be submitted concurrently with the Regional Official Plan Amendment application.

An application under the Aggregate Resources Act, submitted to the Ministry of Natural Resources will also be required to permit the expansion of the aggregate extraction operation.

Information and Studies Required to Deem the Proposal a “Complete” Application:

- **Application for Regional Official Plan Amendment**
- **Proposed Plans**
Includes proposed draft site plans, existing and final grading plans, phasing plans, rehabilitation plans etc.)
- **Planning Justification Report**
To address Provincial, Regional and area municipal planning policies and requirements
- **Environmental Site Assessment Report**
To address potential site contamination by providing detailed assessment and recommendations for remediation measures
- **Hydrogeological Report**
To address the proposed development's potential impact on the available water supply in terms of quantity, quality and sustainable yield for the neighbouring wells. A peer review of the Hydrogeological report will be required

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

- **Traffic Impact Study**
To address traffic impacts from the aggregate extraction expansion and identification of potential road improvements

- **Air Quality Report**
To address land use compatibility impacts from the contaminants discharged from the proposed aggregate extraction expansion, recommending mitigation measures to ensure sensitive land uses are protected from the discharge. A peer review of the report will be required

- **Stationary Noise Impact Study**
To address the impact of stationary noise from the proposed aggregate extraction expansion in relation to surrounding sensitive land uses, recommending mitigation measures to ensure sound levels are at an acceptable level. A peer review of the report will be required

- **Archaeological Assessment**
To address archaeological and heritage potential and provide recommendations for further investigations. An archaeological assessment will be circulated to the Ministry of Culture for review

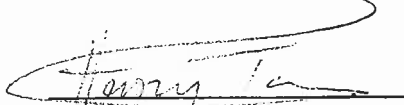
Any such application shall be accompanied by the current fee of \$12,000 for a major Regional Official Plan Amendment. In addition to the Regional Planning Department fee, review fees will be required by the Toronto and Region Conservation Authority and the Regional Health Department.

The Uxbridge Official Plan Amendment and Rezoning applications should be submitted directly to the Township of Uxbridge. A consolidated Public Meeting for all applications may be arranged. Applicable fees for the applications will be required.

In accordance with our procedures, please advise whether or not you concur with the above noted information and study requirements. Should you not agree with the above noted requirements or if sufficient time has lapsed since the application submission, another pre-consultation meeting may be required.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Henry Tang", is written over a horizontal line.

Henry Tang
Planner, Current Planning
Region of Durham

cc: Richard Szarek – Regional Planning Department
John Molica – Regional Works Department
Karl Kiproff – Regional Health Department
Chris Jones – Toronto and Region Conservation Authority
Richard Vandezande – Township of Uxbridge Development Services Department
Ben Kester – Township of Uxbridge Public Works Department
Ken Maynard - Township of Uxbridge Fire Department
Jim Teefy – AECOM
Steven Strong – Ministry of Natural Resources
Catherine Douglas – Ministry of Natural Resources
Vic Giordano – VicDom Sand and Gravel
Anne Guiot – Skelton Brumwell & Associates Inc.
Trudy Paterson – Skelton Brumwell & Associates Inc.



THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

PRE-CONSULTATION FORM

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

For Township Use Only		
Township File Number :	Date of Receipt of request for Pre-consultation meeting:	Date of Pre-consultation meeting: April 16, 2010

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

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

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

2. Name of Applicant: Vicdom Sand & Gravel (Bruno Giordano) Tel No.: 905-649-2193

Address: 3444 Brock Rd. N. Box 1359 Uxbridge, ON Fax No. 905-649-1379
 Postal Code: L9P 1N6 Email: _____

Agent: Trudy Patterson, Skelton Brumwell Associates Tel No.: 705-726-1141
 Address: 93 Bell Farm Rd., Suite 107, Barrie, ON Fax No. 705-726-0331
 Postal Code: L4M 5G1 Email: tpatterson@skeltonbrumwell.ca

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

- (a) Legal description (Lot, Concession, Registered Plan and/or Reference Plan):
Part of Lots 10 & 11, Concession 4 (Uxbridge)

(b) Municipal Address (Street and Number):

