



Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: April 4, 2018
Report Number: PDS.18.18
Subject: OPA and Zoning By-law Amendment (Gibraltar Pit Expansion)
Prepared by: Denise Whaley, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.18.18 Official Plan and Zoning By-law Amendments (Gibraltar Pit Expansion) for the lands known as North Part of Lot 6, Concession 4, RP 16R9097 Part 1, Town of The Blue Mountains;

THAT Council adopt Official Plan Amendment No. 2 to re-designate a portion of the subject lands from Rural to Mineral Resource Extraction Area; and

THAT Council enact a Zoning By-law Amendment to rezone a portion of the Subject Lands from General Rural Exception 209 (A1-209) to Extractive Industrial (M4), to permit expansion of the Gibraltar Pit.

B. Overview

The purpose of this report is to provide a summary of the application to expand the Gibraltar Sand and Gravel Pit. This report provides a staff Planning analysis on the proposal, as well as a summary of the public consultation process. After a review of the application materials, Staff are satisfied that the proposal is consistent with the Planning Act, the Provincial Policy Statement (2014), and the Official Plans; and recommend approval of the applications as outlined in this report.

C. Background

The proposal is to expand the existing Gibraltar Gravel Pit onto the vacant area of the property (east side of the lands). The proposed operation is a Category 1, Class A pit below the water table. This proposal requires Town Council and Grey County approvals, and the applicant has applied for Official Plan and Zoning By-law amendments to seek permission to expand the gravel pit. The applications were received February 8, 2016. These applications were originally submitted under the Town's 2007 Official Plan and the Township of Collingwood Zoning By-law 83-40.

If this proposal is approved, the amendments would change the permitted uses on the property to allow gravel extraction. The Official Plan application requests to change the land use designation on the property from Rural to Extractive Industrial (previous Official Plan 2007), and the Zoning Amendment application requests a zoning change from the General Rural Exception 209 (A1-209) to Extractive Industrial (M4).

The proposed amendments to the Official Plan and Zoning By-law also include some mapping corrections for the existing pit operation to better reflect the uses of the lands.

An application for a County Official Plan Amendment was also submitted to the County of Grey. The County review of this application has now been completed and the file was recommended for approval through a staff report presented on March 8, 2018 to the County of Grey Committee of the Whole.

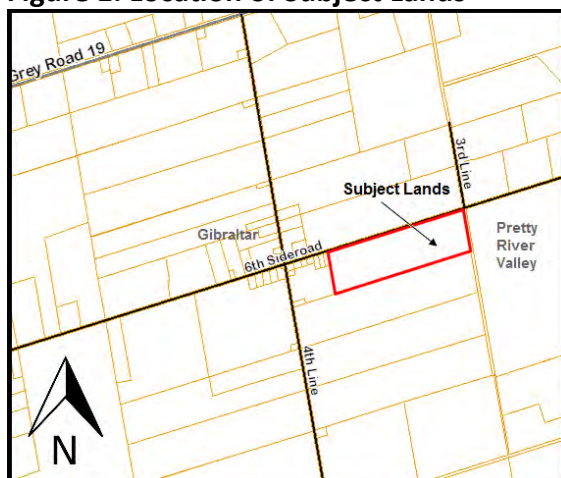
For this proposal, it should be noted that a County and Town Official Plan Amendment is required because the subject property is only partially within the Aggregates Resources Area (ARA) mapped constraint area in Appendix 1 of the Official Plan. Properties within the mapped ARA constraint area are permitted to establish a Pit operation without amendment to the Official Plan and would only need a zoning amendment. In this case, only the established Pit Operation on the west side is mapped within the ARA area.

In support of these applications the applicant submitted the following:

- Planning Justification Report and Aggregate Resources Act Summary Statement
- Aggregate Resources Act Site Plans
- Level 1 and 3 Hydrogeological Investigation
- Noise Impact Analysis
- Traffic Impact Study
- Stage 1-2 Archaeological / Heritage Assessment
- Natural Environment Level 1 and Level 2 Technical Report

Location

Figure 1: Location of Subject Lands

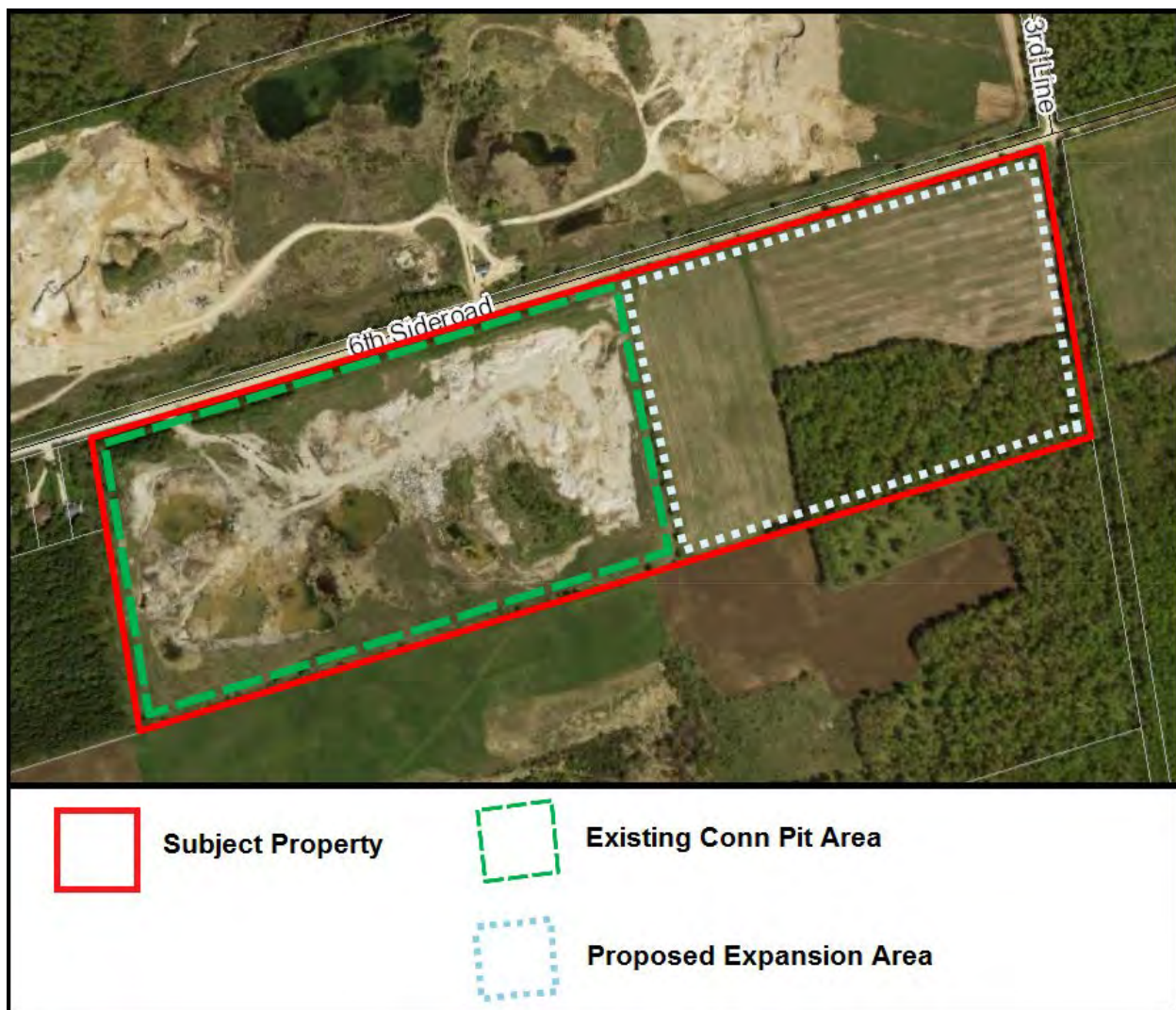


The subject property known as North Part of Lot 6, RP 16R-9097 Part 1, Concession 4 (formerly the Township of Collingwood), in the Town of The Blue Mountains. The subject property is located on 6th Line just east of the hamlet of Gibraltar and west of the Pretty River Valley Park as shown in Figure 1.

The area proposed for expansion is approximately 13.6 hectares, which is a little less than half of the total property area.

The west portion of the property is currently a gravel extraction operation, which can be seen in Figure 2. The current zoning map for this property does not correctly show the areas approved through the current Aggregates Resources Act licensed area. The zoning application also seeks to modify the westerly portion of the zoning map to better reflect the existing license. Note the property to the north also has a gravel extraction operation.

Figure 2: Aerial View with Expansion Area



Details about the Proposal

The application is for a pit operation that would remove up to 150,000 tonnes of aggregate material annually, which is the same limit for the existing license on the west side of the property. The new area would not increase the amount of aggregate removed annually and so the overall tonnage would remain at 150, 000 tonnes for the entire property. The application also proposes to extract material below the water table in a manner similar to the existing Pit Operation. The total resource estimated on the proposed expansion area is approximately 2.7 million tonnes. The material is proposed for local road and construction projects in the The Blue Mountains and Collingwood areas.

The proposal also requests to phase the removal of material in three phases moving from west to east – east being the final phase. The first phase would be just east of the current operation on the property. Phases two and three would require removal of 3.6 hectares of woodlands (the woodland is visible in Figure 2). To compensate for this removal, an edge planting of trees along the east boundary is proposed for a width of 30 metres. Additional trees would be planted along the front berm, which is to assist in reducing blowing snow along 6th Sideroad.

The expansion also proposes to continue to use the existing entrance. Since the total limit of material is not proposed to change, the number of trucks is not expected to increase from what was approved in the original license.

Public Meeting

A joint public meeting was held May 16, 2016 in Council Chambers. This joint meeting with the County of Grey and the Town met the requirements for a Public Meeting under the Planning Act for consideration of the County and Town Official Plan Amendments, and the Town's Zoning By-law Amendment.

Note that a separate public information session was held on April 26, 2016 in Ravenna under the Aggregate Resources Act (ARA). Town staff were not involved in that meeting.

Summary of Comments and Correspondence Received

Grey Sauble Conservation Authority (GSCA)

Comments were received from GSCA, initially with concerns over removal of the woodlands and potential negative impacts to the Natural Environment. The proposal has undergone some revisions to include additional mitigation measures for the woodland removal, including a wider buffer area. The GSCA has since submitted revised comments stating there are no further concerns.

Niagara Escarpment Commission (NEC)

The subject lands are not within the Niagara Escarpment Plan area. However the property is adjacent to the Niagara Escarpment Plan area and therefore comments were received from Niagara Escarpment Commission (NEC) staff. The NEC comments noted they reviewed the submitted studies, particularly in the context of the natural features adjacent to the Pretty River Valley Provincial Park. The comments stated that they supported the recommendations

in those studies and the recommendations for mitigation measures proposed. The NEC comments also noted they anticipated the proposal would not have substantial negative impacts on the adjacent Niagara Escarpment Lands and that the proposal did not conflict with the Niagara Escarpment Plan.

Historic Saugeen Metis

The Historic Saugeen Metis had no objection or opposition to this proposal.

Saugeen Ojibway Nation (SON)

The SON required a peer review for the archaeological/cultural heritage, natural heritage and hydrogeological reports, which was completed. Staff also accepts the findings of the peer review; the findings were in agreement with the reports generally and did not anticipate any negative impacts as a result of the expansion of the pit.

Ministry of Natural Resources and Forestry (MNRF)

In review of Aggregate applications, staff consults directly with MNRF on the review of the materials as the Ministry and Local applications are processed concurrently. Comments received from MNRF indicated the Ministry was satisfied with the proposal from a technical perspective, and they were satisfied with the mitigation measures to deal with removal of the woodland, including the tree re-plantings. The tree plantings should result in a net increase in overall trees on the property.

Public Comments

A number of comments at the public meeting outlined concerns with the proposal. Many letters were received with concerns and letters have continued to be submitted since the public meeting. The letters received are attached to this report as Attachment #1. A petition was also presented to Council in November of 2016.

Public concerns were generally within the following main topic areas:

- Potential negative impacts on the Natural Environment, including the Pretty River Park
- Potential negative impacts on tourism, cycling – including safety of roads
- Devaluation of Properties due to the Pits in the area and this proposal
- The extraction below the Water Table, including potential for negative impact to wells in the area
- Increases in truck traffic, dust and noise from trucks
- Noise from the Pit operations and hours of operation
- Whether there was justification or need for another pit in the area
- Concerns regarding conformity with the Official Plan Policies and Town's Strategic Plan

D. Analysis

Summary of Findings of Submitted Studies:

Traffic Impact Study

Based on the traffic analysis presented in this report, it is concluded that the existing road network has sufficient capacity to accommodate both the roadway growth and new traffic generated from the proposed expansion throughout the study horizon periods, and no mitigation measures are required.

Noise Impact Study

The submitted Noise Study concluded mitigation measures were required. These include berms around the property, some operational procedures to reduce potential noise levels and limitations on house of operations – for example limiting Construction activities part of the Pit operations to 7am-5pm Monday to Friday. The mitigation measures recommended were fairly standard and the Site Plans have notations to reflect the recommendations.

Environmental Impact Study

The Environmental Impact Study that was submitted reviewed the proposal in the context of both the impacts to the property and in the larger area of the Woodlands complex within the adjacent lands (farm property to the south and Pretty River Valley Park). The on-site Woodlot is proposed to be removed through the phasing of the pit. This Woodlot is approximately 4 hectares and the amount to be removed is approximately 3.6 hectares. There were two healthy Butternut trees that were identified within the removal area; a permit to remove these trees is required and they are required to be replaced with two re-plantings of Butternut for each tree removed. We note that the report states the healthy Butternuts were immature trees. Further, the study noted that this Woodlot has had some significant damage from tent caterpillars and generally that the impact from removal was not expected to be significant, with the proposed replanting along the easterly edge of the lot. This replanting would over time connect the greater Woodlands area with the Woodlands complex north of the property.

Hydrogeological Investigation

The study includes recommendations for on-site monitoring of neighbouring wells on a monthly basis during the extraction season to ensure that below water table extraction activities do not cause water quality or quantity issues with these wells. The below water table extraction is not expected to increase the vulnerability for the aquifers or groundwater recharge.

Archaeological Stage 1 and 2

The Archaeological Assessment did not identify any significant cultural heritage resources.

Land Use Planning Documents and Policies Analysis

Staff reviewed the application materials and submitted reports, and reviewed these materials with conformity to the relevant sections of the Planning Act, the Provincial Policy Statement, the Official Plans and the Zoning By-law. Summaries of the review are found in the following section of this report.

