

Middle Street Pit

1856 Snyder's Road East - Zone Change Application 06/22

Petersburg Sand Company

May 29, 2023

Introduction

Landowner & Applicant

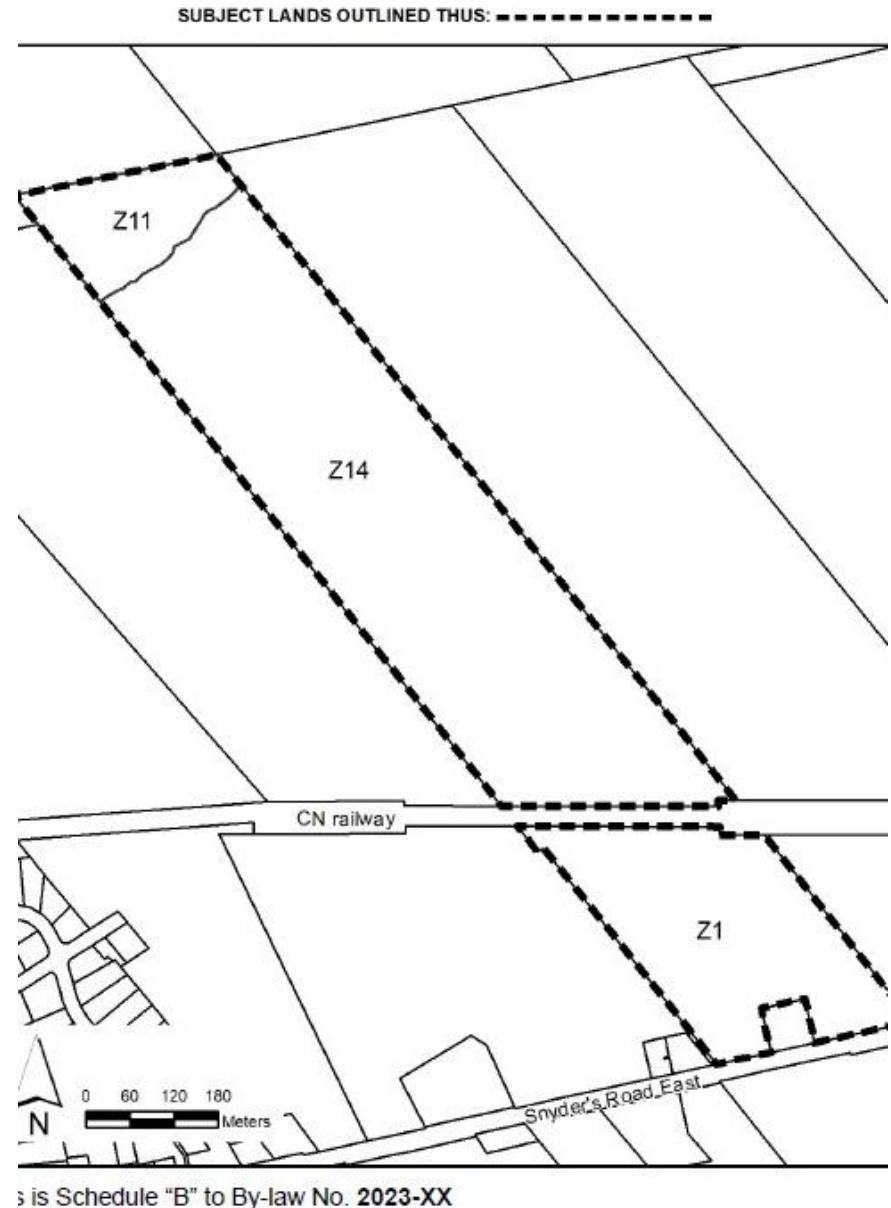
- **Petersburg Sand Company (c/o Mike Hodgkinson)**

Project Coordinator and
Registered Professional
Planner

- **Dave Barrett MCIP RPP (Arcadis)**

Subject Site

- **1856 Snyder's Road East,
Petersburg ON**



The Process

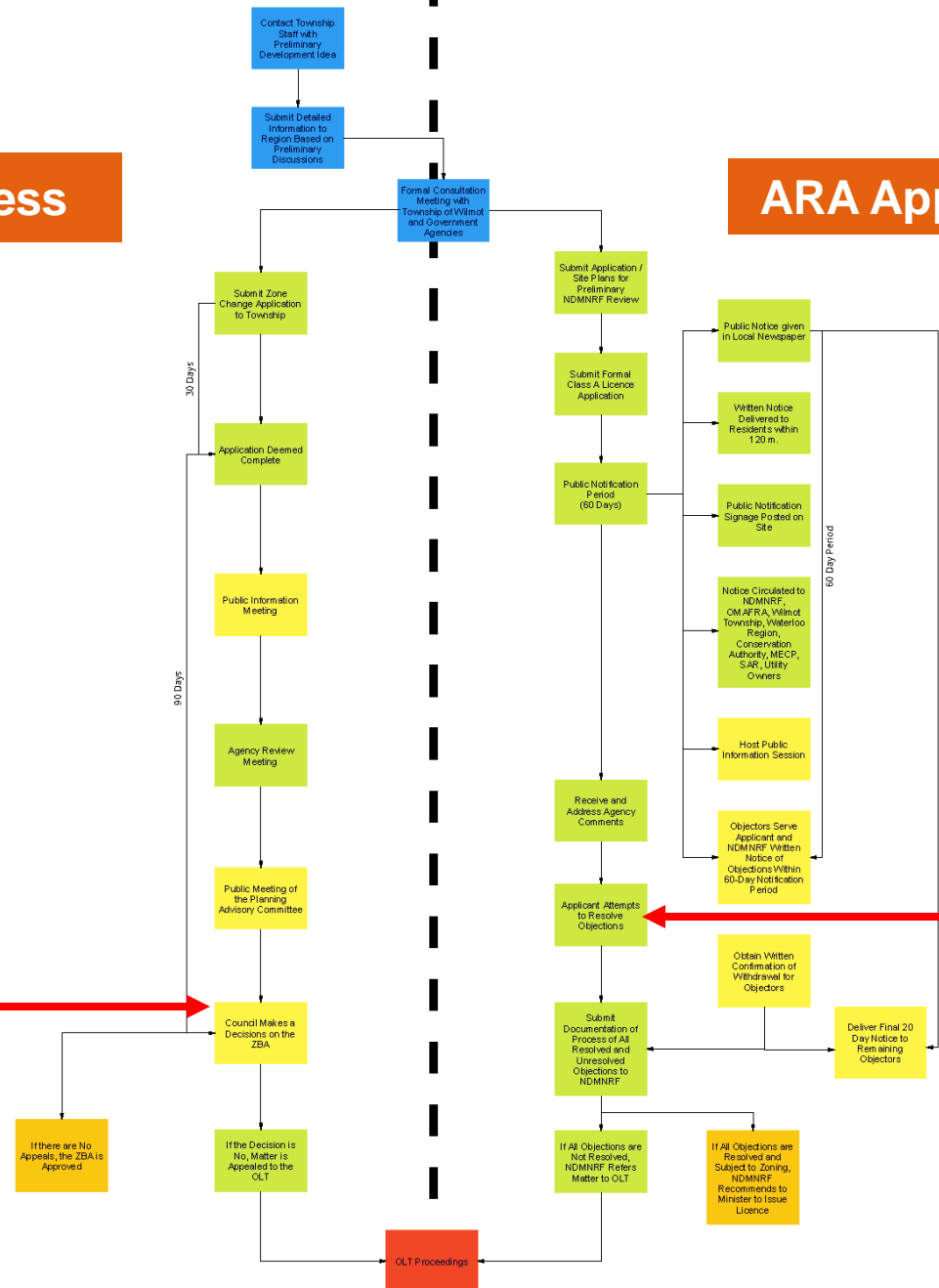
(To Date)

