

Planning Report and Aggregate Resources Act Summary Statement Final

Renfrew Golf Pit
Part Lot 23, 24 & 25, Concession 1, Horton

April 25, 2024

Jp2g Project # 23-7006A





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1 Introduction

Jp2g Consultants Inc. has been retained by Thomas Cavanaugh Construction Limited to prepare a Planning Justification Report and Aggregate Resources Act Summary Statement in support of the application for a license for a Class 'A' – Below Water Pit within the Township of Horton, in the County of Renfrew. The Planning Justification Report addresses the relevant policies of the Provincial Policy Statement (PPS), 2020 and the County of Renfrew Official Plan and the relevant provisions in the Township of Horton Comprehensive Zoning By-law No. 2010-14. The report also assesses the land use compatibility of the proposed pit within the surrounding area and provides a planning opinion on the proposed application.

1.1 Proposal

Thomas Cavanaugh Construction Limited is applying for a Class 'A' license for a Below Water Pit under the Aggregate Resources Act (ARA) on lands described as being within Part Lots 23, 24, 25, Concession 1, Geographic Township of Horton, County of Renfrew. The proposed license for the "Renfrew Golf Pit" will cover approximately 40.5 hectares, and the proposed extraction area will be approximately 31.6 hectares. A copy of the proposed Operations Plan is attached as Appendix A.

1.2 Required Approvals

Zoning By-law Amendment

A Zoning By-law amendment was passed by the Council for the Township of Horton on June 7, 2022, that rezoned the Renfrew Golf Pit Property from Open Space (OS) to Extractive Industrial – holding (EM-h). The by-law (No. 2022-31; attached as Appendix B) received no appeals and is in full force and effect. The amendment placed the subject property into a holding (-h) zone, and the holding zone will need to be lifted prior to the approval of the license. The conditions that need to be met in order to remove the holding symbol are as follows:

"The completion and submission of the following:

- Planning Justification Report
- Environmental Impact Study
- Hydrogeological Study
- Noise Study
- Traffic Impact Study
- The implementation of a vegetative buffer between the abutting multi-use trail and the severed lands on a site plan under the Aggregate Resources Act."

An Environmental Impact Study, Hydrogeological Study, Noise Study and Traffic Impact Study have been prepared in support of the application for pit license and lifting of the holding symbol. This report is intended to fulfill the Planning Justification Report requirement. A vegetative buffer will be maintained within the setbacks from the multi-use trail to fulfill the vegetative buffer requirement. The vegetated buffer will be implemented through the Operations Plan for the Renfrew Golf Pit. These reports should be filed together with an application for zoning by-law amendment to lift the holding symbol.



2 Background

The subject property is within Part of Lots 23, 24 and 25, Concession 1, Township of Horton, in the County of Renfrew. The lands to be licensed were severed from the original land holding by County of Renfrew Consent Application No. B99/21 for the purpose of aggregate extraction.

2.1 Site and Surrounding Land Use

The subject property is approximately 40.5 hectares in area and consists largely of woodlands and with a large meadow near the middle of the property. There is a watercourse and wetlands that run along the eastern boundary of the site as well as a wetland and a body of water known as Clubhouse Lake located in the southern corner of the property, near the proposed entrance/exit. The topography of the area is hilly, with the majority of the licensed area being located on a plateau, located at a higher elevation than the lands to the west/southwest. The lands to the east/northeast of the subject property continue to increase in elevation. The surrounding land uses (within 300 metres) consist of following:

North: Vacant woodlands and wetlands

East: Renfrew Golf Course, vacant woodlands, and wetlands

South: Clubhouse Lake, one residence (1123 Golf Course Road), and agricultural fields

West: Farm with a residence (46 Harvey's Crescent), agricultural fields, the Algonquin Trail and wetlands



3 Reports

3.1 Maximum Predicted Water Table Report

A Maximum Predicted Water Table Report, dated December 6, 2023, has been prepared by WSP Canada Inc. in accordance with Part 2.1 of the Ministry's *Aggregate Resources of Ontario: Technical Reports and Information Standards* document. This report includes a summary of the results of groundwater level monitoring completed on site to fulfill the requirements of Part 2.1.

A total of five on-site monitoring wells were used to measure groundwater levels on a monthly basis over the span of 22 months (June 2021 until March 2023). The results of the groundwater monitoring found that the groundwater elevations in all monitoring wells are generally stable, varying by less than 1.0 metre and displaying minor seasonal variations. The report also found that the horizontal groundwater flow direction is influenced by the topography of the site and that the groundwater generally flows from the northeast to southwest across the site, towards Clubhouse Lake.

Based on the available groundwater elevation data, the maximum predicted water table within the overburden on the site is 143.12 metres above sea level (mASL), in the northeastern portion of the site. Additionally, it is interpreted that the maximum water table at the northern end of the site is within the bedrock, at an elevation of approximately 150 mASL. With regard to the southern end of the site, based on the groundwater elevation data, the water table in the overburden slopes from northwest to south and the maximum predicted water table on the southern end of the site is 127.94 mASL.

