



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 18, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_Wk3EI5BtReusgfGWH9H_Zw

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

+1 587 328 1099 Canada

+1 613 209 3054 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

+1 438 809 7799 Canada

Webinar ID: 817 0619 7485

Passcode: 240768

International numbers available: <https://us02web.zoom.us/j/kcKDPmCmY>

AGENDA

DATE: Wednesday June 18, 2026

PUBLIC INFORMATION MEETING: 7:00 P.M.

Order of Business:

- 1. Call the Meeting to Order**
- 2. Disclosure of Pecuniary Interest & the General Nature Thereof**
- 3. Purpose of Public Meeting**
- 4. Reports/Applications**
 - 4.1. Zoning By-law Application D14-CBM (Aberfoyle South Lake Pit) – property location known as 6947 Concession 2, Township of Puslinch**
 - 4.1.1. Application and Submissions – [Puslinch.ca/ActiveZoning](https://puslinch.ca/ActiveZoning)
 - 4.1.2. Applicant Presentation
 - 4.1.3. Staff Public Meeting Report
 - 4.1.4. Agency Comments
 - 4.1.5. Written Public Comments



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 18, 2026 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH

5. Adjournment

ABERFOYLE SOUTH LAKE PIT

Public Information Meeting

June 18, 2026



OVERVIEW

CBM submitted applications required to permit a below water pit at 6947 Concession 2:

1. Official Plan Amendment / Zoning By-law Amendment under the *Planning Act*
2. Class A Licence under *Aggregate Resources Act* ('ARA')

Proposed licence area: 39.2 hectares

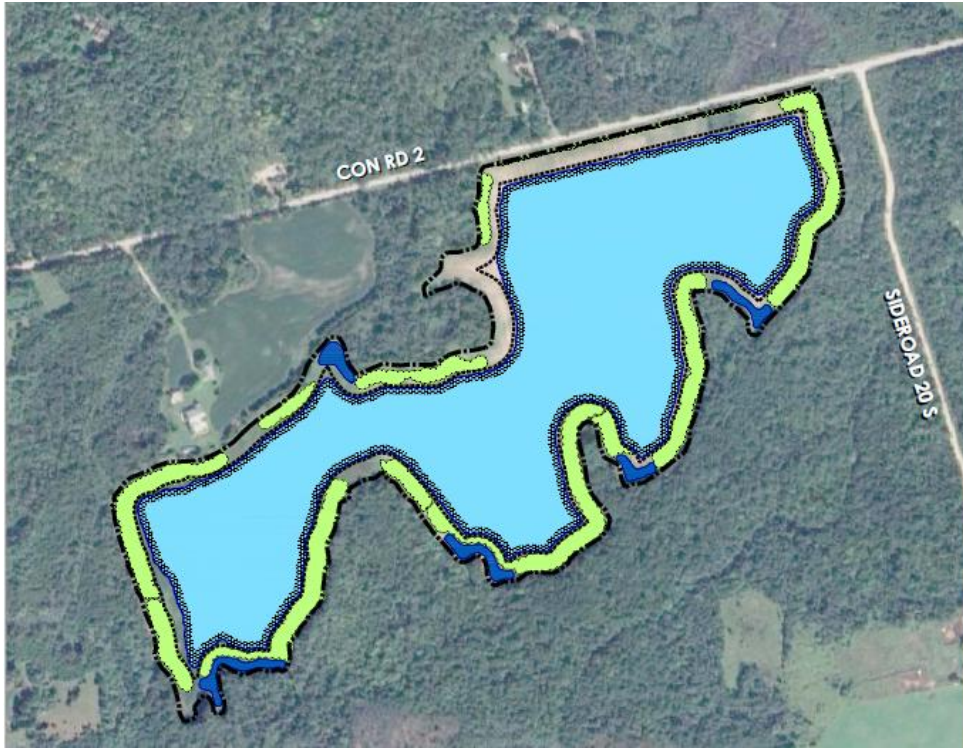
Proposed extraction area: 27.5 hectares


Maximum annual tonnage: 1 million tonnes


Approximately 5.5 million tonnes of high-quality sand and gravel. Pit would be operational for approximately 6 to 10 years.

Rehabilitation includes a lake (26 ha), wetlands (0.8 ha) and tree planting (6.7 ha).








 Proposed Licence Boundary


 Proposed Limit of Extraction

Proposed Rehabilitation Features

 Post Extraction Pond

 Shallow Shoreline Areas

 Tree Planting Areas

 Created Wetlands

REHABILITATION CONCEPT PLAN



CBM Aberfoyle Rehabilitation



PQA

Sideslopes and majority of pond completed and tree planted. Over 20,000 trees in past 5 years.

Lanci

North and east sideslopes in progress or complete. Over 4000 trees planted on north slope.

Coburn

Wetland/ aquatic complex Award-winning area with significant biodiversity. Over 4,000 trees – Apiary and pollinator plantings.

McNally East

Sideslopes completed progressively. 1,000 trees where future sloping not required.

Aberfoyle North

North Shore of pond completed in 1980's/ 1990's reforested, healthy fishery (Cops & Kids Events).

Neubauer

Progressive – 5 acre side slope forested in 2026 and 10 ha ANSI site (over 18,000 trees).

McMillan

Bronze Plaque candidate, OSSGA Rehabilitation Awards, Numerous tours to showcase unique and innovative works. Vernal Pool, aquaculture environmental enhancement, monitoring, prairie plantings, tree planting.

Mast Snyder

Progressive – over 3ha of corridor tree planting (over 1000 trees).

Rozzell

Progressive – westside tree screen buffer and 4ha rehabilitation area (over 12,000 trees).





CBM Completed Operations

Tikal Pit

Operated until 2017 (award winning rehabilitation (over 11,000 trees around lake) – residential

McMillan

38ha surrendered in 2010. Extraction completed in 2007 – natural environment/aquaculture

Edgington 2

Surrendered in 2016 converting to over 40 acres of Commercial/ Employment lands

Nigro

Surrendered in 2018 to agriculture.

Coburn

Triangle Shaped Silt pond complex partial surrender - surrendered 2017 – Rezoned Commercial

Martinello

Surrendered in 2012 – returned to agriculture/residential

Timeline of Applications

November
2023

CBM submits
Planning Act
and ARA
applications

Spring
2024

CBM initiates
notification and
consultation
process under
ARA

Summer 2024
to Fall 2025

As a result of
comments received,
additional technical
work and
investigations
undertaken, and
changes made to
application

November
2025 to
January 2026

CBM responds to
all comments and
outlines changes
made to
application

April
2026

Township PDAC
meeting

Additional
changes are made
to application

Consultation
period under ARA
ends

← Ongoing Indigenous Consultation →

TECHNICAL STUDIES

CBM submitted the following reports and studies with the application in November 2023:

- Planning Report & ARA Summary Statement
- Stage 1, 2 and 3 Archaeological Assessments
- Maximum Predicted Water Table Report
- Level 1 and 2 Water Report
- Visual Impact Assessment
- ARA Site Plan
- Best Management Practices Plan for the Control of Fugitive Dust
- Agricultural Considerations Review
- Aggregate Resource Evaluation
- Public Consultation Strategy
- Transportation Impact Study
- Noise Impact Study
- Natural Environment Report

ADDITIONAL WORK

In December 2025, the following additional studies and responses were submitted in response to comments:

1. Revised Transportation Impact Study
2. Supplemental Assessments of Potential Impacts to Mill Creek, Tributary 3 and Provincially Significant Wetlands
3. Supplemental Assessment and Mitigation of Post-Rehabilitation Groundwater Uplift
4. Flood Mapping Assessment
5. Hydrological and Ecological Monitoring Plan
6. Headwater Drainage Feature Assessment
7. Revised ARA Site Plan
8. Natural Environment and Water Report Terms of Reference Concordance Cross-Check
9. Written responses to agency and peer review comments

KEY CHANGES TO APPLICATION

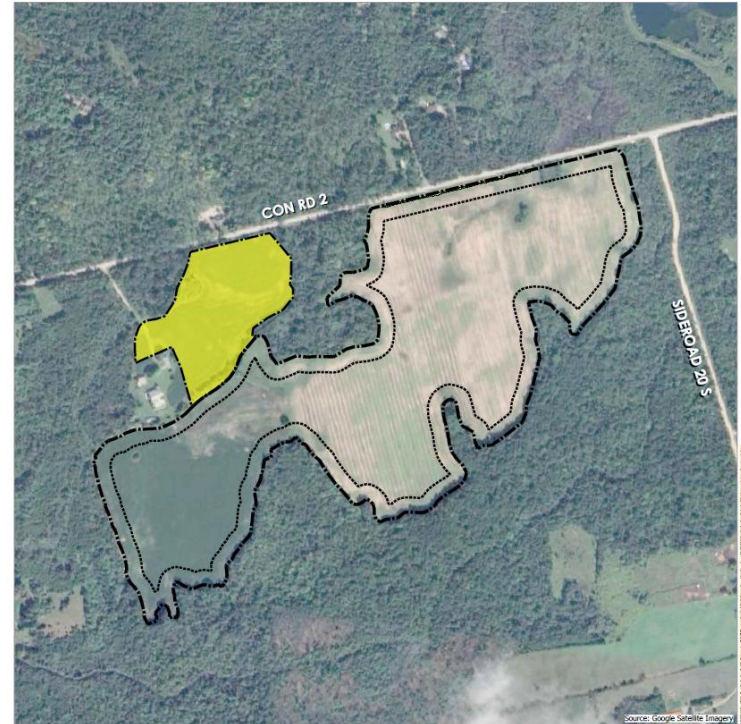
In response to initial comments received on the application, CBM made the following changes:

- Renamed proposed pit to “Aberfoyle South Lake Pit”.
- Developed monitoring plan to verify that no adverse impact occur to private wells and natural features, including trigger levels and corrective actions.
- Incorporated additional mitigation measures to protect adjacent natural features and surrounding lands, enhanced visual screening (i.e. tree plantings) and pit entrance improvements (i.e. paved entrance and dust suppression measures).
- Identified additional groundwater and surface water monitoring locations.
- Incorporated specific rehabilitation targets for tree plantings and doubled the wetland area created through rehabilitation (0.3 hectares to 0.8 hectares).

ADDITIONAL CHANGES TO APPLICATION

More recently, CBM made the following additional changes to the application:

- Reduced total licence area to remove lands from licence between Tributary #3 and Concession 2 Road (reduction in licence area of 5.6 hectares).
- Established groundwater and surface water trigger levels.
- Identified a proposed maximum disturbed area of the pit at 50%.
- Additional noise mitigation including requirement for noise audits.
- Incorporated heavy-duty sediment and erosion fencing control measures between wetlands and watercourses, and the areas to be disturbed.



ARA Licence Application Status

Agency Consultation

Review of the licence application was conducted by the following agencies:

- Ministry of Natural Resources (MNR)
- Ministry of Environment, Conservation and Parks (MECP Water Resources and Species at Risk)
- Ministry of Agriculture, Food and Agribusiness (OMAFRA)
- Grand River Conservation Authority (GRCA)
- Hydro One
- Fisheries and Oceans Canada (DFO)
- County of Wellington
- Township of Puslinch

Comments have been addressed and most agencies have removed their objection to the application.

ARA Licence Application Status Cont.

Public Consultation

CBM received comments from 18 members of the public through the notification period. Responses were provided to all commenters with opportunity to review, and updated information was posted to CBM's project website:

<https://cbmaberfoylepit.ca/NewLicenseProjects/index.html>

Two members of the public / organizations maintained objections to the licence application.

A hearing by the Ontario Land Tribunal is expected to take place in the future given the outstanding objections.

QUESTIONS?

Project Website:
<https://cbmaberfoylepit.ca/NewLicenseProjects/index.html>

CBM's Contact Information:
Andreeanne Simard
Director of Lands, Resources and Environment
andreeanne.simard@vcimentos.com
416-333-1459

MILL CREEK

SIDEROAD 20 S

CONCESSION 2 ROAD



REPORT COR-2026-034

TO: Mayor and Members of Council

PREPARED BY: Monika Farncombe, Planning & Corporate Services Coordinator

PRESENTED BY: Monika Farncombe, Planning & Corporate Services Coordinator

MEETING DATE: June 17, 2026

SUBJECT: Zoning By-law Amendment Application
6947 Concession 2
Public Information Meeting Report

Purpose

The purpose of this report is to advise Council of steps taken to date with respect to the Zoning By-law Amendment Application for the property municipally known as 6947 Concession 2, and to provide Council with the Township's Planning Consultants Report outlining the purpose of the proposed Zoning By-law Amendment.

Background

Council at its meeting on January 21, 2026 at the recommendation of staff, deemed the Zoning By-law Amendment Application for the property municipally known as 6947 Concession 2 to be complete and directed staff to complete the notice in accordance with Section 3 and Section 5 O. Reg 545/06 of the *Planning Act, 1990*, as amended.

The following steps have been completed to date:

- Circulate the statutory notice to properties within a 120 metre buffer, in addition to all required agencies on May 26, 2026.
- Statutory notice of complete application was circulated in Wellington Advertiser on February 26, 2026. The Public Information Statutory Notice was circulate in the Wellington Advertiser on May 28, 2026.
- Application was presented to Planning and Development Advisory Committee for comments April 14, 2026.
- Public Information Meeting – June 17, 2026

The next step in the process is to provide Council with a Planning Recommendation report at a future Council meeting. Staff do not have an anticipated date for this report at this time.

Financial Implications

As outlined throughout the report.

Applicable Legislation and Requirements County

of Wellington Official Plan

Township of Puslinch Zoning By-law 2018-023, as amended

Planning Act, R.S.O. 1990

Strategic Plan Alignment and Implications

Strategic Priority #2: Managed growth and complete communities

This initiative directly supports Strategic Priority #2 by reinforcing managed growth and complete communities.

Objective 2.3 Encourage Responsible Land Use

The proposed approach advances Council's objective to encourage responsible land use by engaging oversight by Township staff and consultants to ensure land use compatibility and limit adverse impacts on the community.

Action 2.3(b): Township initiated Zoning By-law Amendment

This initiative aligns with Action 2.3(b) by continuing support responsible development and land use through collaboration with Township planning staff and consultants to ensure compliance with the Township's Zoning By-law 23-18, as amended.

Attachments

Schedule "A" – Stovel & Associates D14-CBM Public Information Meeting Report

Respectfully submitted,

Reviewed by:

**Monika Farncombe,
Planning and Corporate Services
Coordinator**

**Justine Brotherston,
Director of Corporate
Services/Municipal Clerk**

Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

June 11, 2026

Planning Report for the Township of Puslinch
Prepared by Stovel and Associates Inc.

To: Courtenay Hoytfox, CAO
Township of Puslinch

From: Robert Stovel, President
Stovel and Associates Inc.

Subject: Public Information Meeting
Zoning By-law Amendment Application D14-CBM and Official Plan
Amendment Application OP-2023-03 CBM Aberfoyle South Lake Pit
6947 Concession 2, Township of Puslinch, County of Wellington

Meeting Date: June 18, 2026

Attachments: 1 - Aerial Map of Subject Lands
2 - Site Plan provided by Applicant
3 – Township of Puslinch Objection Letter
4 - Draft Zoning By-law Amendment provided by Applicant
5 - Draft Official Plan Amendment provided by Applicant
6 - Reports and Studies Submitted by Applicant
7 - Township of Puslinch - Planning and Development Advisory
Committee Resolution

SUMMARY

The Township of Puslinch received a Zoning By-law Amendment application (ZBA) (D14-CBM) for lands municipally known as 6947 Concession 2 (the “Subject Lands”). The purpose of the Application for Zoning By-law Amendment is to rezone the Subject Lands to permit the establishment of a mineral aggregate operation, referred to as the Aberfoyle South Lake Pit.

A concurrent Official Plan Amendment application (OPA) (OP-2023-03) was submitted to the County of Wellington and has been circulated to the Township of Puslinch for comments. The OPA proposes map changes to the County Official Plan by adding the Mineral Aggregate Area overlay to the applicable lands on Schedule B7 and adding the proposed extraction area to the Mineral Aggregate Resource Overlay on Schedule D.

A Public Meeting is scheduled for June 18, 2026. This report provides a preliminary overview of the proposal, highlights applicable planning policies to be considered, comments received to date and explains the next steps in the planning review process.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment application D14-CBM and Official Plan Amendment application OP-2023-03 be received for information.

INTRODUCTION

The Subject Lands are located at 6947 Concession 2, on the south side of Concession 2 and west of the existing CBM Aberfoyle South Pit. The lands are legally described as Part of Lots 18, 19 and 20, Concession 1, geographic Township of Puslinch, County of Wellington. The lands form part of a larger site of approximately 80 hectares. The proposed licensed area is approximately 39.2 hectares, with approximately 27.5 hectares proposed for extraction. The lands are presently used for agricultural purposes and include a dwelling located outside of the proposed licensed boundary that is identified by the applicant as a farm office and not currently inhabited.

The Subject Lands are surrounded by significant natural heritage features, including Mill Creek, the Mill Creek Provincially Significant Wetland Complex, significant woodlands and fish habitat. The Subject Lands are also located within the Grand River Conservation Authority's (GRCA) regulation limit.

Surrounding uses include licensed aggregate operations to the east, agricultural uses, rural residential uses, and natural heritage features associated with Mill Creek and its wetland/woodland system. An aerial of the property is included as **Attachment 1**.

PURPOSE AND BACKGROUND

The purpose of the ZBA is to amend the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (the “Puslinch Zoning By-law”) to permit the development of a mineral aggregate operation.

The applicant is also seeking a Class “A” licence under the Aggregate Resources Act and an amendment to the County of Wellington Official Plan. The proposed pit would include extraction above and below the water table. The applicant’s materials indicate that the site contains approximately 5.5 million tonnes of sand and gravel resources, with a proposed maximum annual tonnage of 1,000,000 tonnes. The proposal does not include aggregate processing, washing, recycling or dewatering on the Subject Lands. Extracted material would be hauled east along Concession 2 to the existing Aberfoyle South Pit (Licence No. 5497) for processing. The applicant has provided detailed Site Plans for the proposed pit licence application, included as **Attachment 2**. The Site Plans were recently updated and provided to the Township (latest revision date: April 2026). The Site Plans include the following pages:

- Existing Features Plan.
- Operation Plan.
- Operational Notes Plan.
- Rehabilitation Plan.
- Cross Sections Plan.

The Rehabilitation Plan illustrates a lake (estimated to be 26 ha in size, including shallow shoreline areas) and created wetland areas (0.8 ha), tree-planting areas (6.7 ha) and 11 ha of terrestrial landform (consisting of above water overburden side slopes, flood control berm, and an agricultural area in the northwest portion of the site where extraction is not proposed).

The Township of Puslinch retained several consultants to complete peer reviews of the supporting documents submitted by the applicant.

In consideration of the concerns raised by the Township’s peer review consultants, the Township of Puslinch prepared an objection letter to the Ministry of Natural Resources and applicant on March 16, 2026. The Township is considered an official objector to the proposed licence application. It is understood that the County of Wellington and the

Ministry of Natural Resources are also objectors to the licence application.
(Attachment 3).

A concurrent Official Plan Amendment application was also submitted to the County of Wellington. The draft OPA proposes map changes to Schedule B7 (Puslinch) to add the Mineral Aggregate Area overlay to the expansion lands, except for lands to be maintained in the Core Greenlands and Greenlands designations, and to Schedule D to add the proposed extraction area to the Sand and Gravel Resources of Primary and Secondary Significance boundary. The Draft Official Plan Amendment is included as **Attachment 4.**

Details of the proposed Zoning By-law Amendment are included in subsequent sections of this report. The Draft Zoning By-law provided by the Applicant is included as **Attachment 5.**

The list of the main reports and studies submitted in support of the applications is included as **Attachment 6.**

POLICY AND LEGISLATIVE FRAMEWORK

Planning Act, R.S.O. 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard to in carrying out its responsibilities under the *Planning Act*. Subsection 3(5) of the *Planning Act* requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend Zoning By-laws. As per Section 24(1) of the *Planning Act*, By-laws passed by Council shall conform to official plans that are in effect.

The matters of provincial interest that are of concern in this proposed development relate to the following:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (b) the protection of the agricultural resources of the Province;*
- (c) the conservation and management of natural resources and the mineral resource base;*

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

(l) the protection of the financial and economic well-being of the Province and its municipalities;

(o) the protection of public health and safety;

(p) the appropriate location of growth and development.

Provincial Planning Statement (2024)

The 2024 Provincial Planning Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The PPS establishes the policy foundation for regulating the development and use of land in the province and provides policy directions on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages efficient use of land, resources and public investment in infrastructure. The PPS strongly encourages development that would provide long-term prosperity, environmental health, and social well-being. The 2024 PPS applies to planning decisions made on or after the effective date and applies to the consideration of the proposed official plan and zoning bylaw amendment applications. The following is a summary of the PPS policies that are relevant to the proposed development application.

The PPS is to be read in its entirety, and applicable policies are to be applied to specific situations/applications. The following table provides a summary of relevant policies of the PPS and describes how the proposed development is consistent with this policy direction.

3.2 Transportation Systems

1. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles.

3.5 Land Use Compatibility

1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and

safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

d) mitigate risks to human health, safety, property and the environment;

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.

8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

4.2 Water

1. Planning Authorities shall protect, improve or restore the quality and quantity of water by:

b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;

e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and

2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;

2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

4.5.1 General Policies for Mineral Aggregate Resources

1. Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

4.5.2 Protection of Long-Term Resource Supply

1. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

2. Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

3. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

4.5.3 Rehabilitation

1. Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

2. Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.

4.6 Cultural Heritage and Archeology

2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

Negative impacts: means

a) in regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

c) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

d) in regard to policy 4.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related

hydrologic functions, due to single, multiple or successive development or site alteration activities; and

e) in regard to policy 3.3.3, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

County of Wellington Official Plan

The County of Wellington Official Plan (“County OP”) was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999, and came into effect on May 6, 1999. The County Official Plan, as amended, was last revised December 2025.

Impact Assessment

Section 4.6 of the Official Plan sets out studies that may be required. The applicant submitted the following:

- Aggregate Resources Act (ARA) Site Plans.
- Planning Report and ARA Summary Statement.
- Natural Environment Report / Environmental Impact Study.
- Water Report Level 1 / 2.
- Maximum Predicted Water Table Report.
- Stage 1 and 2 Archaeological Assessment.
- Stage 3 Archaeological Assessments.
- Noise Impact Assessment.
- Transportation Impact Assessment.
- Best Management Practices Plan for the Control of Fugitive Dust.
- Agricultural Review.
- Aggregate Resource Evaluation.