Zone Change Process

ARA Application Process

We are here

We are here



Staff Report

Township of Wilmot

Staff Report Summary & Conclusions

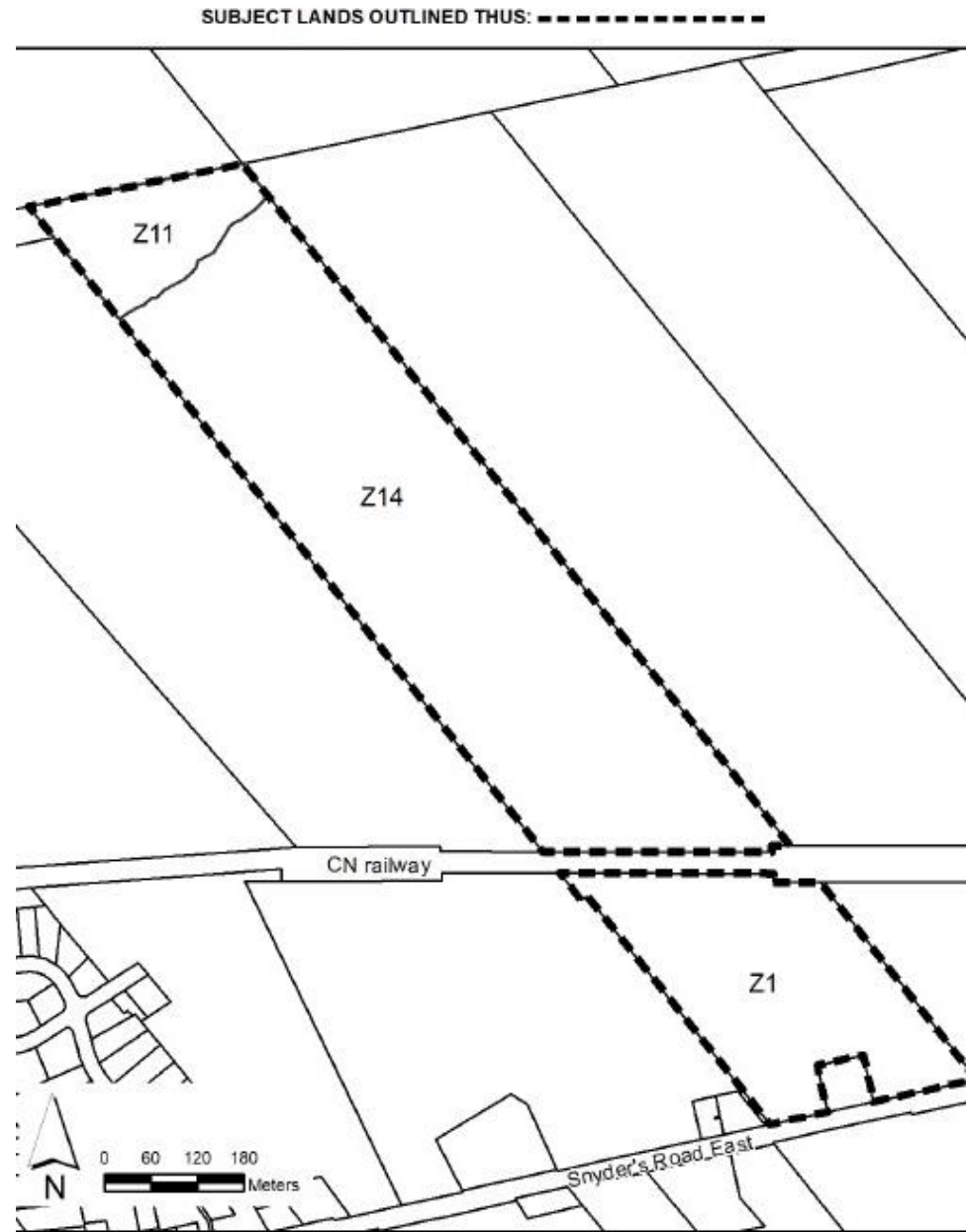
- Compiled by Township Staff for Council (May 29, 2023)
 - Reviews Zone Change Application submitted by Applicant
 - Provides recommendations to Council
- Township of Wilmot recommends that Council approve Zone Change application 06/22 by PSC to rezone the subject lands as outlined in next slides

Proposed ZBA Schedule

Township of Wilmot Zoning By-Law –

Under the *Planning Act*, a site-specific amendment to Zoning By-Law 83-38 to:

- Rezone 27.54 hectares from Zone Z.1 (Agriculture) to Z.14 (Extractive Industrial),
- Extension of the Z.14 permitted uses to allow the importation of concrete and asphalt for recycling,
- Rezone 1.5 hectares from Zone Z.1 (Agriculture) to Zone Z.11 (Open Space) with the permitted uses limited to:
 - *Arboretum*
 - *Wildlife Sanctuary*
 - *Uses accessory to the foregoing permitted uses.*