Planning Act

Local decisions on Planning Act applications must have regard for matters of Provincial Interest outlined in the Planning Act s.2. Specifically, staff considered the following matters:

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

The submitted Natural Environment Report provided recommendations to mitigate impacts. The area of woodlands to be removed was not expected to cause a negative impact, especially in light of proposed tree plantings which are expected to enhance the wildlife corridor. These measures were accepted by the MNRF, NEC, GSCA as appropriate for the proposal, including the replacement tree plantings. Staff also accept the findings of these reports.

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

The lands are not considered significant agricultural resources and are mapped as non-prime farmlands in the Town's Official Plan.

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

Since the proposal is to extract aggregate material to use in the local area for construction projects, the proposal appears to be consistent with this provision.

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

No significant cultural / archaeological resources would identified on the property. Staff accepts the findings of the Archaeological reports.

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

The transportation system, in this case highway network that is shared among agriculture uses, aggregates, residents and tourists (among others) is considered adequate for the proposed use. Staff accepts the findings of the Traffic Study in this regard.

(o) the protection of public health and safety;

The Aggregate Resources Act site plans include the proposed water monitoring program, the well interference complaint protocol and a spills contingency plan to ensure all surrounding residential wells are protected. Although no impact is expected, should the pit operation cause a water issue on an adjacent property, the pit licensee would be required to resolve the issue at their expense.

From a public safety for roads perspective, staff have reviewed the Traffic study and have accepted the findings, that the road network is adequate for the proposed use.

Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) is issued under section 3 of the Planning Act, which also requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The PPS is meant to be read in its entirety and its relevant policies applied

to each situation; decisions on planning matters should consider all of the relevant policies to understand how they work together. It is important to note that within the PPS there is no implied priority in the order in which the policies appear.

Important matters relevant to this proposal for gravel extraction are found within sections 2.0 Wise Use and Management of Resources. Staff reviewed the following sections:

2.1 Natural Heritage

Significant natural heritage features must be protected. In this case, the portion of woodlands to be removed was not expected to cause negative on the property, although part of a much larger woodlands complex. The mitigation measures, including tree replanting has been accepted by the agencies reviewing these applications, as appropriate.

2.2 Water

Planning authorities shall protect, improve or restore the quality and quantity of water, including groundwater resources. The Hydrogeological reports have been accepted and no negative impacts are anticipated. Well monitoring for adjacent lands is still required.

2.3 Agriculture

Prime agricultural areas are required to be protected for long-term use for agriculture. In this case, the subject lands would not constitute prime agricultural lands.

2.5 Mineral Aggregate Resources

Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified. The Constraint mapping in the Official Plan identifies aggregate supplies and has policies to protect these resources.

2.5.2 Protection of Long-Term Resource Supply

The PPS requires that 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. This means that in review of this application, staff and Council are not able to review whether this material is needed, in the context of other gravel pits in the area. The applicants has stated the material is for local projects which would be consistent with the above policy.

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

The Natural Heritage study has recommended mitigation measures. The proposed berming and tree planting, as well as limited hours of operation, all work together to mitigate potential noise and nuisance issues.

2.6 Cultural Heritage and Archaeology

There were no identified issues relating to Cultural Heritage and Archaeology.

Staff are satisfied that these applications are consistent with Provincial Policy.

Niagara Escarpment Plan

As noted previously in this report, the subject lands are not within the Niagara Escarpment Plan area, but are adjacent to the Niagara Escarpment Plan area. The comments received from the Niagara Escarpment Commission did not outline any concerns.

Town staff are satisfied that the proposal does not conflict with the Niagara Escarpment Plan.

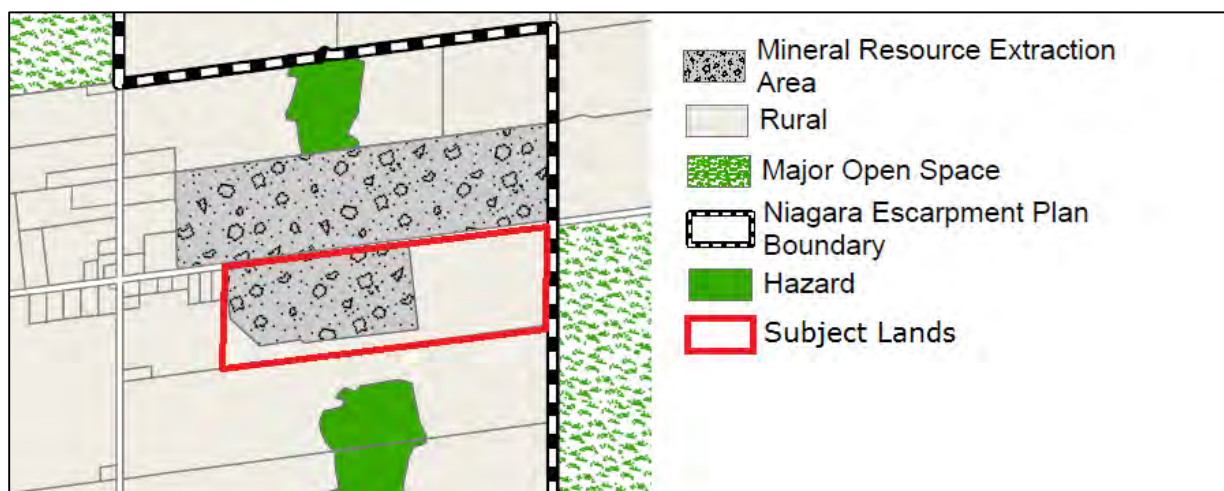
County Official Plan

The County Official Plan policies are similar to the Town's. County staff also reviewed their Official Plan policies in detail. Because of this, Town staff accept the opinion of County staff that the proposal is consistent with County Policies.

Town of The Blue Mountains Official Plan

The subject property is designated Rural and Mineral Resource Extraction Area. The area proposed for re-designation is on the east side and all within the Rural Designation.

Figure 3: Town of The Blue Mountains Official Plan Designations - Schedule A



The Town's Official Plan identifies potential Aggregate Resources Areas within the Constraint mapping of Appendix 1. The purpose of identifying these resources is to ensure long term projection of the resource, as required by Provincial Policy and good planning. Staff recognize

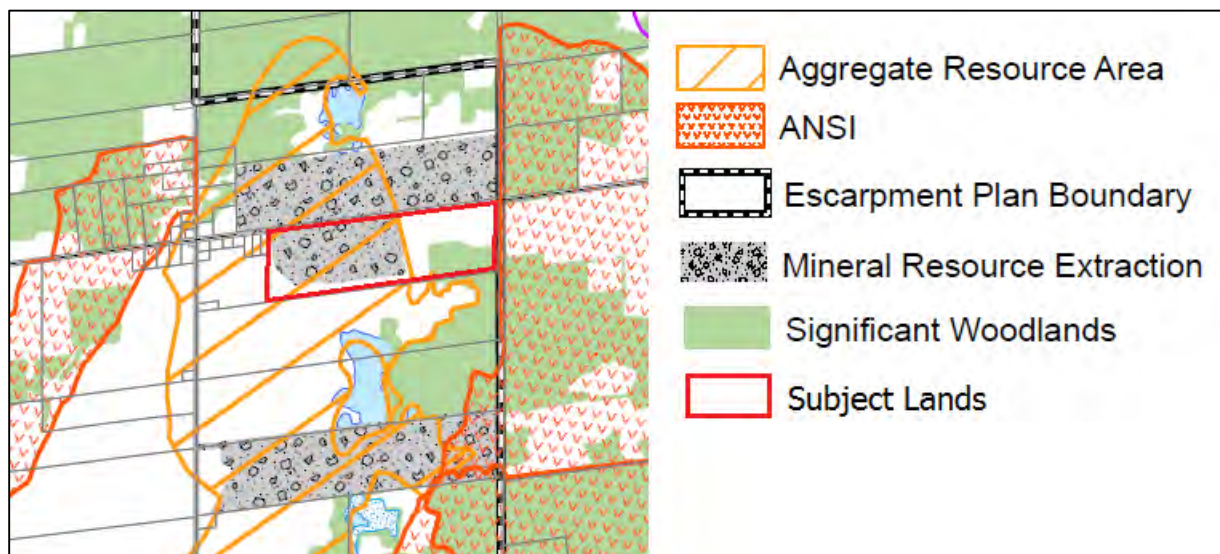
however that the study which informed the development of this constraint map was not based on the extensive field work required to confirm aggregate resources in all areas. In this case, the resource for the subject applications is just outside the mapped area. Section A3.11 Mineral Aggregate Resources contains relevant policies for consideration of aggregate operations. Section A3.11.1 states that the Town's Goal is to protect mineral aggregate resource areas for long-term use while ensuring that extraction occurs in a manner that minimizes environmental and social impacts.

Section A3.11.2 Strategic Objectives states that the Plan's Objectives are to:

1. Protect areas exhibiting high potential for aggregate extraction from encroachment and their use by potentially incompatible land uses to ensure the potential future extraction of such deposits.
2. Ensure the proper management of mineral aggregate operations to minimize environmental and social impacts.
3. Ensure that all operations are progressively rehabilitated in an environmentally responsible fashion, including exploring opportunities for enhancement.
4. Encourage comprehensive rehabilitation planning where there is a concentration of mineral aggregate operations.
5. Ensure that roads are appropriate and built to a standard that can accommodate truck traffic associated with mineral aggregate extraction operations.
6. Recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use.

The Constraint mapping of Appendix 1 was created to protect potential aggregate resources. Applications for new Pits must include a number of studies to address the matters above, including a rehabilitation plan. Figure 4 illustrates the Aggregate Resources Area. For proposals for new Pits within the Aggregate Resources Area, no Official Plan Amendment is required.

Figure 4: Town of The Blue Mountains Official Plan Constraint Mapping – Appendix 1



In this case, the proposal is just outside the mapped area, therefore an Official Plan Amendment was required. The other constraints, including the on-site Significant Woodlands, adjacent area ANSI (area of natural and scientific interest) means that a Natural Heritage Study was required to review the Natural Environment that might be affected by the proposal.

The Mineral Resource Extraction Area designation has the following objectives under section B4.7:

- recognize existing mineral aggregate operations;
- protect known aggregate deposits and areas of high potential mineral aggregate resources for potential future resource use;
- ensure that new mineral aggregate operations are located where there will be no negative impact on natural heritage features and functions;
- ensure that the haul routes used are appropriate;
- ensure that extractive activities are carried out with minimal environmental and social cost;
- minimize conflicts between incompatible land uses; and,
- ensure the progressive rehabilitation of pits and quarries to an appropriate after use.

The above objectives are used to inform the requirements for what is a complete application for both an Official Plan Amendment and Zoning By-law Amendment to consider a new pit operation. Required studies would need to address the above matters. Section B4.7.4.3 sets out the full requirements for New Mineral Aggregate Operations or Expansions to Existing Operations, specifically that an Amendment to the Plan is required for mineral aggregate operations proposed outside of areas identified as Aggregate Resource Area on Appendix 1, Constraint Mapping. Staff note that the required studies were submitted and accepted.

Policies in the Official Plan also set out the Criteria for Approval of a new Pit Operation in Section B4.7.4.4 which states:

An application for a mineral aggregate operation shall not be approved unless the applicant demonstrates that:

a) the quality of groundwater and surface water in the area will be maintained and, where possible, improved or restored

This matter has been addressed within the ARA Site Plan and a well monitoring system is in place. Although the proposal is for a below water table operation, the site is not to be dewatered; ponding will occur on site.

b) the quantity of water available for other uses in the area and as base flow for rivers and streams in the sub-watershed will not be affected;

There are no issues related to the watershed.

c) as much of the site as possible will be rehabilitated by establishing or restoring natural self-sustaining vegetation; and,

d) the health, diversity, size and connectivity of natural features on the site and on adjacent land will be maintained and, where possible, improved or restored.

Significant plantings of vegetation are required to replace the woodlands being removed and to create the edge of trees on the east boundary that will connect the Pretty River Valley Park woodland with the woodland northeast of the property (see Figure 4, green shading showing woodlands features). The below water table nature of this pit will mean there will be a pond on the property after the use is discontinued.

Staff have reviewed the proposal in detail against the Town's Official Plan policies. Policies require mitigation measures to minimize land use conflicts. The Proposal includes berming, tree plantings, fencing, buffers and well monitoring. The new Pit would not increase the tonnage to be annually extracted, nor increase truck traffic as a result of the expansion. Staff are satisfied that the proposal conforms to or does not conflict with the Towns Official Plan policies. A draft Official Plan Amendment and By-law has been attached as Attachment #3 for Council's review and consideration.

Township of Collingwood Zoning By-law 83-40

The Zoning By-law amendment proposes to rezone a portion of the site to the Extractive Industrial (M4) zone. The amendment would clean up the mapping error on the west side or existing pit as well.

A draft by-law has been attached as Attachment #4 for Council's review and consideration.

Other Matters

It is clear that the neighbours and residents in the area of the Gibraltar Pit and the proposed expansion have outstanding concerns. This is not unusual with gravel pit applications and these files can be difficult ones. However, gravel operations are needed to allow for vital road construction and building. When Staff review these applications, it is with the knowledge that the resource is needed and a matter of provincial and local interest, and because of this, staff look to the required legislation, policies and proposed mitigation measures to provide for an appropriate balance of interests. In this case, Town staff, including the Manager of Roads and Drainage, have review the road network and are satisfied that the Haul Route is appropriate. The proposal is a relatively small operation, which does not introduce any new uses to this area. Although many letters noted the pit would be operating within the Park, this is not the case. The Pit is proposed adjacent to the park on the other side of the 4th Line Road Allowance, on the property with the current pit operation. The area is a known gravel resource area with other operations in proximity.

Conclusion

Planning Staff are satisfied that the proposal is consistent with the intent and direction of the Provincial Policy Statement and both the County and Towns Official Plans. Staff recommend approval of these applications to expand the existing Gibraltar Pit.

E. The Blue Mountains Strategic Plan

The recommendations in this report support the following goals and objectives:

Goal #3: Support Healthy Lifestyles - Objective #4 Commit to Sustainability

F. Environmental Impacts

Natural Environment concerns have been addressed through the Environmental Impact Study and staff have no further concerns.

G. Financial Impact

None.

H. In consultation with

Public and Agency consultation was achieved through the Planning Act notification process, as well as Internal staff.