3444 Brock Road. North

(c) Frontage _____ m Depth _____ m Area 50 ha

4. Existing land use:

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

Aggregate extraction/rural land

(b) Are there any existing buildings on the subject lands? Yes x No

5. Proposal

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

Expand aggregate operation to adjacent lands – no increase in total tonnage requested

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

# OF COPIES	SUBMISSION REQUIREMENTS			AT SUBMISSION	DURING PROCESS	DATE PROVIDED
	Drawings and Reports Required	Paper Form	Digital Form			
	ALL APPLICATIONS					
	Detailed Sketch					
	Sign Requirement	x			x	
	Photo of Sign on Property	x			x	
	Confirmation of Servicing Capacity					
	Servicing options statement					
	Hydrogeological report	x		x		
	Hydrogeological sensitivity certification					
	Preliminary stormwater management plan					
	Stormwater management study	x		x		
	Top-of-bank demarcation					
	UXBRIDGE URBAN AREA AND COPPINS CORNERS SEC. PLAN AREAS					
	Survey	x		x		
	Development Plans (address ARA site plan requirements)	x		x		
	Elevations					
	Site grading and drainage plans	x		x		
	Landscaping plans					
	Plans illustrating integration with NHS (EIS addressing impact on NHS)	x		x		
	Tree analysis					
	Noise Impact Study	x		x		
	Vibration Study					
	Heritage Impact Statement					
	Archaeological Resource Assessment	x		x		
	Land use Compatibility					
	Phase I assessment in accordance with MOE Guidelines for Use at Contaminated Sites	x		x		
	Phase II assessment					
	Traffic Impact Analysis include impact on Brock Rd N Con 4	x		x		
	Air quality analysis	x		x		
	UXBRIDGE URBAN AREA					
	Functional servicing study					
	Master Drainage Study or stormwater study(Sec. 2.7.4 x))					
	Market impact study					
	Corridor Commercial Area submission requirements (Sect. 2.5.17.3.6					
	Employment Area submission requirements (Sect. 2.5.19.5.2)					
	Recreational Mixed Use submission requirements (Sec. 2.5.4.3.1 ii)					
	Brock St. Mixed Use Area submission requirements (Sects. 2.5.26.4.1 iii ,iv					

# OF COPIES	SUBMISSION REQUIREMENTS			AT SUBMISSION	DURING PROCESS	DATE PROVIDED
	Drawings and Reports Required	Paper Form	Digital Form			
	and v and 2.5.26.4.2)					
	COPPINS CORNERS					
	Additional servicing or engineering studies (Sec. 5.2 and 5.7.3)					
	Stormwater management plan and associated landscaping plan (Sec. 5.7.3 x))					
	Community and design guidelines (Sec. 5.7.3 xv)					
	RURAL AND HAMLET AREAS/OAK RIDGES MORaine					
	All studies required by the Regional Plan and the Oak Ridges Moraine Conservation Plan	x		x to be addressed by Technical Background Report and supporting studies identified on previous page		
	RURAL AND HAMLETS AREAS/GREENBELT					
	All studies required by the Regional Plan and Greenbelt Plan					
	OTHER STUDIES*					
	Technical Background Report include ORM/ROP/Twp requirements, sewage flows, addressing spills onsite, trail, MDS form of Region	x		x		

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

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

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

APPENDIX C
Spills Management Plan

VICDOM SAND & GRAVEL (ONTARIO) LIMITED

SPILLS CONTINGENCY PLAN

GUIDELINES

TABLE OF CONTENTS

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

1.0 INTRODUCTION

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

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

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

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

2.0 PURPOSE

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

SCOPE

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

3.0 HAULAGE CONTRACTOR

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

4.0 SPILL PREVENTION PROCEDURES

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

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

5.0 SPILL RESPONSE EQUIPMENT

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

6.0 REPORTING

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

TELEPHONE CONTACTS

KELTH DOUCETTE (FOREMAN) 416-991-8635

BRUNO GIORDANO 905-999-8380

JIM GIORDANO 416-717-3553

SAM GIORDANO 416-717-3555

VINCE GIORDANO 416-717-3554

APPENDIX D
Draft Official Plan Map Amendment
Region of Durham Official Plan

Draft

REGIONAL MUNICIPALITY OF DURHAM OFFICIAL PLAN AMENDMENT NO. ____

Schedule E – Table 'E1'