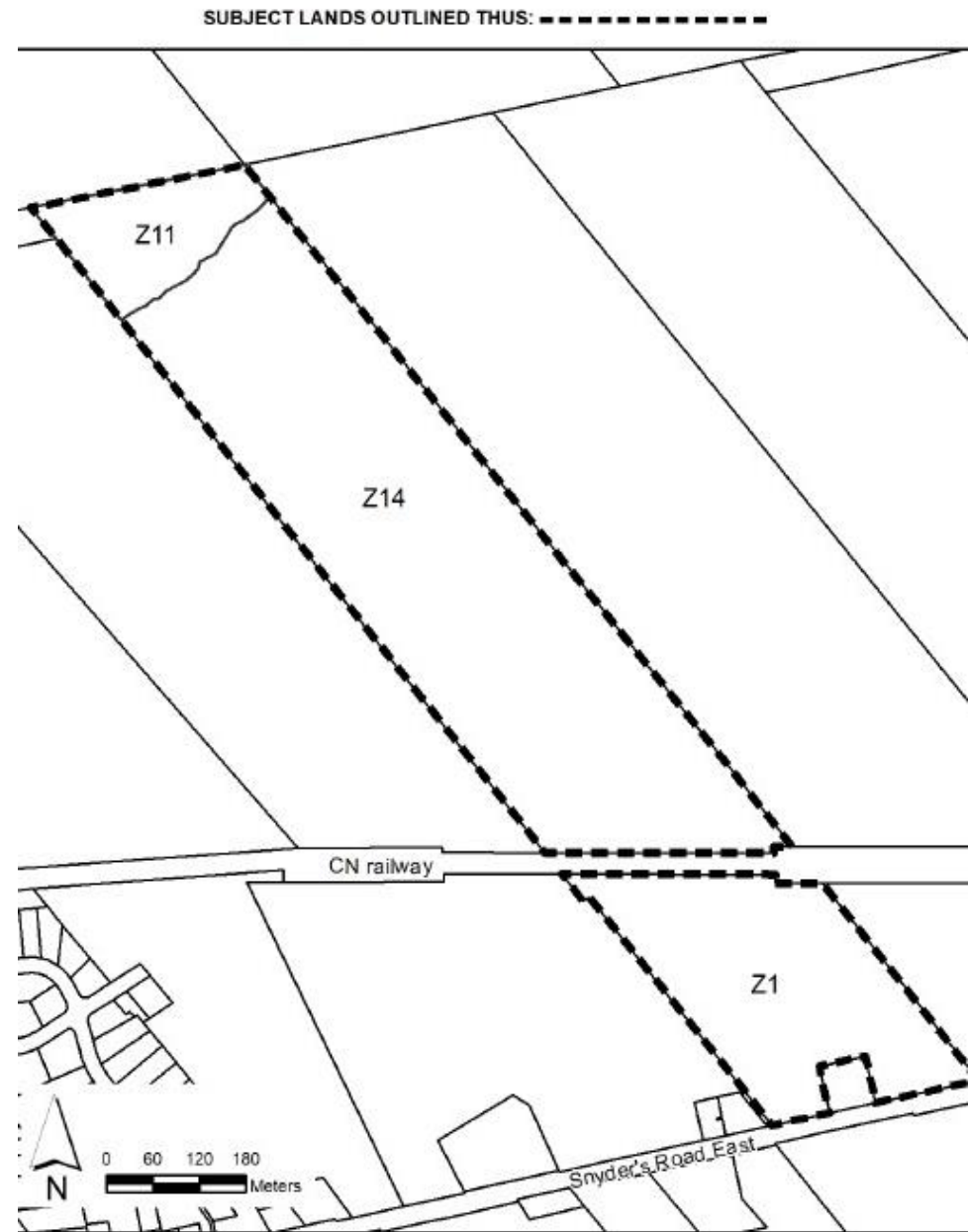


is is Schedule "B" to By-law No. 2023-XX

Proposed ZBA Schedule Cont.

Township of Wilmot Zoning By-Law –
Under the *Planning Act*, a site-specific amendment to Zoning By-Law 83-38 to:

- on the lands south of the CN railway, to permit an access route to an extractive industrial operation north of the CN railway
- on the lands north of the CN railway, to permit buildings or structures, not including a dwelling unit, to be erected provided access is maintained through joint property ownership fronting on, or by way of a right-of-way to, a municipally maintained public road.



is is Schedule "B" to By-law No. 2023-XX

Review Process

Review Process

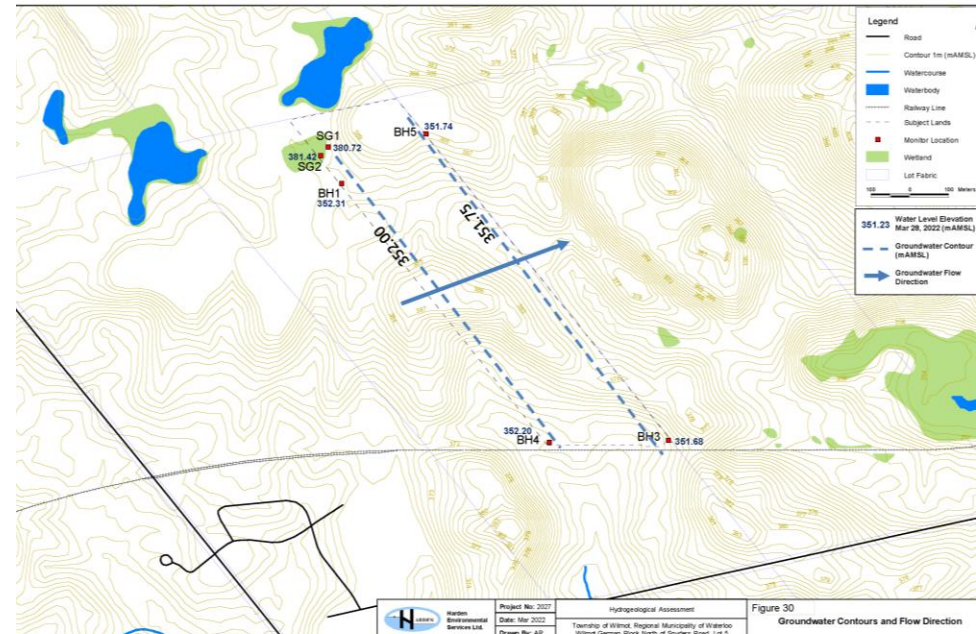
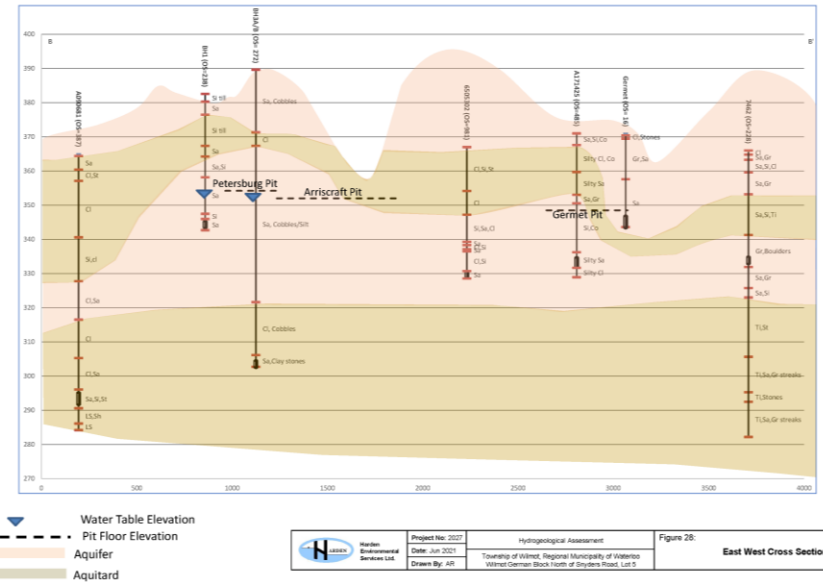
- Technical studies submitted to the Province, Region, Township, GRCA, etc. were reviewed by the agency and/or a third-party professional
- The Peer Review process is required to validate the findings / conclusions of each study
- Peer Reviewed Studies include the:
 - Hydrogeological Assessment
 - Traffic Impact Study
 - Noise Impact Study
 - Agricultural Impact Assessment
 - Archaeological Assessment
 - Natural Environment Report & EIS
 - Dust Mitigation & Air Quality Assessment