Paris and Galt Moraine Policy Area

Section 4.9.7 of the Official Plan provides policies related to the Paris and Galt Moraine Policy Area. The Paris and Galt Moraines are unique landforms with a combination of soil

types, numerous land surface depressions, and higher elevations relative to surrounding lands. The Moraines function as a support for hydrologic processes and features that influence groundwater and surface water resources at regional and local scales. Policies within this section are intended to protect and enhance these features.

A small portion of the subject lands are located within the Paris and Galt Moraine Policy Area.

Proposals such as mineral aggregate operations are required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced.

Mill Creek Watershed

The Mill Creek begins in Puslinch near the Milton boundary and flows westerly to meet the Grand River in Cambridge. The Mill Creek is a cold, groundwater fed stream which supports sensitive aquatic life and fish species such as trout. The Watershed is a valley formed of glacial deposited sands and gravels. It is recharged through rainfall falling on the Paris and Galt Moraines which infiltrates the soil and recharges the groundwater system, then flows into the valley floor and discharges into Mill Creek.

The proposed Aberfoyle South Pit is located north and west of Mill Creek and is entirely within the Mill Creek Watershed.

Greenlands System

The subject lands are designated Core Greenlands and Greenlands in the County of Wellington Official Plan. The agricultural lands subject to proposed extraction are designated primarily Core Greenlands due to their mapping within the GRCA floodplain.

The Greenlands designation includes other significant natural heritage features including wildlife habitat, areas of natural and scientific interest (ANSI), streams and valley lands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links. Greenlands are associated with onsite and offsite features.

Section 5.6 of the Official Plan sets out Development Control policies for Core Greenlands and Greenlands features. Section 5.6.2 states that permitted uses in both the Core Greenlands and Greenlands designations shall only be permitted if:

- there are no negative impacts on significant features and functions and no significant negative impacts on other greenland features and functions;
- the hazardous lands policies of Section 5.4.3 are met;

-
- the development conforms to policies of the applicable adjacent or underlying designation.

Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

- a) identify the nature of the features potentially impacted by the development;*
- b) prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met and consider enhancement of the natural area where appropriate and reasonable.*
- c) address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

Mineral Aggregate Areas

Section 6.6 of the Official Plan sets out the policy framework for considering new and expanding mineral aggregate areas.

Policy 6.6.1 states that lands within the Mineral Aggregate Resource Overlay are areas of high potential for mineral aggregate extraction and are shown as an overlay on Schedule D. These lands have been identified by the Province in the Aggregate Resource Inventory Paper (ARIP) 162 which generally consist of sand and gravel deposits and selected bedrock resources that the Province has identified as being of primary, or secondary significance.

6.6.1 also states that there are sites in the Mineral Aggregate Resource Overlay where there is an existing or approved mineral aggregate operation that lies outside of the sand and gravel resource areas of Primary or Secondary Significance and selected bedrock resources. The subject lands are not located within the Mineral Aggregate Resource Overlay as the site is mapped as a sand and gravel deposit of tertiary significance.

Aggregate operations are identified as a permitted use in the Core Greenlands and Greenlands designation, subject to the policies of the Plan. Section 6.6.5 states that new or expanding mineral aggregate operations require an amendment to the Mineral Aggregate Area

Section 6.6.5 of the Official Plan outlines the policies to be satisfied when establishing a new or expanding mineral aggregate operation:

-
- a) the impact on adjacent land uses and residents and public health and safety;
 - b) the impact on the physical (including natural) environment;
 - c) the capabilities for agriculture and other land uses;
 - d) the impact on the transportation system;
 - e) existing and potential municipal water supply resources are protected in accordance with Sections 4.9.5 and 4.9.5.9 of this Plan and the applicable Source Protection Plan.
 - f) the possible effect on the water table or surface drainage patterns;
 - g) the manner in which the operation will be carried out;
 - h) the nature of rehabilitation work that is proposed;
 - i) the effect on cultural heritage resources and other matters deemed relevant by Council.

Section 6.6.8 of the County's Official Plan states that all proposals for new aggregate extraction shall include a plan for eventual rehabilitation. The plan shall:

- a) provide for progressive rehabilitation whenever feasible;
- b) be prepared in detail by a recognized expert;
- c) be compatible with the long term uses permitted by the surrounding official plan designations;
- d) on lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred; and
- e) on lands designated Secondary Agricultural Areas, provide an agricultural rehabilitation plan which, whenever feasible, restores substantially the same areas and average soil quality for agriculture as before extraction occurred.

Section 6.6.9 of the Official Plan sets out the policy framework for considering Mining Below Water Table.

Extraction below the water table may only be allowed and complete rehabilitation is not required under 6.6.8 if it is demonstrated that:

- a) there is a substantial quantity of mineral aggregates below the water table warranting extraction or the depth of planned extraction in a quarry makes rehabilitation unfeasible;*

- b) on lands designated Prime Agricultural Areas, other alternatives have been considered by the applicant and found unsuitable, and rehabilitation in remaining areas will be maximized;
- c) impacts on the environment, including quality and quantity of surface and groundwater resources, will be minimal; and
- d) the intended after use will be compatible with the long term uses of adjacent areas.

Zoning By-law Amendment (ZBA) application

According to Schedule “A” of the Township of Puslinch Comprehensive Zoning By-law No. 023-18 (Puslinch Zoning By-law), the Subject Lands are zoned Agricultural (A) and Natural Environment (NE) and are within the Environmental Protection Overlay. The proposed mineral aggregate operation is not permitted on the Subject Lands under the existing zoning.

The proposed Zoning By-law Amendment, included as **Attachment 5**, would rezone portions of the Subject Lands to an Extractive Industrial (EXI) site-specific zone and a Natural Environment (NE) site-specific zone, while maintaining the Environmental Protection Overlay on the site.

The following table summarizes the applicant’s proposed amendments to the Puslinch Zoning By-law.

Table 1: Proposed Zoning By-law Amendment

No.	Parent Zone	By-law	Additional Permitted Uses	Prohibited Uses	Site Specific Provisions	Special
##	EXI	##/202#	Only Permitted Uses: • Pit; • Agricultural use;	N/A	N/A	

			<ul style="list-style-type: none"> • Conservation use; • Wayside Pit or Quarry. 		
##	NE	##/202#	N/A	N/A	<p>Visual and acoustic mitigation required for the pit as well as the truck entrance/exit can occur on these lands while such lands remain licensed under the Aggregate Resources Act.</p> <p>A portion of these lands will also be used as an extraction setback from adjacent significant natural features.</p>

Official Plan Amendment (OPA) Application

The Subject Lands are designated Core Greenlands and Greenlands in the County of Wellington Official Plan according to Schedule B7: Puslinch (Land Use) of the County of Wellington Official Plan (County OP). The OPA proposes map changes only and would amend Schedule B7 (Puslinch) and Schedule D (Mineral Aggregate Resource Overlay) of the County of Wellington Official Plan.

The proposed OPA would:

- Amend Schedule B7 to add the Mineral Aggregate Area overlay to the applicable expansion lands, except for lands to be maintained in the Core Greenlands and Greenlands designations;
- Amend Schedule D to add the proposed extraction area to the Sand and Gravel Resources of Primary and Secondary Significance boundary;
- Recognize a proposed licensed area of approximately 39.2 hectares, of which approximately 27.5 hectares are proposed for extraction;
- Support the proposed Class “A” licence under the Aggregate Resources Act and the related Township Zoning By-law Amendment application

REVIEW COMMENTS

Township Comments:

- Planning (SAI) – There are outstanding technical comments related to the hydrogeology, ecology (particularly as it relates to the potential for water-related impacts on the onsite and adjacent wetland systems and fisheries habitat, impacts on the proposed haul road, the Draft Zoning By-law and draft Official Plan Amendments. At this stage, there is a significant gap between the potential for impacts communicated by the applicant's consulting team and the township's peer review team. In addition, the potential for impacts on the proposed haul road has not been addressed satisfactorily and remains an outstanding concern. At this stage, more documentation from the applicant is required to support the proposal's consistency with the PPS and conformity with the County OP.
- Traffic (Salvini Consulting) – There are outstanding technical comments related to the sightline analysis. Salvini defers to GEI Consulting to provide comments on the Preliminary Roadway and Structural Conditions Review portion of the updated TIS.
- Engineering (GEI Consultants) – There are outstanding technical comments related to the existing condition of Concession 2 and culverts. A Geotechnical Study of the road and culverts is required prior to the approval of the ZBA. The applicant has not addressed comments related to the Sightline Analysis. A proper weighing procedure is required for trucks exiting the proposed pit. Preliminary operational grading plans for each phase of the pit is required. Technical comments regarding flood potential and the proposed tile drain remain outstanding. In addition, GEI provided documentation regarding the quality of mineral aggregate resources in the western portion of the proposed pit (Phases 2 and 3). Additional information is required.
- Ecology (Aboud & Associates Inc.) – The primary outstanding concern relates to the assessment of potential impacts to Mill Creek, the surrounding Provincially Significant Wetland (PSW), and associated wildlife habitat. Additional comments were raised by Aboud, including tile drain implementation, cumulative impacts, fish community survey, headwater drainage feature assessment, ecological mitigation measures and the ecological monitoring plan.

-
- Wellington Source Water Protection – WSWP defers to Township Hydrogeologist with respect to items 1-5 in prior correspondence.
 - Hydrogeology (Harden Environmental Services Ltd.) – Harden provided detailed and extensive comments regarding hydrogeological concerns associated with the proposed development. These comments included matters relating to Silt Deposition at Aberfoyle Main Pit, Cumulative Impact of Multiple Aggregate Operations and Major Groundwater Abstractions, Localized Impacts to Private Property (i.e. the proposed drain along the west side of the pit), Direct Impacts to Mill Creek and the Mill Creek Provincially Significant Wetland, Impacts to Onsite Tributary 3, Flood Control, and the Groundwater Model. Harden notes that many of these issues relate to ecological impacts that need to be considered by Aboud and other members of the peer review team.
 - Noise (Valcoustics Canada Ltd.) – There are outstanding technical comments related to off-site noise impacts due to increased truck activity to the existing Aberfoyle South Pit, technical questions regarding the Traffic Noise Prediction model, operations commitments to reduce noise are not documented on Site Plans.
 - Air Quality (VAQMS Inc.) – no specific air quality assessment was completed, Dust BMPP to be updated and included appropriate tracking logs for mitigation activities on the paved entrance, mitigation for Concession 2, periodic review and update of BMPP, maintain an on-site water truck and operator, further details on contracted sweeping activities, establish an appropriate complaint response procedure and other technical concerns with the Dust BMPP.
 - Landscape Architecture (Landmark Environmental Group Ltd.) – Landmark requested the applicant to provide Landscape Plan details for berms and visual screens, technical details on proposed vegetation plans for nodal planting areas amongst other areas (including along Concession 2).
 - Building – No comments.
 - Township Roads Department – road improvements required for approval.

Agency Comments:

- GRCA – no objections.

Planning and Development Advisory Committee:

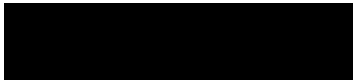
That the Committee provide the following comments for Council's consideration:

- Quality of aggregate must be determined by technical means and not by visual assessment to justify the project.
 - Destination pit for the processing should address the details on the deposition of silt.
 - The committee is concerned with the history of non-compliance with CBM.
 - The Planning & Development Advisory Committee does not support this application being in a Natural Environment Zone and want to endorse the CAO letter dated March 16, 2026 which outlines ecological, environmental and hydrogeological concerns that have yet to be addressed.
-

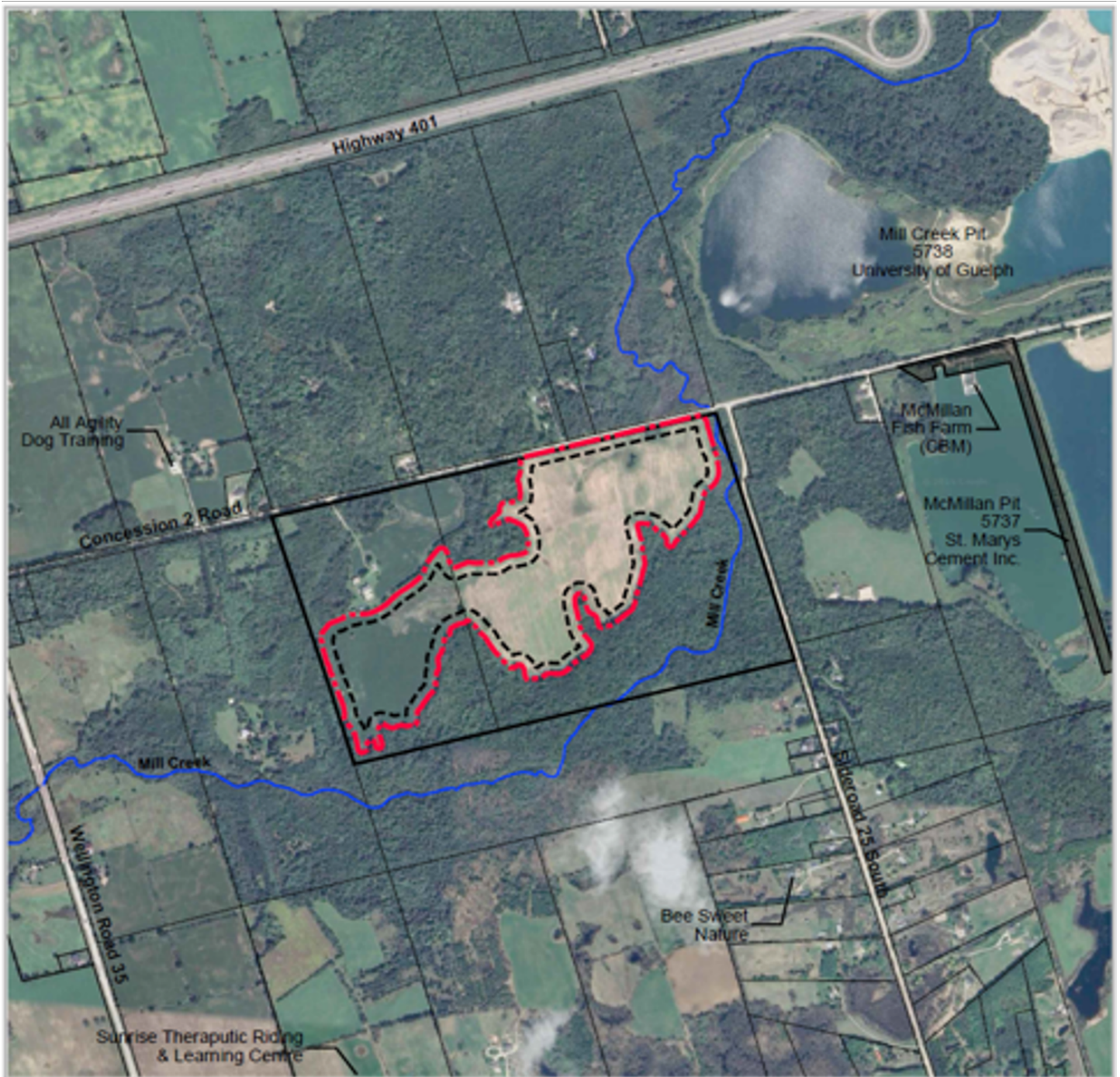
NEXT STEPS

- Our Recommendation Report is anticipated to be prepared for a future Council Meeting.

Respectfully Submitted,



Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P. Ag.



ATTACHMENT 1

Site Location

Legend

 SITE BOUNDARY

Date: June 10, 2026



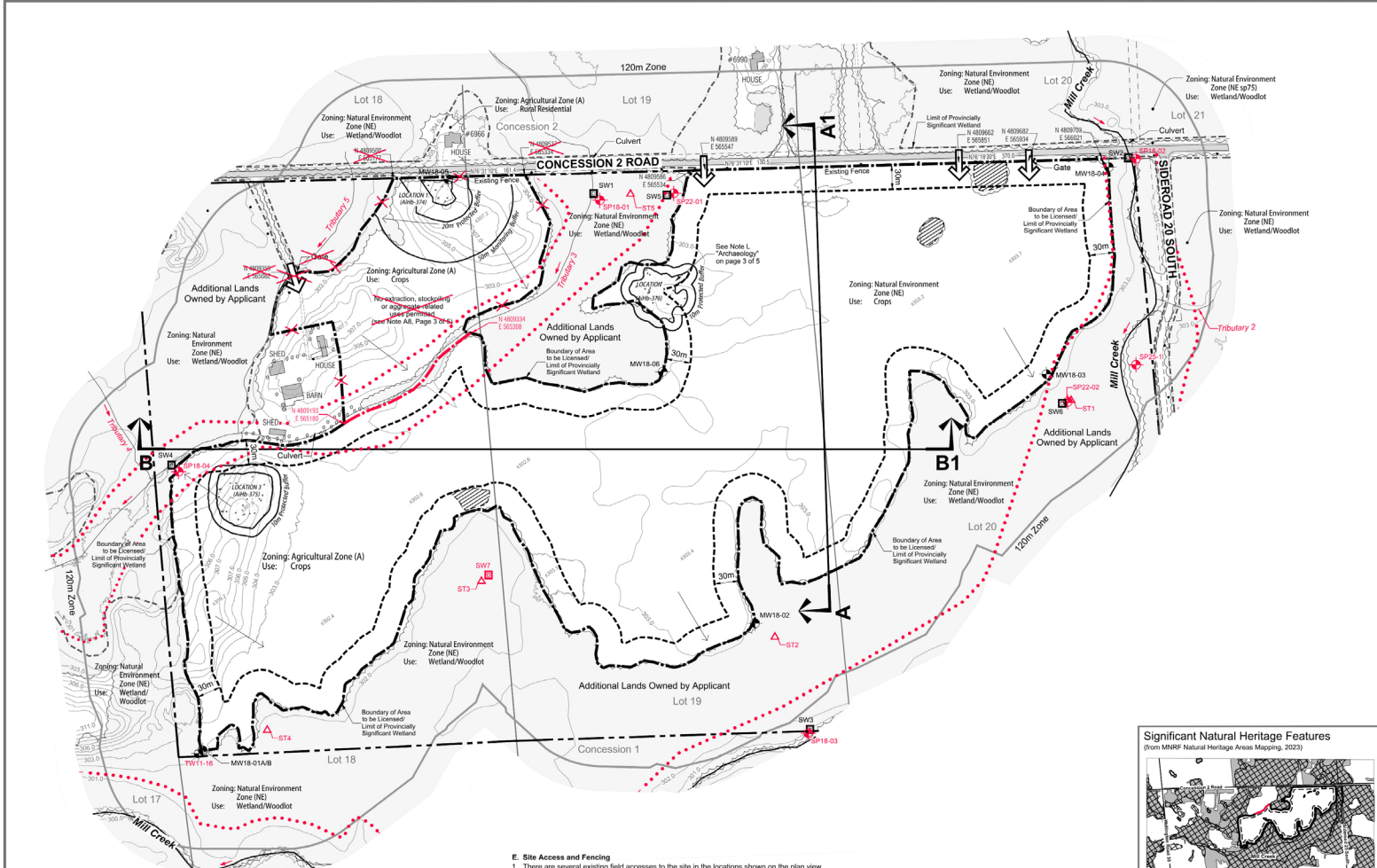
Sources:

Aerial Imagery Provided By Microsoft Corporation @ 2026 Maxar CNES (2026) Distribution Airbus DS.

Stovel and Associates Inc.
 651 Orangeville Road,
 Fergus ON
 N1M 1T9
 P: 519-766-8042
 E: stovel.associates@outlook.com



Attachment 2



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: 44.9 (39.2 hectares) (149.96 acres)
Limit of Excavation: 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 geoidic (CGVD2013 HD).
- Plan of Survey prepared by Dejan & Jenkova 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.
- PSW boundary verified by GRCA on Sept. 12, 2023. Adjacent wetland boundaries from GRCA Open Data.
- Floodline extent provided by WSP.
- Land use information compiled from 2021 imagery, site visits and client input.