I. Attached

1. Comments Received
2. Final Site Plan
3. Draft OPA
4. Draft ZBA

Respectfully submitted,

Denise Whaley, MSc MCIP RPP
Planner II

Michael Benner, MCIP RPP
Director of Planning and Development Services

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May 14, 2016

Ms. Corrina Giles, Town Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury ON
N0H 2P0

Sarah Morrison, County of Grey Planning Dept.
595 9th Avenue East
Owen Sound, ON
N4K 3E3

Ministry of Natural Resources and Forestry – by email MidhurstAgg@ontario.ca

Dear Ms. Giles:

**RE: Official Plan Amendment 42-42-000-OPA-135
Aggregate Resources Act License Application Category 1 Pit
Applicant: 2223117 Ontario Inc.
Part of Lot 6, Concession 4; 6th Side Road
Town of the Blue Mountains, formerly Collingwood Township
Our File: P11934 Roll Number: 42-42-000-004-084-12**

The Grey Sauble Conservation Authority (GSCA) has reviewed this application in accordance with our mandate and policies for natural hazards, for natural heritage issues as per the provincial Policy Statement and our planning services agreement with the Town of The Blue Mountains and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The subject proposal is for a County Official Plan Amendment, Town of The Blue Mountains Official Plan Amendment, Town of The Blue Mountains Zoning By-law Amendment and an Aggregate Resources Act Application to permit the expansion of an existing gravel pit (known as the Conn Pit) to occur in an area currently designated rural and zoned rural. The designation is proposed to be changed to Mineral Resource Extraction and the zoning is proposed to be changed to extractive industrial.

The proposed aggregate licence would permit the extraction of 150,000 tonnes per annum above and below the water table.

Site Description

The subject site proposed for the expansion of the pit includes a cleared agricultural area and an approximate 4.4 hectare woodlot in the south east portion of the property. The site contains rolling or variable topography and there are no permanent watercourses flowing through the site. The woodlot is dominated by sugar maple and the Natural Environment Report accurately describes vegetation communities on the site.

GSCA Regulations

A portion of the subject property is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated area in this case includes the 120 metre adjacent lands to the provincially significant wetland. Thus, a permit is required from our office for the proposed works prior to commencement.

Provincial Policy Statement 2014 (PPS)

3.1 Natural Hazards

There were no Natural Hazards or permanent watercourse identified on the property. As noted in the natural environment report there is a small swale in the south west portion of the proposed expansion area but in our opinion that it is intermittent.

2.1 Natural Heritage

The following policies are directly from the Provincial Policy statement regarding the natural heritage policies to be considered for this application. GSCA comments are provided for consideration.

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

GSCA Comment: The woodland on this site is in natural state and includes native species as well as endangered species. The removal of the woodland would be contrary to this policy and not consistent with the PPS.

2.1.2 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*.

GSCA Comment: The removal of woodland would not maintain the ecological function and biodiversity of natural features on the site. This is not consistent with the PPS.

2.1.3 *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*.

GSCA Comment: The woodland feature is mapped as significant woodland and in our opinion will be considered part of the natural heritage system through the Natural Heritage study currently in process with Grey County.

2.1.4 Development and site alteration shall not be permitted in:

- a) *significant wetlands* in Ecoregions 5E, 6E and 7E₁; and
- b) *significant coastal wetlands*.

GSCA Comment: not applicable.

2.1.5 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 2.1.4(b)

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

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

GSCA Comment: Sections 2.1.5 a), c), f) are not applicable to this application.

GSCA Comment: 2.1.5 b) Significant Woodlands: The natural environment report confirms that the woodland on the property is considered a significant woodland. The removal of the woodland would constitute a negative impact by the removal of the natural features and ecological functions and would not be consistent with this policy of the PPS.

GSCA Comment: 2.1.5 d) Significant Wildlife Habitat. The natural environment report also confirms that the woodland would be considered Significant Wildlife Habitat including designated Stratum 2 Deer Wintering Habitat, the presence of woodland area sensitive bird habitat, and the presence of probable breeding habitat for three Special Concern Species. Again, these values would be lost and diminished by the removal of the woodland and would be considered a negative impact and not consistent with this policy.

GSCA Comment: 2.1.5 e) Significant areas of natural and scientific interest (ANSI). The Pretty River Area of Natural and Scientific Interest on the adjacent property is an earth science ANSI and we agree with the natural environment reports assessment that the features would not be impacted.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

GSCA Comment: Not applicable.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

GSCA Comment: The report confirms that retainable endangered species exist in the proposed extraction area. The province will need to be consulted regarding removal the endangered butternuts on the site.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 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.

GSCA Comment: The adjacent lands to the significant woodland and significant wildlife habitat has not been assessed appropriately as the proposal is looking to remove these features.

Recommendations/ Additional Comments

It is our opinion that the application is not consistent with the Provincial Policy Statement as the natural environmental report has not demonstrated that there will be no negative impacts on the Significant Woodland or the significant wildlife habitat on site.

We recommend that the aggregate licence application be modified to exclude the significant woodland from the extraction area and an appropriate buffer to maintain its ecological functions.

The official plan amendments and zoning by-law amendment should also be modified to exclude the woodland area from the extraction designation and extractive industrial zone.

Additionally, it was noted through our review the hydrogeological report that the majority of the sand and gravel in the expansion area is located above the water table (Geological Cross Section AA). Thus, we do not see the need to extract below the water table and recommend that all extraction occur above the estimated high water table elevation 500 metres. It is our opinion that these recommendations will provide better opportunity for a diversity of habitats upon final rehabilitation of the existing and proposed pits.

We request a notice of decision in this matter to be provided to our office.

If any questions should arise, please contact our office.

Regards,

A handwritten signature in black ink, appearing to read 'Andrew Sorensen', with a long horizontal flourish extending to the right.

Andrew Sorensen
Environmental Planning Coordinator

Cc by email only

Denise Whaley, Town of The Blue Mountains
Sarah Morrison, County of Grey
Brian Zeman, MHBC Planning
John McGee, Authority Director, Town of the Blue Mtns.
Brent Armstrong, MNRF
Midhurstagg@ontario.ca

Niagara Escarpment Commission

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Commission de l'escarpement du Niagara

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April 12, 2016

Sent Via Email Only

cgiles@thebluemountains.ca

Corrina Giles, Town Clerk
32 Mill St. Box 310
Town of The Blue Mountains
Thornbury, ON N0H 2P0

Dear Ms Giles:

**Re: Proposed Official Plan Amendment
Proposed Zoning By-Law Amendment
Conn Pit Extension
Part Lot 6, Concession 4
Town of The Blue Mountains, Grey County**

We have reviewed these proposed amendments and the studies submitted in support of the applications, which if approved, will provide for the expansion of the existing Conn Gravel Pit. We understand that these applications are in conjunction with an application under the Aggregate Resources Act (ARA) for a Category 1 – Class “A” Pit (below water) license. We wish to provide the following comments:

The property is located outside but immediately adjacent to lands within the Niagara Escarpment Plan Area, which are designated Escarpment Rural Area. The adjacent lands to the east of the subject property are part of the Natural Environment class Pretty River Valley Provincial Park, a part of the Niagara Escarpment Parks and Open Space System (NEPOSS).

NEC mapping shows an unevaluated wetland that corresponds with the wooded area on the subject property, an early winter/mild winter deer wintering area that extends onto the property, Species at Risk in the proposed expansion area, and the subject property is adjacent to a provincially significant earth science Area of Natural and Scientific Interest (ANSI). With the proposed removal of 3.6 ha of deciduous woodland, identified as Significant Woodland in the Grey County Official Plan, the deer overwintering habitat will be reduced and habitat for Special Concern area-sensitive woodland bird species will be reduced. The Niagara Escarpment Plan (NEP) supports minimizing the impacts upon wildlife habitat and the maintenance of wildlife corridors and linkages with adjacent areas.

The Natural Environment Level 1 & 2 Technical Report prepared by AECOM assessed these natural heritage features and concludes that if the recommended mitigation measures are implemented and properly maintained, the proposed gravel pit expansion will result in no net negative impact to the natural heritage features. AECOM's field investigation confirms the wetland is not present as the site is well drained and dry. The wooded area is identified as Dry-Fresh Sugar Maple Deciduous Forest (FOD5-1).

The rationale provided for removing the on-site woodland is that there is extensive forest cover within the Provincial Park and other locations in the Town of The Blue Mountains and that by planting in the setback areas, there will eventually be a net gain of area. It is not clear whether the removal of this portion of the woodland results in a loss of function of the larger woodland. The two Special Concern species, Eastern Wood Pewee and Wood Thrush present in the on-site woodland, will be displaced.

Several specimens of Butternut (an Endangered species in Ontario) were identified and their health assessed. Two retainable trees are proposed to be removed in accordance with Regulation 242/08 of the *Endangered Species Act*. The Technical Report also recommends acoustic monitoring prior to tree removal to determine if Endangered bat species are present and if present a habitat compensation plan will be needed. The NEP does not permit new development in identified habitat of endangered (regulated) plant or animal species.

NEC staff agree with the recommendations in the Natural Environment Level 1 & 2 Technical Report: to prepare an edge management plan, restrict clearing and site alteration activities to occur outside nesting season and bat maternity/roosting season, follow MNR protocol regarding compensation planting following removal of two retainable Butternut trees and maintain 25 m buffer for the other retainable trees to the south of the property.

We support the 30 m setback from the eastern boundary, the maintenance of existing vegetation, and the planting of native tree and shrub species within the setback in advance of the proposed phased tree removal within the excavation area. These measures should help to maintain a linkage function between the wooded areas to the north and in the Provincial Park. Perimeter berms and vegetated setbacks will screen the proposed pit expansion and minimize the visual impact.

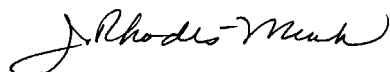
The Hydrological Assessment prepared by MTE Consultants Inc. recommends a groundwater monitoring program, well interference complaint protocol and spills contingency plan to ensure all water supplies are protected. The proposed operation will extract aggregate below the water table but will not be pumping groundwater out of the pit. There is no aggregate washing, dewatering or discharge of surface water proposed. The objective of the NEP water resources policies is that the development will have minimum individual and cumulative effect on water quality and quantity.

It is anticipated that the proposal will not have a substantial negative impact on the adjacent lands within the Niagara Escarpment Plan and it does not conflict with the purpose and objectives of the NEP.

We trust these comments are of assistance. If you have any questions, please contact me at 519-599-3464 or judy.rhodes-munk@ontario.ca.

We request notice of the decision on these proposed Amendments.

Yours truly,



Judy Rhodes-Munk
Planner

c: Denise Whaley, The Blue Mountains
Bohdan Wynnicky, NEC

From: [REDACTED]
To: [Denise Whaley](#)
Subject: Pretty River Quarry
Date: November 16, 2016 6:37:18 PM

Dear Ms. Whaley,

I am writing to you to add my comments about the proposed expansion of the Pretty River Quarry near Gibraltar.

I live with my wife, young son and infant daughter on the 6th Sideroad west of 4th Line, and as such we are fortunate to be spared from the regular heavy truck traffic that occurs on the east side of our road from the quarry pit(s) currently in operation. On occasion, due to I suppose temporary traffic conditions or road closures, the trucks have been diverted down our side of the road for a day or two. On these occasions I can attest to the significant noise, dust, and quite-frankly intimidating presence of these huge vehicles barreling past our home at frequent intervals all day. On these days our entire living environment is disrupted negatively, and I am fearful of an interaction of these vehicles with my children.

We are indeed very fortunate that these days are rare for us, however we are certainly aware of the daily truck presence by hearing the noise of their engines and reverse beepers in the distance. We join countless others in encountering these large vehicles on our roads, and where a trip into Collingwood is not delayed by being stuck behind one or more dump trucks trying to control their downhill speed with engine brakes on Grey Road 19, it is made more dangerous by their huge presence at speed on a very long, winding and steep downhill road.

While I understand quarries are needed somewhere, and their presence in Gibraltar precedes my arrival here, it is a shame that such a disruptive industry exists in what is otherwise such a beautiful place, especially so intimately close to the Pretty River Provincial Park. This area attracts countless people seeking out quiet, natural environments, and indeed that is the reason we choose to live here instead of in town. While we cannot undo what has been done, I think it is counterproductive to allow expansion of or additional quarries in this delicate place, as this will add to the unfortunate noise, dust, and real danger that already tarnishes our neighbourhood.

Respectfully submitted,

Neil Patrick
[REDACTED]
RR#2 Ravenna, ON
N0H 2E0
[REDACTED]

Presentation

To

Town of the Blue Mountains

Committee of the Whole Meeting

Presented

By:

Friends of the Pretty River Valley

October 24, 2016

Executive Summary

Presenting a signed petition to:

Mayor	John McKean
Deputy Mayor	Gail Ardiel
Councillor	Bob Gamble
Councillor	Joe Halos
Councillor	Michael Martin
Councillor	John McGee
Councillor	Michael Seguin

Executive Summary

Purpose:

- **Not** to change the Official Plan to re-zone for Aggregate Extraction bordering The Pretty River Valley Provincial Park.
- **Not** to allow 150,000 tons to be extracted below the water table by the owners of the Eden Oak Pit.