3.2 Natural Environment Report

A Natural Environment Report, dated December 2023, has been prepared by WSP Canada Inc. in accordance with Part 2.2 of the Ministry's *Aggregate Resources of Ontario: Technical Reports and Information Standards* document for the purpose of supporting the licence application and the application to lift the holding symbol from the property. The report addresses the potential environmental impacts of the proposed aggregate extraction with respect to the various environmental features including significant wetlands, fish habitat, significant woodlands, significant valleylands, habitat of endangered and threatened species, significant wildlife habitat, areas of natural and scientific interest, and any other natural heritage features not previously mentioned. Fieldwork occurred in the Spring and Summer of 2021 and included Visual Encounter Surveys, Turtle Surveys, Nocturnal Anuran (frog) Surveys, Eastern Whip-poor-will Surveys, Breeding Bird Surveys, Plant community surveys, and Botanical Inventories.

The report concludes that no negative impacts are expected to the significant natural features and functions as a result of the proposed pit, provided the mitigation measures set out in Section 7.0 and the recommendations in Section 8.0 of the Natural Environment Report are implemented through the Site Plans.

3.3 Cultural Heritage Report

A Stage 1 & 2 Archaeological Assessment, dated December 1, 2021, by Kinickinick Heritage Consultants, and a Stage 1, 2 & 3 Archaeology Assessment, dated September 27, 2022, by Cameron Heritage Consulting have been prepared in accordance with Part 2.3 of the Ministry's *Aggregate Resources of Ontario: Technical Reports and Information Standards* document. Both reports have been reviewed and accepted into the Ontario Public Register of Archaeological Reports.



The Stage 1 & 2 Archaeological Assessment prepared by Kinickinick Heritage Consulting was conducted for a portion of the Renfrew Golf Pit property. The proposed development area under archaeological assessment within this report was a rectangular shape and consisted of approximately 27 hectares. Fieldwork for this report was conducted between in October and November 2018 and a total of 12 find spots (7 positive shovel tests and 5 pedestrian survey find spots) were recorded. One archaeological site, BjGe-4, which consisted of two positive shovel tests within 10 metres of each other, was identified during the Stage 1 & 2 assessment as containing cultural heritage value and interest. A Stage 3 was recommended in the report. The remaining 10 find spots were not identified as holding sufficient cultural heritage value or interest and no further archaeological assessment was required for those sites.

The Stage 1, 2 & 3 Archaeology Assessment prepared by Cameron Heritage Consulting was conducted for the remaining portion of the property not assessed in the December 1, 2021 Stage 1 and 2 Assessment. The Cameron Heritage report also conducted a Stage 3 assessment for all relevant features, including archaeological site BjGe-4 that was identified in the 2021 report. The Cameron Heritage report also includes Stage 1 & 2 archaeological assessment for an additional 22.3 hectares of land that was not originally proposed to be within the area of extraction. The additional fieldwork identified two more archaeological sites, BjGe-8 and BjGe-9. BjGe-4 and BjGe-8 were identified as pre-contact archaeological sites and Kathleen Forward, on behalf of the Algonquins of Ontario, participated in the Stage 3 assessments. Stage 3 excavations of these BjGe-4 and BjGe-8 did not meet the criteria to recommend a Stage 4 assessment and no further archaeological assessment was recommended for this area. Archaeological site BjGe-9 was identified as being post-contact and dates between mid-19th and early 20th century. Based on a lack of early 19th century material, the low number of mid-late 19th century artifacts, and the large portion of 20th century material, BjGe-9 was deemed to be of low cultural heritage value and no further archaeological work was recommended.

3.4 Water Report

A Level 1 and Level 2 Water Report, dated December 2023, has been prepared by WSP Canada Inc. in accordance with Part 2.5 of the Ministry's *Aggregate Resources of Ontario: Technical Reports and Information Standards* document and in support of a licence application for a Class 'A' licence for a Pit Below the Groundwater Table, under the ARA. The first lift in the proposed extraction area will extend into the groundwater table or to the bedrock/non-marketable material surface, whichever is encountered first. The second lift will extract any usable material identified below the water table and will primarily take place in the southern half of the site, which will result in the formation of a pit lake in this area. On-site field investigations were carried out in 2017, 2018 and most recently in 2021. Through the 2021 fieldwork, groundwater monitoring wells were installed to better define the elevation of the groundwater table on-site. As noted above, the groundwater on-site generally flows from northeast to southwest, towards Clubhouse Lake.

There were no water supply wells identified within the estimated radius of influence associated with the proposed Pit, and as such, impacts to the water supply wells which extend into the overburden or the bedrock are not predicted. A staff gauge and piezometer were installed in the wetland located along the southwestern site boundary and the watercourse located along the eastern site boundary to monitor surface water levels. A water balance surplus assessment was completed and found that no significant impacts are predicted to Clubhouse Lake, the unnamed pond, or the unnamed wetland to the northeast of the site. A second unnamed wetland near Clubhouse Lake is not considered to be surface water fed, and it is anticipated that any surface water that may reach the wetland would outflow to Clubhouse Lake. The groundwater table is predicted to slightly increase around this wetland feature as a result of extraction, and the loss of surface water catchment is not anticipated to result in a significant decrease in the water level within the wetland. The percentage change in surplus



volume estimates in Clubhouse Lake, the unnamed pond and 2 unnamed wetlands are found to be within $\pm 5\%$, which is considered insignificant.

