



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

July 26, 2023

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0

Meagan Ferris, RPP MCIP
Manager of Planning and Environment
County of Wellington Planning & Development
74 Woolwich Street
Guelph ON N1H 3T9

Dear Lynne and Meagan:

**RE: CBM Aggregates Proposed Aberfoyle South Pit Expansion – Application Update
OUR FILE Y321AB**

CBM Aggregates, a Division of St. Marys Cement Inc. (Canada) ("CBM"), is in the process of preparing an application for a below water pit expansion to their current operations at the Aberfoyle South Pit. The proposed Aberfoyle South Expansion is located at 6947 Concession Road 2, legally described as Part of Lots 18, 19, and 20, Concession 1, geographic Township of Puslinch.

In the last few years, CBM has discussed this proposed application on several occasions with the Township and County. A pre-consultation meeting was held with the Township including its expert peer reviewers, the County and GRCA on September 28, 2021 to discuss the proposal and technical requirements. Further, CBM has provided updates to Township Council on this application in December 2019 and December 2021.

Since these discussions have occurred, substantial field work and technical assessment have been undertaken for the proposed application.

In advance of the additional pre-consultation meeting scheduled on July 27, 2023, the purpose of this letter is to provide a brief overview of the proposal and the list of technical studies and plans that will be submitted with this application and an update on next steps.

Overview of Proposal

- The proposed area to be licensed is 44.8 hectares and the proposed extraction area is 27.5 ha (please refer to enclosed Draft Existing Features Plan from the Aggregate Resources Act Site Plan and Context Plan).
- The licensed boundary has been delineated to avoid significant natural features including the Mill Creek PSW Complex. No extraction is proposed in significant natural features and a 30 m extraction setback will be applied to the adjacent PSW and significant woodlands.
- The proposed extraction area contains approximately 6 to 7 million tonnes of high quality sand and gravel resources.
- The proposed maximum annual tonnage for the pit is 1.25 million tonnes.
- The proposed pit will not contain any aggregate processing or washing. The pit will be strictly used as a “feeder pit” where highway trucks will be loaded with extracted aggregate to be processed at the existing Aberfoyle South Pit. Trucks will access the proposed pit via a new entrance located at the east end of the site (please refer to enclosed Proposed Haul Route Figure).
- The proposed hours of operation for the pit are 7 am to 7 pm, daily. Shipping hours would be restricted to 7 am to 6 pm on weekdays and 8 am to 4 pm on Saturdays.
- The pit will be rehabilitated to a lake approximately 26 ha in size. Approximately 7 ha of new wetlands and woodlands are proposed to be created within areas outside of the extraction area (please refer to enclosed Rehabilitation Plan concept).
- The property is located within the Greenlands and Core Greenlands designation of the County’s Official Plan. The agricultural areas proposed for extraction are identified as Core Greenlands due to being located within a floodplain.
- The property is zoned both Natural Environment and Agricultural in the Township’s Zoning By-Law.

The following applications are required to permit the proposed pit expansion:

1. County Official Plan Amendment to include the site within a Mineral Aggregate Area
2. Zoning By-law Amendment to Extractive Zone (EXI)
3. Class A Below Water Pit Licence under the Aggregate Resources Act

List of Technical Studies and Plans

In accordance with the requirements under the Aggregate Resources Act, Section 6.6.5 of the Official Plan and feedback received from the Township, County and GRCA through the previous pre-consultation meeting, the following technical reports and plans will be submitted with this application:

- Aggregate Resources Act Site Plan
- Planning Report and Aggregate Resources Act Summary Statement, MHBC
- Natural Environment Report, WSP
- Level 1 and 2 Water Report, WSP

- Maximum Predicted Water Table Report, WSP
- Stages 1-3 Archaeological Assessment, WSP
- Noise Impact Assessment, WSP
- Transportation Impact Assessment, TMIG
- Best Management Practices Plan for Control of Fugitive Dust, WSP
- Agricultural Considerations Summary, MHBC
- Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes, MHBC

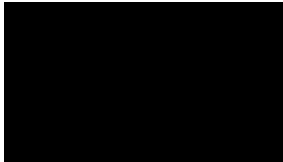
Terms of reference for the Natural Environment Report and Water Report were provided on October 12, 2021 based on the input from the September 2021 pre-consultation meeting. These terms of reference are also enclosed for reference.

Next Steps

The project team is in the process of finalizing the technical reports and plans. We anticipate that the applications will be submitted to MNR, County and Township in the next couple of months. We will notify the Township and County in advance of the applications being submitted.