Aggregate Resource Extraction Areas

AREA IDENTIFIED ON SCHEDULE 'A'	LOCATION			
	FORMER MUNICIPALITY	LOT(S)	CONCESSION(S)	AREA (ha)
—	Uxbridge Twp.	Part of 10 and 11, and Part of the Road Allowance between Lots 10 and 11	4	48.7 ha

APPENDIX E

Draft Official Plan Amendment and Draft Zoning By-law Schedule

Township of Uxbridge Official Plan

DRAFT

AMENDMENT NO. ____

TO THE TOWNSHIP OF UXBRIDGE OFFICIAL PLAN

Reference:

VicDom Brock Road Pit Expansion
VicDom Sand and Gravel (Ontario) Ltd.
Part of Lots 10 and 11, and
Part of the Road Allowance
Between Lots 10 and 11, Concession 4
Township of Uxbridge
Region of Durham

P/N 05-1993

October 2011

DRAFT

AMENDMENT NO. __

Township of Uxbridge Official Plan

INDEX

	Page
Township of Uxbridge Adopting By-Law	
The Constitutional Statement	1
PART A - THE PREAMBLE	2
1.0 Purpose	2
2.0 Location	2
3.0 Basis	2
PART B - THE AMENDMENT	3
1.0 Introduction	3
2.0 Details of the Amendment	3
PART C - THE APPENDICES	
1.0 Record of Public Meeting – Township of Uxbridge	
2.0 Technical Background Report - Skelton, Brumwell & Associates Inc.	

CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BY-LAW NO. __

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

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

Enacted and passed this _____ day of _____ 2011.

CORPORATE SEAL
OF THE MUNICIPALITY

Signed: _____
Mayor

Signed: _____
Clerk

DRAFT

AMENDMENT NO. __ TO THE TOWNSHIP OF UXBRIDGE OFFICIAL PLAN

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

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

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

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

PART A - THE PREAMBLE:

1.0 PURPOSE

The purpose of this Official Plan Amendment is to change the designation of certain lands in the Township of Uxbridge, Region of Durham, from the "Rural" designation to the "Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area" designation. The redesignation will permit the development of an 48.7 hectare pit.

2.0 LOCATION

The subject lands are located between Regional Road 1 and the 4th Concession Road South of Regional Road 21 are shown on Schedule "A" attached. The lands affected by this Amendment are described as in Part of Lots 10 and 11, and Part of the Road Allowance between Lots 10 and 11, Concession 4, in the Township of Uxbridge, Region of Durham.

3.0 BASIS

This amendment is based on an application and related technical studies submitted by VicDom Sand and Gravel (Ontario) Inc. in June 2011. The requested amendment would redesignate the subject lands to permit an aggregate extraction operation of the sand and gravel in a pit.

This application was submitted concurrently with an application to the Ministry of Natural Resources for a Class A, Category 1 Licence under the Aggregate Resources Act.

The proposed pit is an extension of the VicDom Brock Road pit which has been in operation on the adjacent lands north of the subject lands for more than 50 years. Once licenced, the pits will be amalgamated. Aggregate material extracted from the expansion site will be processed at the existing facilities, except that a portable screening plant may be utilized on the expansion site. Aggregate products will be shipped to markets using the existing entrance/exit to Brock Road located in the pit to the north. No increase in maximum annual tonnage is requested, therefore there will be no increase in impacts related to processing and shipping from the expanded site. Potential impacts on groundwater, surface water and natural heritage features of the Oak Ridges Moraine, on and adjacent to the site have been evaluated through studies submitted with the applications. Recommended mitigation measures have been implemented on the Aggregate Resources Act Site Plan. Extensive monitoring of the operations identified in these studies is also implemented on the Site Plan.

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

PART B - THE AMENDMENT

1.0 INTRODUCTION

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

2.0 DETAILS OF THE AMENDMENT

Schedule "A" Land Use Designations to the Township of Uxbridge Official Plan, is amended by redesignating the lands described as Part of Lots 10 and 11, and Part of the Road Allowance between Lots 10 and 11, Concession 4, in the Township of Uxbridge, Region of Durham, and identified on Schedule "A" attached from the "Rural" designation to the "Policy Area 1.9.9.1 Approved Mineral Aggregate Extraction Area".