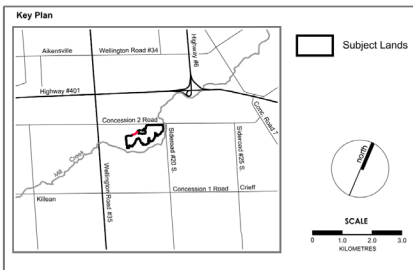
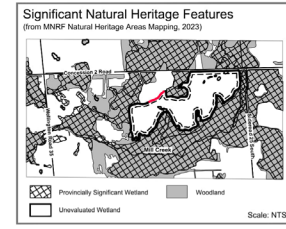
C. Drainage

- 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 ast in the western edge of the extraction area (as measured at SP18-04) to 304.33 metre in the northern portion of the site (as measured at MW19-04). 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 Heritage Features**
- On-site: fish habitat (fishery 3); unevaluated wetlands
 - Off-site within 120m: Mill Creek-Puslinch Provincially Significant Wetland, significant woodlands, endangered and threatened species habitat (Hill 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**
- On-site: "Noise Impact Assessment, Aberfoyle Pit Expansion" November 2023 (Source: WSP)
 - Natural Environment: "Natural Environment Report, Proposed Aberfoyle South Pit Expansion" November 2023 (Source: WSP)
 - Hydrogeology: "Water Report Level 1/2 Aberfoyle South Pit Expansion" November 2023 (Source: WSP)
 - Maximum Predicted Water Table Report: "Maximum Predicted Water Table Report" November 2023 (Source: WSP)
 - Archaeology: "Stage 1 and 2 Archaeological Assessment, Revised Report" August 29, 2023 and "Stage 3 Archaeological Assessment (Locations 3 & 5)" June 1, 2023 (Source: WSP)
 - Traffic: "Revised Transportation Impact Study, CSM Aberfoyle South Lake Pit" February 2025 (Source: TYLn)
 - Agriculture Review: "Proposed Aberfoyle South Pit Expansion Agricultural Considerations" September 2023 (Source: MHC Planning)
 - Dust: "Dust Management Practices Plan for the Control of Fugitive Dust at Aberfoyle South Pit Expansion" October 2023 (Source: WSP)
 - Supplemental Assessment of Potential Impacts to Provincially Significant Wetlands, October 21, 2025 (Source: WSP)
 - Hydrological and Ecological Monitoring Plan, January 2026 (Source: WSP)
 - Supplemental Assessment of Potential Impacts to Baseflow in Mill Creek and Tributary 3, October 21, 2025 (Source: WSP)
 - Supplemental Assessment and Mitigation of Post-Rehabilitation Groundwater Uplift, October 21, 2025 (Source: WSP)



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
 - Additional Lands Owned by Applicant
 - Existing Fence
 - Public Road - Paved
 - Private Laneway
 - Existing Access
 - Hydro Pole
 - Provincially Significant Wetland
 - Unevaluated Wetland
 - Groundwater Monitor
 - Surface Water Monitor
 - Cross Sections
 - Limit of Excavation
 - Contour with Elevation
 - Existing Spot Height
 - Building/Structure
 - Existing Vegetation
 - Direction of Surface Drainage
 - Drainage Feature
 - Parcel Fabric
 - Archaeological Site
 - Floodplain Extent

Site Plan Amendments

No.	Date	Description	By

MHC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 KINGMAN CENTRE DR. KITCHENER, ON. N0C 1K0 | P: 519.746.3000 | WWW.MHCLP.COM

MNR Approval Stamp

Stamp: [Redacted]

Author's Signature: [Redacted]

Applicant: **VOTORANTIM cimentos** **cbm**

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

Responsible Signatory: Director of Lands, Resources and Environment, Votorantim Cimentos North America (VCNA)

Project: Aberfoyle South Lake Pit

ARA Licence Reference No. [Redacted] Pre-approval review: [Redacted]

Plan Scale 1:2,500 (Arch D) SCALE 0 25 50 100 METRES

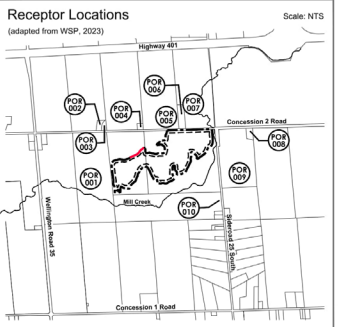
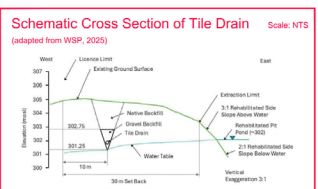
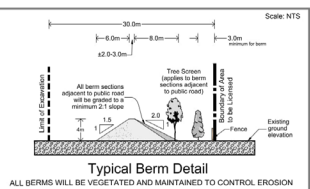
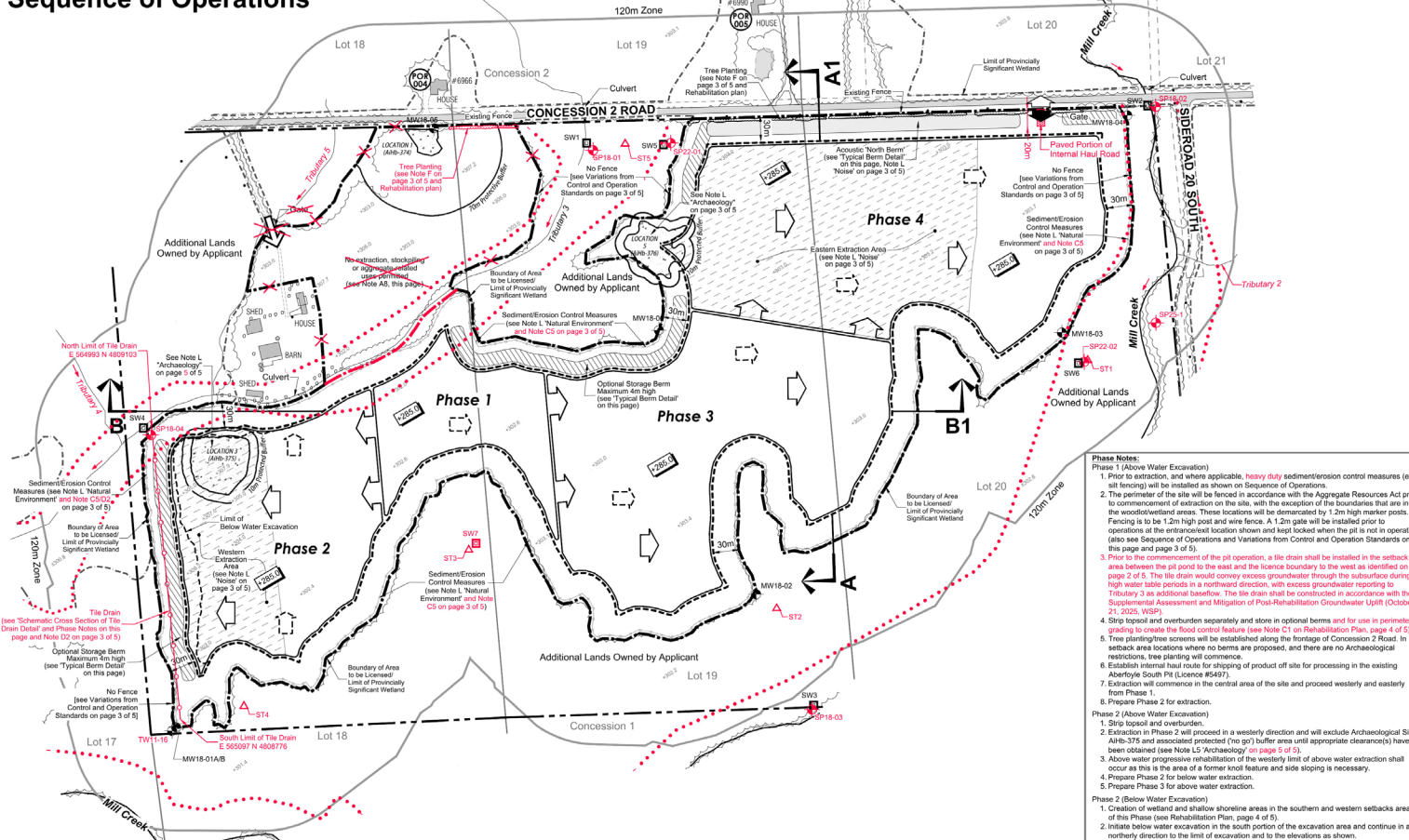
Plot Scale 1:2.5 (1mm = 2.5 units) MODEL

File Name: **EXISTING FEATURES PLAN**

Drawing No. **1 OF 5**

K:\1321AB-CBM Aberfoyle South Pit Expansion\CBM Aberfoyle South Lake Pit Expansion\149 April2026.dwg

Sequence of Operations



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

Legend

- Boundary of Area to be Licensed
- Additional Lands Owned by Applicant
- Field Access
- Existing Spot Height Elevation
- Existing Fence
- Existing Vegetation
- Drainage Feature
- Parcel Fabric
- Archaeological Site
- Provincially Significant Wetland
- Groundwater Monitor
- Surface Water Monitor
- Cross Sections

- Limit of Excavation
- Operational Entrance/Exit
- General Direction of Above Water Excavation
- Below Water Excavation Limit
- Direction of Below Water Excavation
- Acoustic Berm
- Optional Storage Berm
- Proposed Spot Elevation
- Receptor Locations
- Loader and Dragline Restrictions
- Sediment/Erosion Control Measures
- Tree Screen/Planting
- Tile Drain

Site Plan Amendments

No.	Date	Description	By

MNR Approval Stamp

Stamp

Applicant's Signature

Applicant

VOTORANTIM cimentos

55 Industrial St. 4th Floor Toronto, Ontario M4C 3V9
Telephone: (416) 696-4411

Applicant's Signature

Director of Lands, Resources and Environment
Votorantim Cimentos North America (VCA)

Project

Aberfoyle South Lake Pit

ARA Licence Reference No. _____

Pre-approval review:
Revs. to address Agency comments - Apr. 2026
Revs. to address GRCA comments - Mar. 2026
For application submission - November 2023

Plan Scale 1:2,500 (Arch D)

SCALE

0 25 50 100 METRES

Drawn By D.G.S. File No. _____
Checked By N.D.

OPERATIONAL PLAN

2 OF 5

K:\1\2\148 - CBM Aberfoyle South Lake Pit Expansion\CBM Aberfoyle South Lake Pit Operation 2015_Apr2023.mxd

- A. General**
- This site plan is prepared under the Aggregate Resource Act (ARA) for a Class A licence for a pit below the ground water table and follows the Aggregate Resources Section 01: Site Plan Standards August 2020, specifically Operations for all sites (Numbers 35.5 in the standards).
 - Calculations: Licence Area: 4+4 30.2 hectares (1+49.96 acres)
 - Limit of Excavation: 27.5 metres (91.67 acres)
 - The maximum number of tonnes of aggregate to be removed from this property is 1,000,000 tonnes in any calendar year.
 - Based on the available ground elevation data, the water table on the site is 30.1 metres all in the western edge of the extraction area (as measured at SP18-04) to 30.1 metres in the northern portion of the site (as measured at MW18-04). The water table slopes downwards from west to east across the site. The existing water table elevations are shown on each cross section on page 5 of 5.
 - Setbacks will be as shown and labelled on the Sequence of Operations Diagram (page 2 of 5) and on Existing Features Plan (page 1 of 5).
 - Aggregates will be removed in a series of lifts not under extraction.
 - Water Source Protection: The site lies within the Grand River Source Protection Area which is part of the Lake Erie Source Protection Program (LESP). The site is located within any Wellhead Protection Area (WHPA) and is located outside the Wellhead Water Quantity Zone. The site is currently classified as a Significant Groundwater Recharge Area (SGRA). No proposed on-site activities are considered to be significant drinking water threats (See also Hydrogeology/ notes on this page).

- B. Aggregate operations to be approved under the licensed lands between Tributary 3 and Concession 2 Road- This area shall be retained in the current condition or used for natural restoration/enhancement, if required.**
- On-site PSW boundary verified by GRCA on Sept. 12, 2023.

- C. Hours of Operation**
- Extraction will occur during the daytime period (i.e. between 07:00 and 19:00).
 - Shipping hours are restricted to 07:00 to 18:00 on weekdays and 08:00 to 16:00 on Saturdays.
 - Activities used to prepare the site for extraction, such as stripping of topsoil, construction of the berms, or activities related to the rehabilitation of the site after extraction is completed are considered to be construction activities and are only permitted to occur during the daytime (i.e 07:00 to 19:00) Monday to Friday except statutory holidays.

- C. Site Access and Fencing**
- The existing field accesses may be utilized for monitoring, setback maintenance and agricultural access. The accesses shall be gated, kept closed during hours of non-operation and shall be maintained throughout the life of the licence. Aggregate trucks shall not be permitted to access the site at these locations.
 - The site shall be accessed through the Operational entrance/exit as shown and it will be gated.
 - There is existing fencing along the Concession 2 Road frontage. This fencing will meet ARA requirements.
 - Portions of the licence boundary within the existing wellhead will not be fenced (see Note M Variations from Control and Operation Diagrams). Where there is no fencing, 1.2m marker posts will be installed that are visible from one to the other.
 - Heavy duty sediment/erosion control measures (e.g. silt fencing) shall be installed along the portions of the licensed boundary as shown on the Sequence of Operations Diagram and the Supplemental Assessment and Mitigation of Post-Rehabilitation Groundwater Uplift. The following mitigation measures shall be implemented for the life of the drain construction and monitoring:
 - Silt trap located temporarily along separately from subsurface
 - Spill pits should be stored on the east side of the trench away from the woodland and sediment drain
 - Control of sediment silt fencing will be installed as required to ensure no erosion or sediment transport for the temporary spoil piles enter the wetland areas. Refer to Note L.2 for additional sediment and erosion control measures.
 - Work to be completed in the shortest period possible, limiting the period of open trench and spoil piles.
 - Work to be scheduled during periods of forecasted low, or preferably no, precipitation periods.
 - Backfilling the original grade to be completed immediately after drain installation and subsoil replaced and topsoil used to cap the spoil piles.
 - The rehabilitation of the trench area and temporary work area are restored and managed as outlined in the Supplemental Assessment and Mitigation of Post-Rehabilitation Groundwater Uplift (October 21, 2023 WSP).

- D. Drainage**
- During above water excavation, surface drainage from active pits will be detained within the pit area. For below water excavation, drainage will be directed toward the pond area. Drainage will also percolate naturally through the soil.
 - Prior to the commencement of the extraction, a drain shall be installed in the setback area between the pit pond to the east and the licence boundary to the west as identified on page 2 of 5. The tile drain would convey excess groundwater through the subsurface during low water table periods in a northward direction, with excess groundwater reporting to Tributary 3 as additional baseflow. The tile drain will be constructed in accordance with the Supplemental Assessment and Mitigation of Post-Rehabilitation Groundwater Uplift. The following mitigation measures shall be implemented for the life of the drain construction and monitoring:
 - Silt trap located temporarily along separately from subsurface
 - Spill pits should be stored on the east side of the trench away from the woodland and sediment drain
 - Control of sediment silt fencing will be installed as required to ensure no erosion or sediment transport for the temporary spoil piles enter the wetland areas. Refer to Note L.2 for additional sediment and erosion control measures.
 - Work to be completed in the shortest period possible, limiting the period of open trench and spoil piles.
 - Work to be scheduled during periods of forecasted low, or preferably no, precipitation periods.
 - Backfilling the original grade to be completed immediately after drain installation and subsoil replaced and topsoil used to cap the spoil piles.
 - The rehabilitation of the trench area and temporary work area are restored and managed as outlined in the Supplemental Assessment and Mitigation of Post-Rehabilitation Groundwater Uplift (October 21, 2023 WSP).

- E. Site Preparation**
- Prior to site preparation, a Spill Contingency Plan shall be developed to address any potential spills from equipment on-site.
 - After resources will be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Non-merchantable timber, stumps and brush may be used in place for aquatic habitat enhancement or mulched for use in progressive rehabilitation. Excess material not required for uses mentioned above will be burned (with applicable permits).
 - Topsoil and overburden shall be stockpiled and separately in accordance with the Sequence of Operations diagram.
 - Excess topsoil and overburden not required for immediate use in the construction of acoustic berms or rehabilitation, may be temporarily stockpiled inside the licensed area. Topsoil and overburden stockpiles shall be located within the limit of excavation and remain a minimum of 30 metres from the Concession 2 Road and 50 metres from a property with residential use (see Note M Variations).
 - Temporary topsoil and overburden stockpiles which remain for more than one year shall have their species vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetated naturally in the first year.

- F. Berms and Screening**
- Berms shall be constructed as specified in the location shown on the Sequence of Operations. The height shown is the minimum required for acoustic berms.
 - Berm side slopes shall not exceed 1:1.5 on the interior (extraction side) and 2:1 on the exterior side facing Concession 2 Road. See "Typical Berm Detail" on page 2 of 5.
 - Berms shall not be located within three (3.0) metres of the licence boundary.
 - The proposed berm will be constructed in accordance with the "Typical Berm Detail" on page 2 of 5 and will be vegetated and maintained to minimize soil erosion and maintenance grass/straw seed matting (i.e. MTO Seed Mat) composed of Cheeping Red Fescue, Perennial Ryegrass, Kentucky Bluegrass and White Clover. Temporary erosion control will be implemented as required.
 - Berms shall be maintained (vegetated to prevent erosion) throughout the operational life of the pit.
 - Optional storage berms may be constructed in the locations as shown.
 - Within 2 years of licence issuance, two rows of trees will be planted along the Concession 2 Road frontage adjacent to Phase 4 and across from 0900 Concession 2 Road (east side of site). Adjacent to Phase 4, three trees shall be planted in front of the berms to provide additional screening to the site. These two rows of trees will be planted in the berm required for noise attenuation during operations, to provide additional screening to the site. Native tamarack, whitebark spruce, white cedar and white pine shall be planted for the tree species.
 - Existing vegetation within the setbacks shall be maintained except where noise attenuation berms are required for the operational entrances.

- G. Extraction Sequence**
- The operational plan devised a schematic operations sequence for this property. Phases do not represent any specific or equal time period. The direction of extraction will be in accordance with the Sequence of Operations diagram on page 2 of 5. All extraction, processing and transportation equipment operating within these phases shall comply with the restrictions identified in Note L. "Noise".
 - Progressive and final rehabilitation will be completed in direct correlation to the development of the pit as the extraction limits in each phase are reached and enough area is available to ensure that rehabilitation will not interfere with the production and stockpiling of aggregate materials (see also Phase 4 on page 2 of 5). Notwithstanding the operation and rehabilitation notes, demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any minor deviations from the operations sequence will require approval from MNR.
 - The maximum dustload area of this pit shall not exceed 50% of the site.
 - See Phase Notes on page 2 of 5 for details.
- H. Extraction Details**
- The maximum depth of extraction is as shown as spot elevations and extraction will occur up to 2ft's through the four phases as shown on the Sequence of Operations Diagram on page 2 of 5 and in accordance with the Ministry of Labour requirements. The proposed pit floor will be located at an elevation of 268 mm or 22 to 24 in below the existing ground surface.
 - For the majority of the site, the groundwater table is near the ground surface. While some above water excavation may occur across the site, this excavation will take place in one lift of a maximum height of 5m in the western portion of Phase 1. Below water excavation will take place in one lift of a maximum height of 20m, which would be the maximum depth of extraction. See Rehabilitation Plan (page 3 of 5) and Cross Sections Diagram (page 5 of 5) for excavation depths and final rehabilitation contours.
 - Aggregate stockpiles will move throughout the life of the operations of the pit. Stockpiles will not be located within 30m of the Licensed boundary.
 - There will be no aggregate processing or recycling at this pit.
 - Internal haul road locations will vary as extraction progresses through the site.

- I. Equipment and Processing**
- The equipment used on site for aggregate operations may include: Highway Trucks, Loaders (2), Dragline, Excavator/Backhoe.
 - There will be no aggregate processing on site. Processing will be carried out at other CBM Licenses.
- J. Fuel Storage**
- Mobile Fuel trucks will be used for fueling of equipment. There will be no fuel storage on site (See also Hydrogeology/ notes on this page).
- K. Scrap and Recycling**
- No scrap will be stored on site.
 - No recycling activities will take place on site.

- L. Report Recommendations**
- Noise Impact Assessment, Aberfoyle Pit Expansion' 2023 (Source: WSP)**
 - Prior to extraction in Phase 4 a 4m high berm shall be installed (North Berm).
 - Within the area identified on the Sequence of Operations (western and eastern extraction areas), the loader operations will be reduced to 45 minutes per 1-hour period once the North Berm is in place, the loaders could operate for the full 60 minutes during any given 1-hour period in Phase 4 (eastern extraction area).
 - Dragline operating 'under load' for a maximum of 45 minutes in each hour and the engine will generally operate in low revolutions conditions (i.e. 'low rev') for the maximum of 45 minutes in each hour, the loaders could operate for the full 60 minutes during any given 1-hour period in Phase 4 (eastern extraction area).
 - During the operations within the area identified on the Sequence of Operations (western and eastern extraction area), the dragline will require noise control (i.e. equipment mounted noise barrier or acoustically equivalent treatment) to reduce its noise emissions by a minimum of 5dB to target a sound power level as presented in Table 1 of the Noise Impact Assessment.
 - Extraction will occur during the daytime period (i.e. between 07:00 and 19:00).
 - For the extraction associated with the operations, the equipment will operate as specified above and in Section 2.0 of the Noise Impact Assessment and is expected to operate continuously except for the dragline or excavator/backhoe and loaders (i.e. within identified areas) expected to operate 'under load' up to 45 minutes in a given 1-hour period and under 'low-rev' condition for the remaining 15 minutes in the hour.
 - When an excavator/backhoe will be used to support extraction a dragline shall not be in operation.
 - An excavator or backhoe will be permitted to operate as a replacement for a dragline if the sound power level of the excavator/backhoe does not exceed the sound power level of the dragline.
 - Equipment shall be operated as intended by manufacturer specifications.
 - Equipment shall be maintained and kept in good condition.
 - Equipment shall be fitted and properly functioning noise control devices.
 - On-site roadways shall be maintained to limit noise resulting from trucks driving over ruts and potholes.
 - Alternative to remove hand-bred soil alarms shall be investigated and used if the site provided they are found to meet the licensee's requirements for noise control. If equipment located on equipment owned or operated by the licensee once it is confirmed it will meet the licensee's safety requirements.
 - Activities used to prepare the site for extraction, such as the stripping of topsoil, construction of the berms, or activities related to the remediation of the site after the extraction is completed as considered in the operation used on the site shall be undertaken to confirm maximum emission levels provided in Table 1 of the Noise Impact Assessment are not exceeded.
 - To confirm that sound levels from the site operations are in compliance with the MCEP noise guideline limits, an acoustic audit shall be completed within six months of the commencement of extraction activities on the site.

Table 1: Facility Noise Source Summary

Source ID	Source Description	Quantity	Overall Sound Power level (dB(A))
Truck	Highway Truck	29 (4)	102
Loader 1	Loader	1	107(1)
Loader 2	Loader	1	107(1)
Dragline	Dragline	1	112
Dragline	Dragline Mitigated	1	107(2)
Excavator/Backhoe	Excavator/Backhoe	1	<112

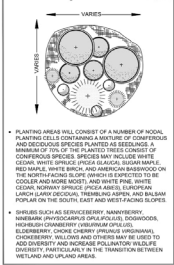
- Values presented in Table 1 do not include adjustments that were considered in the modeling (i.e. line, weighting, whether applicable).
- Average sound power level representing various loader activities.
- Enter a single form of mitigation (i.e. fence, barrier or combination of different types of noise mitigation).
- Number of one way trip per hour.

- 2. Natural Environment: "Natural Environment Report, Proposed Aberfoyle South Pit Expansion" November 2023, "Hydrological and Ecological Monitoring Plan" January 2026 (Source: WSP)**
- General Best Management Practices
 - Best Management Practices to be followed during site preparation and operations to mitigate damage to the adjacent natural features include the following:
 - Clearly demarcate and maintain recommended setbacks on the site plan.
 - To comply with the Migratory Bird Convention Act (MBCA), avoid removal of vegetation during the active season for breeding birds (April - August 31), unless construction disturbance is preceded by a nesting survey conducted by a qualified biologist. If any active nests are found during the nesting survey, a buffer will be installed around the nest to protect against disturbance. Vegetation within the protection buffer cannot be removed.
 - Significant Wetland and Woodland

- The following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland

- Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary, the following mitigation measures are recommended to minimize adverse indirect impacts on the adjacent significant wetland and significant woodland (i.e. Mill Creek-Pulsinh PSW):
 - Implement a 30 m setback from Mill Creek-Pulsinh PSW / significant woodland
 - Where necessary

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 IN ESTABLISHED TO UNDEVELOPED AREAS. PLANTING SPECIES MAY INCLUDE WHITE BIRCH, RED MAPLE, AMERICAN BASSWOOD, AND OTHER SPECIES. PLANTING AREAS WILL BE LOCATED IN THE CONCRETE ROADWAY, TRIBUTARY AREAS, AND NEARBY FOREST ON THE SOUTH, EAST AND WEST-FACING SLOPES.