Yours truly,

MHBC

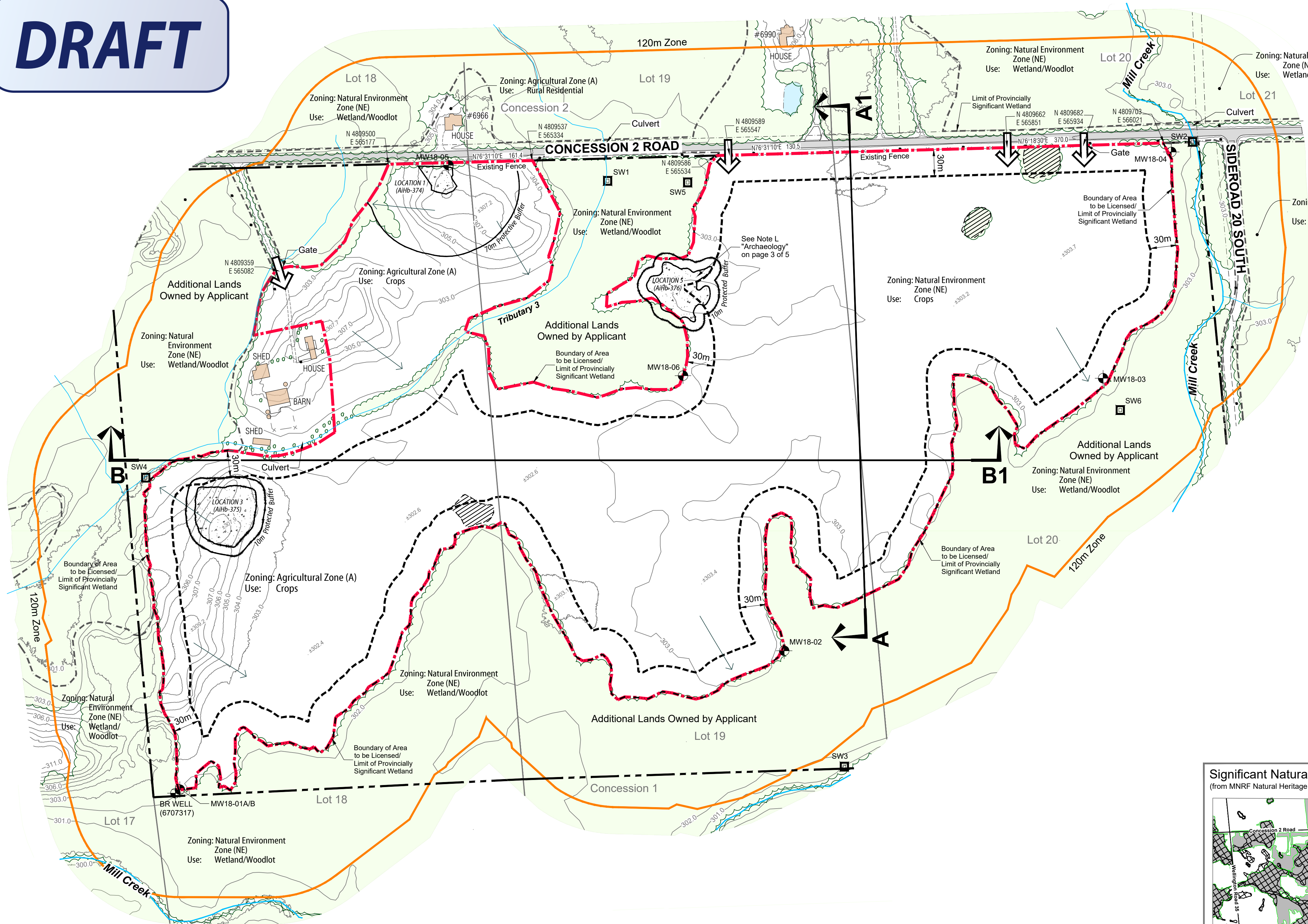


Neal DeRuyter, BES, MCIP, RPP

cc. *David Hanratty, CBM*
Stephen May, CBM
Heather Melcher, WSP
George Schneider, WSP

Encl.

DRAFT



Notes

A. General

- This site plan is prepared under the Aggregate Resources Act (ARA) for a Class A licence for a pit below the ground water table and follows the Aggregate Resources of Ontario: Site Plan Standards August 2020, specifically Existing Features for all sites (Numbers 1-26 in the standards).
- Area Calculations:
Licence Area: 44.8 hectares (110 acres)
Limit of Extraction: 27.5 hectares (67 acres)
All measurements shown are in metres unless specified otherwise.