Hydrogeology

Reviewed by the Region of Waterloo, GRCA and NDMNRF

Hydrogeology Review Comments

- No impacts to operational wells and no change in surface water support to wetland
- Annual groundwater monitoring will occur for duration of pit operations
- Monitoring program updated as a result of reviews
- Spills Response Plan has been prepared and approved
- **All review agencies satisfied with Hydrogeological Assessment**



Traffic Impact Study

Reviewed by the Region of Waterloo

- No negative impacts on Regional road infrastructure
- Proposed location and design of new pit entrance has been accepted
- Region undertook speed study on Snyder's Road East
- **The Region is satisfied with the Traffic Impact Study**

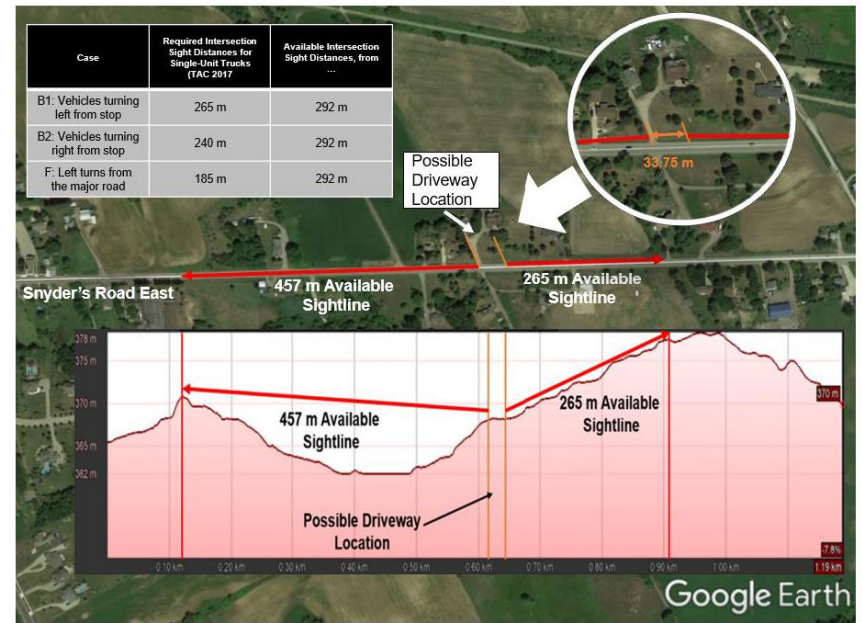


Figure 10 Available Sightlines for Potential Driveway Location (Option #1)

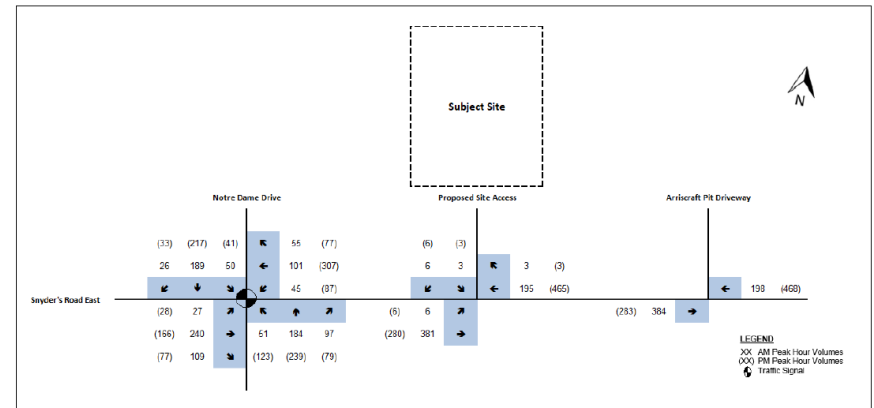
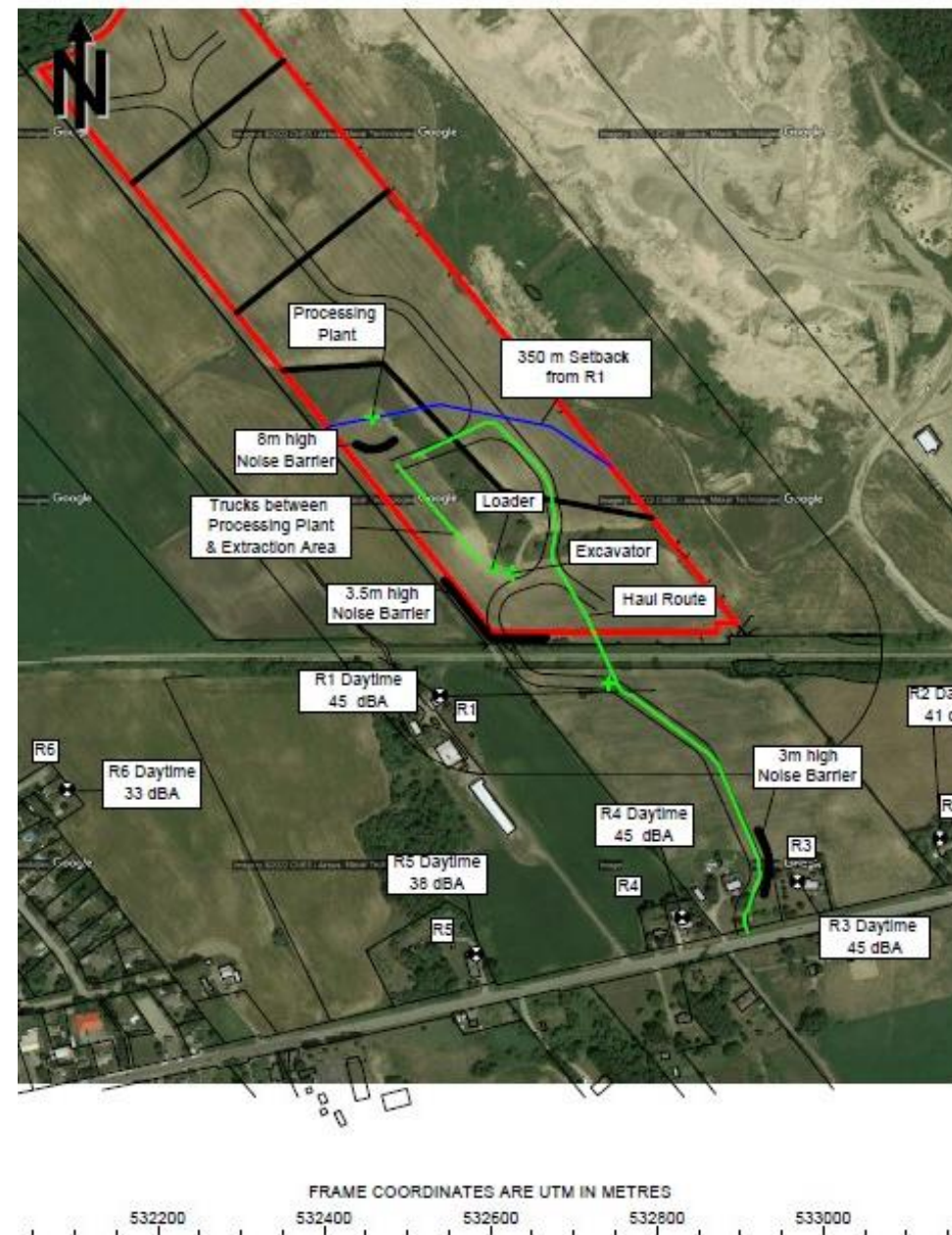