WHERE DECIDUOUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

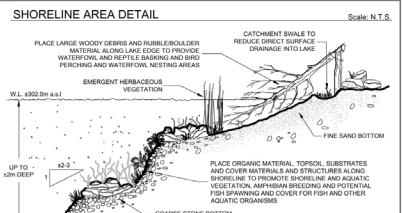
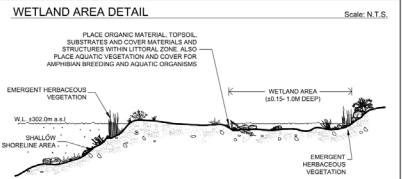
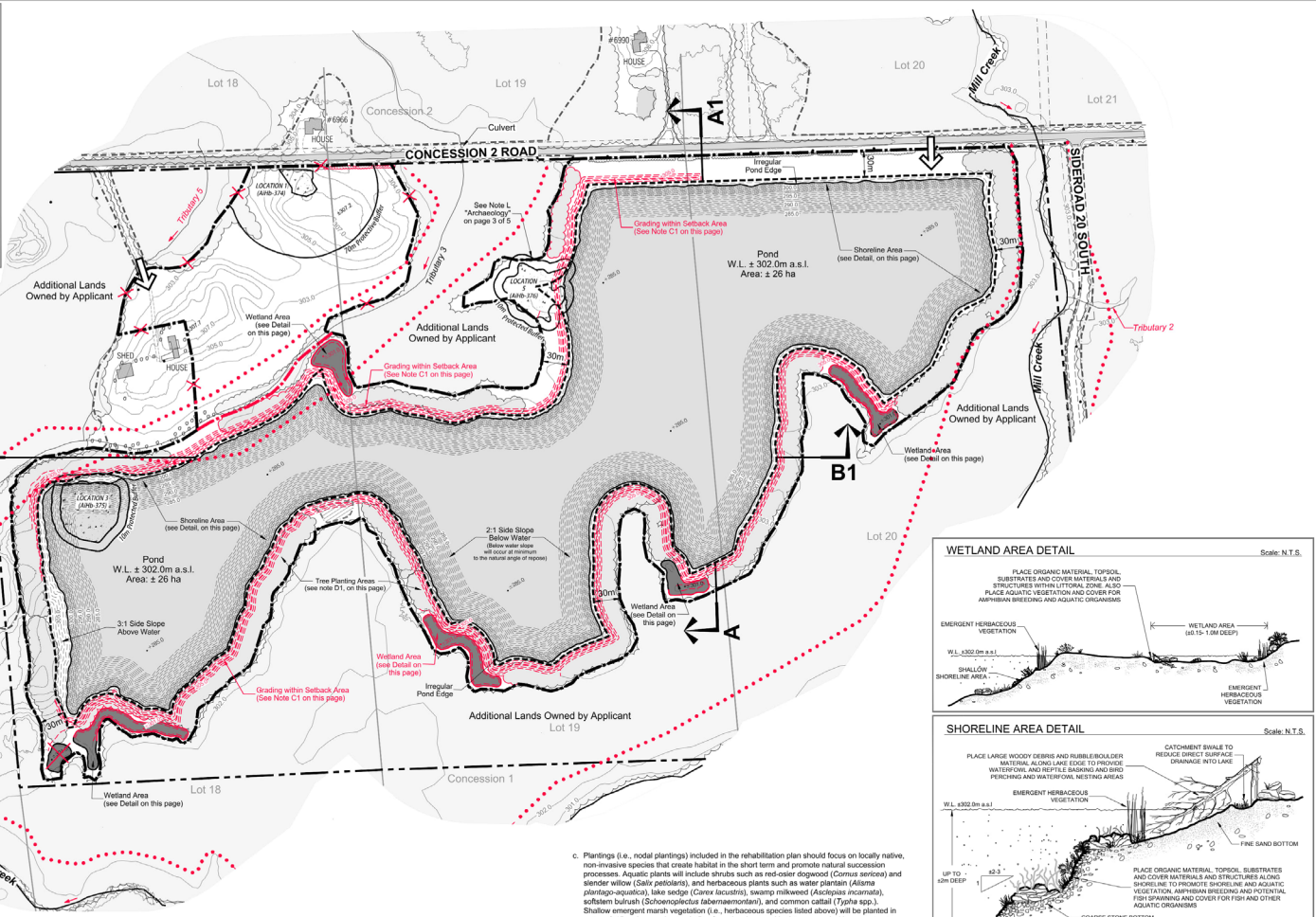
WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.

WHERE CONIFEROUS SPECIES ARE PLANTED, CONIFEROUS SPECIES SHOULD BE PLANTED IN THE TRANSITION BETWEEN THE CONIFEROUS AND DECIDUOUS AREAS.



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 Rehabilitation for all sites (Numbers 59-67 in the standards).

A. General

- The rehabilitated landform of this site will include: pond, shallow shoreline and wetland areas, corresponding to the operational progression of the pit excavation, to form a pond at final rehabilitation.
- As the pit is excavated to its maximum, or any other lesser terminal limits, both horizontally and vertically on a fill-by-fill basis, progressive rehabilitation will follow provided the subject area is of an appropriate area to undergo rehabilitation (See Note G on page 3 of 5 for details).
- No buildings/structures or internal haul roads will remain on site upon completion of rehabilitation.

B. Phasing

- The proposed Aberfoyle South Lake Pit Excavation will be rehabilitated on a progressive basis, corresponding to the operational progression of the pit excavation, to form a pond at final rehabilitation.
- As the pit is excavated to its maximum, or any other lesser terminal limits, both horizontally and vertically on a fill-by-fill basis, progressive rehabilitation will follow provided the subject area is of an appropriate area to undergo rehabilitation (See Note G on page 3 of 5 for details).
- The excavation permit will be fully sloped at a maximum 2:1 below water (from original ground to floor) and a maximum of 4:1 for the above water portion on the west side of the excavation area. Sloping will occur as the limits of the pit excavation are reached. See Rehabilitation Plan Drawing and Note D on this page.
- Side slopes will be vegetated where located above the final water level of the pit pond and will include reforestation in setback areas in order to enhance a diversity of native vegetation types and species that are anticipated to spread around the rehabilitated side slopes (see Note D and 'Nodal Planting Detail' on this page).
- The maximum disturbed area on this pit shall not exceed 50% of the site. Per MNK Policy A.R. 6.00.01, a disturbed area includes operational footprints/activities not identified on the final rehabilitation plan. With respect to pit pond, until the banks of a pond area have been sloped, topsoiled and re-vegetated, both the slopes and land under water shall be included in the disturbed area. If a portion of the slope is rehabilitated, then a similar percentage of the total land under water is also considered rehabilitated.

C. Slopes and Grading

- Topsoil and overburden will be used in the progressive rehabilitation of the side slope areas. Overburden and/or non-reusable material will be used to backfill pit faces to create the topography of the side slopes (i.e. 3:2:1 slope). Above water side slope areas that will be vegetated will be covered with a minimum 15 cm of topsoil/organic matter prior to planting. Areas along the shoreline lower than 302 m a.s.l. will be sculpted to an elevation of 304.6 m a.s.l. as a form of flood control within the setback area.

- Importation of fill/excess soil
 - Excess soil, as defined in Ontario Regulation 244/97 may be imported to this site to facilitate the following rehabilitation:
 - Creation of 3:1 slopes (or sloping ratio otherwise described on the final rehabilitation page)
 - Top dressing to establish vegetation
 - Liquid soil, as defined in Ontario Regulation 406/19 under the Environmental Protection Act, is not authorized for importation to the site.
 - The quality of excess soil imported to the site for final placement must be equivalent to or more stringent than the applicable excess soil quality standards as determined in accordance with Ontario Regulation 244/97, as amended from time to time and must be consistent with the site conditions and the end use identified in the approved rehabilitation plan.
 - Where a qualified person is retained or required to be retained in accordance with Ontario Regulation 244/97, the quality, storage, and final placement of excess soils shall be done according to the advice of the qualified person.
 - Excess soil imported to facilitate rehabilitation as described on this site plan shall be undertaken in accordance with Ontario Regulation 244/97 under the Aggregate Resources Act, as amended from time to time.
 - The cumulative total amount of excess soil that may be imported to this site for rehabilitation purposes is 50,000 m³.
- Proposed Vegetation and Rehabilitated Features**
 - Final Rehabilitation**
 - The proposed final rehabilitation plan includes the creation of a pond, and terrestrial habitats comprised of backfilled areas, overburden slopes, and terrestrial nodal plantings. Shoreline widths and depths will be varied to promote maximum diversity within the habitat for fish and wildlife. The natural influx of external organic matter (i.e. leaf litter) will be promoted along shoreline areas through management of forest edges and minimization of cleared areas between the extraction area and Mill Creek-Pulsinch PSW to the south.
 - In accordance with the Growth Plan 39% Appropriability (6.7 ha) of the non-aquatic area of the licence will be rehabilitated to forest cover at time of final rehabilitation. The tree plantings shall be planted in accordance with the applicable details on this plan and where indicated on the Rehabilitation Plan.

- Plantings (i.e. nodal plantings) included in the rehabilitation plan should focus on locally native, non-invasive species that create habitat in the short term and promote natural succession processes. Aquatic plants will include shrubs such as red-osier dogwood (*Cornus sericea*) and slender willow (*Salix pediculus*), and herbaceous plants such as water plantain (*Alisma plantago-aquatica*), lake sedge (*Carex lasiocarpa*), swamp milkweed (*Asclepias scumata*), softstem bulrush (*Schoenoplectus tabernaemontani*), and common cattail (*Typha sp.*). Shallow emergent marsh vegetation (i.e., herbaceous species listed above) will be planted in water 10-15 m deep and extend 25 m from the shore and be interspersed with cover structures (e.g., boulders and root wads) in the shoreline areas. Basking logs, nesting platforms and boxes will be created for turtle, waterfowl, and swallows respectively.
- Above-water side slopes will be rough graded to a 3:1 slope to ensure stability. The slopes will be seeded with a mix of grasses and legumes consisting of native, non-invasive species. The setback area and slope of the above-ground extraction area will be planted with a higher density of trees (1,500 trees/ha based on 2.5 m spacing with a target density of 1,200 trees/ha after two years of planting) to achieve the 35% minimum forest cover in accordance with the Growth Plan create a transitional zone between the adjacent Mill Creek-Pulsinch PSW and the rehabilitated pit. This transitional zone will also increase overall woodland cover, improve the buffer to Mill Creek-Pulsinch PSW and Mill Creek and enhance the existing wildlife movement corridor. To facilitate a natural connection with the existing wetland, plantings should include species characteristic of the Mill Creek-Pulsinch PSW as well as a transitional upland/wetland interface, and that are suited to the planting conditions (i.e., soil texture and moisture). It is further recommended that 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 laricina*), linden, aspen, and balsam poplar on the south, east and west-facing slopes (see also 'Nodal Planting Detail' on this page).
- Shrubs such as serviceberry, nannyberry, redbark (*Physocarpus opulifolius*), dogwoods, highbush cranberry (*Viburnum opulus*), elderberry, choke 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.

- Progressive Rehabilitation**
 - Rehabilitation will be progressive following the general direction of extraction and proceed as limits of extraction (area and depth) are reached. The sequence of rehabilitation will follow the 'Sequence of Operations' diagram located on page 2 of 5. Minor deviations/variations in operational/rehabilitation sequence will be permitted in order to adjust for any variable resource and market conditions.
 - Topsoil will be used in the progressive rehabilitation of the above water side slope areas. Side slope areas will be covered with a minimum 150mm of topsoil/organic matter. Overburden will be used to backfill pit faces to create backfilled grades (i.e. 3:1 slope) and to enhance areas within the setback along the southern portion of the shoreline as a form of flood control. This will be carried out prior to planting of trees/shrubs in this area.

- Setback areas will be planted with nodal plantings cells (see the site plan and 'Nodal Planting Detail' on this page). Also, two rows of trees will be planted along the Concession 2 Road frontage, in front of the berm required for noise attenuation during operations, to provide additional screening to the site.
- The new wetland areas shall be created in accordance with the Wetland Area Detail. Wetlands shall be created prior to the removal of the non-PSW in Phase 4 associated with extraction and berm construction.
- Vegetation**

Ground covers on side slopes will be established as part of the phased striping operations that proceed extraction and will be maintained and replaced should it fail to establish itself to control erosion.
- Establishment of Slopes/Rehabilitated Areas**

Rehabilitation of this site involves the creation of 26 ha of pond including shallow shoreline areas, 0.2-0.8 ha of wetland areas, 6.7 ha of tree planting areas (35% of non-aquatic areas) and 11 ha of terrestrial landform comprised of above water overburden side slopes, a flood control berm and an agricultural area in the northwest part of the site where extraction did not occur. The final pit landform will be in accordance with the drawing as shown on this plan. Shallow shoreline widths and depths will be varied to promote maximum diversity within this habitat for fish and wildlife.
- Drainage**
 - Final surface drainage will follow the rehabilitated contours as shown.
- Final Rehabilitation**
 - No buildings or structures associated with aggregate operations will remain on site.
 - The water level of the proposed pond (±302.0m a.s.l.) and the post-extraction ground water table, as shown on pages 1, 4 and 5 of 5 as per hydrogeological/hydrological assessment.

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
- Additional Lands Owned by Applicant
- Contour with Elevation
- Existing Fence
- Existing Vegetation
- Private Laneway
- Access
- Provincially Significant Wetland
- Unevaluated Wetland
- Archaeological Site
- Cross Sections
- Limit of Excavation
- Proposed Contour
- Proposed Elevation
- Proposed Tree Planting Areas
- Post Extraction Pond
- Proposed Shoreline Area
- Proposed Wetland Area
- Floodplain Extent

Site Plan Amendments

| No. | Date | Description | By |
|-----|------|-------------|----|
| | | | |

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 DUNDAS CENTRAL EAST, KITCHENER, ON. N3B 3G1 | 519.736.3020 | WWW.MHBCPLAN.COM

MNR Approval Stamp

Stamp: [Signature]

Applicant: **VOTORANTIM cimentos** Applicant's Signature: [Signature]

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

Aberfoyle South Lake Pit

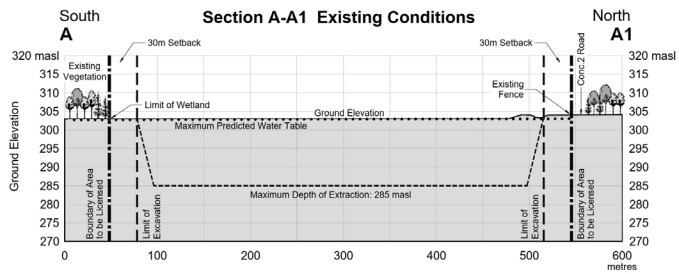
ARA Licence Reference No. [Blank] Pre-approved review: [Blank]
Revs. to address Agency comments - Apr. 2026
Revs. to address Agency and Public comments - Mar. 2026
Revs. to address Agency and Public comments - Jan. 2026
For application submission - November 2023

Plan Scale 1:2,500 (Arch D) SCALE 1:2.5 [1mm = 2.5 units] MODEL
0 25 50 100 METRES

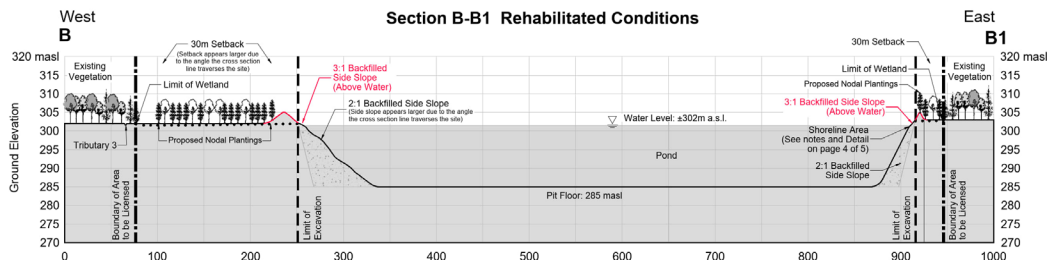
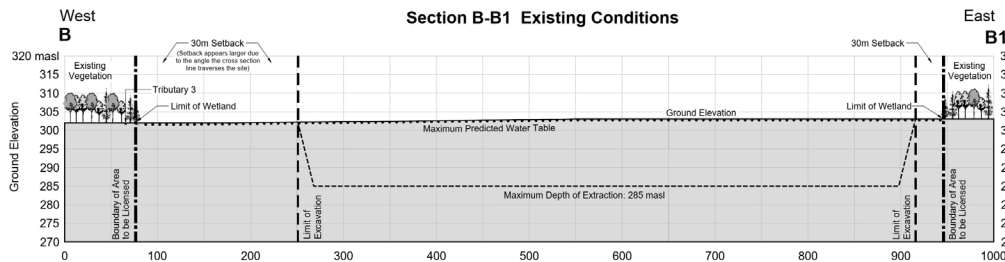
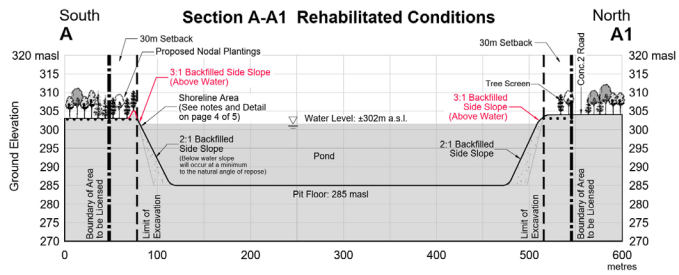
Drawn By: D.G.S. File No.: [Blank]
Checked By: N.D. Y321AB

File Name: **REHABILITATION PLAN**
Drawing No.: **4 OF 5**

K:\Y321AB-CBM Aberfoyle South Pit Expansion\A\CBM Aberfoyle South Lake Pit Rehabilitation.dwg April 2026 (dwg)



For all Cross Sections
Horizontal Scale - 1:2,500
Vertical Scale - 4x Exaggeration (1:625)



- L. Report Recommendations (cont'd from Page 3)**
- 4. Archaeology: "Stage 1 and 2 Archaeological Assessment, Revised Report" August 28, 2023 and "Stage 3 Archaeological Assessment (Locations 3 & 9)" June 1, 2023 (Source: WSP)**
- Location 1 has been registered with the MCM under Borden AHB-374. The AHB-374 site is recommended for long term protection and avoidance under Stage 3 PIP PA88-0087-2022 using the following measures:
 - The protected site area corresponds to Figure 5.2 of the supplemental documentation.
 - The AHB-374 site is present as shown on the site plan.
 - No extraction, alterations or soil disturbance may be carried out within the limits of the protected area of the AHB-374 site.
 - Post and wire fencing will be erected along the limits of the AHB-374 site under the direction of the licensed consultant archaeologist.
 - If the AHB-374 site is still present when the ARA license is surrendered a restrictive covenant will be placed on title to continue the protection of the archaeological site.
 - A letter is provided by the licensee stating that they are aware of the presence of the archaeological site within the limits of the license and that they are aware of the restrictions on alteration of an archeological site of further cultural heritage value or interest as per the condition on their license and as per Section 48 of the Ontario Heritage Act.
 - Location 3 has been registered with the MCM under Borden (AHB-375). The Stage 3 Archaeological Assessment recommends the following:
 - Based on the CHVJ documented within the artifact assemblage and the Euro-Canadian historical context for Location 3 (AHB-375), the site will be subjected to Stage 4 mitigation by excavation to be conducted as per Section 4.2 of the Standards and Guidelines for Consultant Archaeologists (MCM 2011). As the artifact assemblage postdates 1830, Section 4.2.7 Standard 2 applies, which requires all midden areas to be hand excavated, followed by mechanical topsoil removal of the remainder of the site. As the site is located within plough zone which has resulted in the artifacts being disturbed and redistributed and therefore are not in situ, as well as the high counts of artifacts in multiple units no potential midden areas were identified during the Stage 3 Archaeological Assessment. Based on these conditions, mechanical topsoil removal of the site can proceed immediately. Mechanical topsoil removal must be undertaken with a backhoe or gradall-type excavator with a flat-topped bucket and shovel shall stop at subsoil interface, at which time the subsoil **must** be assessed for cultural features as per Section 4.2.3, Standard 2 and 3, and must be completed 10 m beyond any identified archaeological significant features, up to the limits of the proposed area of impact.
 - Excavation will only be conducted when weather and lighting conditions meet the requirements of the Standards and Guidelines for Consultant Archaeologists. Following mechanical topsoil removal, all identified cultural features will be documented with photographs and drawings, and subsequently hand excavated. If larger collar features are encountered, a minimum of two opposing quadrants must be hand excavated. All architectural remains must be documented with scale drawing and photographs, and all structural features must be excavated according to the requirements for complex stratified sites. All excavated feature soil will be screened through 6 mm wire mesh to facilitate artifact recovery. A thorough photographic record of the Stage 4 mitigation must be maintained.
 - A report documenting the methods and results of the Stage 4 mitigation and laboratory analysis of the artifacts, together with an artifact inventory, and all necessary cartographic and photographic documentation must be produced in accordance with the Standards and Guidelines for Consultant Archaeologists.
 - Until such time that Location 3 (AHB-375) can undergo the recommended Stage 4 excavation, the site **must** be avoided and protected by establishing a "no-go" zone consisting of the site and a 10 m protective buffer. The proposed protected area must be shown on all contract drawings, when applicable, and be labelled as a "no-go" zone. Instructions **must** be provided to all construction staff to stay outside of this area. Any ground alterations to Location 3 (AHB-375) and its protective buffer area **must** be avoided. This includes but is not necessarily limited to impacts from aggregate extraction, aggregate processing, vegetation clearance, and the construction of access roads or berms over the site. It also includes minor forms of soil disturbance, such as tree removal, minor landscaping, and utilities installation. If grading or other soil disturbing activities are anticipated to extend to the edge of the area to be avoided, then a temporary barrier must be erected around Location 3 (AHB-375) and its 10 m protective buffer. No-go instructions must be given to all on site construction crew and others involved in the day-to-day decisions on site, and a licensed archaeologist **must** be contracted to inspect and monitor the effectiveness of the avoidance strategy. After completion of these activities, a report will be prepared on the effectiveness of the strategy.
 - Location 5 has been registered with the MCM under Borden (AHB-376). The Stage 3 Archaeological Assessment recommends the following:
 - Based on the CHVJ documented within the artifact assemblage and the Euro-Canadian historical context for Location 5 (AHB-376), the site will be subjected to Stage 4 mitigation by excavation to be conducted as per Section 4.2 of the Standards and Guidelines for Consultant Archaeologists (MCM 2011). As the artifact assemblage postdates 1830, Section 4.2.7 Standard 2 applies, which requires all midden areas to be hand excavated, followed by mechanical topsoil removal of the remainder of the site. Based on the location of Location 5 (AHB-376) within plough zones, and the relatively low counts of artifacts in each unit, no potential midden areas were identified during the Stage 3 Archaeological Assessment. Immediate, topsoil removal of the site can proceed immediately. Mechanical topsoil removal **must** be undertaken with a backhoe or gradall-type excavator with a flat-topped bucket and shovel shall stop at subsoil interface, at which time the subsoil **must** be assessed for cultural features as per Section 4.2.3, Standard 2 and 3, and must be completed 10 m beyond any identified features, up to the limits of the proposed area of impact.
 - Excavation will only be conducted when weather and lighting conditions meet the conditions of the Standards and Guidelines for Consultant Archaeologists. Following mechanical topsoil removal, all identified cultural features will be documented with photographs and drawings, and subsequently hand excavated. If larger collar features are encountered, a minimum of two opposing quadrants must be hand excavated. All architectural remains must be documented with scale drawing and photographs, and all structural features must be excavated according to the requirements for complex stratified sites. All excavated feature soil will be screened through 6 mm wire mesh to facilitate artifact recovery. A thorough photographic record of the Stage 4 mitigation must be maintained.
 - A report documenting the methods and results of the Stage 4 mitigation and laboratory analysis of the artifacts, together with an artifact inventory, and all necessary cartographic and photographic documentation must be produced in accordance with the Standards and Guidelines for Consultant Archaeologists.
 - Until such time that Location 5 (AHB-376) can undergo the recommended Stage 4 excavation the site **must** be avoided and protected by establishing a "no-go" zone consisting of the site and a 10 m protective buffer. The proposed protected area must be shown on all contract drawings, when applicable, and be labelled as a "no-go" zone. Instructions **must** be provided to all construction staff to stay outside of this area. Any ground alterations to Location 5 (AHB-376) and its protective buffer area **must** be avoided. This includes but is not necessarily limited to impacts from aggregate extraction, aggregate processing, vegetation clearance, and the construction of access roads or berms over the site. It also includes minor forms of soil disturbance, such as tree removal, minor landscaping, and utilities installation. If grading or other soil disturbing activities are anticipated to extend to the edge of the area to be avoided, then a temporary barrier must be erected around Location 3 (AHB-376) and its 10 m protective buffer. No-go instructions must be given to all on site construction crew and others involved in the day-to-day decisions on site, and a licensed archaeologist **must** be contracted to inspect and monitor the effectiveness of the avoidance strategy. After completion of these activities, a report will be prepared on the effectiveness of the strategy.
 - Should deeply buried archaeological resources be identified during ground disturbance activity associated with future development of the study area, ground disturbance activities **must** be immediately halted and the Archaeology Division of the Culture Programs Unit of the MCM notified.