B. References

- Topographic information compiled by GeoOptic (a division of Aeon Egmond Ltd.) with supplementary information from the Ontario Digital Terrain Model (contains information licensed under the Open Government Licence - Ontario). Data from GeoOptic was produced from aerial photography that was flown on June 4, 2021. Mapping is produced in real world scale and coordinates (NAD83 UTM Zone 17N). Contour interval is 1m. All elevations are geodetic (CGVD2013 ht2).
- Plan of Survey prepared by Delph & Jenkins North Ltd. (2018).
- The subject lands are zoned Agricultural (A) and Natural Environment (NE) and subject to an Environmental Protection Overlay in the Township of Puslinch Comprehensive Zoning By-law 2018-023 (April 2018 and Revised January 2020).
- Ontario GeoHub © King's Printer for Ontario, 2023.
- Grand River Conservation Authority (GRCA)
- Land use information compiled from 2021 imagery, site visits and client input.

C. Drainage

- Surface drainage on and within 120 metres of the licence boundary is by overland flow in the directions shown by arrows on the plan view or by infiltration.

D. Groundwater

- Based on the available groundwater elevation data, the maximum predicted water table on the site is 301.91 metres asl in the western edge of the extraction area (as measured at SW4) to 303.95 masl in the northeastern portion of the site (as measured at MW18-04). The water table slopes downward moving from east to west across the site.

E. Site Access and Fencing

- There are several existing field accesses to the site in the locations shown on the plan view.
- Post and wire fencing (unless noted otherwise) exists in the locations shown on the plan view.

F. Aggregate Related Site Features

- There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, haul roads, fuel storage, berms or excavation faces.

G. Significant Natural Features

- On-site: fish habitat (Tributary 3), evaluated wetlands
- Off-site within 120m: Mill Creek-Puslinch Provincially Significant Wetland, significant woodlands, endangered and threatened species habitat (little brown myotis, northern myotis, eastern small-footed myotis, tri-coloured bat and black ash), fish habitat and significant wildlife habitat.

H. Cross Sections

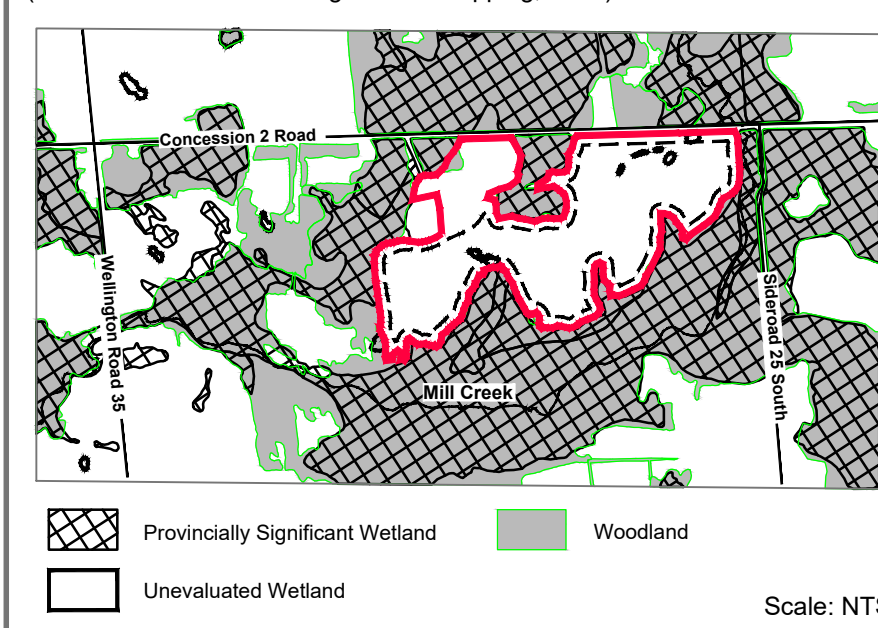
- As shown on this page. Detailed sections are shown on page 5 of 5.
- Cross section locations are identified on the plan view for each drawing.