PART C - THE APPENDICES

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

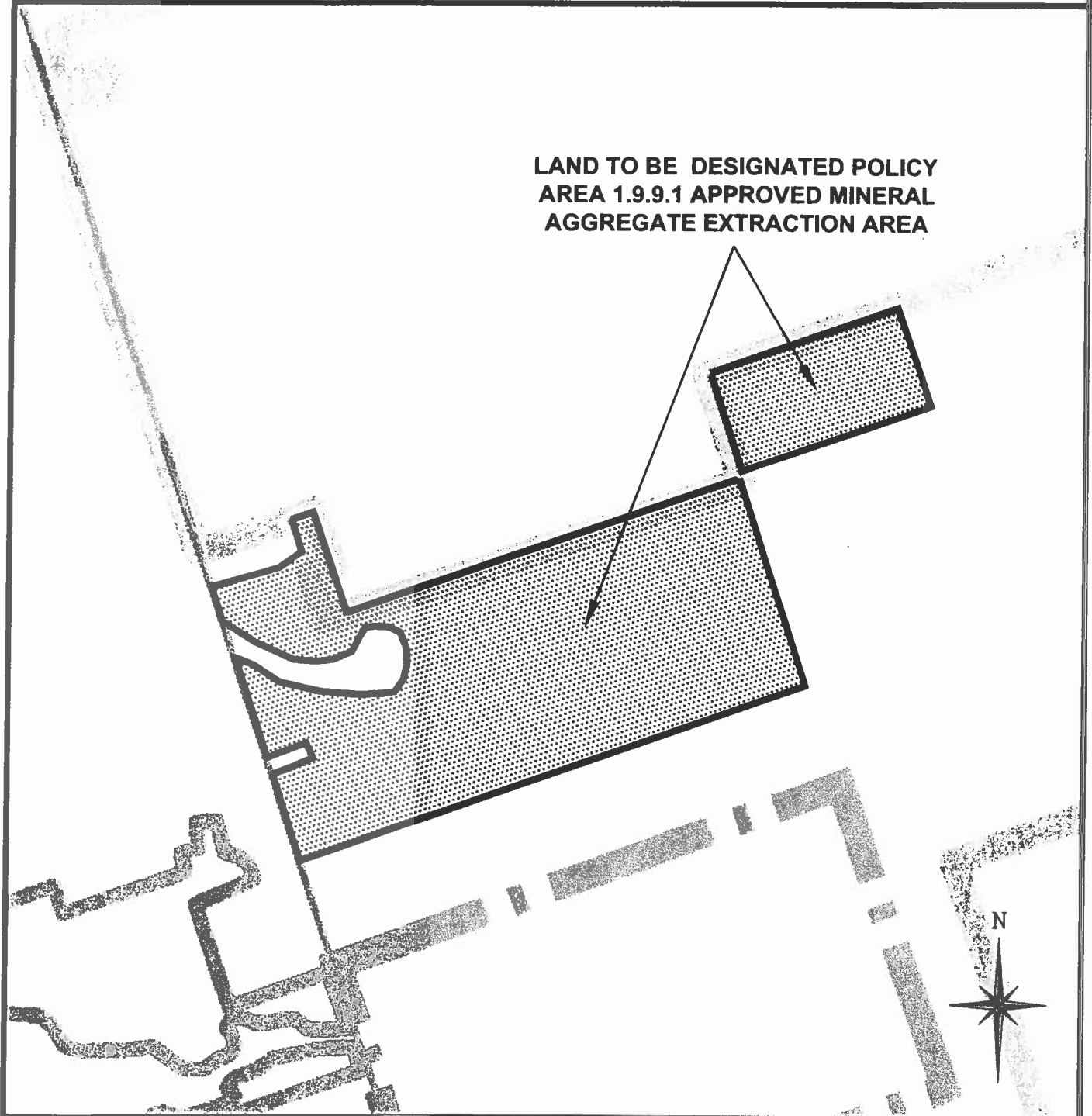
APPENDIX A
MINUTES OF PUBLIC MEETING

APPENDIX B
TECHNICAL BACKGROUND REPORT

**THE CORPORATION OF THE TOWNSHIP OF
UXBRIDGE**

**Schedule 'A' to Amendment No. ____
to the Township of Uxbridge Official Plan**

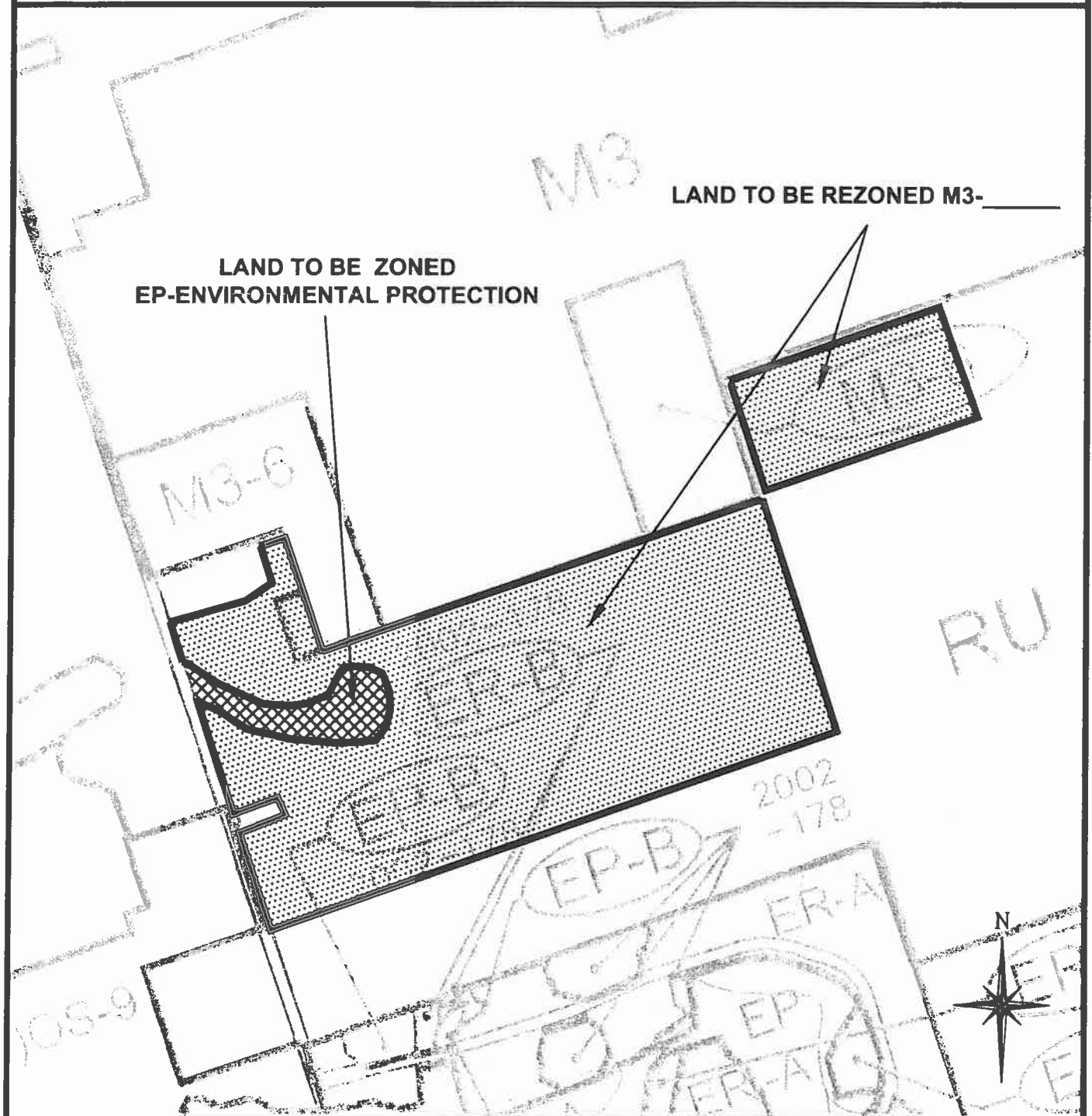
**LAND TO BE DESIGNATED POLICY
AREA 1.9.9.1 APPROVED MINERAL
AGGREGATE EXTRACTION AREA**



**THE CORPORATION OF THE TOWNSHIP OF
UXBRIDGE**

Schedule 'A' By-Law No. ____

to the Township of Uxbridge Official Plan



APPENDIX F

Curriculum Vitae

Trudy P. Paterson, CET, RPP, MCIP



EDUCATION

Bachelor of Arts in Geography

Graduated with Distinction

York University, June 1995.