Signatures: Total 1,085

Online: 1,050

Paper: 35

Total 1,085

August 11, 2016 to October 22, 2016

Presentation

to

Town of the Blue Mountains

Committee of the Whole Meeting

Presented

By:

The Friends of the Pretty River Valley

Ian Sinclair

November 14, 2016

The Pretty River Valley Provincial Park

Proposed Application: To Change the Official Plan
To Re-zone



The Pretty River Valley Provincial Park

The Journey



• Notice of Application •
under the Aggregate Resources Act
for a
Category 1, Class 'A' Pit Below Water
2223117 Ontario Inc.
1443 Hurontario Street, Mississauga ON, L5G 3H5
Phone: (905) 274 – 5500
Subject Lands:
Part of Lot 6, Concession 4, Geographic Township of Collingwood
Town of The Blue Mountains
County of Grey
Overall Area: 13.6 hectares
An application is on file at the
Ministry of Natural Resources and Forestry,
Midhurst Office
2284 Nursery Road, Midhurst, ON, L0L 1X0
Public Information Session:
Tuesday, April 26, 2016 from 4:00 – 7:00 pm
Ravenna Hall
628299 Grey Road 119, Ravenna ON, N0H 2E0

Photo Gallery

Preservation

Not

Devastation

Duntroon Quarry

A “Must See”



1



2



3



4



5



6

Cont'd

Duntroon Quarry

A “Must See”



7



8



9



10



11



12

Walker Aggregates

Opposite Side of the Road - to the Duntroon Quarry

A "Must See"



1



2



3



4



5



6



7



8



9

Application Proposed: To Change the Official Plan To Re-zone Area

Eden Oak Pit



1

Proposed Re-Zone Area



2



3

Moving Left - Pictures 2 to 12



4



5



6

Application Proposed: To Change the Official Plan To Re-zone Area



7



8



9

Moving Left - Pictures 2 to 12



10



11



12

**Bates Pit
Across - Side Road 6**

Bates Pit

Massive - In Full Operation
- 5 Days Per Week



1



2



3



4



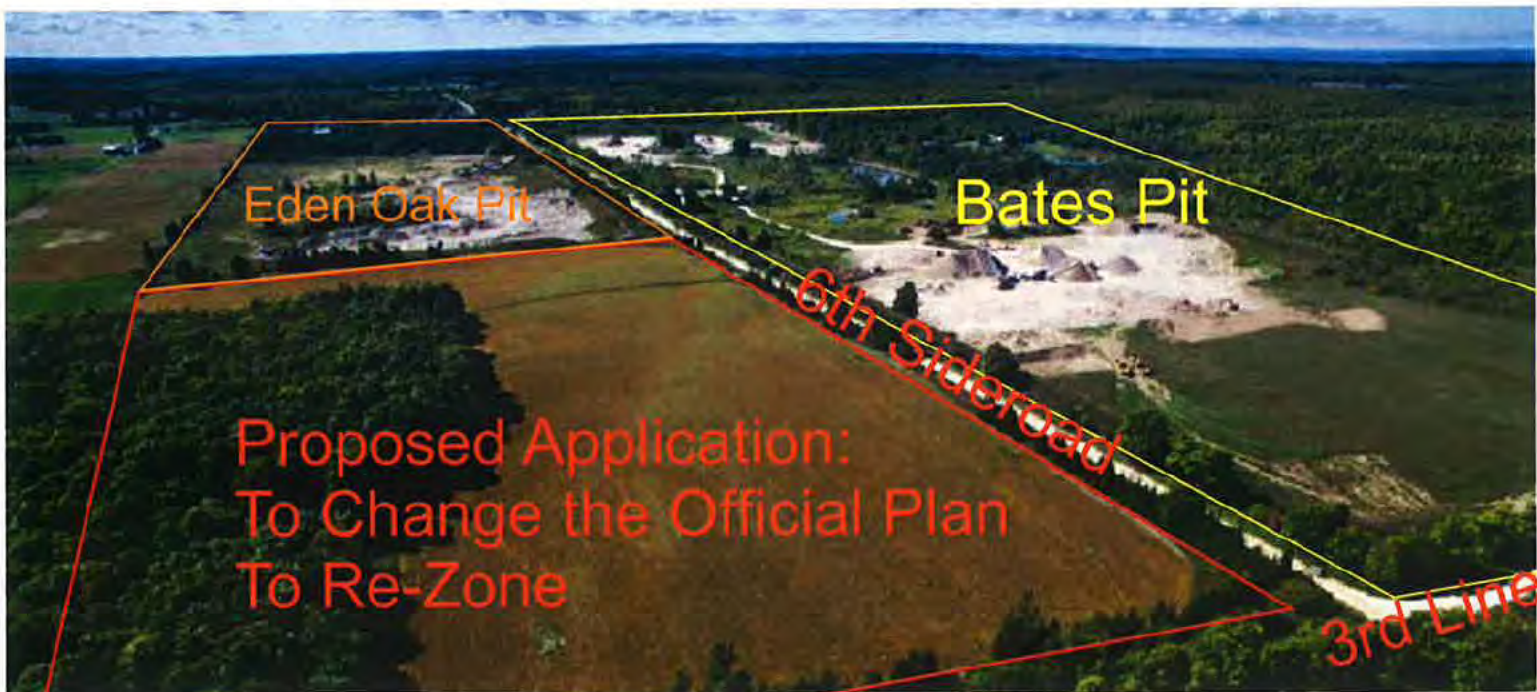
5

3rd Line

The Gateway to The Pretty River Valley Provincial Park

If the Application
is Accepted

Projected Entrance
to the Pretty River Valley
Provincial Park



**Entrance to
Pretty River Valley Park
- 3 Stages**

Top Line Facts

Overview

Meeting Purpose:

- To protect The Pretty River Valley Park
- To voice to the Mayor and Council members not to change the Official Plan

Key Facts:

- Eden Oak Pit Projected:
150,000 Tonnes / Below Water Table
- Rezoned Area Projected:
2,700,000 Tonnes
- Projected Pit Life:
50 - 60 Years
- Projected Operating Days:
6 Days a Week
- Projected Woodland Removal
5 Acres
- Projected Increased Truck Traffic
+ 44 Trucks per Day

Top Line Facts

Community Back Ground:

35 plus years - area transition from industry based to a Major Destination Location...

- Tourism
- Recreation
- Residential

Major Attractions:

- Pretty River Valley Provincial Park
 - 3 - Stages
- Blue Mountain Village
- Scenic Caves
- Water Fronts - Harbour
- Growing Development - Supporting Secondary Businesses
 - Retail
 - Restaurants
 - Hotels / Motels
 - Sports Clinics
 - Spas

Top Line Facts

Residential:

- Double Digit Growth - Retirees
- Seasonal

Bottom Line:

- Generating - Strong growing Tax Revenues
- Vibrant / Healthy Community

Key Observations

To protect the natural treasures that we have

Focus

- Preservation NOT Devastation
- The vision has to be unified in protecting our environment

NOT - Short term thinking
- Long Term Thinking

Key Observations (cont'd)

- To follow the Town's statements

The Town of the Blue Mountains Corporate Strategic Plan 2015 - 2020

Goal #1 Create opportunities for sustainability

- Tourism is a key economic driver and we will capitalize on our unique strength and defining natural features to continue to draw year-round visitors as a unique and vibrant four-season community.

Objectives:

1. Retain Existing Businesses
2. Attract New Businesses
3. Promote a Diversified Economy
4. Support Value-Added Agriculture and Culinary Tourism
5. Improved Visibility and Local Identity

Goal #3 Support Healthy Lifestyle

- Recognize the significance of our natural ecological assets and the need to protect them for future generations

Key Observations (cont'd)

Community Vision

The Town of the Blue Mountains "**encompassing the best of Ontario Experiences.** A complete community designed to last, where opportunities abound."

Mission Statement

"The corporation of the Town of the Blue Mountains will support our diverse community **by managing change through innovative leadership, fiscal responsibility and commitment to excellence.**"

Sustainable Path

A community that is healthy and sustainable.

The concept of sustainability **is one of stewardship - to care or to take responsibility for something that one does not own.** We believe that with the help of our community partners, we can work together towards **the creation of a community that is healthy and sustainable.** Our path is built upon partnerships with a diverse range of citizen stakeholders, businesses and groups. Together we are and will be innovative and creative in defining our path and setting lofty goals **to achieve a sustainable community.**

Key Observations

Pretty River Valley Provincial Park

- Recognized as a pristine jewel within all parks in Ontario
 - 12 kilometres from Collingwood
 - 15 minute drive from Thornbury
 - 120 kilometres of trails
 - Outstanding - woodlands
 - wildlife
 - nature

General Comments

- No shortage of gravel in the area - not a supply issue
- A number of large gravel pits are in full operation in the area

Interesting to note - the "Bates" pit is in full operation 5 days a week - right across from the proposed application

- The application is based solely on business profit
- Town Tax Revenue Generation...

A pit has a life vs - Recreation
 -Tourism Infinitum
 - Residential...

General Comments - (cont'd)

Environment:

- Huge affect
 - woodland
 - vegetation - flowers
 - wildlife - endangered species

Ecologically:

- Bottom line - you don't play with the water table

Discussions: ecological professionals - number of studies and recommendations ie: Aemot Report (copy attached) - Town of the Blue Mountains participated

Communications - (cont'd)

- Group Formed:

The Friends of the Pretty River Valley

- Purpose:
 - To protect the area.
 - Voice to the Mayor and Council Not to change the Official Plan
 - We Passionately Believe in Our Community
 - The Friends of the Pretty River Valley reaching out to the community to inform of the application

Communications - (cont'd)

Mountain Life - Town Planner Denise Whaley - Quote Fall Edition 2016

" 'At the end of the day I don't know where we're at with the petition and I don't know that that necessarily changes this for me,' says Whaley. **'A lot of people that sign those petitions don't actually have an interest in the area. Even if it got to a million signatures, it won't necessarily change how I will write my staff report.'** Because at the end of the day I have to review it on good planning. I have to review the policies. Not just whether people want a gravel pit there or not.' "

Comments:

- Okay to go through the process

Our optimism is our elected representatives will conclude...
The application should be refused based on

- Not an aggregate supply issue in the area
- Environmentally - huge affect on vegetation / wild life
- Ecologically - you don't affect the water table
- Infinitum tax revenue - Streams
 - Home owners
 - Tourism
 - Recreation

The Wish of the Community

United Tax Payers - Homeowners

- Business
- Tourists
- Recreation

- The articles written on The Pretty River Valley Park, the natural beauty and what the park offers are too numerous to record.

Our Optimism...

The Facts

- The Support of Council

Plus

- The Support of the Community via the Petition
 - Will Result in a Favourable Decision
 - Not to Accept the Application

Therefore

Not to Change the Official Plan

On Behalf of
The Friends of the Pretty River Valley
Thank you for Your Time

Appendix

- Aemot Group Water Management Study

AEMOT Groundwater Management Study Final Report © (May 2001)



For The: AEMOT Groundwater Management Study Steering Committee
c/o The Municipality of Grey Highlands, Township of Melancthon, The Town of The Blue Mountains, Ontario Ministry of the Environment, Nottawasaga Valley Conservation Authority, Grand River Conservation Authority, Saugeen Valley Conservation Authority and Grey Sauble Conservation Authority.

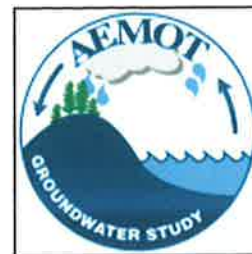
The AEMOT Municipalities, Ontario's Water Protection Fund, Blue Mountain Watershed Trust Foundation and Euphrasia Federation of Agriculture funded this Study



GREENLAND INTERNATIONAL CONSULTING INC.

**PART 'C' – GROUNDWATER MANAGEMENT PLAN AND
MONITORING PROGRAM RECOMMENDATIONS**

Part 'C' – GROUNDWATER MANAGEMENT PLAN AND MONITORING PROGRAM RECOMMENDATIONS



1.0 Introduction

Groundwater management plans specify management strategies to address the potential threats to groundwater quantity and quality. The purpose of the AEMOT Groundwater Management Plan is to guide the coordination of overall groundwater management and related long-term monitoring activities within the study area. **The recommended Plan is also intended to serve as a “blueprint” for sustainable development, which includes responsible environmental management.**

The Steering Committee and Greenland Team identified primary issues relating to groundwater in the AEMOT study area and developed management strategies to address these issues. The following topics were considered: County and Municipal policies to enhance groundwater protection; on-site sewage disposal systems; stormwater management; hazardous materials management; golf courses; underground storage tanks; pesticides and fertilizers; well construction and decommissioning; sanitary sewer pipes; solid waste landfills; burial of human remains; sand and gravel mining; biosolids and effluent; and groundwater quantity.

In developing the management strategies, maximum use was made of existing governmental programs and regulatory structures. The AEMOT Steering Committee was determined to build on existing efforts rather than developing new, potentially duplicative programs. Also, the Committee realized that the adopted strategies could not totally prevent contamination or depletion of the groundwater in the AEMOT Groundwater Management Area, but the implementation of the management strategies should greatly limit the frequency and severity of such problems as influenced by human activities. The recommended AEMOT Groundwater Management Plan was developed from a “long-list” of potential options and is intended to provide a framework that will facilitate co-operation between water management agencies and water purveyors through the implementation of the adopted groundwater protection measures. It is also intended to guide future research, focus data collection efforts (in conjunction with a long-term climate/hydrometric monitoring program) and address data, and regulatory protection gaps.

Section 2.0 summarizes technical issues from our Part 'B' supplement pertaining to the AEMOT Groundwater Management Area, and relates those issues to the proposed management strategies. It then discusses the issues and goals that drove development of each management strategy in the study. First, issues that are associated with both groundwater quality and quantity are addressed, followed by issues associated with groundwater quality only, and finally those strategies that affect groundwater quantity. The long-list of management options and associated tasks are then presented in Section 3.0. Section 4.0 presents our recommendations to implement each strategy and a long-term monitoring program, whereby this program and strategy recommendations constitute the recommended “AEMOT Groundwater Management Plan.” The Steering Committee differentiated between those recommendations that need to be implemented, and those that are of a support or request nature. The recommended strategies that are requests or supportive of an action do not include associated implementation information. Implementation of the AEMOT Groundwater Management Plan is recommended using the Partnership Model presented in Part 'D' of this report. However, the remaining Sections 5.0 and 6.0 of this supplement include discussions on the Plan's anticipated implementation/funding, review and adoption process.

2.0 Summary of Findings About Groundwater Quality and Quantity

The following discussion illustrates the relationship between technical information found in our “Part ‘B’: Study Area Characterization” chapter and our conclusions, relative to the three management strategies in the Groundwater Management Plan. The recommended strategies are classified as pertaining to: 1) groundwater quantity and quality, 2) groundwater quality, and 3) groundwater quantity.

The AEMOT Groundwater Management Area is “very unique” among other groundwater management areas in Ontario. At present, it is physically the largest that was investigated using a grant from the Province’s “Water Protection Fund” and generally more rural in nature. Therefore, a large number of water system purveyors are affected by this groundwater planning process. Second, based on the characteristics of a fractured bedrock environment, the absence of massive clay deposits and significant topographical variation, the aquifers in the AEMOT study area are susceptible to contamination. From a regional perspective, the aquifers are not only vulnerable to pollutants originating at the ground surface, but the fractured bedrock environment also has the ability to transmit pollution significant distances. Escarpment and valley features themselves create an increased permeability in the bedrock as a result of stress relief and mass wasting processes. It is in recognition of these environments, that we believe the AEMOT Groundwater Management Area is **“one of the most sensitive groundwater management areas in the Province”**.

Settlement communities in the AEMOT Groundwater Management Area are relatively small, and do not currently support large industrial and commercial complexes. Therefore, the greatest threats to groundwater quality are different in nature from those posed in Ontario’s other groundwater management areas. In addition, a large potential regional groundwater supply is located within the study area, which has experienced extraction pressures in the past from industries. Due to these differences, management strategies applicable to the AEMOT Groundwater Management Area are somewhat different than those of other more “urban” groundwater management areas in Southern Ontario.