An additional small wetland pocket and connected watercourse are located east of the eastern site boundary and are within the predicted one metre groundwater drawdown radius of influence for the proposed Pit. Available water elevation data indicated the watercourse is consistently perched above the groundwater table and that the groundwater table is not discharging to these two water features. As such, impacts to these features as a result of drawdown within the extraction area are not predicted. On-going water level monitoring and a new staff gauge to be installed within the wetland feature are included in the proposed long-term monitoring program for the site. The operation of the proposed pit is not expected to contribute to flooding problems in the receiving drainage features as there will be no discharge from the pit. The southern portion of the pit, which will result in a pit lake after extraction occurs, is expected to operate as a large infiltration basin temporarily detaining stormwater runoff and moderating flows in the receiving watercourses.

The report recommends the installation of an overflow structure such as a spillway, broad-crested weir or rock chute at the upstream end of the proposed emergency surface overflow drainage ditch along the west side of the site access road, in order to allow for emergency outflow from the pit lake without overtopping the berm. The report concludes that based on the findings of the assessment, no significant adverse effects to groundwater and to surface water resources and their uses are anticipated as a result of the operation and rehabilitation of the proposed Renfrew Golf Pit. Section 10.0 of the Water Report sets out recommendations to be included on the site plans, including a monitoring plan and the above-mentioned overflow structure.

3.5 Acoustic Assessment

An Acoustic Assessment, dated April 8, 2024, has been prepared by Freefield Ltd. in accordance with Part 2.7 of the Ministry's *Aggregate Resources of Ontario: Technical Reports and Information Standards* document and in accordance with the applicable Ministry of the Environment, Conservation and Parks (MECP) Noise Assessment Guidelines, including NPC-300. The Acoustic Assessment considered the impacts from noise generated by on-site equipment operations on nearby sensitive uses. The equipment identified in the assessment as being a significant source of noise include: a mobile screening plant, a wash plant, a mobile crushing plant (to be brought to site occasionally), up to five loaders/excavators, aggregate trucks to move raw material within the site, highway trucks to ship product off site, and other portable equipment for site preparation and rehabilitation. The site is not a significant source of vibration and therefore a vibration assessment was determined to not be required.

The mitigation measures set out in Section 7.0 of the Acoustic Assessment include noise barriers and berms, as well as specific recommendations regarding the mobile screening plant, wash plant, mobile crushing plant, loaders and excavators, aggregate trucks, highway trucks, and portable construction equipment, and recommendations for if a new process is introduced to the site. The report concludes that, provided the recommended mitigation measures set out in Section 7.0 of the Acoustic Assessment are adhered to, the noise levels from operations at the Renfrew Golf Pit will be in compliance with the MECP Environmental Noise Guidelines.

3.6 Traffic Impact Study

A Traffic Impact Study, dated June 5, 2023, has been prepared by Castleglenn Consultants Inc. in support of the lifting of the holding symbol on the subject property. The report looked at the potential traffic impacts of the proposed pit on Golf Course Road as well as the Golf Course Road/Renfrew Golf



Club Access intersection and the Highway 60/Golf Course Road intersection. Golf Course Road was improved with a wider paved surface and roadway shoulders in Fall 2022 to accommodate the two-way heavy truck traffic that will be associated with the proposed pit. Based on the estimated peak hour of operations of the site, the worst-case scenario for traffic would be 24 two-way heavy vehicle trips (12 inbound and 12 outbound) with all heavy vehicles travelling eastbound toward Renfrew.

The report concluded that the Highway 60/Golf Course Road intersection currently operates at an acceptable level of service during peak hours of travel demand and that the intersection does not require any intersection modifications. The development of the proposed pit is expected to have a negligible impact on users on the abutting Algonquin Trail. The Renfrew Golf Club Access Road intersection currently operates at an acceptable level of service during peak hours, however the study recommends the forested area blocking the sight lines between the Renfrew Golf Club Access Road and Golf Course Road be cleared and that signage and pavement markings be installed to improve safety. The Traffic Impact Study concludes that, from a transportation/traffic standpoint, the Ministry and relevant approval authorities should permit the proposed Renfrew Golf Pit, provided the recommendations of the Study are implemented.

3.7 Agricultural Impact Assessment Report

The subject property is not located within an area identified as “prime agricultural area” under a provincial plan nor are there any Class 1 or 2 soils on the subject lands. There are minimal class 3 soils on the subject property, however they are on the periphery of the site and are largely outside of the extraction area. Accordingly, an Agricultural Impact Assessment Report has not been prepared. Section 5.1 below includes further discussion in this regard.



4 Policy Review

4.1 Provincial Policy Statement (PPS), 2020

The Provincial Policy Statement (PPS), 2020 provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

Rural Lands (Section 1.1.5)

Rural lands located in municipalities are intended to be used for the management or use of resources, resource-based recreational uses, locally appropriate residential development, and other rural land uses. Section 1.1.5.3 states that recreational, tourism and other economic opportunities should be promoted. Section 1.1.5.7 of the PPS indicates that opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource related uses and directing non-related development to areas where it will minimize constraints on these uses. In this case, the resource extraction on the proposed Renfrew Golf Pit property is consistent with the permitted uses in the Rural Lands and provides economic opportunity. Additionally, there are minimal sensitive land uses in close proximity to the proposed pit.