Figure 8 2026 Future Total Traffic Volumes – Option 1 (Independent Site Access)

Noise Impact Study

Reviewed by Third-Party Consultant and NDMNRF

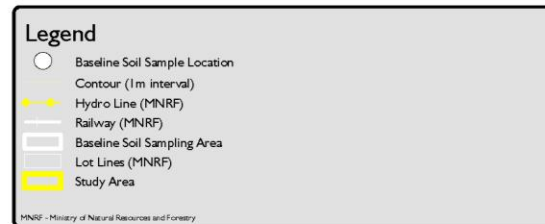
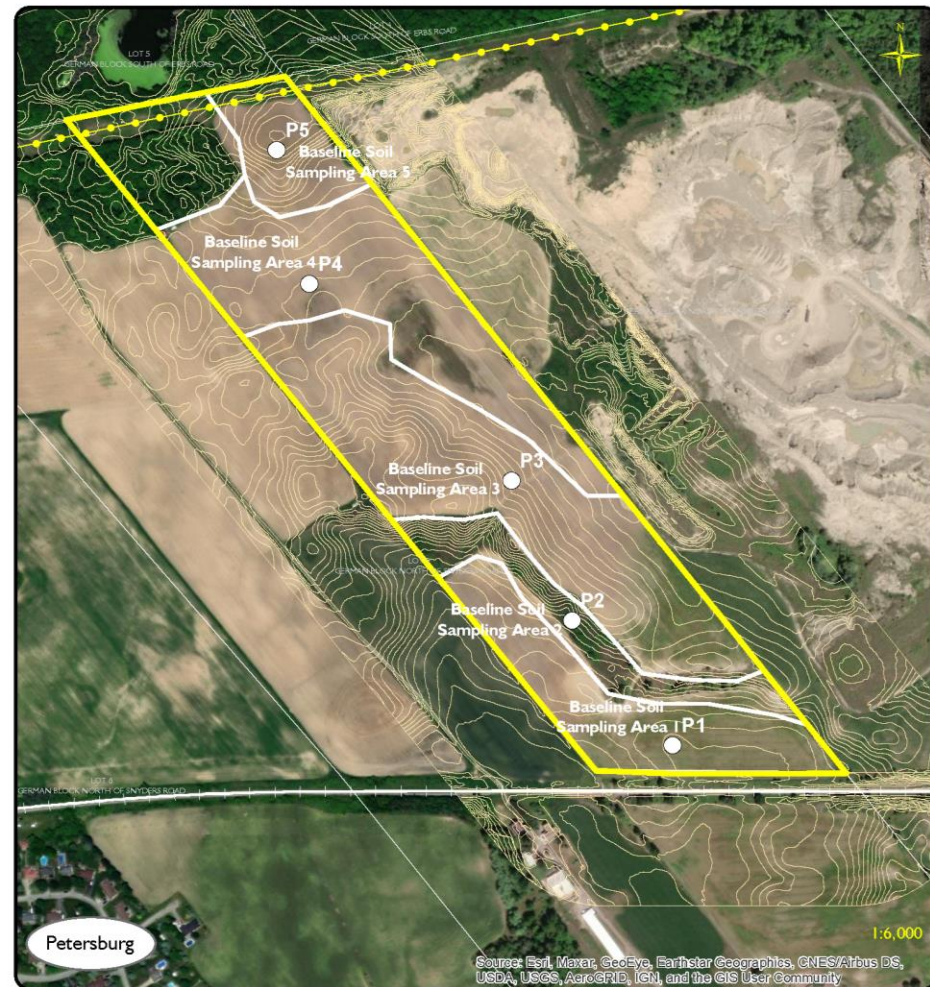
- Noise control measures are included within the updated ARA Site Plan
- Haul route at CN crossing moved to centre of property, processing setback increased and new berm at SW corner
- The Peer Review report concludes that the worst-case sound limits of the operation will comply with MECP guideline limits
- **The Region and NDMNRF are satisfied with the Noise Impact Study**