A major focus of the AEMOT Groundwater Management Plan development was data collection. Because the area is so large (i.e. 1,850 km²), and the available groundwater data relatively sparse, it is difficult to characterize the hydrogeology on a scale similar to those of other groundwater management plans. In addition, the hydrogeology is quite different in the valley and the plateau areas – which include a portion of the Niagara Escarpment that traverses the AEMOT study area. Therefore, data collection activities by Greenland International focused on better understanding the hydrogeology and water availability. Within the next decade, regional water suppliers may continue to look to this area as a potential source of water to meet future demand projections for both rural and urban development.

2.1 Groundwater Quality

Groundwater quality data presented in the “Part ‘B’: Study Area Characterization” chapter were collected to provide background information to assess the impacts of changing land use and land use activities on groundwater quality. It is anticipated that several management strategies may direct additional data collection efforts in the future in an attempt to identify long-term water quality trends.

The vulnerability of groundwater contamination is related to the hydrogeologic environment, as well as the type of land use activity and contaminant characteristics. In the AEMOT Groundwater Management Area, the most productive aquifers occur within the dolostone aquifer. Some of these aquifer systems are susceptible to land use impacts given the high permeability of the overlying soils and the shallow depth to groundwater. Furthermore, many private wells in the AEMOT study area have been installed at relatively shallow depths. The vulnerability and susceptibility of groundwater in this area was evident from not only

“newspaper headlines” during the study about high concentrations of total coliforms measured from wells in Rocklyn, Singhampton, etc. but also available water quality data from the Nottawasaga Valley Conservation Authority for several headwater stream basins. It was concluded that land use would have significant impact on groundwater quality and use in the AEMOT Groundwater Management Area.

Sources and hydrogeological pathways of common pollutants are depicted on Figure 8.13 of our Part ‘B’ supplement. Of the five wells sampled in the AEMOT Groundwater Management Area, results from two of the wells indicated anthropological impacts. One sample indicated elevated sodium and chloride levels while another sample revealed an elevated nitrate concentration. Despite the fact that these wells are drilled into the bedrock, and in an area of greater than five metres of overburden, the aquifer has definitely been impacted by anthropogenic activities at the ground surface. The land use above and below the Escarpment directly influences the quality of water in the aquifers. For example, the Rocklyn and Singhampton communities are located above the Guelph-Amabel aquifer, in areas of relatively thin overburden. Clusters of houses on in-ground septic systems will tend to impact the water quality and wells installed down gradient from a neighbour's septic system will have degraded water quality. Over time, because the aquifer offers little potential for pollution attenuation, conservative contaminants such as nitrates will become widespread.

Point sources of potential contaminants include small industrial sites in Thornbury, Clarksburg, Flesherton and Shelburne. Active landfill sites in Melancthon, Osprey, Artemesia and The Town of The Blue Mountains are potential point sources of contamination. The Owen Sound office of the MOE was not aware of any spills in the study area. In terms of potential hazardous waste material problems, however, local agency sources (who wanted to remain anonymous) told Greenland International about “past” practices (i.e. in general and not specific incidents) where hazardous waste from other regions of the Province of Ontario may have been illegally dumped or deposited within private properties, watercourses and wetlands in the Management Area. This may have included the stockpiling of tires, which would pose a threat to groundwater quality in the event of a fire. *(Note To The Reader: Greenland International did not have sufficient information to confirm any past illegal dumping practices. Therefore, the above remarks are only intended to heighten awareness of potential problems in the AEMOT Groundwater Management Area).* Other point sources of contamination include sand/salt storage facilities in works yards, underground storage tanks, aboveground storage tanks, manure holding facilities, feedlots, milkhouse waste discharges etc. Non-point sources of contamination include bio-solid spreading, nutrient application on cropland, golf courses and major transportation routes.

Extensive mapping of physically susceptible and recharge areas has been completed as part of this groundwater planning process. For example, the areas shown on our “Groundwater Protection Zone” map (Figure 8.21: Part ‘B’) are highly susceptible to groundwater contamination and indicate areas where the potential for contamination resulting from specific land management practices is high due to the permeability of the overlying soil and surficial geologic materials and/or shallow depth of groundwater. Many of the management recommendations identified in this Plan, as well as resource protection and land use policies in the AEMOT Groundwater Management Area, are applicable in these highly susceptible areas. The areas defined by the proposed Groundwater Protection Zones include:

- ❑ **The Niagara Escarpment east and west of the Beaver Valley excluding thicker sediments associated with the Banks, Gibraltar and Singhampton moraines;**
- ❑ **The Orangeville Moraine;**
- ❑ **Southeastern Osprey Township; and,**
- ❑ **Central Melancthon Township.**

Some management strategy elements in this report have been prioritized as “high” to address the susceptibility of the aquifer systems in the Management Area and the importance of these systems in

supplying the majority of potable water in the area and, perhaps, a potential regional supply in the future. Some of these elements, from a groundwater quality perspective, include:

- Adopting policies and incorporating an assessment of groundwater impacts from specific land uses in any new proposed Official Plan or as an amendment to a current Official Plan (including appropriate zoning controls) of the AEMOT municipalities – especially in areas that were determined to have high susceptibility to groundwater contamination or located in significant recharge areas.
- Development of basic strategies that the AEMOT municipalities could implement to assist purveyors in their wellhead protection efforts.
- Assessing impacts of potential chemical spills through road and rail corridors and utility rights-of-way maintenance by chemicals, and suggesting or requiring other methods if right-of-way maintenance activities could impact on groundwater.
- Utilizing the services of local agencies, such as the Conservation Authorities, Ontario Ministry of Agriculture, Food and Rural Affairs, Ontario Federation of Agriculture, etc., to help farmers prepare and implement environmental farm plans for groundwater and other resource protection. This work could also be undertaken as part-of a future “high priority” nutrient management initiative for the AEMOT Groundwater Management Area.
- Use of Best Management Practices (BMPs) for aggregate extractions and a cooperative effort among all agencies involved in the issuance of permits or environmental review of these mining operations in order to protect groundwater quantity and quality.
- Use of BMPs on new golf courses and setting limits on groundwater utilization by golf courses.
- Providing education for citizens, school children, and local governments by adding to existing educational efforts and developing needed new education – all of which would be best implemented through the proposed Partnership Model for the AEMOT Groundwater Management Area.
- Adoption of general aquifer protection policies to provide policy framework for implementation of specific requirements, which would be identified following detailed hydrogeologic and environmental investigations of the subwatersheds in the AEMOT study area.
- Providing information to decision makers to aid them in land and water use decisions.
- Continue refining the “baseline” database and maps from the AEMOT study using the computer models and spatial analytical tools about physically susceptible and recharge areas. The database and maps would continue to be useful for decision makers and the public when discussing groundwater concerns.

2.2 Groundwater Quantity

As the regional population grows, the consumptive use of groundwater will increase, particularly “if” alternative (and perhaps more costly) sources, such as Georgian Bay, are not suitable to meet “inland” demands. Groundwater reserves can also be reduced when development decreases the effective area of

groundwater recharge. For this reason, some management strategy elements proposed in the Plan are applicable only to areas defined as highly susceptible to groundwater contamination.

The AEMOT Groundwater Management Plan implementation over the long-term should ensure that any additional withdrawals from aquifers superimposed on a previously stable system must be balanced by an increase in recharge, a decrease in discharge, a loss of storage within the aquifer (i.e. reflected by lower water levels) or by a combination of these factors. The magnitude of potential groundwater development, therefore, depends on the decrease in discharge that can be tolerated. Because it can take many years for new equilibrium to become established, the effects of additional groundwater development may not be immediately apparent.

Our estimate of baseflow for each of the 37 subwatersheds within the AEMOT Groundwater Management Area was undertaken with a groundwater model. It was estimated that a total of $3.3 \times 10^8 \text{ m}^3$ of rainwater infiltrates annually. **Of this volume, an astounding 95% discharges locally to streams. The remaining 5% leaves the study area as groundwater underflow.** An analysis of interbasin transfers allowed for the determination of source areas of baseflow, as well as determining the potential for transfers of water out of watersheds. The potential for interbasin transfers was evaluated with our three-dimensional groundwater flow model. The interpretation of interbasin transfers was defined by the scale of the model. A general observation is that subwatershed areas in the upper reaches of the Nottawasaga River, Grand River, Saugeen River and Beaver River Watersheds have some degree of baseflow contribution to subwatersheds lower down in their respective watershed. This generality holds true for the AEMOT study area with the following exceptions, where specific details are presented in the Part 'B' chapter of this report:

- ❑ Saugeen River (Subwatershed 6) to Beaver River (Subwatersheds 17 and 18);
- ❑ North Branch of Black Ash Creek (Subwatershed 14) to South Branch of Black Ash Creek (Subwatershed 15);
- ❑ Mad River (Subwatershed 11) to Noisy River (Subwatershed 10)
- ❑ Rocky Saugeen River (Subwatersheds 3 and 22) to Beaver River (Subwatersheds 20 and 29); and,
- ❑ Grand River (Subwatershed 33) to Boyne River (Subwatersheds 8 and 37).

Simply stated, rainfall becomes infiltration in the AEMOT Groundwater Management Area, which elevates groundwater levels thereby promoting groundwater to discharge to streams. The mechanical removal of groundwater (e.g. pumping of water from a well) results in the immediate disruption of this hydrologic process. When the pumps are turned on two things happen. First, groundwater levels adjacent to the well decrease, creating an area of low hydraulic potential. Groundwater flowing along its "natural" pathway will be diverted towards the well. In the AEMOT Groundwater Management Area, this "natural" pathway likely led to one of the many streams originating in the study area. Secondly, a portion of the aquifer is actually dewatered resulting in the lowering of the water table. The location of a groundwater abstraction within a local flow system, dictates where impacts from the disruption will be felt. If an abstraction takes place in a recharge area or in an area of intermediate regional flow system, groundwater levels would decline to a greater degree than if located in a groundwater discharge area. If there are groundwater sensitive features such as a wetland nearby, groundwater discharge to the wetland may be decreased. If close to a watershed divide, abstractions may induce interflow between subwatershed areas. Groundwater abstractions from recharge areas will not necessarily result in measurable impacts to streamflow. If there is sufficient distance between an abstraction and a discharge area, groundwater will continue to flow in similar quantities and discharge normally. It is not until the area of influence of an abstraction begins to decrease the hydraulic gradient adjacent to the discharge area that measurable changes will occur.

If an abstraction occurs in a discharge area adjacent to a stream, the volume of groundwater discharging to the stream will likely be decreased by an equivalent volume as being taken out of the well unless there is some compensation available from a deeper flow system. Throughout much of the AEMOT study area, deeper flow systems are not present. Such systems may occur in the southern portion of the study area where the Guelph-Amabel aquifer is thickest. However, in the northern portions of the study area, where the Guelph-Amabel aquifer is thin and bounded below by the Cabot Head, compensation for water taking is hard to attain, particularly in groundwater discharge areas.

Unfortunately, commercial water bottlers are enticed by groundwater discharge areas in the AEMOT Groundwater Management Area in order to obtain "springwater" designation. Although Canadian standards for spring water are less stringent, the lucrative U.S. market dictates that in order to be designated spring water, water extracted from a well shall be:

- ❑ Chemically similar to the spring water; and,
- ❑ It must be shown that there is a hydraulic connection between the well and the spring.

This designation forces commercial water bottlers to seek out groundwater just as it discharges from the ground.

There are numerous bio-physical relationships between groundwater discharge and aquatic species (plants, fish, benthic communities). Groundwater discharge provides a moderating effect on stream temperatures by adding volume to the stream and through a relatively constant discharge temperature. There are obviously seasonal fluctuations in the temperature and flow; however, the addition of abstracting groundwater may be unacceptable with respect to fish habitat. The level of potential impact raises the question of how much water taking is too much. This is generally answered with respect to the legislative framework governing the environment. Water taking must have regard for wetlands in Ontario and water taking must not result in a harmful alteration, disruption or destruction of fish habitat.

Our analysis of potential groundwater abstraction impacts upon the AEMOT Groundwater Management Area assumed all existing Permits to Take Water (PTTW) were pumping collectively at 25%, 50%, 75% or 100% of the maximum allowable permitted rate. The "potential" impact to groundwater baseflow at the "subwatershed level" ranged from 0.1% through to a potential of about 18% impact "if" all approved groundwater permits are pumping at 100%, the maximum allowable rates. In reality, however, this is presently not the case (e.g. Ice River Springs indicated during the study that less than 10% of the actual permitted water volume was being used, Castle Glen community has not been fully developed, etc.).

Significant water takings are already permitted to occur in Subwatersheds 8, 16, 23 and 36. As highlighted earlier, our analysis was conducted on a "regional" or subwatershed scale. Greater impacts than indicated may occur at a "local" scale and smaller impacts than presented will occur on a watershed scale. However, our analysis was limited by the accuracy of the regionally based computer models used. Our Part 'B' supplement discusses this further. Nevertheless, our findings for these subwatersheds should heighten awareness of potential impacts upon local ecosystems. This includes the groundwater taking for the proposed Castle Glen development within Subwatershed 36 (Silver Creek), which will also include a "diversion" of pumped groundwater (used for municipal purposes and then discharged as sewage) through a sanitary trunk sewer down the Escarpment and ultimately treated at a wastewater treatment plant, before discharging to Georgian Bay. It is anticipated that water storage within the nearby Castle Glen Lake could provide a "moderating effect" on the approved PTTW withdrawal. However, given the close location of the development to other subwatershed divides (including Black Ash Creek), this abstraction may induce groundwater transfers between different subwatershed areas and perhaps, impact adversely on current stream baseflows in Black Ash Creek. A detailed water balance analysis of this

development and other future ones in this sector of the Town of The Blue Mountains, in conjunction with as-required bio-physical investigations of locally affected watercourses, would be needed to fully quantify any potential impact upon baseflows from water takings.