George H. Michie Memorial Scholarship Award for Academic Excellence

in the area of Rural Canadian Studies, November 1994.

Diploma in Resources Engineering Technology

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

PROFESSIONAL BACKGROUND

Skelton, Brumwell & Associates Inc.

1980 to 2003, Resource Technologist and Land Use Planner

2004 to present, Senior Planner

Senior Planner and Senior Resources Technologist with responsibility for project coordination, subdivision and site planning, preparation of planning documents, property inventories, coordination and site plans for aggregate resources projects, litigation support, and Phase I Environmental Site Assessments.

Ontario Ministry of Natural Resources (Midhurst)

1976 to 1980 (full and part-time)

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

Rodney C. Raikes, OLS (Barrie)

1975 - 1979 (full and part-time)

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

MEMBERSHIP & ASSOCIATIONS

Member, Ontario Association of Certified Engineering Technicians and Technologists.

Member, Canadian Institute of Planners.



OTHER QUALIFICATIONS

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

WORK RELATED COURSES

Introduction to Microsoft Access
Nov. 2001, Georgian College, Barrie

Planner as a Facilitator
April 2008, OPPI Continuing Education

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

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

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

KEY PROJECTS (AGGREGATE RESOURCES)

Aggregate Permits

Ms. Paterson has coordinated application submissions and approvals for a number of Aggregate Permits on Crown Land. These projects required integration of natural environment, hydrogeology and archaeological studies into a workable Site Plan for the extraction of aggregate resources. Consultation with local and upper tier municipalities, various branches of the Ministry of Natural Resources, First Nations, the Ministry of Northern Development, Mines and Forestry, and recreational users of Crown Land was required to obtain approvals.

Kovacs Pit Expansion - Municipality of Clarington

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

Varcoe Pit Expansion - Township of Springwater

Successful management of concurrent application processes under the Planning Act and the Aggregate Resources Act resulted in the major expansion of a gravel pit. Extensive public consultation and negotiation were key to the resolution of issues, and Municipal and Ministry of Natural Resources Approval without an Ontario Municipal Hearing.

KEY PROJECTS (MUNICIPAL PLANNING)

Severn Park- Township of Severn

The members of Severn Falls Chapel have a goal to provide affordable housing for retirees in the community of Severn Falls. In 2009, Skelton, Brumwell coordinated the submission of a zoning by-law amendment application to permit the proposed use. The application was denied by the Township and appealed to the Ontario Municipal Board by the proponent. Ms. Paterson provided planning evidence at the hearing that contributed to the Board's decision to allow the appeal.

Planning Justification Report - The Town of Blue Mountains

In 2005 The Town of the Blue Mountains retained Skelton, Brumwell & Associates Inc. to prepare a Planning Justification Report relative to the land use designations for the Swiss Meadows area in OPA No. 4 to the Town's adopted Official Plan.

Barrie Hydro Substations and Property Inventory

Ms Paterson was responsible for the coordination of these projects. The first project included the preparation of site plans, obtaining relevant approvals, and administering the construction of three municipal substations in the City of Barrie. The second project was the preparation of a property database, including recommendations relative to planning matters, relative to over 40 municipal substations sites in the City and other municipalities.

Lind Condominium - Township of West Grey

This project involved the conversion of an historic mill located on the Rocky Saugeen River into a recreational residence. Required approvals included an Official Plan Amendment to the Grey County Official Plan, a Zoning By-law Amendment, a Draft Plan of Condominium Approval and Conservation Authority Approval related to the flood line and fish habitat. Coordination of a team including Skelton Brumwell staff, a fisheries biologist, the project architect, and clients' lawyer was required for successful completion of the project.

Woodland Park Subdivision - Town of Innisfil

Retained by the Town of Innisfil in 2002, Ms Paterson completed the review of applications for a Draft Plan of Subdivision and Zoning By-law Amendment for a 244 unit urban subdivision in the Alcona Secondary Plan. Issues arising from the review included natural heritage features, housing mix and urban design. Ms Paterson appeared at the Ontario Municipal Board on behalf of the Town relative to the application, and worked with the proponents and the Town to prepare Conditions of Draft Plan Approval.