- 5. Traffic: "Revised Transportation Impact Study, CBM Aberfoyle South Lake Pit" February 2025 (Source: TYLI)**
- Prior to pit operations, geotechnical investigations of Concession 2 and the Mill Creek culvert shall be undertaken as part of detailed design and in conjunction with the Township's planned improvements to Concession 2.
 - To discourage pit trucks exiting the pit access from making a left-turn on to Concession 2, a custom "NO LEFT-TURN FOR TRUCKS" sign shall be installed when the pit becomes operational. Additionally, a NO HEAVY TRUCKS (HS-62) sign shall also be installed on Concession 2 just west of the pit truck access for westbound traffic (subject to Township consent).
 - To mitigate dust and debris, rumble bars on the pit truck access shall be installed.
- 6. Agriculture: "Agriculture Considerations, Aberfoyle South Expansion" September 2023 (Source: MHBC Planning)**
- Implement all recommended mitigation measures pertaining to water quality and quantity, noise, dust, and traffic in the ARA site plan.
- 7. Dust: "Best Management Practices Plan for the Control of Fugitive Dust at Aberfoyle South Pit Expansion" October 2023 (Source: WSP)**
- The purpose of this plan is to document the Best Management Practices for the control of fugitive dust emissions from activities taking place at the pit. The licensee shall follow these Best Management Practices including preventative procedures and restrictive control measures such as: sweeping and/or watering to reduce vehicle track-out at paved pit entrance, limiting on-site vehicle speeds, reduce material handling during high wind conditions, etc. An inspection of the conformity with the BMP's will be documented monthly and a warning log must be maintained to record dust control activity. The BMP's shall be reviewed periodically and updated if required.
- 8. Visual: "Visual Impact Assessment Report, Proposed CBM Aberfoyle South Pit Expansion" March 2024 (Source: MHBC)**
- Enhanced plantings shall be implemented along the Concession Road 2 frontage in the vicinity of 6866 Concession Road 2 and/or an extended visual berm shall be constructed at the northern extraction limit, in order to provide enhanced screening during low-visibility conditions.

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

Legend

- Licensed Boundary
- Limit of Excavation
- Maximum Depth of Extraction
- Existing Vegetation/Trees
- Proposed Nodal Plantings
- Maximum Predicted Water Table (SEE NOTE ON PAGE 1 OF 9)

Cross Sections
SEE PAGES 1, 2 & 4 OF 9 FOR PLAN VIEW
LOCATION OF CROSS SECTIONS

Site Plan Amendments

| No. | Date | Description | By |
|-----|------|-------------|----|
| | | | |

MNR Approval Stamp

Stamp

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC
20-565 BROADBANK CENTRE DR. RITCHIE, ON. N0B 2S0 | P. 519.576.3000 | WWW.MHBCPLAN.COM

Applicant
VOTORANTIM cimentos **cbm**
55 Industrial St. 4th Floor Toronto, Ontario M4G 3W9
Telephone: (416) 698-4411

Applicant's Signature
Andreana Emard
Director of Lands, Resources and Environment
Votorantim Cimentos North America (VCA)

Project
Aberfoyle South Lake Pit

ARA Licence Reference No. **Pre-approval review:**
Revs. to address Agency comments - Apr. 2026
Revs. to address GRCA comments - Mar. 2026
Revs. to address Agency and Public Comments - Jan. 2026
For application submission - November 2026

Plan Scale: 1:2,500 (Horizontal) / 4x Exaggeration (Vertical) **Plot Scale:** 1:2.5 [1mm = 2.5 units] MODEL

Horizontal Scale **Drawn By:** D.G.S. **File No.:** Y321AB
50 0 50 100 METRES **Checked By:** N.D.

File Name: **CROSS SECTIONS PLAN**

Drawing No.: **5 OF 5**

K1Y2S1AB, CBM Aberfoyle South Pit Expansion/CBM Aberfoyle South Lake Pit, Cross Sections 5 of 9 April 2024.dwg

Attachment 3



March 16, 2026

Canada Building Materials (CBM) Aggregates, a Division of St. Marys Cement Inc. (Canada)
Aggregates Division
55 Industrial Street
Toronto, ON M4G 3W9
Attn: Stephen May, Lands Manager – Western Region
Attn: Andreeanne Simard, Director of Lands, Resources and Environment
EMAIL: stephen.may@vcimentos.com; andreeanne.simard@vcimentos.com

Ministry of Natural Resources and Forestry
Aggregates Section
300 Water Street
Peterborough, ON K9J 3C7
EMAIL: ARAapprovals@ontario.ca; with a copy to: Jason.mclay2@ontario.ca

(delivered by email)

RE: Objection Letter to Canada Building Materials (CBM) Aggregates, a Division of St. Marys Cement Inc. (Canada) regarding the proposed Aberfoyle South Pit Expansion, Part of Lots 18-20, Concession 1, Township of Puslinch, County of Wellington, *Aggregate Resources Act* Licence Application #626630

Dear Mr. May, Ms. Simard, and Mr. McLay:

The Township of Puslinch (“the Township”) maintains its Objection to the Class A Licence application for a proposed Licence at Part of Lots 18-20, Concession 1 in the Township of Puslinch, now proposed to be named the CBM Aberfoyle South Lake Pit. The Township recommends that this matter be referred to the Ontario Land Tribunal unless the Township advises the MNR that the applicant has satisfactorily addressed the issues that remain outstanding of the date of this letter.

This letter is being provided by email in accordance with the direction provided in the Objection Form approved by the Ministry of Natural Resources and Forestry (“Ministry”) and in response to the application serving Part 1 on the Township on February 23, 2026. Hard copies will follow by courier. As the comment period has now closed, the Township respectfully requests that the Environmental Registry posting be updated to include the



Township's objection letter and appended comments for the public record. The Township's formal responses on the Objection Form (Part 2, Table 2) are enclosed herewith, together with peer review comments that are available as of this date. As the Township's peer reviewers are also engaged on the parallel *Planning Act* applications, which were only just deemed complete on January 21, 2026, certain updated peer review comments are not available on the truncated timelines required by the ARA approvals process.

In its review (including peer reviews) of the updated documentation provided by the applicant, the Township has identified numerous outstanding concerns with the application. The application in its current form does not have appropriate regard for the matters listed in section 12 of the *Aggregate Resources Act* ("Act"). Primarily the Township's Development Review Team has identified concerns related to the following:

- a) The effect of the operation of the pit on the natural environment: In particular, the proposed pit is surrounded by Provincially Significant Wetlands, as well as Mill Creek and tributaries, which are cold water streams. The applicant has not yet demonstrated how impacts (including cumulative impacts) on these systems can be appropriately mitigated;
- b) The effect of the operation of the pit on the nearby residents: Water table increases are proposed to be contained by a berm and tile drain, which will require perpetual maintenance to prevent significant flooding events to private property;
- c) The suitability of the final rehabilitation plans for the site, including concerns about permanent lowering of the water table in the north-northeast vicinity of Mill Creek, with flooding concerns to the south/west of the site;
- d) The possible effects on ground and surface water, including the potential impacts on Mill Creek and the associated provincially significant wetland;
- f) The potential for impacts on the proposed haul route, including the provision for road improvements and a mechanism to ensure maintenance of the haul route as a result of gravel truck traffic on the municipal road network;
- g) The quality and quantity of aggregate on the site (and the land of justification that enough high-quality aggregate exists to justify the substantial permanent alteration to the water table);
- h) The applicant's history of compliance with this Act and the regulations (as further detailed below); and
- i) A lack of comprehensive rehabilitation plan for licensed pits operated by the applicant (or its related companies) in the local area.



The details of how and why the above noted criteria have not been satisfied at this time are outlined in further detail in the enclosed Table 2 response, with fulsome discussion in the peer review reports enclosed herewith and available as of the filing deadline for this objection.

Without limiting the generality of the foregoing, the Township has identified the following concerns, which are briefly summarized below, and should not be construed as in any way limiting the scope of the responses in Table 2 enclosed, and as further detailed in the comprehensive peer review reports that the Township has received from its consultant team:

1. The excavation plan is deeper than the extraction depth as reported in the WSP Aggregate Resource Evaluation;
2. The proposed licensed area is larger than necessary for the extraction, vehicle access/locating and associated mitigation features (berms). In particular, it is unclear why the proposed licensed area extends toward Concession Road 2 in the northwest portion of the proposed licence;
3. Certain data provided by the applicant remains outdated as of 2026 and needs to be updated, including baseline ecological survey data;
4. The significant potential for the site pond to flood and the mitigation method proposed to resolve flooding requires perpetual maintenance. Concerns remain with respect to the proposed tile drain and confirmation is required that the downstream receiving watercourse has been evaluated to ensure it can accommodate the projected increase in flow without resulting in channel instability, excessive erosion, or downstream impacts;
5. The potential for groundwater draw down from the proposed extraction to impact significant wetlands and fish habitat, particularly with respect to Brook Trout;
6. There will be permanent increases to water levels on private property between the proposed Pit and Mill Creek, and permanent decreases in water levels north of Concession 2, the impacts of which have not been adequately addressed;



7. Likewise, the impacts to Mill Creek, the surrounding Provincially Significant Wetland, and associated significant wildlife habitat have not been adequately addressed at this time;
8. The impact of silt load on the receiving pit McNally Licence #5497 (“McNally”) that is proposed to facilitate all processing from the proposed Lake Pit requires further analysis (including capacity analysis for silt at McNally);
9. The Township’s consulting engineer (GEI) has identified the need to do a detailed geotechnical investigation of Concession Road 2, from the entrance of the proposed Lake Pit easterly to the proposed processing (receiving) McNally Pit, including investigation of an existing culvert. GEI requires further information on how truck weights will be determined in the absence of a weigh scale to prevent overloading of the road/pavement and culvert along the haul route;
10. Cumulative impacts of the myriad of pits along and adjacent to Concession Road 2 have not been considered, nor has comprehensive rehabilitation been considered by the applicant as per 4.5.3.2 of the Provincial Planning Statement, 2024 where there is a concentration of aggregate operations;
11. Agricultural impacts have not been fully explored through an Agricultural Impact Assessment that conforms to County of Wellington Official Plan policy 4.6.5 and incorporates relevant analysis and impact assessment as set out in Ontario Ministry of Agriculture and Food (“OMAF”) Publication 861(AIA Guidelines);
12. The Site Plan operational notes should preclude importation of fill other than as necessary for berm construction. The applicant should document the volume of available soil onsite that could be used for berm construction before any excess soil is permitted to be imported. Further, no excess soil should be permitted to be imported to assist in the progressive or final rehabilitation of the pit as the pit is proposed to be returned to a lake with ecological features;
13. In terms of the Act s.12(j) criterion (history of compliance), the Township has identified various ongoing concerns at other CBM pits in the immediate vicinity along Concession Road 2 as well elsewhere in the Township (as detailed in the enclosed



Schedule “A” to this letter). To date, despite raising these concerns with the Ministry, no substantive response has been received as to how the applicant or Ministry is addressing these compliance concerns;

14. The Site Plans contain no proposal for truck weigh scales, leading to concerns about how annual tonnage is calculated and reported to TOARC;
15. The Township remains concerned about the quality and quantity of the aggregate material, as compared to the extraordinary permanent impacts on the natural environment that will result from extraction, as well as the permanent loss of high quality agricultural lands. As presently proposed, the benefits of extraction are significantly outweighed by the negative effects on the environment and surrounding community; and
16. The applicant’s noise study requires further elaboration to explain how impacts will be mitigated.

The Official Plan Amendment and Zoning Bylaw Amendments for the application have not been approved and, more to the point, these related applications have only recently been deemed complete and the *Planning Act* process, including public participation and a statutory Public Meeting, will not be scheduled before the two-year time limit on the ARA process having been concluded.

Effectively, the Township has been placed in a disadvantageous position by the timing of the ARA proposal. At this stage, the Township considers the proposition of a pit at the subject location to be premature and in its current form, does not constitute good planning and is not in the public interest, consequently, it should not be approved at this time.

Please note that the concerns outlined in this letter represent the results of the review completed thus far by the Township’s Development Review Team. It is anticipated that, prior to the hearing, the applicant will present additional studies, including additional field work. The Township reserves the right to identify further concerns, to provide more detail, and to provide additional recommendations for the resolution of any concerns identified as the review of this application continues.



Should you have any questions, please contact the undersigned

Sincerely,

Courtenay Hoytfox
CAO
Township of Puslinch

Cc: Meagan Ferris Manager of Planning and Environment, County of Wellington
Neal DeRuyter, MHBC
SmithValeriotte Law Firm LLP, external legal counsel for the Township

Encl.

1. Completed Objection Form
2. Harden Environmental Comments, dated March 3, 2026
3. GEI Comments, dated March 6, 2026
4. Valcoustics Comments, dated March 11, 2026
5. Landmark Environmental Group Limited Comments, dated March 10, 2026
6. Vooren Air Quality Management Services Inc. Comments, dated February 12, 2026
7. Aboud & Associates Inc. Comments, dated March 16, 2026



SCHEDULE "A"

Ongoing Compliance Issues at other CBM Pits

License 5491 (McNally)

- Site note 9 states there shall be no offsite discharge of water. The processing plant is discharging water to another licence.
- There is an ongoing site plan contravention as the silt pond is not located operationally where identified on the site plan.
- The site license speaks to blending in site note 9, further listing crushing and blending as two separate permissions along with several other operations.
- Site note 9 it further indicates that material from other sites may be used for blending but does not reference crushing or the other permitted uses mentioned earlier. This reinforces that that blending is a stand alone activity that was not intended to permit the importation of raw material from other sites to be crushed/washed, etc.,
- CAR report from 2023 indicates importing of material for processing, contrary to site plan permissions for blending
- No extraction is occurring, but no indication of if/when site closure and final rehabilitation will occur, undermining premise of extraction being an 'interim' land use.
- Aerial imagery shows a trench around the primary silt pond. While the Township is supportive of this revision to the site plan and installation, it is understood that the MNR has not yet approved this site plan amendment and is awaiting certain MECF approvals. Notwithstanding this pending amendment, CBM has moved ahead with trench installation.

License 5520 (Aberfoyle)

- The silt ponds are located where ponds are indicated on site plan / operational plans both north and south of HWY 401.
- The operation plan indicates disturbed areas where the ponds are located on north portion of licence. The operational plans show disturbed area south of the 401 where the ponds exist and shows ponds where satellite imagery shows silt ponds.
- Site Plan note 9 identifies blending as a separate permission from crushing and processing.
- Site Plan note 13 indicates off site material may be used for blending or custom products, does not list the similar permissions in site note 9 making crushing and/or washing not permitted.



License 5737 (McMillan)

- Fish hatchery containers located within 30 meters of the pond – not in compliance

License 17600 (Mast)

- Site Notes refer to wash plant. Water will be circulated on site is not be exported to McNally for processing. This site is out of compliance if exporting.
- Site note 16 states material may be brought in for blending only. Liberal use of blending to process aggregate from neighbouring sites
- Importation of fill is permitted to obtain a 3:1 slope only, MNRF has not responded to confirm that no excess soil is being brought in.
- West face remains to be rehabilitated. Deferral premised on 'Big Lake project', which is not a project, but a decades-old high-level proposal that has never been actively pursued.

License 129817 (Mast-Snyder)

- Satellite imagery does not match site plan.
- The site is out of compliance if it does not have a processing plant and all material is being shipped off site, which was not considered when licence was approved.

License 625189 (Roszell)

- The Township has significant concerns with this pit that resulted in extraction activities ceasing for a period of time.
- The concerns raised by the Township Hydrogeologist have not been adequately addressed by the pit operator nor has adequate enforcement action been taken by the MNRF.
- Silt barrier is not working as designed.
- No processing equipment on site, so it is unclear where the 750 000 tonnes are being processed?

Appendix A: Draft County of Wellington Official Plan Amendment

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Applicant: CBM Aggregates, A Division of St. Marys Cement Inc. (Canada)
Proposed Aberfoyle South Pit Expansion
Part Lot 18-20, Concession 1
Township of Puslinch

County File No. OP-____-23

DRAFT

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A – THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location and background information, but does not form part of this amendment.

PART B – THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number ____.

PART C – THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

DRAFT

PART A – THE PREAMBLE

PURPOSE

The purpose of this proposed Amendment is to:

1. Amend Schedule B7 of the Official Plan (the land use schedule for the Township of Puslinch) to allow for expansion of an aggregate extraction operation by adding the Mineral Aggregate Area overlay to the expansion lands with the exception of those lands to be maintained in the Core Greenlands and Greenlands designations.
2. Amend Schedule D of the Official Plan (Mineral Aggregate Resource Overlay) to add the proposed extraction area to the Sand and Gravel Resources of Primary and Secondary Significance boundary.

These amendments represent map changes only.

LOCATION

The subject lands are located west of the existing CBM Aberfoyle South Pit. The lands are located on the south side of Concession 2 on Part of Lots 18, 19, and 20, Concession 1 in the Township of Puslinch.

In conjunction with a licence application under the Aggregate Resources Act, this application proposes to licence 44.8 ha (110.7 ac) of land of which 27.5 ha (65.5 ac) are proposed for extraction.

BASIS

The County Official Plan provides for the establishment of new or expanded aggregate extraction operations subject to consideration of the potential impacts of such land uses on the natural environment, surrounding land uses, and the agricultural operations. The proposed extraction area includes two properties consisting of an agricultural field.

The proposed extraction area contains approximately 5.5 million tonnes of high quality sand and gravel resources. Resources will be extracted both above and below the water table.

The maximum annual tonnage limit is proposed to be 1,000,000 tonnes. There will be no aggregate processing on the subject lands as extracted resources will be transported by truck on Concession 2 east to the Aberfoyle South Main Pit operation for processing and shipment.

The subject lands are within the Core Greenlands and Greenlands designation of the County of Wellington Official Plan associated with the flooding hazards and adjacent Mill Creek PSW. No portions of the Mill Creek PSW are included in the proposed licensed boundary or extraction area of the pit, and a minimum 30 m setback will be applied to all portions of the adjacent PSW.

New or expanded mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule 'B' of the Official Plan. To permit an expanded extraction operation, an Official Plan Amendment is required to include the proposed expansion lands within the Mineral Aggregate Area.

The Mineral Aggregate Resource Overlay on Schedule 'D' of the Official Plan generally identifies areas of high potential for mineral aggregate extraction. These lands have been identified based on geological information in the Ministry of Northern Development and Mines Aggregate Resources Inventory Paper (ARIP No. 162). The Overlay also contains sites where there is an existing or approved mineral aggregate operation that lies outside of the sand and gravel resource areas of Primary or Secondary Significance and selected bedrock resources. The amendment also includes a map change to include the proposed extraction area within the Schedule C Overlay (approximately 27.5 ha). Licensed lands located outside of the proposed extraction area are not proposed to be included within the Overlay.