The AEMOT Steering Committee also recommends a management strategy to assist in maintaining groundwater levels in the Groundwater Management Area. The highest priority elements that address water quantity include:

- The completion of “scoped” subwatershed plans, as part of the future land use planning process for the AEMOT Groundwater Management Area. Of increasing importance in approving new water appropriations within the Management Area is the site-specific question of “hydraulic conductivity” between groundwater and surface water, and what degree of impact on the water source is acceptable. For the AEMOT study area, it will be very important for the protection of stream baseflows that the hydraulic continuity and level of acceptable impact be correctly established. Also, a detailed water balance assessment of a development’s potential impact to recharge areas or infiltration will also be important and should use the “hydrologically correct” Digital Elevation Model (see Figure 5.9: Part ‘B’) from this study’s investigations. One means of accomplishing this through the planning process would be the preparation of “scoped” subwatershed studies for affected rural and urban development areas. These investigations would then add to the current environmental threshold determination review by agencies (which now “only” address withdrawal or direct contamination at the site level) and be incorporated with any concurrent water quality or nutrient management plan initiatives.
- In the event a Subwatershed Plan is not available, a detailed “bio-physical” investigation of a development’s potential impact to recharge areas or infiltration must be completed. These investigations would also add to the current environmental threshold determination review by agencies (which now “only” address withdrawal or direct contamination at the site level) and could also be incorporated with any concurrent water quality or nutrient management plan initiatives for the affected area.
- Adoption of general aquifer protection policies to provide the policy framework for implementation of specific requirements.
- Providing information to decision makers to aid them in land and water use decisions.
- Providing education for citizens and local governments by adding to existing educational efforts, and developing needed new education.
- Continue refining the “baseline” database and maps from the AEMOT study using the computer models and spatial analytical tools about recharge areas. The maps would continue to be useful for decision makers and the public when discussing groundwater concerns.

2.3 Conclusions

1. The AEMOT Groundwater Management Area encompasses some of the most sensitive hydrogeological environments being tapped for drinking water, in Southern Ontario. The fractured bedrock groundwater reservoirs of the Guelph and Amabel Formations are more than adequate in providing sufficient quantities of water for domestic purposes and also prove to be significant providers of groundwater for municipal, industrial and commercial undertakings. However, the absence of overlying protective layers such as lacustrine clay deposits, allows for

contaminants, originating at the ground surface, to penetrate through thin or absent layers of glacial deposits, and enter the aquifer.

2. The AEMOT Groundwater Management Area is largely rural, with few settlement areas and even fewer zones of industry. This results in relatively few potential “urban-type” point sources of contamination and those that are present generally do not represent a significant risk to existing drinking water supplies. However, the combination of hydrogeologically sensitive aquifers and a largely agricultural land use creates the potential for widespread contamination of the aquifer. In the areas identified as a Groundwater Protection Zone (refer Figure 8.21: Part ‘B’) the potential for impacts to groundwater resources is greatest. In these areas, one could expect the following conditions:

- ❑ Elevated nitrate and nitrogen chemicals from fertilizer, manure spreading, septic systems and leaking lagoons;
- ❑ Elevated chloride concentrations from roadway salting; and,
- ❑ Bacteriological impacts from manure handling and septic systems.

Once in the aquifer, pollutants can travel significant distances as a result of high hydraulic gradients in the escarpment areas, fractures enlarged by processes of dissolution and mass wasting and limited rock-water interactions offered by dolostone aquifers. It was estimated that 95% of the water infiltrating in the AEMOT study area discharges to local streams. This suggests relatively short flow paths between areas of groundwater recharge and discharge. The exceptions to this observation include recharge in the Grand River and Saugeen River Watersheds. A short flow path between recharge and discharge means that pollutants entering the groundwater flow system in recharge areas may not have very far to travel before discharging to a stream or wetland. This could have significant ramifications for water quality management in local streams.

Although the Queenston Formation and the Georgian Bay Formations are also fractured bedrock environments, they tend to be overlain by silt and clay deposits. The chemical nature of the shales in these formations also allow for greater rock-water interactions. Through the identification of a Groundwater Protection Zone, it is hoped that awareness of groundwater issues can be heightened and widespread aquifer contamination held in check.

3. The AEMOT Groundwater Management Area is located in an area of regionally high topography. As such, all of the groundwater found in the study area originated as infiltrating precipitation in the study area. There is virtually no flow of groundwater into the study area. The hydrologic balance is not resilient to change, being very dependant upon precipitation events and precipitation rates within the study area. Anthropogenic disruptions of the established hydrologic cycle have localized impacts and can exacerbate naturally occurring cycles of low rainfall. It is estimated that 95 % of the infiltration in the AEMOT study area discharges to local streams. It should be emphasized that there are no other sources of baseflow other than the infiltrating water in the study area. The headwater areas of several important streams including the Beaver River, Pine River, Noisy River, Mad River, Black Ash Creek, Silver Creek, Pretty River, Grier Creek, Mill Creek, Rocky Saugeen River, Boyne River and the Grand River are found in the study area. It is important that reductions in quantity and quality of infiltration should be strongly discouraged in the AEMOT Groundwater Management Area particularly in subwatersheds that do not have inflow from neighbouring or upstream catchment areas. The area between the Beaver River (above the Niagara Escarpment), the Escarpment to the east and north and the Beaver River Valley to the west are hydraulically isolated and prone to changes during droughts.

4. Subwatersheds 12, 16, 18 and 19 represent surface water flow into Lake Eugenia. The total average annual precipitation in these subwatersheds is approximately $2.1 \times 10^8 \text{ m}^3$ /year. The evapotranspiration is approximately $9.0 \times 10^7 \text{ m}^3$ /year leaving $1.2 \times 10^8 \text{ m}^3$ /year as a water surplus (infiltration and runoff). The total permitted water taking is $1.8 \times 10^6 \text{ m}^3$ /year. The water taking represents 1.5% of the total flow that can be expected into Lake Eugenia. Cyclical variations in rainfall patterns on the other hand can have a significant impact on water resources in the area. In 1998, the rainfall was approximately 20% less than average. Assuming that evapotranspiration remained the same as an average year (transpiration may decrease, but evaporation would likely increase), the impact of 20% less rainfall is a 35% reduction in water surplus. Therefore, low water levels experienced in 1998 were greatly influenced by a decreased water surplus and could only have been exacerbated by water taking in a relatively minor way.
5. The recognition of groundwater protection zones, as depicted on Figure 8.21 in our Part 'B' supplement, will allow for the development of targeted planning policies designed to prevent contamination of the aquifer in the most sensitive hydrogeological environments found in the AEMOT Groundwater Management Area.
6. The hydrological, geological and hydrogeological database developed on behalf of this study is vast. Approximately 100 digital layers of data were developed during this study, as well as more than 20 base maps – all of which were accessed by the Steering Committee and Greenland Team via an Internet –based information management system. The information available in the GIS format, as compiled, will allow for the development of any number of queries to establish the relationship between any of the data sets. For example, in the case of a land development application, one could write a query that would automatically give the following information:
 - ❑ Soil type;
 - ❑ Overburden thickness;
 - ❑ Distance to nearest wells;
 - ❑ Groundwater flow directions;
 - ❑ Distance to nearest wetland;
 - ❑ Distance to nearest cold water stream; and,
 - ❑ Estimated precipitation, evapotranspiration and runoff.

This information, which would be evaluated by qualified personnel, will give a quick insight into the conditions surrounding the application.

7. Hydrological and hydrogeological computer models of 37 subwatersheds in the AEMOT Groundwater Management Area utilized software known as ISWMS™, Viewlog/DB™ and MODFLOW™. Appendices 'B' and 'C' provide background information on the regional modeling parameters used and figures from our Part 'B' supplement illustrates much of the data.

This study's regionally based models could also form the basis of future nutrient management and subwatershed plan strategies for highly susceptible and recharge areas. In addition, other integrated GIS-spatial analyses of this study's baseline data and future monitoring data should also be used for these high priority investigations to determine relationships between the environment and human activities. *(Notes To The Reader: Limitations of our modeling approach, as per the study's Terms of Reference, includes: 1) Our ISWMS™ and MODFLOW™ computer models were developed, respectively, to characterize regional surface hydrology and hydrogeological flow systems, 2) The MODFLOW™ model is not suitable for estimating drawdown conditions at individual PTTW sites – however, our impact assessment was based on the "total" subwatershed area and NOT the "smaller contributing" area to each PTTW site, and, 3) Streams and rivers were modeled in*

MODFLOW™ as “drains”, which only allow water to be removed from simulations. In reality, lakes and wetlands have storage that may buffer impacts from water takings).

Finally, the use of ISWMS™ to model the hydrology of 37 subwatersheds within the AEMOT study area can later facilitate future flood forecasting and reviews of changing land use and development patterns. The Nottawasaga Valley Conservation Authority is now using this software for this purpose, as well as subwatershed planning. Further details about ISWMS™ are presented in Section 5.0 of Part ‘B’ supplement.

3.0 Groundwater Management Plan Options

There are many options that can be used individually or “combined” to manage water resource systems in the AEMOT Groundwater Management Area. Table 3.1 below presents a potential long-list which was presented at the February 21, 2001 Open House. Appendix ‘B’ presents supportive comments about the options. Following this table, details of each option are presented and each was considered in the Management Plan development that would best achieve this study’s goal. Nevertheless, whatever option(s) is adopted for the AEMOT study area, Greenland International concluded that a climate, streamflow and well monitoring program (similar to this study’s) should be implemented again for at least another 10 years. “Additional” investigations should also be undertaken during the same horizon and in conjunction with implementation of the Partnership Model. These other investigations should include: 1) a rural well water quality assessment program, and 2) subwatershed or nutrient management plans for highly sensitive areas within the Groundwater Protection Zones (see Figure 8.21: Part ‘B’). All investigations should utilize fully the regional GIS surface water and groundwater computer models that were prepared by the Greenland Team for the AEMOT Groundwater Management Area.

Table 3.1: “Long-list” of Groundwater Protection Options	
Technique	Options
Zoning Districts	<ul style="list-style-type: none"> <input type="checkbox"/> Creation/Overlay of Groundwater Protection Districts (see Table 3.1) <input type="checkbox"/> Prohibit Various Land Uses <input type="checkbox"/> Special Permitting (i.e. compared to current PTTW process) <input type="checkbox"/> Large Lot Zoning <input type="checkbox"/> Transfer of Development Rights <input type="checkbox"/> Growth Management in Potential Aquifer Impact Areas (see Table 3.3 for Conceptual “Risk-based” Planning Approach Terminology) <input type="checkbox"/> Performance Standards <input type="checkbox"/> Incorporate Special Analytical Tools (e.g. Geographic Information Systems, Overlay Wetland Images from Satellite Imagery, etc.) <input type="checkbox"/> Identify Local Wellhead Protection Areas
Development Controls	<ul style="list-style-type: none"> <input type="checkbox"/> Enforce Drainage Mitigation Requirements or “Integrated” Groundwater Protection/Stormwater Management Plans (plus as-required monitoring) at the Plan of Subdivision or Site Plan Level <input type="checkbox"/> Design Compliance with Subwatershed Management Plans Prior to Development (i.e. Similar to Recommendations in the Municipality of Grey Highlands’ new proposed Official Plan)
Health Regulations	<ul style="list-style-type: none"> <input type="checkbox"/> Underground Fuel Storage Systems <input type="checkbox"/> Small Sewage Treatment Plants <input type="checkbox"/> Septic Cleaner Bans <input type="checkbox"/> Septic System Upgrades (eliminate or modify) <input type="checkbox"/> Toxic & Hazardous Material Regulations (including transportation route

	controls to prevent salt contamination, spills, etc. in highly vulnerable areas) <input type="checkbox"/> Private Well Protection
Voluntary Restrictions	<input type="checkbox"/> Sale, Donation or Trust <input type="checkbox"/> Conservation Easements <input type="checkbox"/> Limited Development
Other non-regulatory	<input type="checkbox"/> Monitoring <input type="checkbox"/> Contingency Plans <input type="checkbox"/> Hazardous Waste Collection <input type="checkbox"/> Public Education <input type="checkbox"/> Land Banking

Zoning: Regulations are used to segregate different, and possibly conflicting, activities into different areas of a community. This approach can be limited in its ability to protect groundwater due to "grandfather" provisions. During this study, the Municipality of Grey Highlands incorporated groundwater protection policies and related zoning provisions into their new proposed Official Plan. The other municipalities (i.e. Township of Melancthon and The Town of The Blue Mountains) are now in the process of preparing new Official Plans and have indicated a willingness to consider similar policy and regulations as Grey Highlands. Therefore, the "zoning" option has already been accepted in principle as a viable option for the Management Plan.

Creation/Overlay of Groundwater Protection Districts: Similar to zoning regulations in their goals of defining groundwater sources, these "zoning by-laws" would map zones of contributing groundwater boundaries and enact specific legislation for land uses and development within these boundaries. While a viable option for the entire AEMOT area, individual municipalities or specific areas of moderate/high sensitivity and/or significant recharge, this option could be "ground-breaking" and should also be integrated with the Partnership Model's implementation. This option would also have to be accepted at the County and/or Province-wide levels since the creation of a Groundwater Zone(s) may require a new "groundwater protection tax" to assist with program development, operations, etc. over the long-term. Also, amendments to legislation such as the *Water Resources Act* and *Conservation Authorities Act* may also be necessary to ensure that the Ontario Ministry of the Environment and Conservation Authorities, respectively, still play important roles in a "Groundwater Protection District" organization. Table 3.2 below presents some possible management practices that could be considered "if" the Groundwater Protection District option is adopted in the AEMOT study area.

Table 3.2: Management Practices for a Groundwater Protection District	
Zoning Districts	Management Practices
Groundwater Recharge	Impervious area restrictions Artificial wetlands Grass lined channels Impoundment structures (ponds) Subsurface drains (tiles) Infiltration trenches Native tree and shrub plantings
Pollutant Reduction	Buffer strips Filter strips Riparian zones
Pollution Prevention	Soil nitrate testing

	Integrated pest management Manure testing Variable rate applications Abandoned well closure
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Prohibition of Some Land Uses: These are not typically considered very creative tools. However, prohibition of land uses such as gas stations, intensive livestock operations, communal sewage treatment (i.e. effluent discharged to groundwater), landfills, or the use/storage/transport of toxic materials can be an important step towards the development of a comprehensive groundwater protection strategy. This option could be used in conjunction with the Groundwater Protection Zone mapping from this study.

Special Permitting (i.e. Compared to Current PTTW Process): A “special” permitting process, for aquifer overdraft (quantity) and surface vulnerable areas (AVI constraints) within the AEMOT study area, could be used to regulate water uses and structures that may potentially degrade groundwater quantity/quality or land quality. An amendment to the *Water Resources Act* may also be necessary to ensure that the Ontario Ministry of the Environment is satisfied with transferring water use regulations (especially for a Groundwater Protection District) to the “local” level – such as the AEMOT Groundwater Management Area.

Large Lot Zoning: Large lot (to be defined) zoning seeks to limit groundwater degradation by reducing the number of buildings and septic systems within a Groundwater Protection Zone. This approach should not conflict with existing Official Plan lot creation policies, which intend to discourage large non-farm residential lots in rural areas.

Eliminating/Modifying Septic Systems: Septic system problems can be reduced or eliminated by extending or developing communal sewage treatment systems. Other options include specifying “enhanced” design requirements for new systems or retrofitting existing ones.