I. Report References

- Noise: "Noise Impact Assessment, Aberfoyle Pit Expansion" January 2023 (Source: WSP)
- Natural Environment: "Natural Environment Report, Proposed Aberfoyle South Pit Expansion" March 2023 (Source: WSP)
- Hydrogeology: "Water Report Level 1/2 Aberfoyle South Pit Expansion" March 2023 (Source: WSP)
- Maximum Predicted Water Table Report: "Maximum Predicted Water Table Report" March 2023 (Source: WSP)
- Archaeology: "Stage 1 and 2 Archaeological Assessment, Revised Report" April 2023 and "Stage 3 Archaeological Assessment (Locations 3 & 5)" May 2023 (Source: WSP)
- Traffic: "Transportation Impact Study, CBM Aberfoyle South Pit Expansion" December 2022 (Source: TYLin)
- Agricultural Review: "Proposed Aberfoyle South Pit Expansion: Agricultural Considerations" February 2023 (Source: MHBC Planning)
- Dust: "Best Management Practices Plan for the Control of Fugitive Dust at Aberfoyle South Pit Expansion Version 1" October 2021 (Source: WSP)

Significant Natural Heritage Features

(from MNRF Natural Heritage Areas Mapping, 2023)



Key Plan



Subject Lands

Legal Description

PART OF LOTS 18, 19 and 20
CONCESSION 1
(Geographic Township of Puslinch)
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

Legend

	Boundary of Area to be Licensed		Limit of Excavation ALL SETBACKS ARE DRAWN TO SCALE AND SHOW LABELLED DISTANCES
	Additional Lands Owned by Applicant POST & WIRE FENCE UNLESS OTHERWISE NOTED		Contour with Elevation METRES ABOVE SEA LEVEL
	Existing Fence POST & WIRE FENCE UNLESS OTHERWISE NOTED		Existing Spot Height Elevation METRES ABOVE SEA LEVEL
	Public Road - Paved		Building/Structure LOCATION AND USE FOR BUILDINGS ON-SITE AND WITHIN 120m ARE SHOWN ON THIS PAGE
	Public Road - Gravel		Existing Vegetation
	Private Laneway		Direction of Surface Drainage (IF ANY)
	Existing Access		Drainage Feature AS INDICATED
	Hydro Pole		Parcel Fabric LOCATION APPROXIMATE
	Provincially Significant Wetland ON-SITE VERIFIED IN FIELD BY WSP 2021 AND OFF-SITE FROM ONTARIO GEOHUB		Archaeological Site SITE RECOMMENDED FOR FURTHER ARCHAEOLOGICAL FIELD WORK
	Unevaluated Wetland GRCA OPEN DATA		
	Groundwater Monitor		
	Surface Water Monitor WSP 2021		
	Cross Sections SEE PAGE 5 OF 5 FOR EXISTING AND REHABILITATED CROSS SECTIONS		

Site Plan Amendments

No.	Date	Description	By

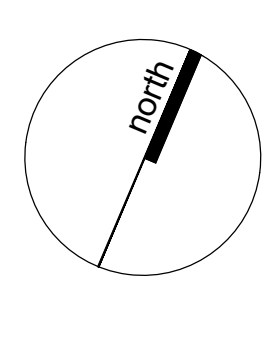
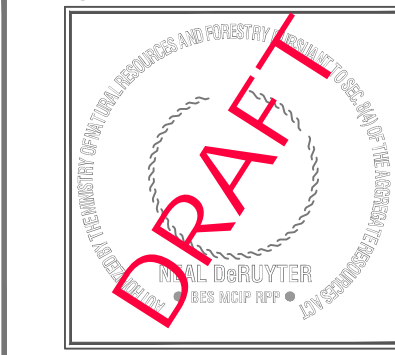
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MNRF Approval Stamp



Stamp



Applicant

Applicant's Signature

ST. MARYS CEMENT INC. (CANADA)
55 Industrial St. 4th Floor
Toronto, Ontario M4G 3W9
Telephone: (416) 696-4411

David Hanratty
Votorantim Cimentos - North American Aggregates
Director of Land & Resources

Project

Aberfoyle South Pit Expansion

MNRF Licence Reference No.	Pre-approval review:
Plan Scale 1:2,500 (Arch D)	For Client Review - July 2023
Plot Scale 1:2.5 [1mm = 2.5 units] MODEL	
Drawn By D.G.S.	File No.
Checked By N.D.	

File Name

EXISTING FEATURES PLAN

Drawing No.

1 OF 5



Figure 1

Context Plan

CBM Aberfoyle South Expansion

Concession 2 Road
Township of Puslinch
County of Wellington

LEGEND



Property Boundary
(88.5 ha)



Proposed Licensed Boundary
(44.8 ha)



Proposed Limit of Extraction
(27.5 ha)