Land Use Compatibility (Section 1.2.6)

Section 1.2.6 of the PPS provides guidance to ensuring major facilities and sensitive land uses are planned and developed to avoid and where necessary, 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. The site plan for the proposed pit sets out mitigation measures in accordance with the recommendations from the supporting reports and in accordance with provincial guidelines to minimize any adverse impacts from the proposed pit on any nearby sensitive land uses.

Natural Heritage (Section 2.1)

Section 2.1 of the PPS sets out the natural heritage policy framework for the long-term protection of natural features and areas. A Natural Environment Report has been prepared by WSP Canada Inc. that assessed the site with regard to provincially significant wetlands, unevaluated wetlands, significant woodlands, significant valleylands, significant wildlife habitat, areas of natural and scientific interest, species at risk, watercourses, and waterbodies. The report addresses the policies of Section 2.1 of the PPS with the proposed mitigation measures and recommendations.

Water (Section 2.2)

Section 2.2 of the PPS speaks to the protection, improvement and restoration of the quality and quantity of water. A Level 1 and Level 2 Water Report has been prepared by WSP Canada Inc. The report assesses the surface water features and groundwater table to ensure that there will be no adverse impacts to these water features as a result of the proposed pit. The report also provides mitigation measures to protect these features and minimize any potential adverse impacts, including groundwater level monitoring and surface water monitoring.

Mineral Aggregate Resources (Section 2.5)

Section 2.5 of the PPS, 2020 addresses mineral aggregate resources in the Province of Ontario. Section 2.5.1 states that "mineral aggregate resources shall be protected for long-term use". The lands are predominately designated as Mineral Aggregate in the County of Renfrew Official Plan, which recognizes the mineral aggregate resource on site.



Section 2.5.3 provides policy direction for rehabilitation of mineral aggregate resource operations. Subsection 2.5.3.1 speaks to progressive and final rehabilitation to accommodate subsequent land uses and promote land use compatibility. Final rehabilitation shall take into consideration surrounding land uses and approved land use designations. In this case, the rehabilitation plan proposes to reforest a minimum of 18.2 hectares of the property together with a pit lake on the southern portion of the property, where extraction is proposed to take place below the groundwater table.

Cultural Heritage Resources (Section 2.6)

Section 2.6 of the PPS deals with built heritage resources, cultural heritage resources and landscapes as well as archaeological resources. A Stage 1, 2 and 3 Archaeological Assessment has been prepared in accordance with the relevant provincial guidelines. No significant cultural heritage resources requiring conservation were identified through the assessment.

4.2 County of Renfrew Official Plan

The subject property is designated Rural, Mineral Aggregate, and Environmental Protection Area on Schedule A Township of Horton Enlargement to the County of Renfrew Official Plan.

General Provisions (Section 2.0)

Section 2.2(3) sets out the buffering policies of the County Official Plan. Where different land uses abut, that Plan states that every effort shall be made to avoid conflict between different uses and where necessary, buffering will be provided for the purpose of reducing or eliminating any adverse effects from one land use on the other. Buffering may include open space, berms, walls, fences and plantings. In this case, the operations plan outlines the proposed buffering to be implemented on site which includes berms, fencing and natural vegetation.

Section 2.2(6)(5)b. of the Official Plan provides policy guidance for the protection of cultural heritage and archaeological resources with regard to mineral extraction and states that council shall conserve cultural heritage resources when considering the establishment of new operations. A Stage 1, 2 and 3 Archaeological Assessment has been completed which addresses these policies and concluded that no further archaeological assessment was required.

The natural heritage policies of the Official Plan are set out in Section 2.2(8) and provide general principles for protecting and enhancing natural heritage areas and features. The Natural Environment Report discussed in Section 3.2 above speaks to and addresses the natural heritage policies of the Official Plan through a series of mitigation measures and recommendations.

Section 2.2(15) of the County of Renfrew Official Plan speaks to noise attenuation, including for aggregate extraction operations. An Acoustic Assessment has been prepared in support of the proposed licence application and in accordance with the applicable Ministry of Environment, Conservation and Parks Environmental Noise Guidelines including the NPC-300 guidelines.

Mineral Aggregate Policies (Section 7.0)

Section 7.0 of the Official Plan contains the Mineral Aggregate Policies that are intended to ensure that major aggregate deposits remain available for existing and future use, and to minimize the impacts on adjacent uses and the natural environment. The aggregates on the property are classified as a deposit of secondary significance, which are considered to be significant deposits for long-term protection (future extraction).