Transfer of Development Rights: A government entity prepares a plan designating land parcels from which development rights can be transferred to other areas. This allows land uses to be protected (i.e. for a gas station) while assuring that these uses are outside sensitive areas.

Growth Control/Timing or Growth Management: Growth controls in sensitive areas are used to slow or guide a community's growth, ideally in concert with its ability to support growth. One important consideration is the availability of groundwater. This option would incorporate a “risk-based” planning approach for “greatest”, “medium” and “least” areas of aquifer impact concern. Conceptual details (i.e. not necessarily applicable to the AEMOT Groundwater Management Area until further study) are presented in Table 3.3 on the next page.

Performance Standards: This assumes that any given resource has a “threshold”, beyond which it deteriorates to an unacceptable level. Performance standards assume that most uses are allowable in a designated area, provided that the use or uses do not and will not overload the resource. With performance standards, it is important to establish critical threshold limits as the bottom line for acceptability. This option “may” address concerns about water purveyors, such as bottled water companies, irrigation systems, snowmaking facilities, etc.

Underground Storage Tanks: Three additional protection measures are often adopted to enhance local water resource protection. They include:

- ❑ Prohibit new residential underground storage tanks

- ❑ Remove existing residential underground storage tanks; and,
- ❑ Prohibit all new underground storage tank installation in growth management areas.

Table 3.3: “Risk-based” Zoning Option for New Development (i.e. Areas of Aquifer Quality and/or Quantity Impact Concerns)	
Aquifer Impact Concern	Potential Requirements for Development Proposals Prior to Approvals
GREATEST	A high-risk development proposed in a highly vulnerable area might simply not be permitted
MEDIUM	<p>A development proposal with a medium risk rating might be permitted after being required to undertake the following:</p> <ul style="list-style-type: none"> • Perform a site-specific surface water and groundwater assessment, including as-required pumping tests, terrain conductivity survey, etc.; • Perform a prediction of contaminant transport and fate using this study’s computer models plus additional as-required data for model calibrations; • Design an integrated Groundwater Protection and Stormwater Management System with 3rd party auditing and review; • Perform diagnostic surface and groundwater monitoring; and, • Follow the requirements set out for lower risk proposals (see below).
LEAST	<p>Low risk development proposals would be permitted after meeting the following less stringent requirements:</p> <ul style="list-style-type: none"> • Supply an accurate map of subsurface drainage and plan of drainage re-design; • Identify existing well records within a specified radius, inspect condition and test groundwater; • Obtain and test soil samples by a 3rd party; • In the case of a rural development, develop a nutrient management plan to determine fertilizer recommendations; and, • Predict multiple-year (e.g. 10, 25, and 50-year) loading of nutrients, inorganic salts and bacteria by completing as-required computer modeling simulations.

Note To The Reader: For discussion purposes at this master planning level of detail, the aquifer impact concern terminology used in Table 3.3 is not the same as text and figures presented in Part ‘B’ of this report about aquifer vulnerability, groundwater protection zones, etc. A methodology to relate our findings from Part ‘B’ with the above municipal “risk-based” zoning approach is presented in Section 4.0 of Part ‘C’ (i.e. Recommendation ‘3’ of the AEMOT Groundwater Management Plan).

Septic System Maintenance: Septic system maintenance is frequently overlooked. Many times the system will not function properly, causing "breakout" of solids at the surface, which can lead to bacterial contamination. In addition, when systems fail, any additives used can become contaminants.

Land Donations: Landowners are often in the position of being able to donate some land to the community or to a local land trust.

Conservation Easements: Conservation easements allow for a limited right to use the land. Easements can effectively protect critical lands from development.

Purchase Lands: Many communities purchase selected parcels of land that are deemed significant for resource protection.

Well Construction/Maintenance/Closure Standards: Wells are a direct conduit to groundwater. Enforcement of standards for new well construction, as well as identification and closure of abandoned wells, can prevent groundwater from being contaminated. Well maintenance (including the replacement of dug wells with drilled ones) would also be important for the AEMOT study area. Implementation of a well water quality assessment would be an important “first” step to ensure a cost-effective well maintenance review.

For example, a spatial analysis of the AEMOT Groundwater Management Area during the study generated a “hydrologically correct” Digital Elevation Model (see Figure 5.9: Part ‘B’), which takes into account the stream flow and water bodies. From this mapping, high slope areas for runoff, flow direction and flow accumulation (based on topography only) can be examined using the study’s GIS (including the study’s surface hydrology models and Provincial Water Well Records) to identify sites that would be highly susceptible to surface water contamination from large rain/snowmelt events and/or chemical spills. In conjunction with data from a well water quality assessment program, the information would be valuable to identify wells that would be susceptible to surface contamination - compared to a “conventional” & more expensive ground reconnaissance program.

4.0 Recommended Groundwater Management Plan Strategies

4.1 Strategy Related To Both Groundwater Quality And Quantity

4.1.1 General

Effective aquifer protection requires cooperation between land use jurisdictions because aquifers do not coincide with jurisdictional boundaries. General policies that provide guidance for land use decisions should be adopted by Municipalities to provide a basic level of protection for aquifers. Future environmental review needs should be standardized to also include a thorough consideration of a proposed development’s impact on groundwater relative to this study’s findings and any future monitoring. Groundwater concern areas need to be defined/mapped continually as new information becomes available.

Recommendation ‘1’: All Municipalities should submit annually a formal letter request (for each year) to the Ministry of the Environment (MOE) requesting circulation of any Permit to Take Water request in their respective jurisdiction, so that the County and/or Municipality can comment on applications in terms of groundwater management issues. Each letter request should include a reference to groundwater technical data, computer models, etc. (including this study) that are available for the PTTW review process. This information on groundwater management will help guide long term planning and identify risk areas in the AEMOT Groundwater Management Area. As part of the proposed Partnership Model for the study area (refer to our Part ‘D’ supplement), these consultation procedures with the MOE should be implemented immediately.

Recommendation ‘2’: All Municipalities have regard to adopt same Official Plan policies about general groundwater management and need for “scoped” subwatershed plans that were incorporated into the new Official Plan of the Municipality of Grey Highlands (refer to Section 6.1.2: Part ‘B’ - Study Area Characterization supplement for a description of these policies).

Recommendation ‘3’: All Municipalities should have regard for the Aquifer Vulnerability map (Figure 8.20:Part ‘B’) and Groundwater Protection Zone map (Figure 8.21:Part ‘B’) from this study. This constraint mapping could be adopted into any new proposed Official Plan or as an amendment to a current Official Plan (including appropriate zoning controls) as an attached Schedule(s). Specific policies for development applications (e.g. 240 days storage of liquid manure, etc.) must be assigned to the Groundwater Protection Zones and identified beforehand pending further discussion with municipal planning staff.

A “risk-based” zoning approach for greatest, medium and/or least aquifer impact concerns should also be considered (refer to conceptual details in Table 3.3: Part ‘C’) during these deliberations. Alternatively, the entire “AEMOT Groundwater Management Study” report, which includes the Aquifer Vulnerability and Groundwater Protection Zone maps, could be adopted into new County and Municipal Official Plans as an attached Schedule. As highlighted earlier about this master planning level study, the aquifer impact concern terminology used in Table 3.3: Part ‘C’ is not the same as text and figures presented in Part ‘B’ of this report about aquifer vulnerability, groundwater protection zones, etc. A methodology to relate our findings from Part ‘B’ with a municipal “risk-based” zoning approach is presented below and would be confirmed pending further investigations, in consultation with municipal staff. For example, a development approvals decision “matrix” process (which was beyond the scope of this study) could be developed to identify development approval requirements, consistent with similar risk-based zoning details shown in Table 3.3: Part ‘C’. A matrix specifically for the AEMOT Groundwater Management Area would then be integrated with other municipal land use planning procedures, requirements, etc. and would correlate “sensitive land use proposals with sensitive groundwater areas” (i.e. quality and/or quantity). A conceptual matrix table is presented below but is only intended as an “example framework”.

Aquifer Vulnerability (refer to Figures 8.20 and 8.21; Part ‘B’)	Potential Aquifer Impact Concern - Based on Proposed Development Condition (i.e. Considers type of land use; potential sources of surface water and/or groundwater contaminant(s); effectiveness of proposed mitigation works, etc.)		
	Greatest	Medium	Least
High			
Moderate			
Low			

Legend



Development “may be restricted”.



Development “could be restricted” or approved with the proponent following groundwater protection guidelines, specific to the AEMOT Groundwater Management Area.



Development “could be approved” with “appropriate” guidelines, specific to the AEMOT Groundwater Management Area.



Development “should be approved” with as-required guidelines, specific to the AEMOT Groundwater Management Area.

(Note To The Reader: Following study consultation meetings in early 2001 with David Tilson, the Member of the Provincial Parliament for an Ontario riding in the AEMOT Groundwater Management Area, the Steering Committee wrote the Government of Ontario on April 6th requesting additional funds to initiate recommendations from this report. It was suggested that the combination of the actual statistical data gathering and input to the Provincial groundwater database, plus the Partnership Model (see Part ‘D’ of our report), could form a “pilot project” to create a “template” to incorporate the AEMOT Groundwater Management Plan into the Official

Plans, Zoning By-laws, Development Approval and Water Permitting process. Such a template, consistent with concepts from Recommendation '3' above, could be universal in its application across the Province. The Steering Committee also suggested that it was obvious from the technical details of this study, together with the recommendations contained in the long-term Groundwater Management Plan and Monitoring Program, that a continuation was essential to the fulfillment of the Study's original objectives. It was also pointed out that the full membership of the current Steering Committee had made an unequivocal commitment to continue their personal involvement in the completely "volunteer management" on a long-term basis for the implementation of recommendations from this report).

Recommendation '4': "Scoped" subwatershed plan (bio-physical) assessments for principal watercourses in Subwatershed(s) 8; 16 and 19; 22; 23 and 24; 26; 32; and 36 (refer to Figure 5.2: Part 'B') be undertaken prior to any development or water taking approval. In addition, as a result of on-going development and water taking pressures in the Subwatersheds 14, 15 and 35 (Black Ash Creek), the findings from this study should be integrated (as an additional phase) with a subwatershed plan that was prepared by the Nottawasaga Valley Conservation Authority in 1999. These groundwater-focused investigations for each subwatershed area will be consistent with similar planning goals/objectives presented in Section 6.1.2: Part 'B' of this report. These investigations should also address the potential impact on the reduction of baseflows as determined during this study. It is anticipated that these investigations would determine groundwater "Performance Standards" for each subwatershed (refer to Section 3.0: Part 'C' for definition). Finally, the digital mapping data and computer models available from this study for the 10 km "fringe" area should also be considered for other subwatershed planning studies outside of the AEMOT Groundwater Management Area boundaries.

Recommendation '5': "Urban and Rural Servicing Guidelines" should be developed in light of the findings of this study. Strict guidelines should be drafted for development in Groundwater Protection Zones. It may be necessary to ban or discourage development in Groundwater Protection Zones (see Section 3.0: Part 'C' for definition) that is proposed on individual water and sewage disposal (see Recommendation '1' above).

Recommendation '6': Other groundwater protection options (e.g. sale, donation and trust; land banking; conservation easements, etc. – see Section 3.0: Part 'C' for details) should be considered for implementation through existing programs of watershed management agencies (e.g. Conservation Authorities) and high-priority investigations as defined above.

Recommendation '7': The digital database from this study should be converted in a "SiteFx" program format, to be consistent with databases from other groundwater management studies in Ontario. It should be noted that these procedures might be extensive and could require a "manual" update of all digital information collected to-date by the Greenland Team.

Recommendation '8': The digital database from this study should be integrated with similar groundwater management projects that were undertaken in the vicinity as the AEMOT Groundwater Management Study. This could include recent investigations for the Township of Mono, as well as wellhead protection studies for Shelburne and Markdale, etc.

4.1.2 Data Collection and Long-term Monitoring Program

Groundwater management requires information on all aspects of groundwater hydrology (including surface and groundwater levels), precipitation, recharge, use and potential contamination. Historically for the AEMOT Groundwater Management Area, quality and quantity data in a collated, readily available

format, has not been available to decision makers. The province, agencies and municipalities need those data to:

- ☐ Determine water system trends in groundwater quality and quantity;
- ☐ Make informed decisions on such issues as land use and water permits;
- ☐ Plan for peak water use and population growth impacts;
- ☐ Conduct water programs, such as well construction/decommissioning, operation and maintenance, etc.
- ☐ Develop refined “operational models” of surface water and groundwater systems;
- ☐ Respond to data requests from agencies and other interested parties; and,
- ☐ Respond to incidents such as water level declines during drought periods.

The AEMOT Groundwater Management Plan reflects the present knowledge of the 37 subwatersheds and the currently available technology. It is a working document that needs to be reviewed periodically and updated, as as-required new data are collected and monitoring data assessed. It is also important to monitor the effectiveness of the Plan in terms of satisfying the stated objectives. This requires a good definition of existing “baseline” conditions – which the AEMOT Steering Committee and Greenland Team feel have been provided in this document.

In order to assess groundwater hydrology at the local level, additional data collection and analysis is needed in the AEMOT Groundwater Management Area along with an expanded network of climate, streamflow and well monitoring stations to refine the surface water and groundwater models from this study. This “post-study” monitoring program should be undertaken for at least 10 years and data integrated with other scoped or detailed investigations, as recommended herein, as well as province-wide initiatives such as MOE/Conservation Authorities’ well monitoring network, OMAFRA/Conservation Authorities’ “Healthy Waters” initiative and flood forecasting system developments or enhancements by Conservation Authorities. Monitoring of the AEMOT Groundwater Management Plan should also include a regular review of progress on implementing specific recommendations and feedback and the degree of success achieved by those measures that have been carried out.

The Management Plan is intended to evolve over time. It should include a mechanism for review on a regular basis. This should be done in conjunction with the five year review of the County and Municipality Official Plans and/or as Subwatershed Plans are completed. This review would consider data and feedback of the intervening period of implementing the Management Plan, the experiences from other groundwater management areas in Ontario and new legislation and policy developments.

The proposed Management Committee of our Partnership Model (refer to Part ‘D’) should take the lead in coordinating the collection of data in the AEMOT Groundwater Management Area. If implemented in April 2001, the formation of this Committee and other supporting structures may take the rest of the year. If so, the AEMOT conservation authorities could initially take the lead in on-going data collection efforts.