Sources:
Google - Satellite Imagery
LIO/Geohub - Pit Boundaries

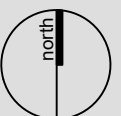
DATE: October 2022

FILE: Y321AB

SCALE: 1:15,000

DRAWN: DGS

K:\Y321AB- CBM ABERFOYLE SOUTH PIT EXPANSION\RPT\SITE CONTEXT.DWG



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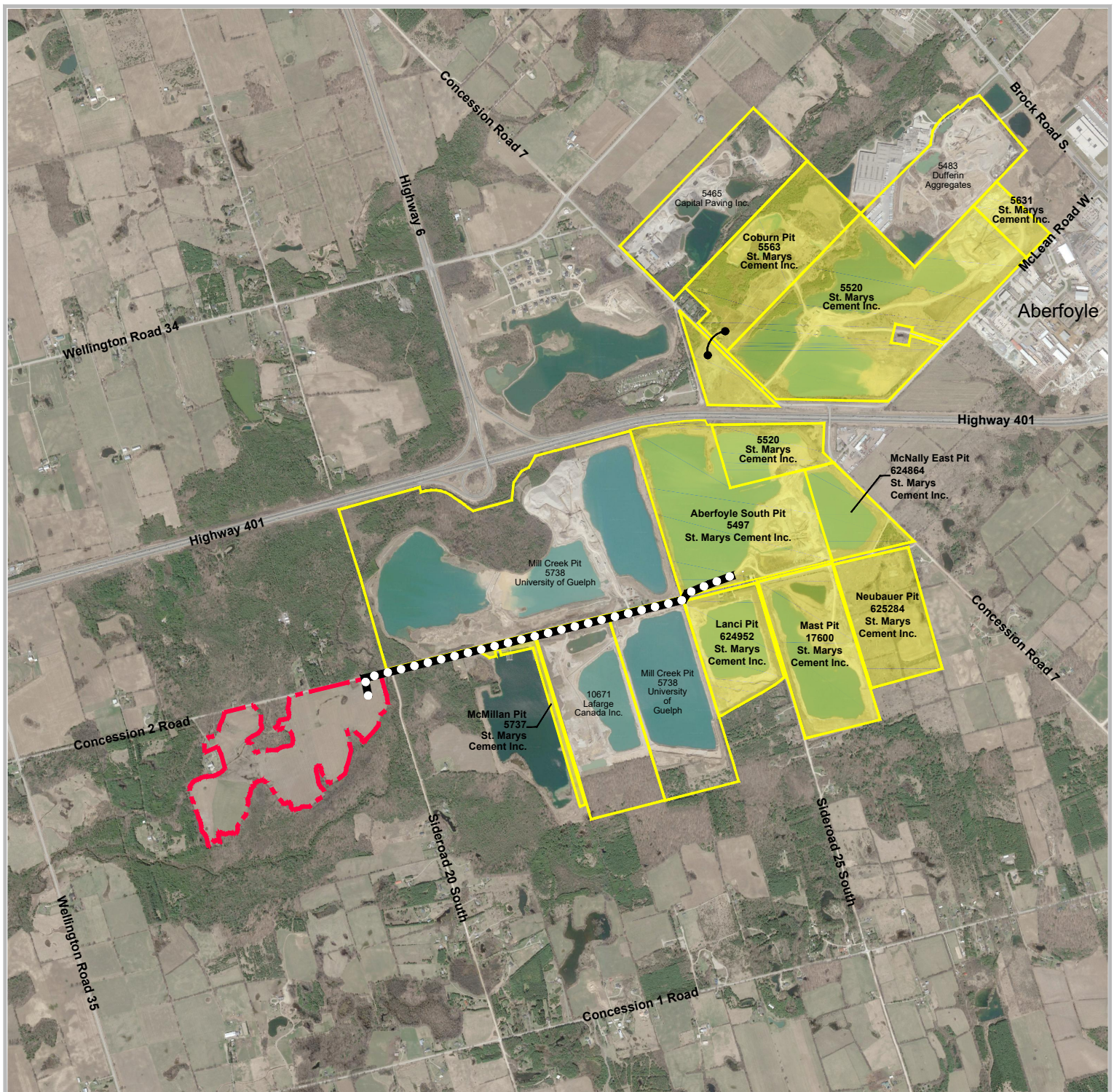


Figure 2

Proposed Haul Route

LEGEND



Subject Lands



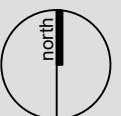
Haul Route

DATE: January 2022

FILE: Y321AB

SCALE: 1:30,000

DRAWN: DGS



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CBM Aberfoyle South Expansion