Section 7.3 (3) of the Mineral Aggregate policies recognize that a new or expanding commercial pit or quarry will require an amendment to the local zoning by-law with full public notice and opportunities for appeal. In this case, a zoning by-law amendment was passed on June 7, 2022 and no appeals were received. The zoning by-law amendment re-zoned the property to Extractive Industrial with a holding symbol. The holding symbol requires a number of studies to lift the holding symbol, including this Planning Justification Report, which needs to address the Section 7.3(3) criteria in the Official Plan. The criteria have been considered as follows:

- a) *degree of exposure of the operation to the public and the need for and effectiveness of any mitigating measures (berms, screening, etc.).*

The proposed pit will have minimal exposure of the operation area to the public. The extraction area will set back into the site, away from the public road and dwelling located along Golf Course Road. Repair/replacement of the existing fencing along the western boundary is proposed prior to extraction and new fencing is proposed along the south/southeastern portion of the site boundary adjacent to the Renfrew Golf Club. No fencing is proposed along the northern or eastern portion of the site north of the golf course due to unfavourable site conditions for fence installation; however, these areas are heavily treed and are considered inaccessible to the public. As noted on the Operations Plan berms will be placed along the limit of extraction during operations where fencing is not present. As noted in the Acoustic Assessment, two noise attenuation berms will be located at the southern end of the extraction area and barrier stockpiles will be used to provide buffering from certain equipment and processing plants.

- b) *the haulage routes and the resulting impact on the transportation system (traffic density, etc.);*

A Traffic Impact Study has been prepared by Castleglenn Consulting in support of the licence application. The worst-case scenario for traffic generation was determined to be 24 two-way heavy vehicle trips (12 inbound and 12 outbound) with all heavy vehicles travelling eastbound toward Renfrew. The Study found that Golf Course Road, the Highway 60/Golf Course Road intersection and the Renfrew Golf Club access intersection are all anticipated to maintain an acceptable level of service, provided the recommendations for improvements to the Golf Club Access road intersection are implemented.

- c) *the progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands:*

- i. *where extractive operations are proposed on prime agricultural lands (Classes 1, 2 and 3 soils) which are located within the larger Agriculture designation, Council shall require rehabilitation of the site to substantially restore the same acreage and average soil capability for agriculture; and*
- ii. *on prime agricultural lands, complete agricultural rehabilitation is not required if...*

A rehabilitation plan has been prepared as part of the licence application. The rehabilitation plan proposes to reforest a minimum of 18.2 hectares of the extracted area as well as the establishment of a pit lake located in the southern portion of the site, where extraction is proposed to occur below the groundwater table.

The soils on the Renfrew Golf Pit property are classified primarily as Class 4 soils by the Canada Land Inventory Soil Capability Mapping. There are two small pockets of Class 3 soils, however they are on the periphery of the site, as shown on **Map 1**. The subject lands are not considered



to be Prime Agricultural Lands, nor are they designated as Agriculture in the County of Renfrew Official Plan. The subject lands are not proposed to be rehabilitated to agricultural lands.

- d) *the area in which the proposed operation is located should be within an area of known aggregate resources, of which there exists some estimate of the geographic distribution and potential of the deposits.*

The Renfrew Golf Pit is located in an area of known aggregate resources. The Aggregates Resources of Ontario (ARO) 2020 mapping shows the lands identified for extraction as being within a deposit of secondary significance and consisting primarily of sand. Aggregate testing on the site provided further detail and indicated that the material was of a sufficient quality to produce concrete sand, asphalt sand, as well as other marketable materials. The subject property is estimated to contain approximately 6.9 million tonnes of material.

- e) *the water table, existing and proposed drainage facilities, and setbacks from watercourses;*

A Level 1 and Level 2 Water Report and a Maximum Predicted Water Table Report have been prepared in support of the proposed licence application and address the hydrology (i.e., surface water) on the subject lands and the influence area of the proposed pit. The maximum predicted groundwater table on site is 143.12 mASL. The surface water features on site include Clubhouse Lake, an unnamed pond, and two unevaluated wetlands. All extraction will take place more than 30 metres from the edge of all surface water features.

- f) *effects on adjacent land uses, nearby communities, and environmentally sensitive areas;*

The potential effects from the proposed pit on adjacent land uses, nearby communities and environmentally sensitive areas have been thoroughly addressed through the preparation of various technical studies including an Acoustic Assessment, a Traffic Impact Study, a Level 1 and Level 2 Water Report, a Stage 1, 2 & 3 Archaeological Assessment, a Maximum Predicted Water Table Report, and a Natural Environment Report. As discussed throughout this report, all of the supporting studies have concluded that there are no adverse effects anticipated on any adjacent land uses, nearby communities or environmental sensitive areas.

- g) *hydrology, wildlife or such studies as may be required due to special concerns related to a specific site; and*

A Natural Environment Report and a Level 1 and Level 2 Water Report have been prepared which address wildlife and hydrology, respectively. As noted above, various technical reports have been prepared in accordance with the relevant provincial and local guidelines to address concerns associated with the proposal.

- h) *any other matters which Council deems advisable.*

Consultation with the Township of Horton and the County of Renfrew are on-going.

4.3 Township of Horton Comprehensive Zoning By-law No. 2010-14

The subject lands are currently zoned Extractive Industrial - holding (EM-h) on Schedule A to Township of Horton Comprehensive Zoning By-law No. 2010-14. The zoning by-law amendment adopted in 2022 established the principle of development for the proposed pit. As noted above in Section 2.2.1, an



application for zoning by-law amendment to lift the holding symbol is required. The studies required to lift the holding symbol from the property (Planning Justification Report, Environmental Impact Study, Hydrogeological Study, Noise Study, and Traffic Impact Study) have been prepared and will be submitted together with the zoning by-law amendment application. The proposed pit will comply with the zoning by-law standards, including the Extractive Industrial (EM) zone provisions as well as the Separation Distance provisions set out in Section 3.27(b), which requires that no gravel pit be located within 150 metres of an existing dwelling. The extraction area will be located greater than 150 metres from the nearest dwelling.