OTHER APPROVALS

An application for a Class A licence under the Aggregate Resources Act has been submitted to the Ministry of Natural Resources and Forestry.

An application for a zoning by-law amendment (File #####) to permit the pit has also been submitted to the Township of Puslinch.

SUPPORTING INFORMATION

In support of the proposed amendment to the Official Plan, CBM Aggregates has prepared a hydrogeological assessment, archaeological assessment, natural environment assessment, noise assessment, traffic impact assessment, planning justification report, dust best management practices plan and agricultural review.

PART B – THE AMENDMENT

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text and maps constitute Amendment No.XX to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

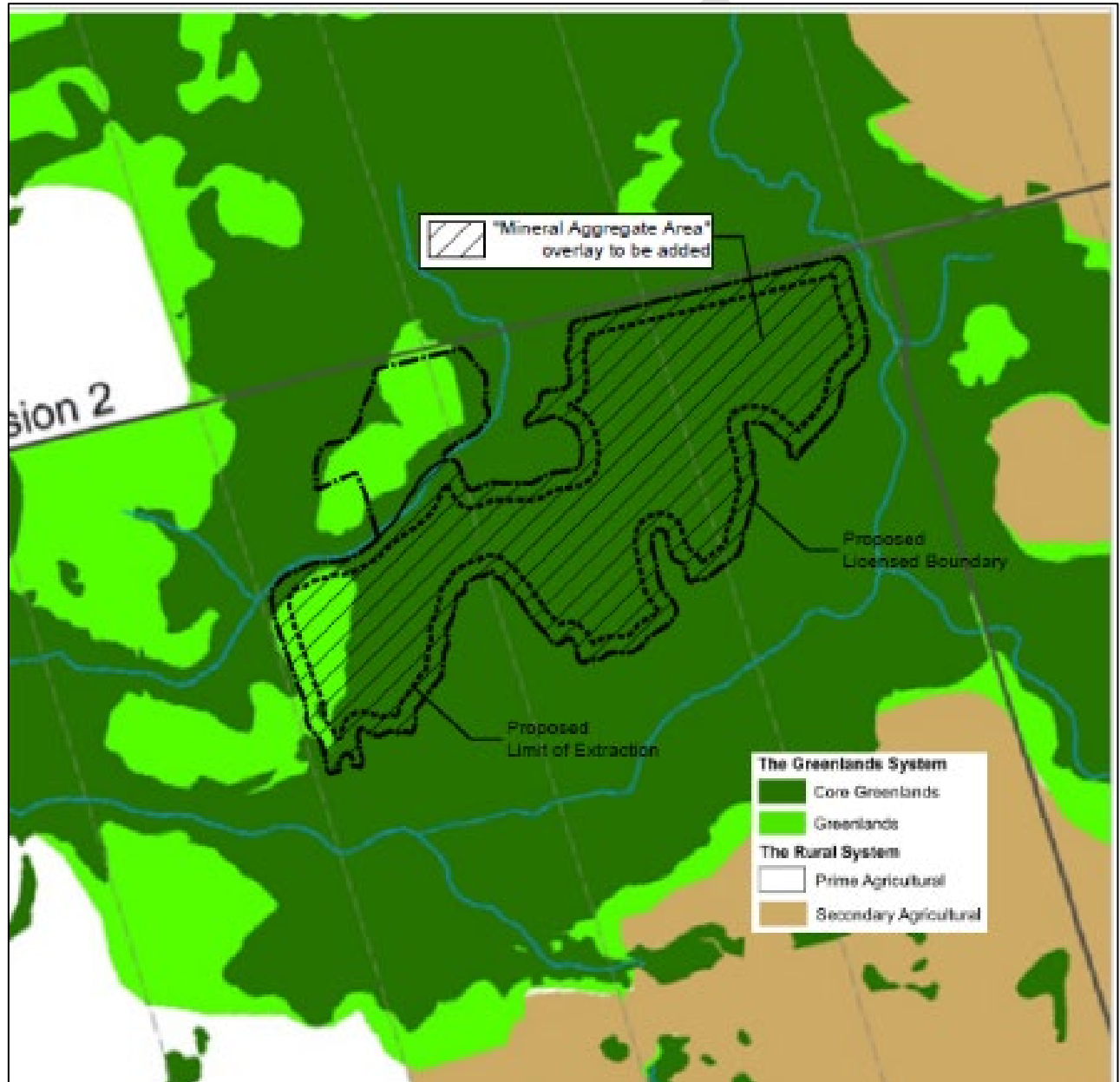
1. THAT **Schedule B7 (Puslinch)** be amended on portions of Part of Lots 18-20, Concession 1 in the Township of Puslinch by adding the Mineral Aggregate Area to the subject lands as illustrated on the attached Schedule “A” of this Amendment.
2. THAT **Schedule D (Mineral Aggregate Resource Overlay)** be amended on portions of Part of Lots 18-20, Concession 1, in the Township of Puslinch by adding the Mineral Aggregate Resource Overlay (Sand and Gravel Resources of Primary and Secondary Significance) to the subject land as illustrated on the attached Schedule "B" of this Amendment.

DRAFT

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

Schedule "A"

Amendment to Schedule B7 (Puslinch)



**AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

Schedule "B"

Amendment to Schedule D



Appendix B: Draft Township of Puslinch Zoning By-Law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____/202X

**A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED,
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH**

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. That Schedule "A" of By-law 023/18 is hereby amended by rezoning PT LOT 18-20, CON 1 within the Township of Puslinch, 6947 Concession 2, from an **AGRICULTURAL (A) to EXTRACTIVE (EXI) SITE SPECIFIC PROVISION (EXI sp###); NATURAL ENVIRONMENT (NE) to EXTRACTIVE (EXI) SITE SPECIFIC PROVISION (EXI sp###) and NATURAL ENVIRONMENT (NE) SITE SPECIFIC PROVISION (NE sp###)** as shown on Schedule "A" of this By-law.
2. That the **ENVIRONMENTAL PROTECTION OVERLAY** remains on site as shown on Schedule "A" of this By-Law.
3. That Table 14.1, Site Specific Special Provisions is amended by adding the following Site Specific Special Provisions:

| No. | Parent Zone | By-law | Additional Permitted Uses | Prohibited Uses | Site Specific Special Provisions |
|------------|--------------------|---------------|---|------------------------|--|
| ## | EXI | ##/202# | Only Permitted Uses:
Pit;
Agricultural use;
Conservation use;
Wayside Pit or
Quarry. | N/A | N/A |
| ## | NE | ##/202# | N/A | N/A | Visual and acoustic mitigation required for the pit as well as the truck entrance/exit can occur on these lands while such lands remain licensed under the Aggregate Resources Act.

A portion of these lands will also be used as an extraction setback from adjacent significant natural features. |

4. If By-law Number 023/18 has come into full force and effect as it relates to the above-noted lands, this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990 as amended.

READ A FIRST AND SECOND TIME THIS _____ OF _____, 202#.

MAYOR

CLERK

READ A THIRD TIME AND PASSED THIS _____ OF _____, 202#.

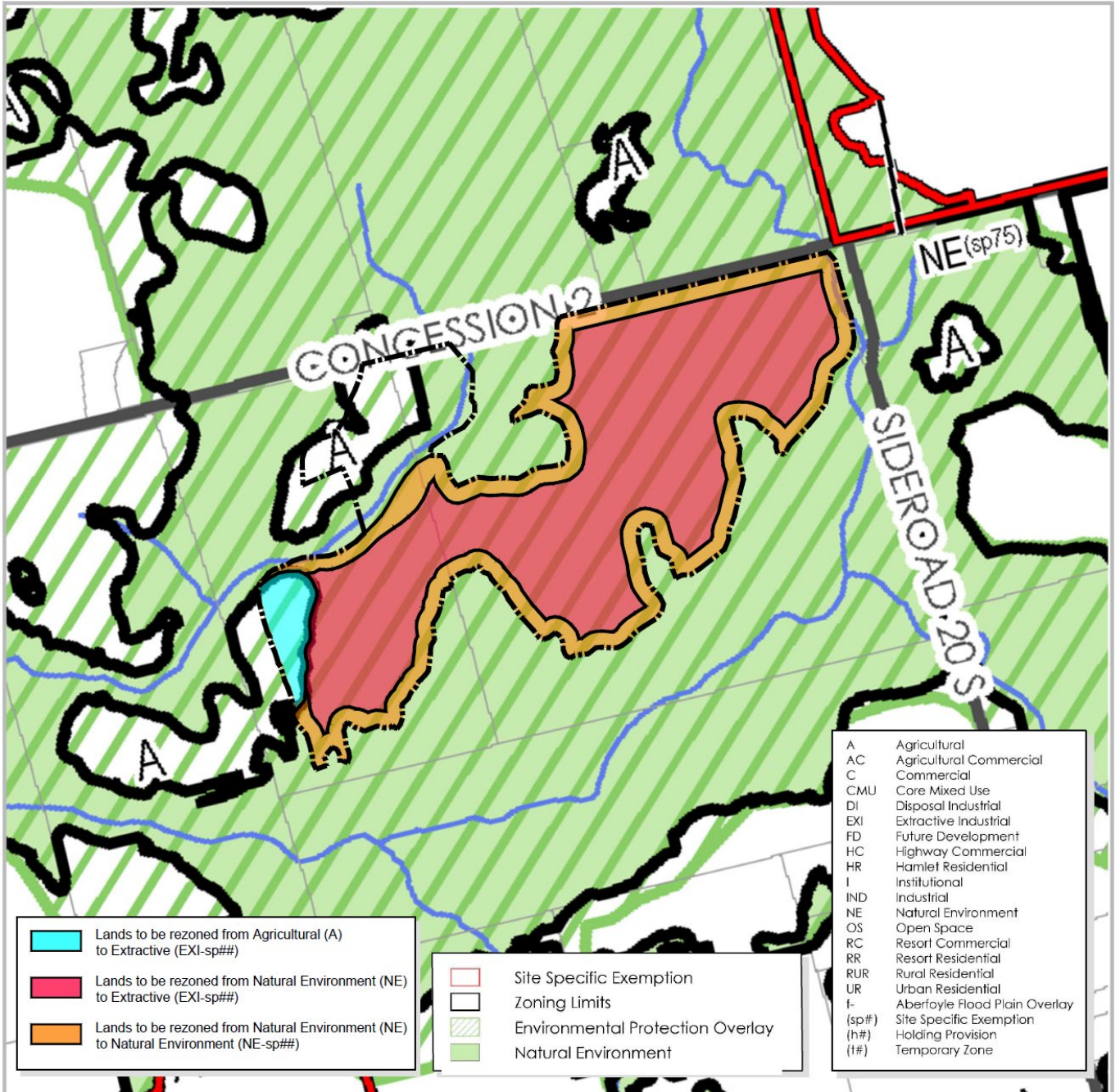
MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____/202#

Schedule "A"



This is Schedule "A" to By-law No. _____/202#

Passed this _____ day of _____, 202#.

MAYOR

CLERK

Attachment 6 – Reports and Studies Submitted by Applicant

SELECTED REPORTS AND STUDIES SUBMITTED

The following is a list of the main documents submitted by the applicant and reviewed by the Township's peer review team:

REPORTS AND STUDIES SUBMITTED

In support of the Application, the following items were submitted:

- Aggregate Resource Evaluation, WSP Canada Inc. November 2023;
- ARA Site Plans – Aberfoyle South Lake Pit – MHBC. November 2025;
- ARA Site Plans – Aberfoyle South Lake Pit – MHBC. March 2026 – GRCA;
- ARA Site Plans – Aberfoyle South Lake Pit – MHBC. April 2026;
- Best Management Practices Plan for the Control of Fugitive Dust at Aberfoyle South Pit Expansion, WSP Canada Inc. October 2023;
- CBM Aberfoyle South Pit Expansion - Planning Act Applications Letter. MHBC. November 29, 2023;
- Completed Wellington Drinking Water Source Protection Screening Form. November 2023;
- County of Wellington Official Plan Amendment Application. November 2023;
- Flood Mapping – Technical Memorandum, August 12, 2025, WSP;
- Headwater Drainage Feature Assessment, October 22, 2025, WSP;
- Hydrological and Ecological Monitoring Plan, October 21, 2025, WSP;
- Maximum Predicted Water Table Report. WSP Canada Inc. November 2023;
- Natural Environment and Water Report Terms of Reference Concordance Cross-Check, January 27, 2025, WSP;
- Noise Impact Assessment. WSP Canada Inc. November 2023;
- Planning Report & Aggregate Resources Act Summary Statement. MHBC. November 2023;
- Proposed Aberfoyle South Pit Expansion: Agricultural Considerations, MHBC. September 2023;
- Public Consultation Strategy Requirement. November 2023;
- Response to Aboud & Associates Comments, October 22, 2025, WSP;
- Response to Comments on Site Plan and Planning Report, November 26, 2025, MHBC;

- Response to GM Blue Plan Engineering and Salvini Comments, February 5, 2025;
- Response to GM Blue Plan Engineering Comments, October 22, 2025, WSP;
- Response to GRCA Comments, October 22, 2025, WSP;
- Response to Harden Environmental Comments, October 22, 2025, WSP;
- Response to Stovel Comments, October 22, 2025, WSP;
- Response to Valcoustics Comments, October 31, 2025, WSP;
- Response to Wellington Source Water Protection Comments, October 22, 2025, WSP;
- Responses to GRCA Comments – Proposed CBM Aberfoyle South Lake Pit – WSP. April 10, 2026;
- Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, “Stage 1 and 2 Archaeological Assessment Aberfoyle South Pit Expansion (CBM Lake Pit), 6947 Concession Road 2, Puslinch, Part of Lots 18, 19, 20, Concession 1, Geographic Township of Puslinch, County of Wellington, Ontario”, Dated Aug 28, 2023. MCM. November 2023;
- Revised Aggregate Resources Act Site Plan, November 2025, MHBC;
- Revised Transportation Impact Study, February 2025;
- Stage 1 and 2 Archaeological Assessment. Golder Associates Ltd. (now WSP Canada Inc.). August 2023;
- Stage 3 Archaeological Assessment. Original Report. WSP Canada Inc. June 2023;
- Stage 3 Archaeological Assessment. Revised Report. WSP Canada Inc. June 2023;
- Supplemental Assessment and Mitigation of Post-Rehabilitation Groundwater Uplift, October 21, 2025, WSP;
- Supplemental Assessment of Potential Impacts to Baseflow in Mill Creek and Tributary 3, October 21, 2025, WSP;
- Supplemental Assessment of Potential Impacts to Provincially Significant Wetlands, October 21, 2025, WSP;
- Transportation Impact Study. TY Lin International Company. November 2023;
- Visual Impact Assessment (“VIA”) - MHBC. March 2024;
- Water Report Level 1 / 2. WSP Canada Inc. November 2023;



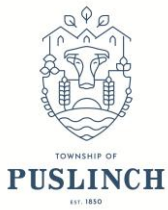
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 14, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 PDAC-2026-006 – D14-CBM – Aberfoyle South Lake Pit, 6947 Concession 2, Township of Puslinch

The proposed Zoning By-law Amendment Application is to amend the Township of Puslinch Zoning By-law 23-2018, as amended, to Site Specific rezoning the lands municipally referred to as 6947 Concession 2 also known as Aberfoyle South Lake Pit from an Agriculture (A) and Natural Environment (NE) to Extractive (EXI) and Natural Environment (NE) with site specific zoning (sp##).

Resolution No. 2026-019: Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 14, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

That Report PDAC-2026-005 entitled Zoning By-law Amendment Application D14/CBM Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

- Quality of aggregate must be determined by technical means and not by visual assessment to justify the project.
- Destination pit for the processing should address the details on the deposition of silt.
- The committee is concerned with the history of non-compliance with CBM.
- The Planning & Development Advisory Committee does not support this application being in a Natural Environment Zone and want to endorse the CAO letter dated March 16, 2026 which outlines ecological, environmental and hydrogeological concerns that have yet to be addressed.

CARRIED

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-020:

Moved by Committee Member Kim McCarthy
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee hereby adjourned at 8:26 p.m.

CARRIED

Public Information Meeting D14-CBM Aberfoyle South Lake

June 18, 2026



Site Context:

- **Location of Proposal:** Part of Lots 18, 19, & 20. Concession 1.
- **Size:** Licence Area is 39.2 ha (96.9 acres) Extraction Area is 27.5 ha (66 acres).
- **Application:** Class A Pit Licence Application (Pit Below The Water Table).

The subject lands are situated in **Concession 2**, south of Highway 401, featuring proximity to Mill Creek and Aberfoyle Creek amidst wetlands and hydrologically significant areas, highlighting the region's ecological richness.




County of Wellington Official Plan Land Use



County of Wellington Official Plan Schedule B7 Land Use Puslinch

**CBM Aberfoyle South
Expansion**
Concession 2 Road
Township of Puslinch
County of Wellington

LEGEND

 Subject Lands

The Greenlands System

 Core Greenlands
 Greenlands

The Rural System

 Prime Agricultural
 Secondary Agricultural
 County Roads
 Provincial Highway
 Watercourse

Source: County of Wellington Official Plan, Schedule: B7 Land Use Puslinch
(September 2023)

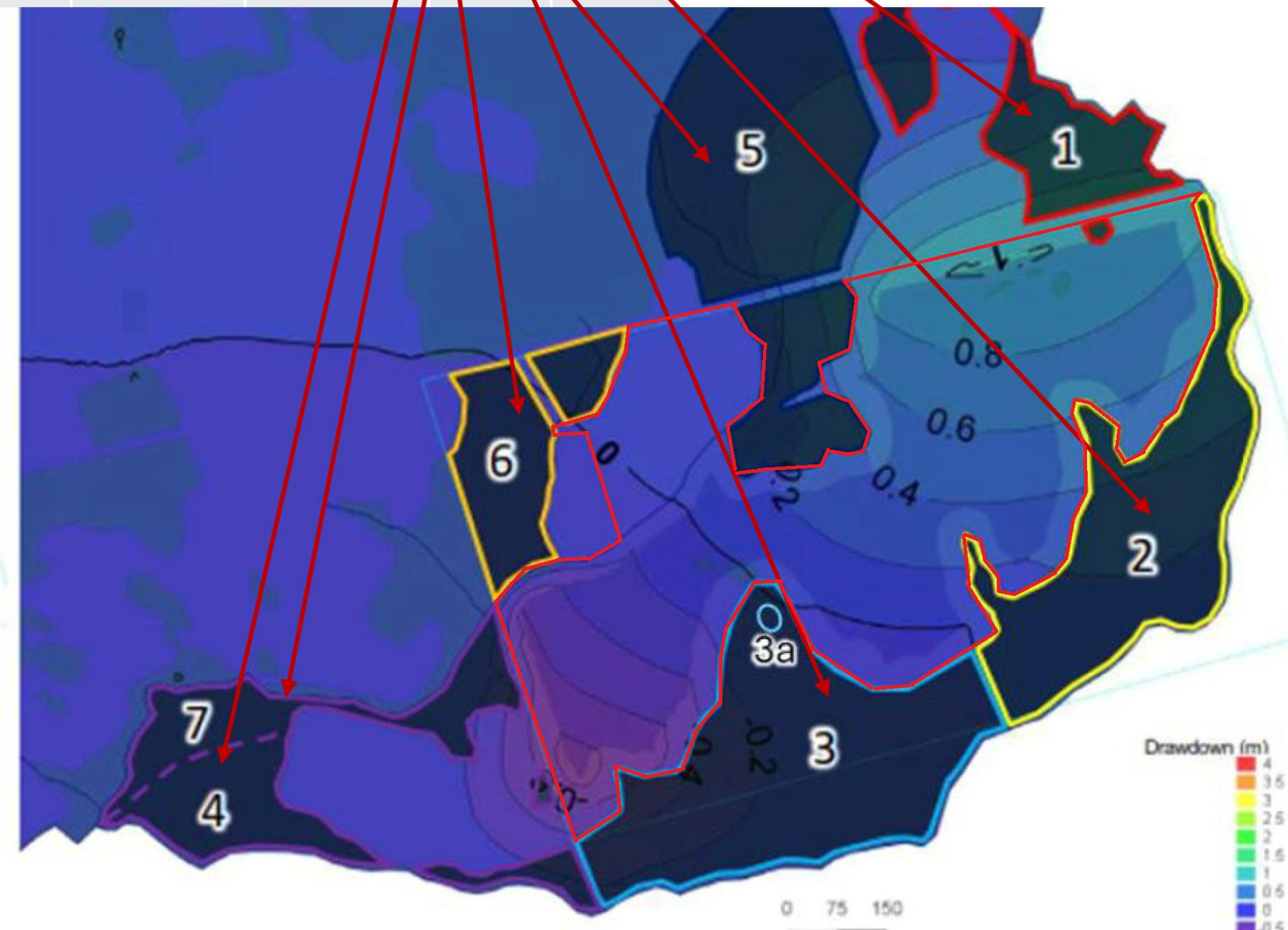


Water Level Changes and Water Balance Changes PSW Zones

| Zone | Pre Pit Gw Discharge (mm/year) | Pre Pit Surplus (mm/year) | Pre Pit Total Input (mm/year) | Post Pit GW Discharge (mm/year) | Post Pit Surplus (mm/year) | Post Pit Total (mm/year) | % Change in Groundwater Discharge Pre to Post | % Change in Total Contribution Pre to Post |
|------|--------------------------------|---------------------------|-------------------------------|---------------------------------|----------------------------|--------------------------|---|--|
| 1 | 164 | 276 | 440 | 65 | 276 | 341 | -60 | -23 |
| 2 | 266 | 276 | 542 | 155 | 276 | 431 | -42 | -20 |
| 3 | 142 | 276 | 418 | 311 | 276 | 587 | 119 | 40 |
| 4 | 413 | 276 | 689 | 671 | 276 | 947 | 62 | 37 |
| 5 | 174 | 276 | 450 | 0 | 276 | 276 | -100 | -39 |
| 6 | 768 | 276 | 1044 | 885 | 276 | 1161 | 15 | 11 |
| 7 | 816 | 276 | 1092 | 1326 | 276 | 1602 | 63 | 47 |

a Source October 21, 2025 #4 Supplemental
 b Source: Table 15 Water Report November 2023- Forested Swa
 c Source October 21, 2025 #4 Supplemental

This analysis does not include runoff entering the wetland from adjacent not change. Where extraction is occurring, any runoff from the extraction have lands adjacent to the pit.