Concession 2 Road
Township of Puslinch
County of Wellington

Sources:
Google Satellite Imagery
LIO/Geohub Pit & Quarry Boundaries

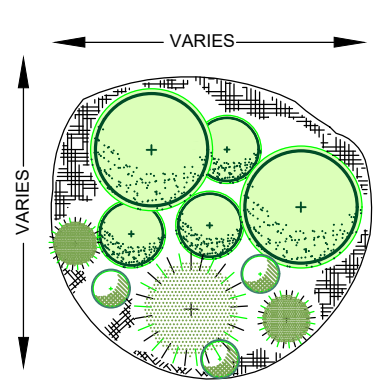


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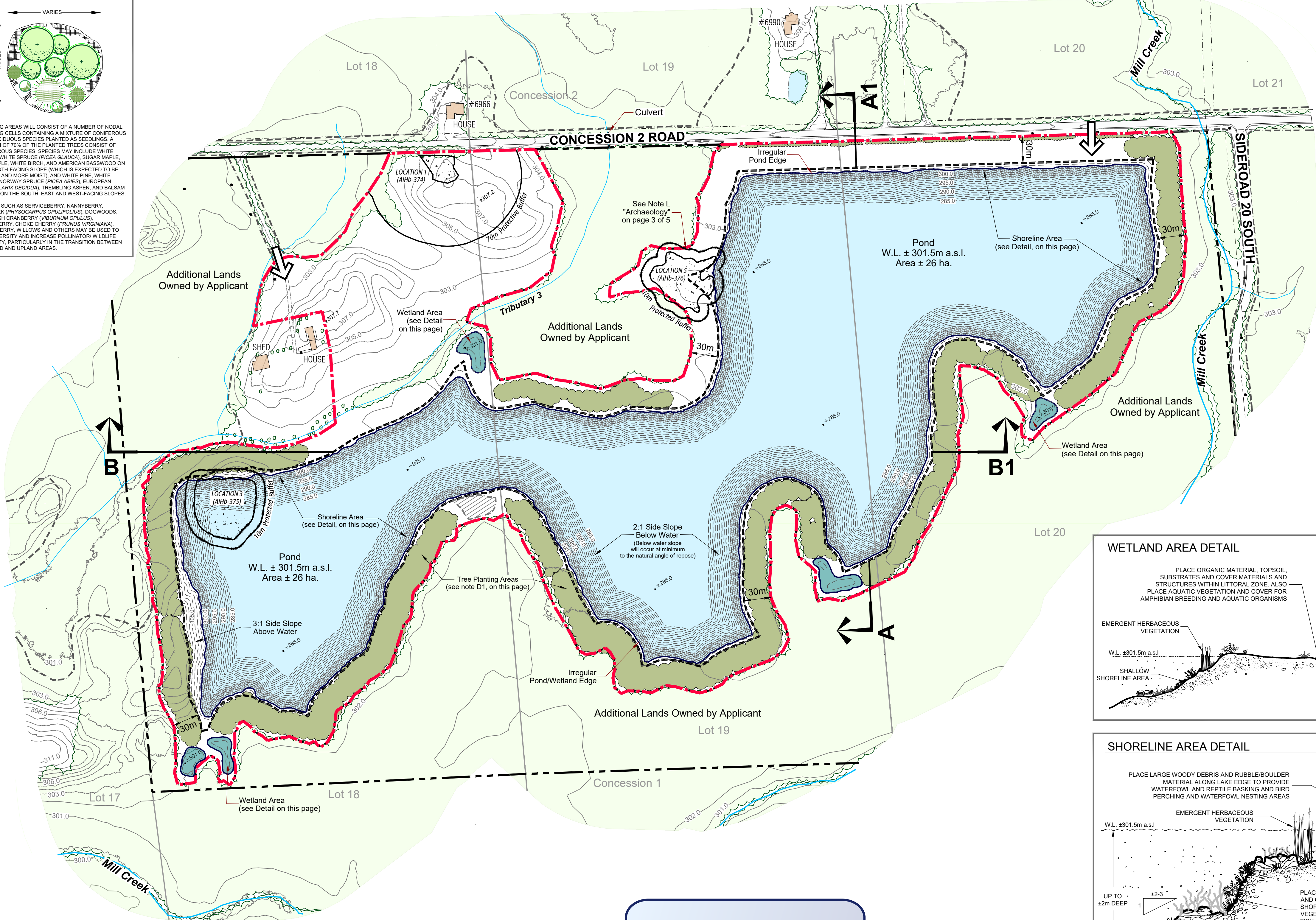
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Nodal Planting Detail