5 ARA Summary Statement

This section has been prepared in accordance with Section 1.0 of the Ministry's *Aggregate Resources of Ontario: Technical Reports and Information Standards* document.

5.1 Agricultural Classification

Based on the Canada Land Inventory classification, the soils on the Renfrew Golf Pit property within the extraction area are primarily Class 4 soils with small pockets of Class 3 soils along the western boundary, near Clubhouse Lake and along the Algonquin Trail. **Map 1** shows the distribution of the various soils on site. The lands are not proposed to be converted to agricultural use as part of the rehabilitation plan.

5.2 Planning and Land Use Considerations

The subject property is designated Mineral Aggregate, Rural and Environmental Protection Area on Schedule A to the County of Renfrew Official Plan. The property is zoned Extractive Industrial – holding (EM-h) through By-law No. 2022-31 and Environmental Protection (EP) on Schedule A to the Township of Horton Comprehensive Zoning By-law.

The subject property is located within the rural area of the Township and is surrounded by agricultural land, recreational uses, vacant woodlands, and limited rural residential land use. The property is located in close proximity to Highway 60, which is a major transportation route throughout the County and beyond to other jurisdictions. The subject lands do not fall within the area of any provincial plans. Section 4.0 above assesses the relevant planning policy framework.

5.3 Source Water Protection

The Renfrew Golf Pit property is not located in a source water protection area under the Clean Water Act. There is no source water protection plan that applies to this site.

5.4 Quality and Quantity of Aggregate on Site

The Aggregate Resources of Ontario (ARO), 2020 mapping indicates the deposit on site to be a deposit of secondary significance and consisting primarily of sand. The deposit codes shown on the ARO 2020 mapping are: "S/1/IC" and "S/2/IC". "S/1/IC" indicates the deposit consists primarily of sand ("S"), is greater than 6 metres deep, and originates from Ice-Contact Stratified Drift (IC). "S/2/IC" indicates the deposit consists primarily of sand ("S"), is 3 to 6 metres deep, and originates from Ice-Contact Stratified Drift (IC).

The subject property contains approximately 6.9 million tonnes of aggregate material. On-site testing indicated that the quality of materials within the deposit are capable of producing concrete sand, asphalt sand, and other marketable materials.

5.5 Main Haulage Routes and Truck Traffic

The proposed haul route from the Renfrew Golf Pit is Golf Course Road to Highway 60. There are no additional ingresses or egresses proposed from the site. An entrance permit from the Township of Horton will be required to service the pit. As noted above, the worst-case scenario from a truck traffic perspective would be 24 (12 inbound and 12 outbound) heavy vehicle trips generated per hour. Truck



traffic is not anticipated to impact the level of service on Golf Course Road nor the Golf Club access intersection or the Golf Course Road/Highway 60 intersection.

5.6 Rehabilitation

The proposed rehabilitation plan includes reforesting a minimum of 18.2 hectares of the land adjacent to the existing woodlands with a similar forest composition to adjacent woodlands. A pit lake would be located in the southern portion of the site, where extraction is proposed to occur below the groundwater table. The sides of the pit faces will be sloped at a 3 to 1 horizontal to vertical ratio and the shoreline will also be constructed at a 3 to 1 ratio, with the bottom of the lake sloped at a minimum average of 5 to 1. Re-vegetation details are provided on the rehabilitation plan in accordance with the recommendations of the Natural Environment Report.



6 Conclusions

Thomas Cavanaugh Construction Limited is applying for a Class A – Below Water Pit Licence under the Aggregate Resources Act and for a Zoning By-law Amendment to lift the holding symbol in order to permit aggregate extraction on lands described as being located within Part of Lots 23, 24, & 25, Concession 1, in the Geographic Township of Horton, in the County of Renfrew.

The subject lands contain significant aggregate resources that are located close to market along a significant transportation route (Highway 60). The proposal is compatible with the surrounding land uses and represent a wise use and management of resources.

Various technical studies have been prepared in accordance with applicable policy, relevant guidelines and best practices. The recommendations and mitigation measures proposed by the technical studies will be implemented through the pit license and will be included on the site plan. Provided the recommendations of the various studies are followed and the proposed mitigation measures are implemented, no adverse impacts to public health and safety nor to the natural environment are anticipated.

The proposed Renfrew Golf Pit is consistent with the relevant policies of the Provincial Policy Statement, 2020 and conforms to the County of Renfrew Official Plan. The pit will also comply with the relevant provisions of the Township of Horton Zoning By-law. The various technical studies, site plans and this report have been prepared in accordance with the relevant ARA guidelines and includes all information required by the ARA.