0 75 150



Aggregate Resources Act — Section 12

Matters to be considered

12 (1) In considering whether a licence should be issued or refused, the Minister or the Tribunal, 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 a 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 including on drinking water sources;
- (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 this Act or a predecessor of this Act; and
- (k) such other matters as are considered appropriate. R.S.O. 1990, c. A.8, s. 12; 1996, c. 30, s. 9 (1, 2); 2002, c. 17, Sched. F, Table; 2017, c. 6, Sched. 1, s. 11 (1); 2017, c. 23, Sched. 5, s. 2; 2021, c. 4, Sched. 6, s. 30 (1).

Exception

(1.1) Despite clause (1) (h), the Minister or the Tribunal shall not have regard to ongoing maintenance and repairs to address road degradation that may result from proposed truck traffic to and from the site. 2019, c. 14, Sched. 15, s. 2; 2021, c. 4, Sched. 6, s. 30 (1).

Same

(1.2) Subsection (1.1) applies to an application in respect of which no decision has been made by the Minister or the Local Planning Appeal Tribunal, as the case may be, on or before December 10, 2019. 2019, c. 14, Sched. 15, s. 2; 2021, c. 4, Sched. 6, s. 30 (4).

Annual compliance reports

(2) Despite clause (1) (j), the Minister or the Tribunal shall not have regard to a contravention of this Act or the regulations that was disclosed by the applicant in a compliance report made under section 15.1 or 40.1 if,

- (a) the contravention was not discovered by an inspector before the applicant submitted the compliance report; and
- (b) the applicant complied with clause 15.1 (5) (a) or 40.1 (5) (a), as the case may be, in respect of the contravention. 2017, c. 6, Sched. 1, s. 11 (2); 2017, c. 23, Sched. 5, s. 2; 2021, c. 4, Sched. 6, s. 30 (1).

Planning Act

Provincial interest

2 The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(a) the protection of ecological systems, including natural areas, features and functions;

(b) the protection of the agricultural resources of the Province;

(c) the conservation and management of natural resources and the mineral resource base;

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the supply, efficient use and conservation of energy and water;

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

(g) the minimization of waste;

(h) the orderly development of safe and healthy communities;

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

(j) the adequate provision of a full range of housing, including affordable housing;

(k) the adequate provision of employment opportunities;

(l) the protection of the financial and economic well-being of the Province and its municipalities;

(m) the co-ordination of planning activities of public bodies;

(n) the resolution of planning conflicts involving public and private interests;

(o) the protection of public health and safety;

(p) the appropriate location of growth and development;

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

(r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.
2. The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.
3. *Natural heritage systems* shall be identified in Ecoregions 6E & 7E¹, recognizing that *natural heritage systems* will vary in size and form in *settlement areas*, *rural areas*, and *prime agricultural areas*.
4. *Development and site alteration* shall not be permitted in:
 - a) *significant wetlands* in Ecoregions 5E, 6E and 7E¹; and
 - b) *significant coastal wetlands*.
5. *Development and site alteration* shall not be permitted in:
 - a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
 - b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - d) *significant wildlife habitat*;
 - e) *significant areas of natural and scientific interest*; and
 - f) *coastal wetlands* in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 4.1.4.b),
unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.
6. *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
7. *Development and site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.

¹ Ecoregions 5E, 6E and 7E are shown on Figure 1.

8. *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.
9. Nothing in policy 4.1 is intended to limit the ability of *agricultural uses* to continue.

4.2 Water

1. Planning authorities shall protect, improve or restore the *quality and quantity of water* by:
 - a) using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - b) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
 - c) identifying *water resource systems*;
 - d) maintaining linkages and functions of *water resource systems*;
 - e) implementing necessary restrictions on *development and site alteration* to:
 1. protect all municipal drinking water supplies and *designated vulnerable areas*; and
 2. protect, improve or restore *vulnerable* surface and ground water, and their *hydrologic functions*;
 - f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
 - g) ensuring consideration of environmental lake capacity, where applicable.
2. *Development and site alteration* shall be restricted in or near *sensitive surface water features and sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.
3. Municipalities are encouraged to undertake, and *large and fast-growing municipalities* shall undertake *watershed planning* to inform planning for *sewage and water services* and stormwater management, including *low impact development*, and the protection, improvement or restoration of the *quality and quantity of water*.
4. Despite policy 4.2.3, where planning is conducted by an upper-tier municipality that includes one or more lower-tier *large and fast-growing municipalities*, the upper-tier municipality shall undertake *watershed planning* in partnership with lower-tier municipalities, including lower-tier *large and fast-growing municipalities*.
5. All municipalities undertaking *watershed planning* are encouraged to collaborate with applicable conservation authorities.

2. Known *mineral deposits*, known *petroleum resources* and *significant areas of mineral potential* shall be identified, and *development* and activities in these resources or on *adjacent lands* which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a) resource use would not be feasible; or
 - b) the proposed land use or development serves a greater long-term public interest; and
 - c) issues of public health, public safety and environmental impact are addressed.

4.4.3 Rehabilitation

1. Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

4.4.4 Extraction in Prime Agricultural Areas

1. Extraction of *minerals* and *petroleum resources* is permitted in *prime agricultural areas* provided that the site will be rehabilitated.

4.5 Mineral Aggregate Resources

4.5.1 General Policies for Mineral Aggregate Resources

1. *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, *deposits of mineral aggregate resources* shall be identified.

4.5.2 Protection of Long-Term Resource Supply

1. As much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

2. Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.
3. *Mineral aggregate resource conservation* shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

4. *Mineral aggregate operations* shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations*. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.
5. In known *deposits of mineral aggregate resources* and on *adjacent lands*, *development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a) resource use would not be feasible; or
 - b) the proposed land use or development serves a greater long-term public interest; and
 - c) issues of public health, public safety and environmental impact are addressed.

4.5.3 Rehabilitation

1. Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

2. *Comprehensive rehabilitation* planning is encouraged where there is a concentration of mineral aggregate operations.

3. In parts of the Province not designated under the *Aggregate Resources Act*, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.

4.5.4 Extraction in Prime Agricultural Areas

1. In *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that:
 - a) impacts to the *prime agricultural areas* are addressed, in accordance with policy 4.3.5.2; and
 - b) the site will be rehabilitated back to an *agricultural condition*.
2. Despite policy 4.5.4.1.b), complete rehabilitation to an *agricultural condition* is not required if:
 - a) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and
 - b) agricultural rehabilitation in remaining areas is maximized.

Next Steps



Thank You.
Questions?

June 18, 2026



To whom it may concern:

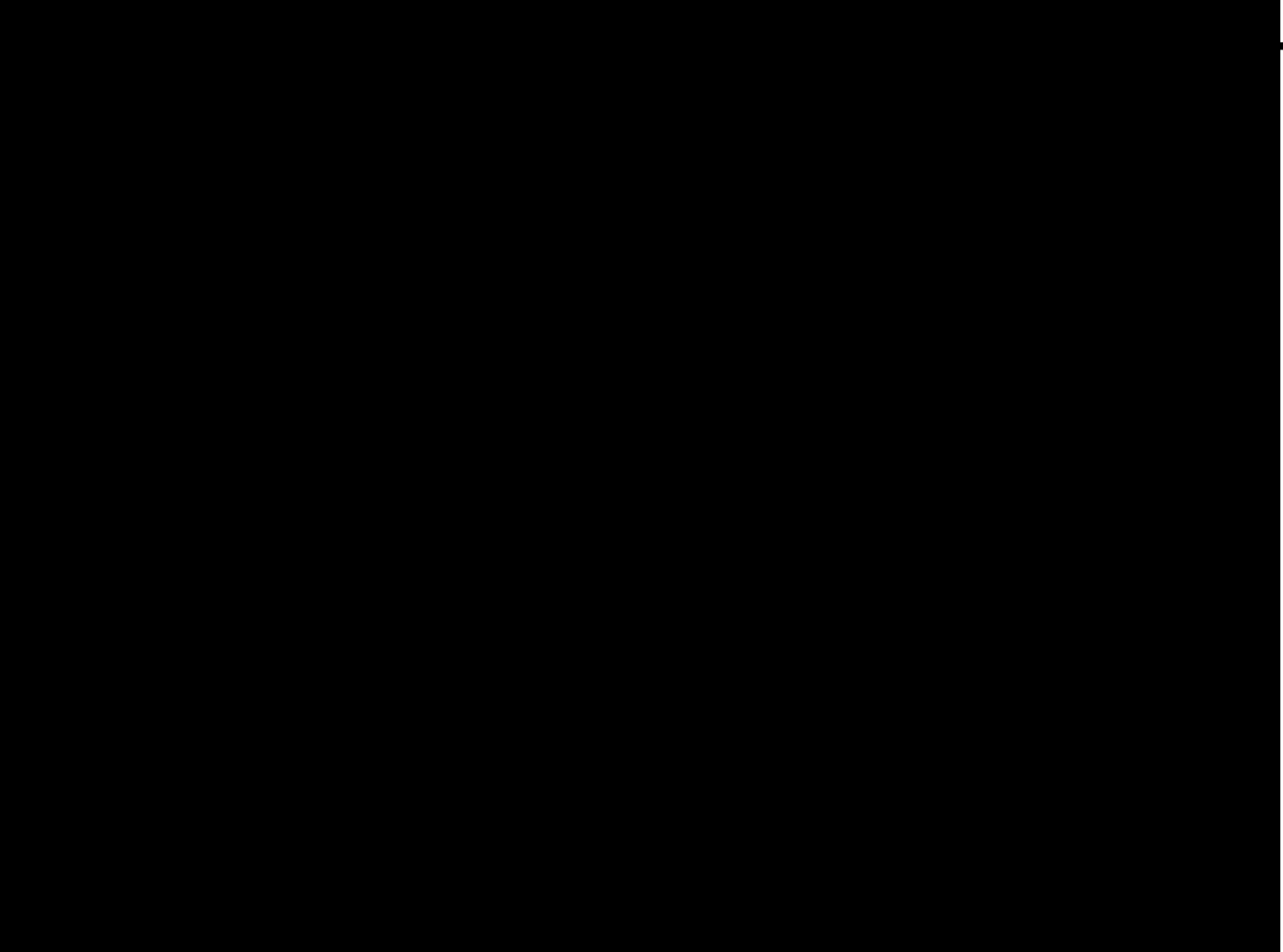
My name is Andrew Traczyk. I live across the road from the Lake Farm. I strongly oppose the gravel pit application from CBM. This company has ruined enough farm land in our township. This not an expansion of a current pit, but an entirely new pit! (very misleading words). CBM has broken rules before and has also not lived up to its "word" with the use of compliance relief. They will do this any time it is convenient for them to do so. We all live in the country for its beauty and wildlife. Concession #2 east of the Mill creek, is by far the ugliest road in Pushtinch thanks to CBM, now they want the whole road to be ugly. It's beautiful to see the deer & turkeys out in that field. No one from CBM has been on my property to survey anything. If they get to go through with the pit and they go too deep (which they have in the past) it will drain all my swamp + my well and →

they will say sorry. All the wild life will leave my forest, never to come back. Also all these ponds generate no ~~prop~~ property revenue for the township, but they have made millions of dollars for CBM. The company seems to "beg for forgiveness instead of asking for permission", they admit they have been working with council the past year "to resolve our differences." The truck traffic will be even worse, I regularly get trucks pull out in front of me, drive down the middle of the road so I can't pass, trucks swing out wide around the corner down by the 7th. Now they want to do this on Saturday, on our weekends, just for greed. CBM has to break so many conditions to get this pit, I don't understand why the Ministry of Environment is even listening or has conditions if they can be broken. We have more than enough ponds on my road 2,000 acres worth, we don't need another, no matter they say, This is area is zoned "Natural Environment"^{ER} should stay this way. One thing I'm

really happy to hear is that you
guys are against any more below
water-table pits but any new pits,
thank-you!

Thanks for reading my
letter, keep up the fight!

Andrew Traczyk



From: Chetty Tony Dr. <[REDACTED]>
Sent: Monday, April 15, 2024 9:10 PM
To: Courtenay Hoytfox <choytfox@puslinch.ca>
Cc: Ashen Chetty <[REDACTED]>
Subject: CBM/St Marys Proposed Aberfoyle South Pit Expansion Application

Dear Ms Courtenay Haytfax

I am writing to you to voice our concerns about the recent Lake Farm licence application for Gravel Pit expansion and urge you not to alter the zoning bylaws as clearly this pit is not compatible with our neighbourhood of farms and rural properties.

The Mill Creek and its watershed is zoned a Natural Environment and is home to thousands of fish, insects and bird life.

Our well water is a precious resource for our community and this will be potentially contaminated and compromised.

The increased truck traffic will increase dust and noise pollution and will be a road hazard for our rural residents.

We urgently request that an Environmental Compliance Assessment be done before any zoning bylaw change

Thank you
Tony Chetty

This information is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. Therefore, this information should be considered strictly confidential. If you have received this email in error, please notify the sender immediately via a return email for further direction. Thank you for your assistance.

From: Benjamin Madden <[REDACTED]>

Sent: Tuesday, April 23, 2024 9:01 PM

To: Courtenay Hoytfox <choytfox@puslinch.ca>

Subject: CBM Pit Expansion Concerns

Dear Ms. Courtenay Hoytfox,

My name is Ben Madden and I'm writing to you today to voice my concerns over the proposed CBM expansion onto the Lake Farm property on Concession 2 (and all aggregate activity expansion). As a nearby resident, just east of Sideroad 20s on Concession 1, the potential impact to my family, and those who are as

close, or closer to the proposed activities is real. The impact on quality of life for those that call Puslinch home will be large, and negative. Those that live close by will be impacted by near constant noise, vibrations, dust and disruptions to travel due to truck traffic. More worrying is the potential (likely) impact to ground water that could impact the amount, and quality of water for residents and guests. Biodiversity will be impacted not only disrupting the immediate area of the pit, but also farms and lands nearby.

Digging below the waterline should not be permitted and the proposed setbacks from the Mill Creek watershed seem very far from sufficient. Damage to Mill Creek will have countless negative impacts; there is nothing Natural Environment about aggregate extraction. We have seen issues with nearby pits; issues that have persisted and are not easily corrected. We don't have any reason to think this pit will be immune from (lasting) complications. Traveling through most of Puslinch is a pleasant experience - a drive along Concession 2 near the pits is stress inducing - the once pristine land has been irreversibly scarred; aggregate activities are not compatible with our town.

Monetarily another pit hurts Puslinch as well. Aggregate excavation pays less tax than our residents and once the site is exhausted, tax revenue is gone; forever. Damage to roads and the like will undoubtedly fall back on the town to some degree, adding to the losses for Puslinch. I would imagine property values will suffer as well.

Outside of the immediate impacts to our neighbours, our water, our land and wildlife, it is 2024; the climate crisis can no longer be ignored. The emissions that will be generated from a new pit (not to mention the active pits and processing plant) will be astronomical. The soil, and plant life that are in place on the Lake Farm should not be disturbed - these features not only provide us food, and habitat for a diverse array of species, but they also sequester carbon. Destroying these features to remove aggregate will eliminate carbon sequestering and in the process will release immense amounts of CO2 into the atmosphere. This does not even include the emissions that will be generated by the excavation and trucking equipment that will be called upon to destroy the landscape. We need to be rethinking how we build things and get around. In the coming years what we are going to need is food and water, not more roads. Allowing the aggregate activity to continue puts our vital resources at risk, increases global warming, and allows outdated thinking and actions to persist - we don't have time for this.

My concerns with the aggregate activity in our township do not end with the Lake Farm property. Enough is enough. Puslinch has done it's part, an incredible amount of aggregate has been extracted. This has left a big scar on our beautiful town, and the potential impact to our resources still may not be known.

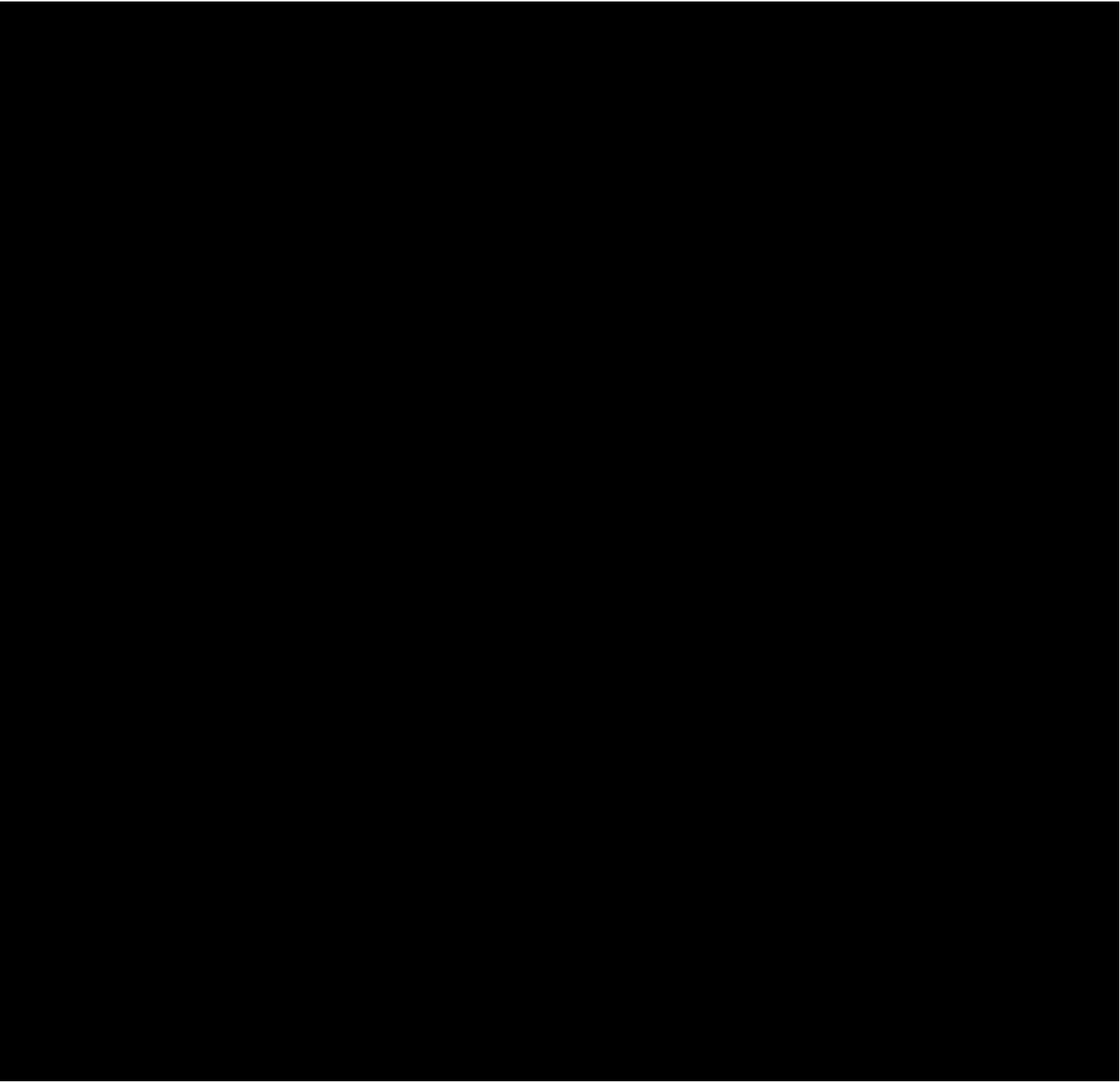
The pond and wetlands on our property here on Concession 1 have been struggling, loosing water and being overrun by weeds that thrive in the shallow water. With so much aggregate activity nearby, it is likely this activity is to blame. I, like I'm sure many residents, do not want to worry about our water or the cleanliness of our air. My family plans to be on this property for as long as we can. Our kids, now young, deserve to grow up without the worrying noise, pollution, and other effects of the aggregate industry.

With every challenge comes opportunity; opportunity to do what is right, to take a stand and put a stop to aggregate activity in Puslinch. Not just below water table activity, but all of it. I know the town's stance is to not allow below water table pits; please know I, and many others, support this position and will stand with you to fight further activity. Again, we need to stop not only below water table pits, but all aggregate activity.

Thank you so much for your efforts, and your time!

Sincerely,
Ben Madden

P.S. In this effort please request an Environmental Compliance Assessment.



From: zhenhua xie <[REDACTED]>
Sent: Tuesday, April 23, 2024 8:44 PM
To: Courtenay Hoytfox <choytfox@puslinch.ca>
Subject: About Mill Creek.

Dear Ms. Courtenay Hoytfox:

I hope this letter finds you well. I am writing to express my deep concerns about the proposed expansion of the Aberfoyle South Pit by St. Marys Cement Inc. (Canada), particularly regarding its potential impact on our local residents.

The proposal, as outlined by CBM Aggregates in their recent communication, indicates a significant increase in truck traffic along Concession 2 and surrounding roads, with operating hours extending into the evening. This would undoubtedly lead to heightened noise levels, safety concerns, and disruptions to the daily lives of those living nearby. Additionally, the restriction on trucks traveling west on Concession 2 may divert traffic onto alternative routes, further burdening our already strained infrastructure and affecting the safety and well-being of residents.

Furthermore, the creation of a lake through aggregate extraction below the water table raises serious environmental and health concerns for our community. The potential impacts on groundwater quality, as well as the displacement of existing ecosystems, could have far-reaching consequences for both residents and local wildlife.

While the proposed rehabilitation efforts aim to mitigate some of these concerns, the irreversible damage caused by the expansion of the pit cannot be overlooked. The loss of natural habitats and biodiversity would not only diminish the quality of life for residents but also compromise the long-term sustainability of our community.

In light of these concerns, I urge you to take immediate action to halt the proposed expansion of the Aberfoyle South Pit. Our priority must be the well-being and safety of our local residents, as well as the preservation of our environment for future generations. I implore you to explore alternative solutions that prioritize sustainable development and minimize adverse impacts on our community.

Thank you for your attention to this matter. I trust that you will consider the voices and concerns of our residents as you evaluate the implications of this proposal.

Sincerely,

Zhenhua Xie
Xiaofan Deng

6998 Concession 2, Cambridge ON N3C 2V4

获取[Outlook for Android](#)

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: Wayne Madden <[Redacted]>
Sent: Friday, April 26, 2024 4:44 PM
To: Courtenay Hoytfox <choytfox@puslinch.ca>
Subject: CommonSense and Aggregate in Puslinch

Dear Ms. Courtenay Hoytfox, Acting CAO Puslinch Township,

In Puslinch Township, the global corporation Votorantim/CBM has applied for yet another below water table gravel pit license. Almost 12% of Puslinch land has already been swallowed by the gravel pit industry and the Township can't afford to lose more to new pit licences for below water table mining. This most recent license

application not only plans to go below the water table but we consider also plumbs new depths for community irresponsibility.