Agricultural Impact Assessment

Reviewed by Third-Party Consultant and NDMNRF

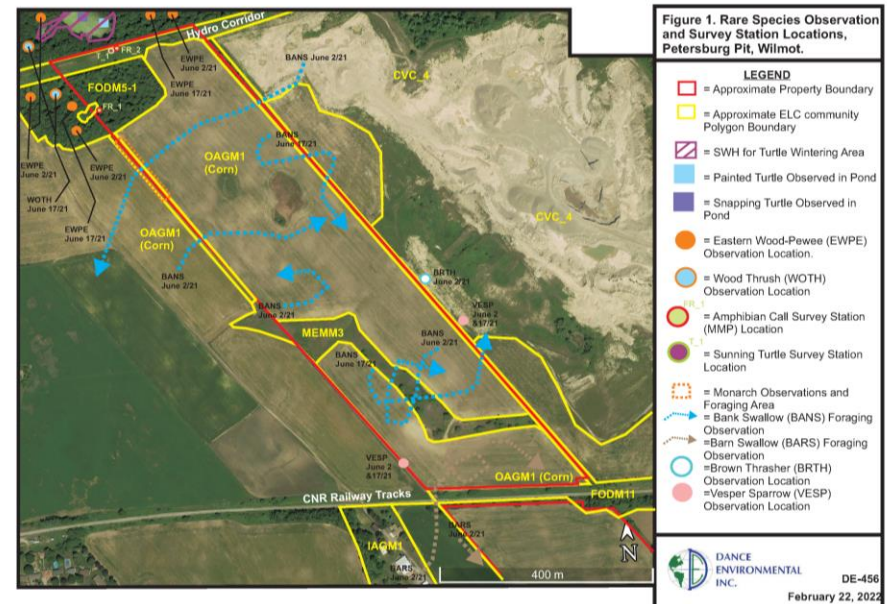
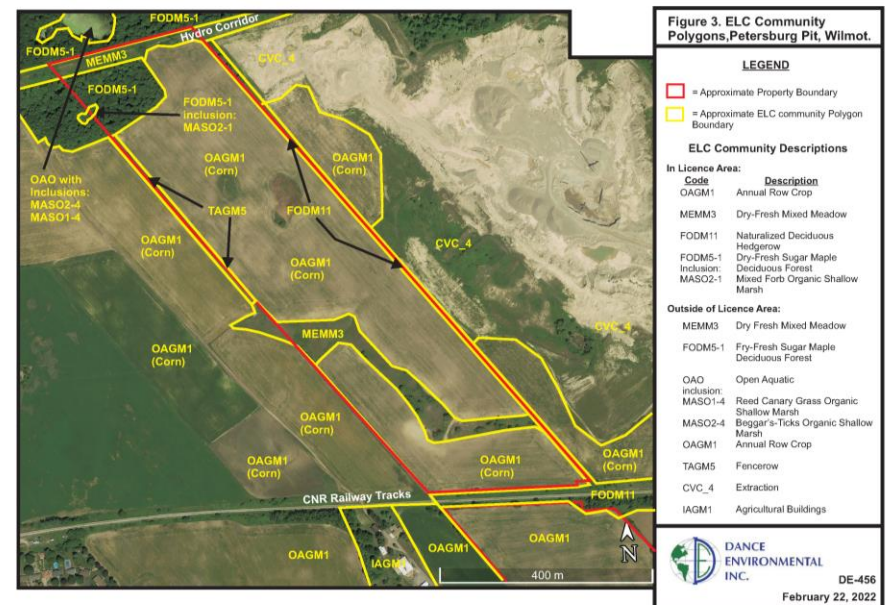
- No impacts to the subject property, surrounding area, and Township's agricultural resource potential
- The site will be rehabilitated back to agriculture
- **The Region is satisfied with the Agricultural Impact Assessment**



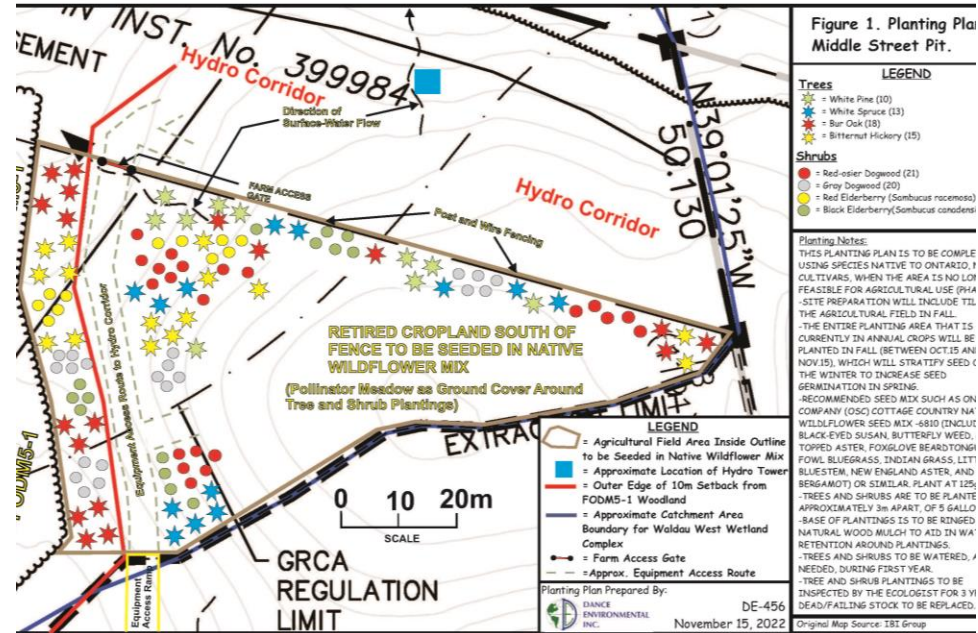
Natural Environment Report / EIS

Reviewed by Region's EEAC, GRCA and NDMNRF

- EEAC recommended a number of environmental protection measures including:
 - Ecological monitoring programs
 - Groundwater monitoring
- These recommendations have been adopted in the ARA Site Plans
- MECP (Species at Risk) has provided clearance
- GRCA has provided clearance



- EIS identified opportunity for ecological enhancement in NE corner that is currently farmed
- Planting Plan and Ecological Monitoring Plan developed, approved and implemented on Site Plans
- Results in addition of 4,445m² to ESPA



Dust Mitigation and Air Quality Assessment

Reviewed by Third-Party Consultant and GRCA

The BMP for the control of fugitive dust emissions include (but are not limited to):

- Applying water suppressant
- A Grizzly screen system
- A paved entryway
- Berms
- Cumulative Impacts assessed
- The Region via third-party consultant is satisfied with the Dust Mitigation & Air Quality Assessment



Updated ARA Site Plans

MIDDLE STREET PIT

EXISTING CONDITIONS PLAN

SHEET 1 OF 5

Legend:

- Plan of Survey by J.D. Barnes Limited, dated May 16, 2001; Reference No. 21-42-01-001-0
- Landscape Aerial Survey by Geo-optics, dated April 17, 2001; Reference Project No. 00108
- Region of Waterloo Official Plan 2010
- Inventory of Wetland Zoning By-law 50-28
- CIPCA Natural Heritage Data Online Mapping
- Ditchlines Inferred by A&E Consulting
- Bird Survey 2019, 2019
- BH&C April 17, 2019
- BH&C April 30, 2019
- BH&C Spring 2021
- BH&C Fall 2021

Note:

- The Maximum Predicted Water Table has been determined by Hydro Environmental Inc. and shown between 20.0 m (66 ft) to 25.0 m (82 ft) above the finished ground level.
- The wetland boundary was determined (Regulated) by Daniel Environmental Inc., and confirmed by CIPCA staff on site (BEC) and supported by BH Group on-site (BEC).

COPYRIGHT

This drawing is the intellectual property of the Intellectual Inc. Group and its subsidiaries or affiliates. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Intellectual Inc. Group or its subsidiaries or affiliates. It is the responsibility of all users and owners of this drawing to ensure that it is not used in any way that would constitute an infringement of the Intellectual Inc. Group's intellectual property rights.