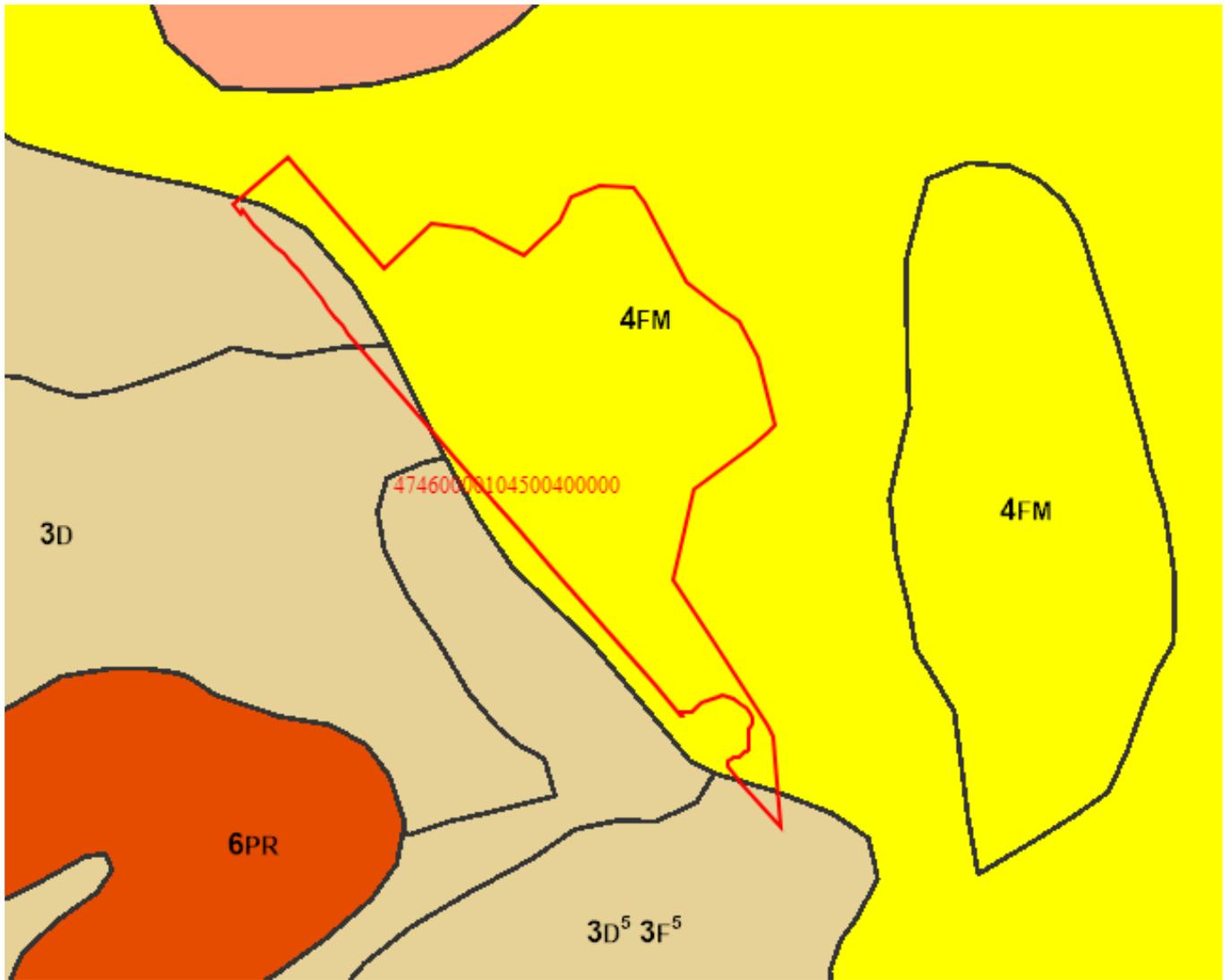
In summation, it is our opinion that the proposal constitutes good planning. Please do not hesitate to contact our office if you have any questions.

Yours truly,

Jp2g Consultants Inc.

Engineers • Planners • Project Managers

Map 1
Canada Land Inventory Soil Capability
Mapping



Legend

	Unclassified		Class 5
	Class 1		Class 6
	Class 2		Class 7
	Class 3		Organic Soil
	Class 4		Water
	Subject Lands		

Appendix A

Proposed Operations Plan

Appendix B
By-law No. 2022-31

**THE CORPORATION OF THE
TOWNSHIP OF HORTON**

BY-LAW NUMBER 2022-31

A By-law to amend By-law Number 2010-14 of the Corporation of the Township of Horton, as amended.

PURSUANT TO SECTION 34 OF THE PLANNING ACT, R.S.O., 1990, c.P. 13, THE TOWNSHIP OF HORTON HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 2010-14, as amended, be and the same is hereby further amended as follows:

(a) By adding the following section immediately following subsection 13.3(a):

13.4 HOLDING ZONES

(a) **Extractive Industrial – holding (EM-h)**

Until such time as the holding symbol is removed from the lands described as Part of Lots 23, 24 & 25, Concession 1, in the Township of Horton, and delineated as Extractive Industrial – holding (EM-h) on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

- i) **Permitted Uses**
- Existing uses in existing locations
 - Open space
 - Passive recreation uses

ii) **Conditions for removal of Holding Symbol (h)**

The completion and submission of the following:

1. Planning Justification Report
2. Environmental Impact Study
3. Hydrogeological Study
4. Noise study (if there are sensitive uses within 300 metres)
5. Traffic Impact Study
6. The implementation of a vegetative buffer between the abutting multi-use trail and the severed lands on a site plan under the Aggregate Resources Act.