Scale: NTS

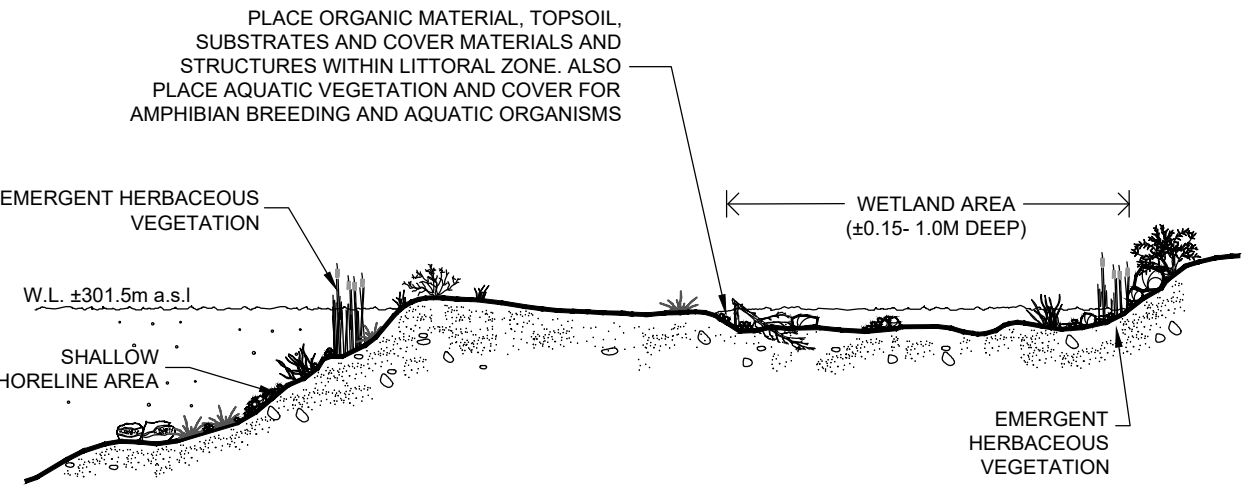


- PLANTING AREAS WILL CONSIST OF A NUMBER OF NODAL PLANTING CELLS CONTAINING A MIXTURE OF CONIFEROUS AND DECIDUOUS SPECIES PLANTED AS SEEDLINGS. A MINIMUM OF 70% OF THE PLANTED TREES CONSIST OF CONIFEROUS SPECIES. SPECIES MAY INCLUDE WHITE CEDAR, WHITE SPRUCE (PICEA GLAUCA), SUGAR MAPLE, RED MAPLE, WHITE BIRCH, AND AMERICAN BASSWOOD ON THE NORTH-FACING SLOPE (WHICH IS EXPECTED TO BE COOLER AND MORE MOIST), AND WHITE PINE, WHITE CEDAR, NORWAY SPRUCE (PICEA ABIES), EUROPEAN LARCH (LARIX DECIDUA), TREMBLING ASPEN, AND BALSAM POPLAR ON THE SOUTH, EAST AND WEST-FACING SLOPES.
- SHRUBS SUCH AS SERVICEBERRY, NANNYBERRY, NINEBARK (PHYSCOCARPUS OPULEFOLIOS), DOGWOODS, HOBIBUSH (VIBURNUM OPALEUS), ELDERBERRY, CHERRY (PRUNUS VIRGINIANA), CHOKEBERRY, WILLOWS AND OTHERS MAY BE USED TO ADD DIVERSITY AND INCREASE POLLINATOR WILDLIFE DIVERSITY, PARTICULARLY IN THE TRANSITION BETWEEN WETLAND AND UPLAND AREAS.