To start with, the Aberfoyle South pit "expansion" application is not an expansion. The proposed expansion (the Lake Farm) lies over 2 kms away from the existing Aberfoyle South Pit. The property is exceptional farmland surrounded by a federally classified cold water fish habitat stream and its tributaries. It is located in the middle of over a thousand acres of provincially significant Mill Creek Wetland/Forest Complex. It serves both the local community and surrounding urban centres (Guelph, Cambridge, Hamilton, Milton) for food production, flood and erosion mitigation, vital urban well-being green space, a critical migratory wildlife corridor home to thousands of terrestrial, aquatic and avian species and a crucial drinking water filter and reservoir.

CBM's own Planning Report in support of its new license application, lists the damage this new pit will do including: both wetland flooding and wetland drying, loss of prime farmland, water stream temperature increases, water table and groundwater flow changes, reduction in residential well water levels, reduced catchment area, potential road and bridge damage, disrupted wildlife corridor and habitats and reduced groundwater feed to the Mill Creek.

Our Township urgently needs your support for their position against new aggregate pit licenses in Puslinch (any pit can become a below water table pit), starting with this CBM Aberfoyle South Pit expansion. I know that you care about the future of our communities and environment as much as I do. That future serves everyone best, including the aggregate industry and the province, through community and environmentally balanced, sited and managed new gravel pits (if supported by an unbiased demand-supply study).

I await your response and thanks in advance for getting back to me as soon as possible

Wayne Madden

████████████████████ 7056 Concession 1, Puslinch, ON, CA, N0B 2J0

**6927 Concession 2,
RR# 22, Cambridge. ON
N3C 2V4**

April 28, 2024

Ms. Courtenay Hoytfox
Acting CAO, Puslinch Township
7404 Wellington County Rd. 34

Re: Letter of Objection to CMB/ St Marys Application for Amendment to the Zoning Bylaw (Township of Puslinch) Extension to the South Aberfoyle Pit, Rear Lots 18, 19, 20 Concession 1, Puslinch.

Dear Ms. Hoytfox

My wife and I are writing to officially object to CBM/ St Marys' land rezoning application for the Ed Lake Farm property, Rear Lots 18, 19 and 20 Concession 1. As owners of a farm property bordering the application lands, we feel the proposed land use is inappropriate based on the reasons for the property's existing Natural Environment Zoning, its Floodplain Overlay and its Environmental Protection Overlay.

A key aspect of this application is its claim that "there are no significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, or significant areas of natural and scientific interest located within the proposed Licence Boundary and proposed extraction area of the pit." Yet it also states that "The subject lands are surrounded by the Mill Creek Provincially Significant Wetland (PSW) Complex which corresponds with the wooded area surrounding the area that is in active agricultural production. Mill Creek runs to the south and east of the subject lands." We believe a case can be made for the proposed extraction area being within both the Mill Creek Wetland Complex and the Galt Forest, just as a clearing is within a forest. We believe this to be especially true when the "clearing" area is small relative to the "forest", in this case 75 acres of extractive area relative to 1800 of Wetland Complex/Forest and when changes to the "clearing" i.e., the extraction area have been shown even in the application's own consultant's reports, to have significant negative impact on the surrounding lands.

We object to this Rezoning Application because the Zoning Bylaw clearly does not allow this kind of alteration or disturbance in significant wildlife,

plant habitat, water course, forest or valleyland unless they can show no negative impact.

We object to this Rezoning Application because the application incorporates conclusions based on incomplete data, both recognized and unrecognized. The “unrecognized” involves sloppy data collection that failed for example, to identify our property’s primary drinking water well, and agriculturally assumed our farm had no intensive agriculture because it had “too long “ a lane. Although not intensive, our farm has multiple farm animals especially aging ones who would find the noise and dust of an aggregate pit, especially in the east pasture just metres for the proposed western extraction limit, of significant impact and certainly worthy of being noted by a consultant. The same report failed to note that hundreds of thousands of dollars had been spent installing field drainage on a neighbour’s farm during the very period the consultants were collecting data and taking photos across the same fields. These failures reflect a much broader failure to communicate with any neighbouring properties to access their lands for complete data collection. The “recognized” incomplete data involves three reports that all make conclusions and then go on to state that those conclusions first need to be verified with further study, including the reports on Transportation, Archaeology and the Natural Environment.

We object to this Rezoning Application based on the applicant’s reliance on legislative loopholes at all levels of government, to meet rezoning application criteria. The proposed land’s designation as prime farm land is sidestepped by the County’s/Province’s uncompleted Agricultural mapping, hence not designated prime farm area. Township Zoning should still protect this specific land use for the food security of future generations. The proposed lands Natural Heritage designation/ mapping has similarly been held up at the County level but should in no way reduce the significance of the Ed Lake Farm’s Natural Features. Township Zoning should still protect this Environmental Protection Overlay/Greenland for the well being of future generations. The proposed lands would require trucking along Concession 2 and across the Mill Creek bridge, a “no Trucks” road built on wetlands. This “no trucks” designation is cynically bypassed using the claim that the Zoning Bylaw allows for resident owned heavy trucks and the occasional delivery of

goods to a resident using a heavy truck. Township Zoning should still protect this road and bridge for the safety and ease of movement of future generations.

The most egregious of the loopholes is the claim that this property would be an “expansion” pit, even though it is over two kilometres from the “mother” South Aberfoyle Pit and even though the properties share no boundaries.

This claim is required by the applicant to skirt the Growth Plan’s environmental criteria for new pit licenses, environmental criteria that reflect significantly on the Township’s Natural Environmental Zoning.

Finally we object to this proposal because its claims for no negative impacts hinge on “mitigation”. The consultant’s reports all conclude no impact because mitigation is “expected to, predicted, or anticipated to” minimize impacts “if” the company implements them. Two massive “ifs” for a company that has a history in Puslinch of not meeting compliance at either the legally defined compliance level with modified site plan conditions or the non-legal level of compliance with original site plan conditions. This history must be considered when assessing the consultant’s conclusions of no impact, which form the foundation of this application.

Puslinch Township’s existing Zoning presents a well balanced land use plan, incorporating residential, industrial, agricultural and environmental needs. My wife and I hope the Township will continue to show that same balance and refuse this rezoning application while strongly objecting to the associated provincial license application.

Sincerely yours,

John McNie and Desiree Chen

MILL CREEK STEWARDS ASSOCIATION INC.

April 28, 2024

Ms. Courtney Hoytfox
Acting CAO, Township of Puslinch
7404 Cwellington County Rd. 34

Re: Letter of Objection- CBM/St Marys Application for an Amendment to the Zoning Bylaw (Township of Puslinch), Extension to Aberfoyle South Pit, Rear Lots 18, 19 20 Concession 1, Puslinch.

Dear Ms. Hoytfox

Our community group, the Mill Creek Stewards Association Inc. (MCSAI) was formed to oppose any actions or developments that threaten our Mill Creek, a cold water fish habitat whose sub-watershed occupies over two thirds of Puslinch Township's land mass.

The Mill Creek directly and indirectly, protects our community from flooding, stores and filters our drinking water, provides physical and mental health recreational infrastructure, enables the largest contiguous forest block in southern Wellington County, supports a critical wildlife corridor and fosters thousands of terrestrial, aquatic and avian species habitats.

Today it is threatened by an application for a Zoning Bylaw Amendment from CBM/ St Marys, a division of the Brazilian global conglomerate Votorantim Cimentos, a company with revenues in the tens of billions. To them the Mill Creek may be just another creek but to our community it runs through not only our Aberfoyle Mill but through our history.

The MCSAI objects to this application on the basis of incompatibility with the existing zoning Natural Environment/Agriculture of the proposed property; an incompatibility based on negative impacts, which are inadequately countered by consultant's conclusions of "no impact". Claims of no impact on Zoning Bylaw criteria must be adequately supported by facts to approve this application's rezoning.

CONTACT

We believe those facts are inadequate because:

- the applicant begins by evading multiple criteria based on legislative loopholes. This includes a delay in County implementation of Provincial Agricultural Mapping allowing the proposed property to avoid being classified as prime farm area hence requiring the consideration of alternatives (OP 6.6.9), a County delay in incorporating the Natural Features Mapping into the Official Plan, allowing Natural Features to be discounted, a municipal bylaw permitting occasional residential heavy truck use allowing high frequency heavy truck use **and most significantly, the use of the term “expansion pt” to describe this proposal, allowing the circumventing of Growth Plan environmental criteria.** Although referencing Official Plan criteria, the above are directly relevant to Zoning Bylaw requirements with respect to natural heritage features, agriculture and transportation.
- The applicant’s reports are incomplete, with those reports indicating further information is required in the form of a comprehensive road/bridge study (Transportation Report), a Department of Fisheries study on the Mill Creek and its tributaries (Natural Environment Report) and a Class 4 Study (Archaeological Report).
- The applicant’s consultants failed to obtain original, more accurate data despite easy access. Reports were completed based on aerial photographs rather than on-site visits, visual data in the form of agricultural field improvements was overlooked, while no attempt was made to communicate with local property owners including those with bordering properties, to obtain first-hand data.
- The applicants consider no impact to be replacement of a terrestrial wildlife corridor with an aquatic corridor to be an improvement. They discount significant water table changes to wetlands above and below the excavation area including on neighbouring properties, as part of ongoing climate change. They consider replacement of farm fields forming a critical part of the Galt Forest ESA, with open water in the form of a pit pond to be an opportunity for new ecosystems and expanded biodiversity. They have declassified wetlands included in the excavation area so that they can claim no impact on provincially significant wetlands is minimized. Each example is clearly contrary to Zoning Bylaw criteria.

- The applicant's "no impact" facts really mean "no net impact" relying on "mitigation" of negative impacts, which are themselves clearly defined by the consultants. That mitigation in the consultant's own words is "anticipated to, predicted to and expected to", minimize (no longer negate but just minimize) any negative impacts "if" (not when but if) CBM implements the mitigation plans as recommended by the consultant. CBM's history of implementing mitigation and compliance in Puslinch Township does not support these consultant conclusions of no net impact, in fact rather the opposite, guaranteeing there will be negative impacts from this proposed aggregate pit on the community and the environment.

All of the above support our group's conclusion that **this proposed amendment will have significant impacts contrary to the Zoning Bylaw** and therefore contrary to approval by the Township. This application pushes all the wrong buttons for corporate and community responsibility, which we understand is not "officially" a consideration when considering amendments to the Zoning Bylaw, but we believe that these same buttons pushed also lay bare the negative impacts this proposal will have: impacts that are a prime consideration of the Zoning Bylaw.

We ask the Township to not consider this flawed application complete, not approve this proposed amendment and take the further step of joining with the County of Wellington in letters of objection to the license application, letters that share common community concerns while still incorporating government tier differences.

Sincerely yours,

John McNie

(For the Mill Creek Stewards Association Inc.)

millcreekstewards@gmail.com

THE MILL CREEK STEWARDS ASSOCIATION INC.

March 19, 2026

Ms. Justine Brotherston
Municipal Clerk
7404 Wellington Rd. 34
Township of Puslinch

**Re: File No. D14/CBM(Aberfoyle South Lake Pit).
CBM/St Marys Application for an Amendment to the Zoning Bylaw (Township of Puslinch), Proposed Aberfoyle South Lake Pit, Rear Lots 18, 19 20 Concession 1, Puslinch.**

Dear Ms. Brotherston

In response to the Township's request for written comments on this application, the Mill Creek Stewards Association Inc. (MCSAI) would ask Township to reference our letter of March 18, 2026 to the County of Wellington Planning Department, copied to the Township. Given our Township's zoning policy is an extension of the County general planning policy at the applied end, we feel the comments to the County apply similarly to the Township's decision-making process. We would just like to briefly expand on those comments, recognizing the Township's responsibility with regard to putting County general policy into day-to-day effect.

Overall the MCSAI believe this application by CBM does not constitute good planning nor is it in the public interest. We recognize the important role of the aggregate industry in our small community but feel that role must be balanced with good community planning, especially of the land, which is a non-renewable resource, and a very important Puslinch Natural Asset.

Although the province may be the final arbitrator when determining if a new pit license is justified for a particular land site, it is the County and Puslinch that lays the necessary groundwork by determining whether a new pit is an appropriate land use. i.e., whether land can be used, not whether it should be used, for a new aggregate pit.

On that basis, the MCSAI believe the land for this proposed site cannot be used for a new aggregate pit because the application is incompatible not just with the proposed site's zoning of Natural Environment/Agriculture, as zoning can be

CONTACT

changed for all the wrong reasons, but because this application is incompatible with why this area was zoned Natural Environment/Agriculture and those reasons cannot be changed.

Those reasons include the presence of provincially significant wetlands, sensitive forests, cold-water fish habitats, threatened species habitats, critical ground and surfacewater flow, prime farm land and many other less definable aspects of the land, air and water that contribute to the health and welfare of our local and extended community.

Natural Environment zoning is intended to restrict any land use that would adversely impact any of the above, or in the case of proposed aggregate (given its preferential consideration), allow land use with minimal adverse impact. We feel our comments to County demonstrate this application as proposed does not minimize adverse impact when inappropriate modelling, unvalidated mitigation and unmonitored/unenforced conditions and insufficient data as supplied with the application, are taken into account.

From our letter to the County we abstract three examples:

With respect to conditions we note the supplementary Monitoring Report includes a Mill Creek temperature monitoring plan that requires a fishery temperature monitoring frequency of every three months coupled with a trigger threshold at which Brook Trout would already be dead and Brown Trout severely compromised, especially if the elevated temperature had been left unidentified for three months. The monitoring goes on to state if triggered the response would be discussion not action, as to whether aggregate extraction was at fault and if aggregate was found at fault, further discussion with regard to potential action. Clearly this condition will not "minimize" adverse impacts on this aspect of the site's Natural Environment.

With respect to mitigation we note the supplementary Groundwater Report that proposes to mitigate flooding of a property adjacent to the proposed site by placing a drain tile. The drain tile is intended to run for 350m with an elevation drop of 0.75m, when basic engineering texts define a drop of 2% of run, is necessary for flow when runs extend 30m or greater. That would be a drop of 7.0m, ten times the drop modelled as adequate for mitigation in this case. Clearly this unvalidated mitigation procedure will not minimize adverse impacts on this aspect of the site's Natural Environment.

With respect to modelling we note the supplementary Wetlands Report that models the wetlands surrounding the extraction area, into seven zones and then details how the flow of surfacewater and groundwater in and out of each zone would not be adversely impacted by extraction. To support these conclusions, the model

proposes data that indicates surfacewater flows uphill in Wetland Zone 4, which raises the question of how appropriate the modelling is for all of the Zones. It also models a redistribution of baseflow from upstream on the Mill Creek to a point significantly downstream, leaving groundwater discharge to 1600m of Mill Creek significantly compromised and discharge to 900m of Mill Creek eliminated, yet concludes this will somehow not affect the Creek's ecosystem over that 1600/900m, a point challenged by both Township peer reviewers Harden and Aboud.

With respect to insufficient data we note:

- insufficient data for adverse impact consideration of water, both groundwater and surface water (peer review Harden),
- insufficient data for adverse impact consideration of transportation (CBM consultant),
- insufficient data for adverse impact consideration of fisheries (peer review and CBM consultant),
- insufficient data for adverse impact consideration of cumulative effects (peer review Harden),
- insufficient data for adverse impact consideration of secondary agricultural area (MCSAI)
- and insufficient data for aggregate resource consideration (MCSAI).

In summary the MCSAI believe this application fails to show minimal adverse impact to the proposed site's Natural Environment assets. The application is therefore both incompatible with the existing zoning and incompatible with proposed changes. It is also incompatible with two of the chief tenets of the Provincial Planning Statement:

- the wise management of resources. This application as proposed, manages neither aggregate resources nor natural asset resources wisely.
- the protection of public health and safety. This application as proposed puts both the local community's health (drinking water etc.) and safety (flooding etc.) at risk.

As we said in our letter to County, this proposed Lake Farm pit site, is not only an integral part of the Mill Creek Wetland Complex, but an integral, complementary part of our Puslinch community, providing unique aspects that promote the well-being of both the Wetland Complex Community and our Community. For the reasons above, and those included in the letter to County, the MCSAI respectfully request that this application for changes to Township zoning be denied. Many thanks.

Sincerely yours,

John McNie

(For the Mill Ceek Stewards Association Inc.)



millcreekstewards@gmail.com

MAY 1 2026 # 626630

John JOHNSTON

ABERFOXESOUTH LAKE PIT

7002 COV 2

PUSHWELL

New PLANNING Papers Dated Jan 12 from C.B.M says they changed APP to below water exwate the water is right full to top not even 1 shovel down to water two big Ponds right here by my gate 3 ft down in field full of water all time really good spring or artesian courses of my property by Bridgecreek artesian since Duffins starts Big Pond full bullrush out in middle of field they all full frogs 4 different kinds 1 protected one looked at 3 different kinds snakes live there 2 kinds turtles water course used to go ~~to~~ right across the middle to west this property not same as down road University and C.B.M Properties water is 12 to 15 FT at least

RECEIVED

MAY 04 2026

Township of W. Lincoln

From MEMILAN PIT No Trucks west This was a buck

BOARD ROAD before with corduroy underneath on top of sw swamp all way west corduroy rotting out that is why all pavement is sinking and cracking up all the way over to the lake. M.T.O. Will never say road is safe for big trucks bridge narrow no shoulder here at all I walk down there to bridge corner of my property not even safe with cars bridge never made for heavy loads will get broken right away like Paddock Bridge and one upon Con 7, both caused gravel trucks huge loads really fast none of these roads built for this.

Lots of people come to bridge kids Fish in creek take dogs swimming Publick south side 200 meters down stream really narrow LOTS of traffic morning and after noon when highway stoped witch happens everyday now bumper to bumper here. How are all trucks going to ture in there jammed up solid over day

There is an lot of Wild turkeys and Deer living here now all the other field down there are dug up big Ponds no place to go

#4
UPDATE
LETTER

update
letter
#26

1

MAY 1 2026

#626630

John Johnston

7002 CON 2

Aberfoyle SOUTH LATEP, PUSKIN CT

Road sinking 2 Places East of Creek 6" down in last year.

Another Place sunk about 10" in front of gate where they going to put entrance. 2 sink holes on north ~~side~~ shoulder by pavement same place township fixed two times I told them jogers going step in Duke leg.

I dont know what is happening all along both sides of road ditch sinking. Shoulder falling straight up down No? like last 2 years.

UPDATE
Paper
4

Says this farm isolated on Flood Plain really good crop every year Federal government says we need more farm and dig up can't go anything in Pond Farm pays a little bit of TAX Water no TAX more Pollution in water. Gravel company dug up all farms both sides road down there they isolated too.

UPDATE
Paper
12

They property values along here will fall at least 1/2 million They bought all houses down around pits there because of dust and noise no one can complain burned there and down Now they say going to put big berm up to hydrewire keep the dust come over right. you drive out your drive way big wall of weeds they make big deep school kid plant trees on top never water all die or checker mind come back dig up more learn

UPDATE
Paper
16

\$ 825,000 after 10 yrs for 5.5 million tonnes gravel. that won't pay for every little piece of road and the bridge made for single wheel dump truck might last week triple with 30+ ton

Con 7 sign at stop sign says No Trucks going south ~~down~~ Down on CON 1 - CON 7 going north sign says no Trucks this road already falling apart Not suitable for big trucks full both sides Entrance new Pit all the traffic going so fast not safe

Eric Glose
4237 Sideroad 20 S
Puslinch, ON N0B 2J0

June 9, 2026

Justine Brotherston
Director of Corporate Services & Municipal Clerk
Township of Puslinch
7404 Wellington Road 34, Puslinch, ON N0B 2J0
planning@puslinch.ca

RE: Objection to OPA OP-2023-03 and ZBA D14/CBM, proposed “Aberfoyle South Lake Pit,” 6947 Concession Road 2. Public Meeting June 18, 2026.

Dear Ms. Brotherston and Members of Council,

I live directly across Sideroad 20, about 500 m from the proposed pit. I object to **both** the Official Plan Amendment (OP-2023-03) and the Zoning By-law Amendment (D14/CBM). Please enter this on the record for both files, forward it to the County, and send me written notice of both decisions.

My concerns:

- **Trucks and roads.** The application relies on a commitment to keep trucks off Sideroad 20 and the western end of Concession 2. That commitment carries little weight from an operator the Township has already found running an unauthorized crossing of Concession 2, and one that has since removed the under-road conveyor previously used to move material without crossing the public road. Even with the restriction, the pit would add worker and service traffic to local roads, including Sideroad 20, which has already been damaged by commercial traffic during the recent bridge work on Route 35. The site plan includes no weigh scales to verify the one-million-tonne annual limit or to confirm that Concession 2 and the Mill Creek culvert can bear the resulting haul traffic.
- **Groundwater.** Extraction would go 20 to 25 m below the water table, leaving a 26 hectare lake close to area residential wells. Existing pits have already been linked to changes in Mill Creek’s flow, temperature, and groundwater direction. Before any approval, CBM should survey neighbouring private wells, fund independent public monitoring, and guarantee in writing to replace any water supply it affects.
- **Mill Creek and greenlands.** The land is designated Core Greenlands and Greenlands, sits outside the aggregate overlay, and contains Mill Creek and a wetland. The amendment exists to remove that protection. The burden is on CBM to prove no harm, yet its Mill Creek and wetland assessments were filed only in late 2025.
- **Noise.** The operation would run for six to ten years close to existing homes. The applicant’s 2023 noise study should be independently reviewed to confirm compliance with provincial sound-level limits at the nearest receptors, and to account for the cumulative noise of the multiple pits already operating in the area rather than this site alone.

This application is premature. Concession 2 is already lined with pits and the cumulative impact has never been properly assessed. I ask Council to refuse or defer these applications until CBM proves full compliance at all its existing Puslinch sites and the cumulative effects on water, roads, and natural heritage are independently reviewed.

Please confirm receipt and include this in the June 18 agenda.

Respectfully,

Eric Glose
4237 Sideroad 20 S, Puslinch, ON

cc: County of Wellington, Planning and Development Department (re: OP-2023-03), 74 Woolwich Street, Guelph, ON N1H 3T9