(b) Schedule "A" is amended by rezoning those lands described above, from Open Space (OS) to Extractive Industrial – holding (EM-h) as shown on the Schedule "A" attached hereto.

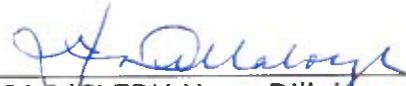
2. THAT save as aforesaid all other provisions of By-law 2010-14, as amended, shall be complied with.

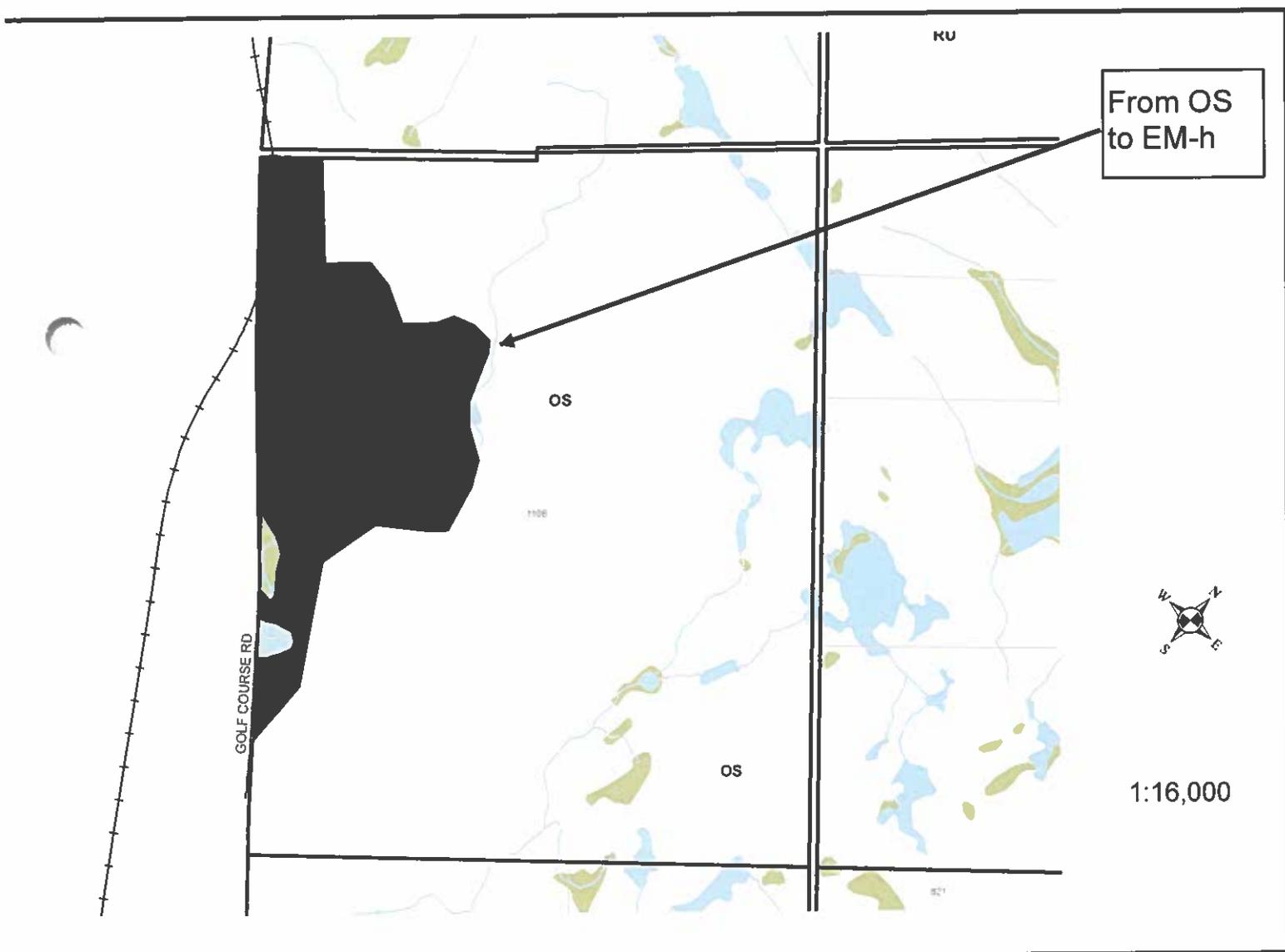
3. This by-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this 7th day of June, 2022.

This By-law read a THIRD time and finally passed this 7th day of June, 2022.


MAYOR David M. Bennett


CAO/CLERK Hope Dillabough

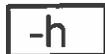


**Corporation of The
Township of Horton**

This is Schedule "A" to By-law Number 2022-31
 Passed the 7th day of June 2022
 Signatures of Signing Officers


 Mayor CAO/Clerk

LEGEND

- | | | | |
|---|-------------------------------------|--|--|
|  OS | Open Space |  -E | Exception Zone |
|  | Extractive Industrial (EM) |  -h | Holding Zone |
|  | Extractive Industrial Reserve (EMR) |  | Area affected by amendment:
From OS to EM-h |
|  | Environmental Protection | | |