© Intellectual Inc. Group of Companies

See member office for group of companies



REV 0001

WAG00-1 MIXED FERN ORGANIC SHALLOW MARSH
 WAG OPEN AQUATIC
 WAG02-4 SEDGE & TICKS ORGANIC SHALLOW MARSH
 WAG01-4 RED CANARY GRASS ORGANIC SHALLOW MARSH
 DIRECTION OF SURFACE-WATER FLOW

No.	DATE	DESCRIPTION
1	17/05/2022	NONPAY FIRST COMMENTS 12/05/2022

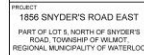
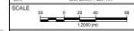
No.	DATE	DESCRIPTION

SITE DATA

AREA TO BE EXTRACTED	22.52 ha
EX. DISTURBED AREA	Nil
TOTAL LAND PARCEL	35.38 ha

THIS SITE PLAN IS PREPARED UNDER THE
AGGREGATE RESOURCES ACT FOR A CLASS A
LICENCE FOR A PIT ABOVE THE GROUND WATER
TABLE. THIS SITE PLAN IS CERTIFIED BY THE
UNDERSIGNED BY THE AUTHORITY OF
MINISTERIAL APPROVAL AS SPECIFIED IN THE
AGGREGATE RESOURCES ACT SECTION 8 (4).

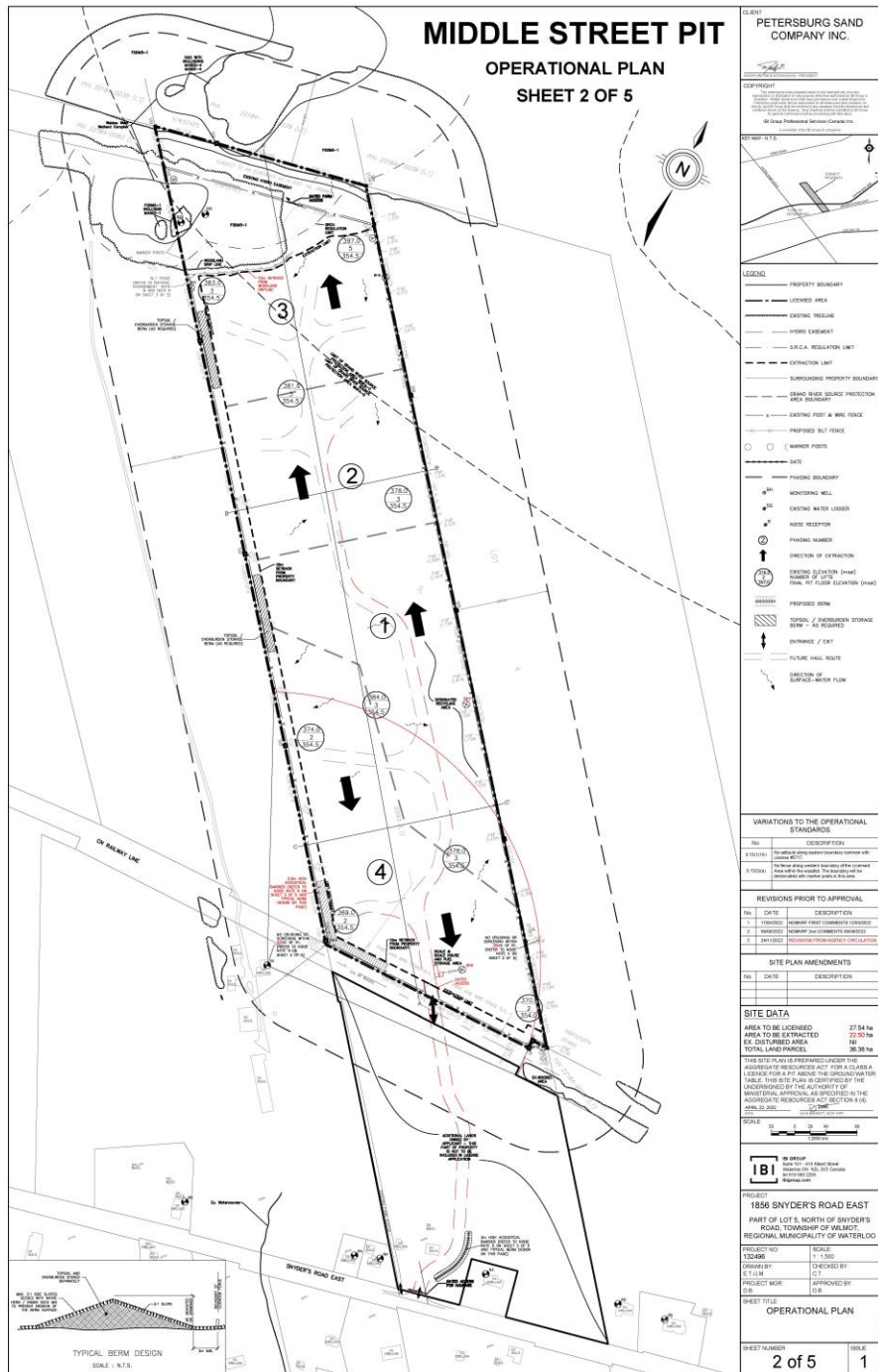
APR 22 2021 *[Signature]*
DATE *[Signature]* *[Signature]*



PROJECT NAME O.B.	APPROVED BY O.B.
SHEET TITLE EXISTING CONDITIONS	

SHEET NUMBER	ISSUE
1 - 65	1

1 of 5	1
--------	---



Operational Plan (2 of 5) Redlined

[illegible]

The main map is a topographic representation of a site, likely a construction or rehabilitation project. It features contour lines indicating elevation. A proposed road layout is shown with solid and dashed lines. Key features include:

- ENTRANCE / EXIT TO BE RETAINED**: A label pointing to a specific location on the right side of the map.
- 1:1 SLOPE**: Multiple labels indicating the required slope for the proposed road sections.
- PROPOSED ROAD**: A label for the main road layout.
- PROPOSED SIDEWALK**: A label for a proposed pedestrian path.
- PROPOSED CURB**: A label for a proposed curb.
- PROPOSED DRAINAGE**: A label for a proposed drainage system.
- PROPOSED LANDSCAPE**: A label for a proposed landscaping area.
- PROPOSED UTILITIES**: A label for a proposed utility system.
- PROPOSED LIGHTING**: A label for a proposed lighting system.
- PROPOSED FURNITURE**: A label for a proposed furniture system.
- PROPOSED SIGNAGE**: A label for a proposed signage system.
- PROPOSED PAVEMENT**: A label for a proposed pavement system.
- PROPOSED GRASS**: A label for a proposed grass area.
- PROPOSED TREES**: A label for a proposed tree area.
- PROPOSED BUSHES**: A label for a proposed bush area.
- PROPOSED FLOWERS**: A label for a proposed flower area.
- PROPOSED ROCKS**: A label for a proposed rock area.
- PROPOSED SAND**: A label for a proposed sand area.
- PROPOSED SOIL**: A label for a proposed soil area.
- PROPOSED WATER**: A label for a proposed water area.
- PROPOSED AIR**: A label for a proposed air area.
- PROPOSED FIRE**: A label for a proposed fire area.
- PROPOSED EARTH**: A label for a proposed earth area.
- PROPOSED SKY**: A label for a proposed sky area.