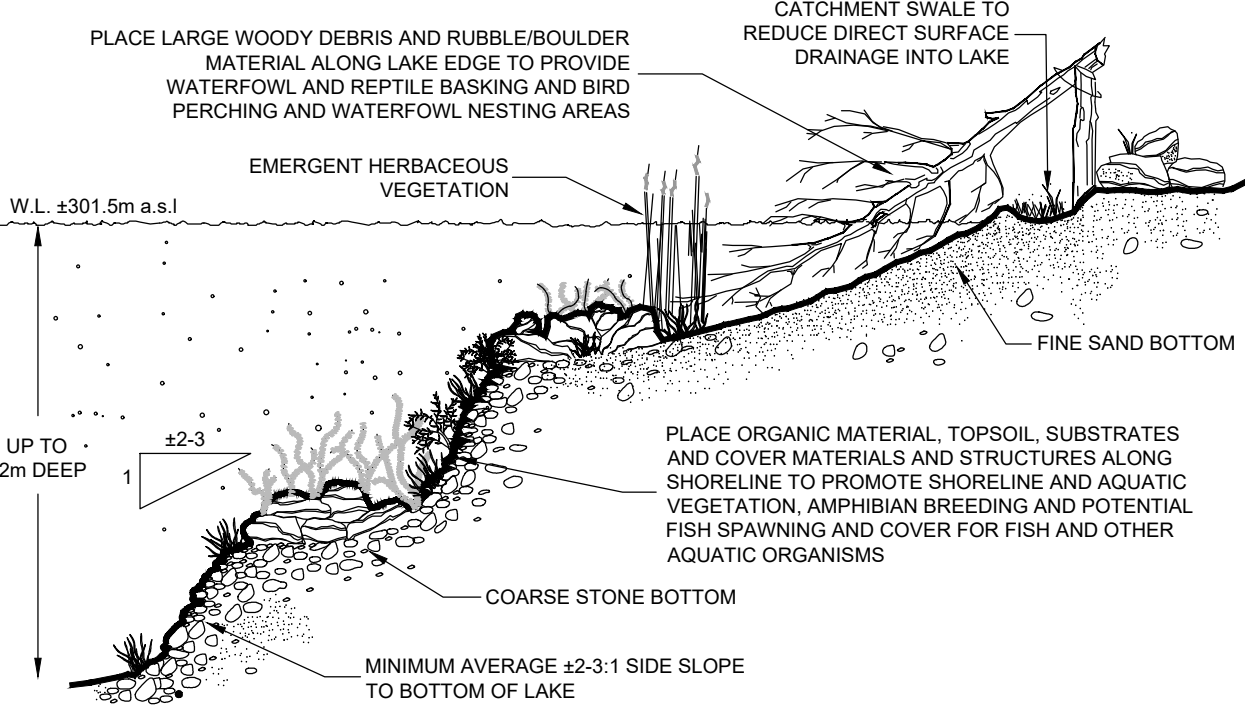
WETLAND AREA DETAIL

Scale: N.T.S.



SHORELINE AREA DETAIL

Scale: N.T.S.



Legal Description

PART OF LOTS 18, 19 and 20
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(Geographic Township of Puslinch)
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

Legend

- Boundary of Area to be Licensed
- Additional Lands Owned by Applicant
POST & WIRE FENCE UNLESS OTHERWISE NOTED
- Contour with Elevation
METRES ABOVE SEA LEVEL
- Existing Fence
POST & WIRE FENCE UNLESS OTHERWISE NOTED
- Existing Vegetation
- Private Laneway
- Access
- Provincially Significant Wetland
ON-SITE VERIFIED IN FIELD BY WSP 2021 AND OFF-SITE FROM ONTARIO GEOHUB
- Unevaluated Wetland
GRCA OPEN DATA
- Archaeological Site
SITE RECOMMENDED FOR FURTHER ARCHAEOLOGICAL FIELD WORK
- Cross Sections
SEE PAGE 5 OF 5 FOR EXISTING AND REHABILITATED CROSS SECTIONS
- Limit of Excavation
ALL SETBACKS ARE DRAWN TO SCALE AND SHOW LABELLED DISTANCES
- Proposed Contour
METRES ABOVE SEA LEVEL (m A.S.L.)
- Proposed Elevation
REHABILITATED ELEVATION
- Proposed Tree Planting Areas
LOCATION APPROXIMATE
- Post Extraction Pond
- Proposed Shoreline Area
(SEE DETAIL ON THIS PAGE)
- Proposed Wetland Area
(SEE DETAIL ON THIS PAGE)

Site Plan Amendments

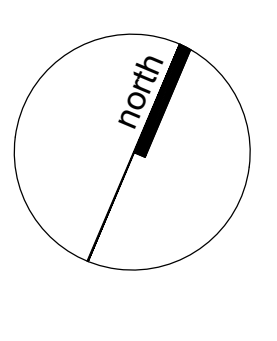
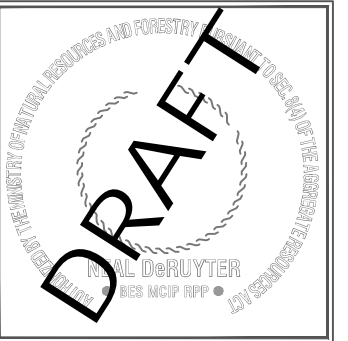
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MNRF Approval Stamp

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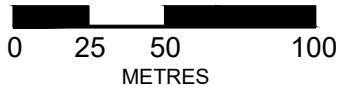
Aberfoyle South Pit Expansion

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Plan Scale 1:2,500 (Arch D)

SCALE



For Client Review - July 2023

Plot Scale 1:2.5 [1mm = 2.5 units] MODEL

Drawn By D.G.S.

File No.

Checked By N.D.

Y321AB

File Name

REHABILITATION PLAN

Drawing No.

4 OF 5

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