An inset sketch at the bottom left, titled "SKETCH OF PROGRESSIVE REHABILITATION SEQUENCE AND DIRECTION", shows a simplified version of the site layout. It includes numbered circles (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) indicating the sequence and direction of the progressive rehabilitation work. The inset also shows the proposed road layout and the entrance/exit to be retained.

[illegible][illegible]

File Name	File Location	File Size	File Type	File Date	File Time	File User	File Group	File Permissions	File Attributes	File Status	File Action	File Comment
File Name: C:\Program Files\Microsoft Office\Office12\Excel.exe	File Location: C:\Program Files\Microsoft Office\Office12\Excel.exe	File Size: 1,100,000	File Type: Application	File Date: 10/27/2006	File Time: 10:00:00	File User: Administrator	File Group: Administrators	File Permissions: Full Control	File Attributes: Normal	File Status: Success	File Action: Copy	File Comment: Copy from C:\Program Files\Microsoft Office\Office12\Excel.exe

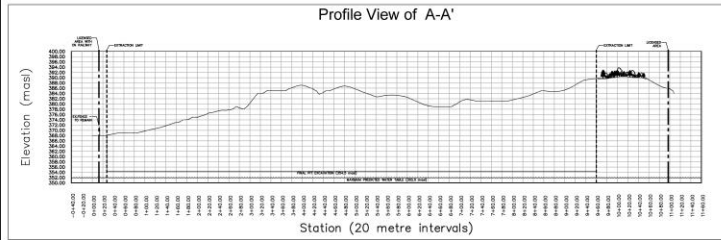
28

MIDDLE STREET PIT

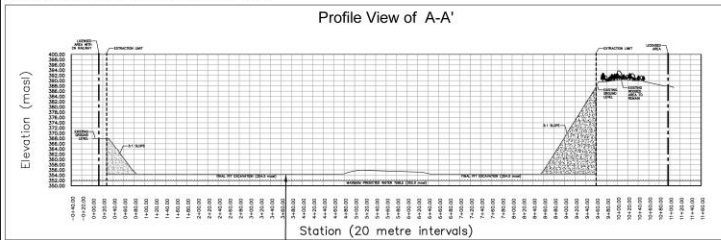
CROSS-SECTIONS

SHEET 5 OF 5

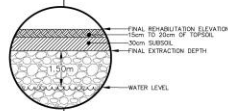
EXISTING PROFILE VIEW OF A-A'



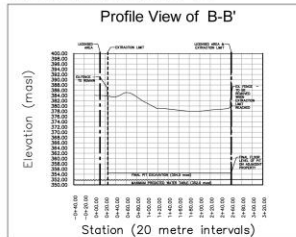
REHABILITATION PROFILE VIEW OF A-A'



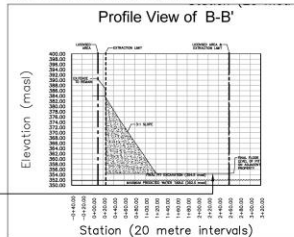
PIT FLOOR DETAIL



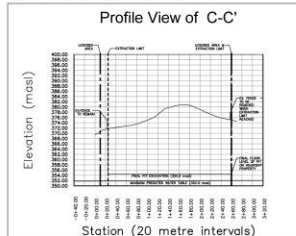
EXISTING PROFILE VIEW OF B-B'



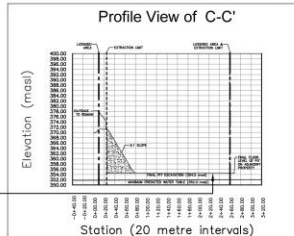
REHABILITATION PROFILE VIEW OF B-B'



EXISTING PROFILE VIEW OF C-C'



REHABILITATION PROFILE VIEW OF C-C'



CLIENT
PETERSBURG SAND
COMPANY INC.

COPYRIGHT
© 2018 ARCADIS
All Rights Reserved
No Group Professional Services Corporation
All Rights Reserved



REVISIONS PRIOR TO APPROVAL

NO.	DATE	DESCRIPTION
1	11/05/2018	ISSUED FOR CLIENT'S REVIEW

SITE PLAN AMENDMENTS

NO.	DATE	DESCRIPTION
-----	------	-------------

SITE DATA

AREA TO BE EXTRACTED	27.54 ha
EX. DISTURBED AREA	22.52 ha
TOTAL LAND PARCELS	35.35 ha

THIS SITE PLAN IS PREPARED UNDER THE
HONOURABLE REQUIREMENTS ACT FOR A CONSULTING
ENGINEER FOR A P.E. AND THE ENGINEER'S
TABLE. THIS SITE PLAN IS CERTIFIED BY THE
HONOURABLE REQUIREMENTS ACT SECTION 14.1.

SCALE
1:1000
1" = 100m

PROJECT
1856 SNYDER'S ROAD EAST
PART OF LOT 5, NORTH OF SNYDER'S
ROAD, TOWNSHIP OF WILMOT
REGIONAL MUNICIPALITY OF WATERLOO

PROJECT NO.
155490
SCALE
1:1000
DRAWN BY
C.T.
CHECKED BY
D.B.
PROJECT MGR.
D.B.
APPROVED BY
D.B.

SHEET TITLE
CROSS-SECTIONS

SHEET NUMBER
5 of 5

ISSUE
1

Cross Sections
(5 of 5)
No Changes

Agency Clearances

Grand River Conservation Authority

- Extraction Limit is greater than 30 metres from the nearest wetland
- Applicant has provided evidence that the small wetland unit on-site (but outside the extraction area) is not sustained by groundwater
- Monitoring plan for wetland approved
- The Waldau West Wetland Complex is now included within the proposed Z.11 (Open Space) Zone
- **The GRCA has no further concerns with the proposed aggregate licence and zone change applications**

CN Rail

- A Grade Crossing Safety Compliance Assessment was completed by a third-party consultant
- CN Rail has stipulated several requirements pertaining to the railway crossing on the subject property during the operational lifetime of the Middle Street Pit
- The Applicant and CN Rail have come to an agreement based on the stipulated requirements
- **CN Rail has granted clearance for the rezoning of the subject property**

Ministry of Natural Resources (NDMNRF)

- The NDMNRF reviewed all application materials and provided comments on the Natural Environment Report/EIS, Hydrogeological Assessment, Summary Statement and ARA Site Plans.
- Response letters prepared and ARA Site Plans updated as a result.
- NDMNRF noted as of April 20, 2023, that the Zoning By-law Amendment was the only outstanding technical matter.
- ARA process for resident objections received still underway.

Conclusions & Next Steps

- All required agencies have granted clearance for the rezoning of the subject property.
- Meets all applicable regulations, standards, guidelines and policies established by the Province, Region, Township and Conservation Authority.
- The review process has resulted in enhancements to the proposal including, but not limited to additional monitoring, increased setbacks, expansion of the natural environment area, etc.
- Support the Township of Wilmot Staff Report which recommends that Council approve the rezoning application.
- The ARA Licence Application process will continue with the next step being responses to resident objections received.

Thank you