Recommendation ‘9’: Re-initiate this study’s baseline monitoring program as soon as possible and complete as-required calibrations of the computer models to improve the current understanding of groundwater and surface water relationships in the AEMOT Groundwater Management Area. The location of equipment, data downloading/processing responsibilities and other monitoring station needs must be confirmed beforehand. In addition, water quality testing of wells in Groundwater Protection Zones (see Figure 8.21: Part ‘B’) and for all dug wells should be encouraged by the local municipalities. For farmers, this can be done in conjunction with the Water Quality Baseline Testing Program initiated by the Ontario Farm Association, as well as other related programs by the conservation authorities. (See also Recommendation ‘42’ below).

Recommendation ‘10’: Prior to full implementation of the Partnership Model, the Municipalities should request one (two maximum) of the AEMOT conservation authorities as the lead agency in coordinating data collection and maintaining the unified database for the Management Area, as set-up originally during this study.

Recommendation ‘11’: Review the AEMOT Groundwater Management Plan at least every five years in conjunction with Official Plan updates to reflect new data, the results of new studies or changes in legislation or policy guidelines.

4.1.3 Education Program

In support of legislative tools, providing citizens with information on groundwater management and protection will be an essential element of the AEMOT Groundwater Management Plan. Where legislation exists, it is still often difficult to enforce with the practical limits of agency resources. Understanding, caring and commitment are needed to protect groundwater that is affected by a wide variety of land use and water activities. Although regulations may help, groups of informed citizens actively caring for their own communities might be more effective. Providing technical assistance will not address all concerns but will entice some community members to take individual action.

Currently, some education programs in the AEMOT study area are focused on individual sources of contamination. However, no existing, comprehensive groundwater education program focuses on the following tasks:

- ❑ Aid in developing consistent protection messages, regardless of the specific educational program;
- ❑ Coordinate effectively with other resource protection programs that focus on a specific issue, such as solid waste, hazardous waste or stormwater management; and,
- ❑ Develop specific education activities and materials for point and non-point sources of contamination that do not have their own individual educational programs.

Education can be used to increase public awareness of permitting requirements and the need for self-policing of local practices. From a groundwater quality perspective, many of the recommendations in this Plan will require changes to activities as they are currently practiced in the AEMOT study area. Change always encounters some resistance and the success of the Plan’s implementation will depend on good will and continuing public support. This will also strengthen the political will at the local level to enact and enforce as-required environmental by-laws.

Recommendation ‘12’: The Municipalities should coordinate a program (through the proposed AEMOT Partnership Model; refer to Part ‘D’) to promote the awareness and understanding of the AEMOT Groundwater Management Plan and environmental issues in general consultation with the Ministry of the Environment, Conservation Authorities, Ministry of Natural Resources, Ministry of Agriculture, Food and Rural Affairs, general public, and local stakeholder groups.

4.2 Strategy to Protect Groundwater Quality

4.2.1 Hazardous Materials Management

Recommendation ‘13’: Prohibit siting of new hazardous waste sites in Groundwater Protection Zones (see Figure 8.21: Part ‘B’) and investigate alternative storage locations or remedial measures needed for any existing sites within these zones.

Recommendation ‘14’: Local emergency plans about hazardous material spills should be amended immediately and have regard for the aquifer vulnerability and recharge areas from this study. Groundwater protection should be included as an objective in these plans by using:

- ❑ A hazard analysis that takes into consideration the locations of the most physically susceptible and recharge areas and public water systems utilizing groundwater sources;
- ❑ Fire fighting techniques and emergency response techniques that favour groundwater protection in the most physically susceptible and recharge areas; and,
- ❑ Outreach activities, which inform the public, who live in aquifer sensitive or wellhead protection areas, of the dangers created by spills to groundwater and reporting activities necessary to protect the resource. These activities could be initiated in conjunction with the Education Program (see Recommendation ‘12’) and would reinforce locally the MOE’s current “one-call” response phone number for citizens to report spills.

Recommendation ‘15’: Encourage proponents of future highway and service corridor studies in the AEMOT Groundwater Management Area to have regard for this Management Plan.

Recommendation ‘16’: All Municipalities consider further research needed to evaluate potential “risk” of hazardous material spills from transportation corridors, impacts from road runoff and required Best Management Practices in the AEMOT Groundwater Management Area (see Section 6.9: Part ‘B’ for details).

4.2.2 Underground Storage Tanks and Transport of Petroleum Products

Recommendation ‘17’: Proposals for new underground storage tanks should have regard for the aquifer vulnerability and recharge areas from this study.

Recommendation ‘18’: Prohibit siting of new underground storage tanks in Groundwater Protection Zones (see Figure 8.21: Part ‘B’), require secondary containment for new tanks or have the tanks installed aboveground with secondary containment.

Recommendation ‘19’: Prepare a program to first identify all underground storage tanks in the AEMOT study area. Second, initiate another program and related by-laws to enhance the identification, testing and current inspection of existing underground storage tank installations and the possible removal (if testing indicates contamination) in Groundwater Protection Zones of the AEMOT study area (see Figure 8.21: Part ‘B’). Alternative storage arrangements, in the case of contamination, could include 1) moving the underground storage tank outside of a Groundwater Protection Zone, 2) requiring tank replacement with secondary containment works, or 3) having the tank installed aboveground with secondary containment works.

Recommendation ‘20’: In the case of abandonment and maintenance of heating oil tanks, all municipalities should prepare a by-law containing the following provisions:

- Proof from the Fire Department that the underground heating oil tank was abandoned in accordance with regulations prior to the release of any permits associated with energy conversions (e.g. gas piping, electrical, etc.); and,
- Require underground heating oil tanks that are abandoned in place to be removed or filled with an inert material that precludes further storage of any chemical in the tank.

Recommendation ‘21’: In the case of used underground heating oil tanks, develop a funding and incentives program for identification and proper abandonment of these tanks. This could also include establishing an “amnesty/incentive” program for identifying and removing existing residential underground chemical storage tanks.

4.2.3 On-Site Sewage System Use

Recommendation ‘22’: Municipalities should have regard for this study’s Groundwater Protection Zones in terms of siting new residential sewage systems, including the development of master servicing plans as part of a secondary planning process. Alternative methods of development and/or revised land use should be considered for those tracts that are undeveloped in areas where nitrogen levels in potable water are found to be unacceptable (*Note To The Reader: Section 4.2.7: Part ‘C’ below recommends a program that would be provide useful background data for this initiative*). Also, the local Health Units would be encouraged to work with the affected municipalities to require alternative methods of sewage disposal for those tracts that are undeveloped in areas where nitrogen levels associated with nearby on-site sewage systems are found to be unacceptable, as per directives of the MOE.

Recommendation ‘23’: Municipalities, in partnership with local Health Units, should: 1) inventory commercial, industrial and institutional facilities now served by on-site sewage disposal systems which potentially use, store or dispose of hazardous materials, 2) educate operators regarding hazardous materials management in relation to on-site sewage disposal systems, and 3) selectively monitor those facilities that appear to represent a significant risk to groundwater quality in the AEMOT Groundwater Management Area. In terms of the latter, a funding and incentives program should be considered to assist homeowners with replacing or upgrading failing on-site sewage systems.

Recommendation ‘24’: As part of the Education Program’s (Recommendation ‘12’ for the AEMOT Groundwater Management Area) household hazardous waste component, information should be included about risks to groundwater associated with the disposal of household hazardous wastes to on-site sewage systems.

Recommendation ‘25’: Municipalities, in partnership with local Health Units, should prepare as-required planning amendments to ensure that “as-constructed” on-site sewage treatment and disposal system plans be recorded with the property deed in order that it be transferred with the title at the time of property purchase. In addition, information concerning the relationship between on-site system maintenance and operation practices and groundwater protection should be added to the standard as-constructed lot development plan form.

4.2.4 Agriculture

Recommendation ‘26’: Owing to the sensitivity of drinking water sources derived from fractured bedrock environments, restriction of applications of bio-solids in the Groundwater Protection Zone of the study area (refer to Figure 8.21: Part ‘B’) should be considered by the Ministry of the Environment and through consultation with the Municipalities (i.e. currently MOE has jurisdiction over this activity). These

protection zones correspond to areas where the majority of drinking water is obtained from "relatively" unprotected areas of the Guelph-Amabel aquifer.

Recommendation '27': Initiate an "AEMOT Rural Water Quality Improvement Program" that would take advantage of existing programs (e.g. through the Conservation Authorities) and/or provide financial assistance (grants) to landowners in the study area to improve water quality on their farms. Those practices presented in Section 6.8: Part 'B' of this report should be considered. For example, the following types of actions should be encouraged for funding in the AEMOT Groundwater Management Area:

- Milkhouse waste treatment
- Manure Storage
- Individual septic systems (or lack thereof)
- Clean Water Diversion
- Dead Stock composting facilities
- Livestock access restriction
- Wellhead Protection
- Plugging unused wells
- Fertilizer, chemical or fuel storage/handling
- Erosion control structures
- Nutrient Management Plans
- Contour Cropping
- Stream Buffers, land retirement, field windbreaks
- Residue management, cover crops

Recommendation '28': Municipalities should monitor pesticide and fertilizer use in the most physically susceptible areas, where they are expected to occur based upon historical and projected land use, in the proposed Data Collection and Monitoring Program (see recommendations from Section 4.1.2: Part 'C'). The development of Farm Plans using appropriate Best Management Practices should be strongly encouraged for any agricultural user of pesticide and fertilizer in the most physically susceptible and recharge areas in the AEMOT Groundwater Management Area.

Recommendation '29': Municipalities should consider adopting livestock by-laws that discourage the establishment of "intensive livestock operations" in Groundwater Protection Zones (refer to Figure 8.21: Part 'B'). These by-laws would have to consider other planning factors, as well as livestock densities and setbacks from surface water bodies.

Recommendation '30': Encourage the Ontario Ministry of Agriculture, Food and Rural Affairs, in co-operation with the Nottawasaga Valley Conservation Authority, Grand River Conservation Authority, Saugeen Valley Conservation Authority, Grey Sauble Conservation Authority and local chapters of the Ontario Federation of Agriculture, to develop and promote an educational program that would inform rural communities about environmentally-sound farm practices as they relate to the AEMOT Groundwater Management Area. Those practices presented in Section 6.8: Part 'B' of this report should be considered.

Recommendation '31': Assist the AEMOT Groundwater Management Area farming community, through the Ontario Ministry of Agriculture, Food and Rural Affairs and local chapters of the Ontario Federation of Agriculture, to educate the public and other water purveyors on the importance of agriculture in the study area.

4.2.5 Stormwater Management

Recommendation ‘32’: Prepare an inventory of stormwater management (SWM) facilities in the AEMOT Groundwater Management Area that are now operated/maintained by the Municipalities. An assessment should also be completed of the adequacy of these facilities in the most physically susceptible and recharge areas and wellhead protection areas to protect groundwater quality and to give these areas high priority for water quality facility retrofit as warranted.

Recommendation ‘33’: Municipalities should require that runoff be infiltrated when site conditions permit, except where potential groundwater contamination cannot be prevented by pollution source controls and stormwater pre-treatment, or unless otherwise permitted to directly discharge treated stormwater into a receiving waterbody. Also, policies should be adopted to maintain a “no net reduction” of recharge in new development or redevelopment in the most physically susceptible and recharge areas.

Recommendation ‘34’: Municipalities should investigate further a need for more stringent design standards for new facilities that could be located in the most physically susceptible areas for new construction. The findings from Recommendation ‘32’ would provide useful information. The design (grading, stormwater management, servicing, erosion control during construction) must also have regard for this Management Plan and data from the proposed long-term monitoring program.

Recommendation ‘35’: In conjunction with the Partnership Model’s (Part ‘D’) implementation and because of the very unique hydrogeologic features in the AEMOT Groundwater Management Area, stormwater management research should be conducted on the long-term impacts of infiltration of pre-treated stormwater on groundwater quality. This research would be supported by monitoring of discharge from a pre-treatment system (if available) and other appropriate variables in areas where the facility is operating. Alternatively, “bench-scale” research using this study’s computer models could focus on areas of increasing development pressures (e.g. top of the Niagara Escarpment in the Town of The Blue Mountains) and completed before any consideration of development approvals. This latter approach would best be completed as part of high priority subwatershed plan studies (see Recommendation ‘4’).

Recommendation ‘36’: Municipalities should evaluate the groundwater quality and quantity benefits from soil amendment. Soil amendment requirements shall be recommended if the proposed “bench-scale” research (refer to Section 6.4: Part ‘B’) proves to be a practical method of improving water quality, increasing infiltration and reducing stormwater runoff. Pending the results of these other investigations, the Municipalities may want to consider as-required by-laws regarding topsoil stripping and replacement activities for new developments in the AEMOT Groundwater Management Area.

4.2.6 Fertilizer and Pesticide Applications (Other Than Agriculture)

Recommendation ‘37’: Areas other than agriculture that have the potential for pesticide and fertilizer use should be considered in future “risk-based” planning deliberations (Recommendation ‘3’) about the Groundwater Protection Zones shown on Figure 8.21, Part ‘B’.

Recommendation ‘38’: In conjunction with the Ontario Ministry of Transportation, Utilities, Rail companies, etc., the Municipalities should determine if current maintenance practices for roads, rail lines and utility rights-of-way in the AEMOT Groundwater Management Area need to be restricted to non-chemical methods or chemicals that degrade into non-harmful elements that are not persistent in the environment.

Recommendation '39': As part of the Education Program's (Recommendation '11' for the AEMOT Groundwater Management Area) pesticide/fertilizer use component, information should be included for small farmers and homeowners about risks to groundwater associated with the use of harmful chemicals.

4.2.7 Wellhead Protection Studies

Recommendation '40': Wellhead protection studies (if not completed already) should be undertaken immediately for municipal water takings in Feversham and Kimberley. These communities are located in hydrogeologically sensitive areas and the source areas of the well water should be protected through appropriate planning. In addition to these high priority investigations, wellhead protection studies for the other communal water supply systems should be completed, as well as "cluster developments" with private wells (see recommendation below).

Recommendation '41': The potential for cross-contamination of wells increases in areas of cluster developments. Areas such as Singhampton, Rocklyn, Kimberley, Hornings Mills, Maxwell, Flesherton, Feversham etc. are located in areas of relatively greater housing density with sewage being disposed in subsurface disposal fields. A one-time sampling of wells in these development clusters should be completed to identify those areas with existing contamination. This analysis could also be integrated with an area-wide assessment of all private wells in the AEMOT study area and in light of identified problems in the past (see recommendation below).

Recommendation '42': The AEMOT Groundwater Management Area is mainly rural with only a handful of communities on a communal water supply. However, bacteria contamination of rural wells is an issue since previous studies in Ontario have found that up to 30% of rural wells exceed bacteria limits as set by the MOE.

An "educational blitz" should be initiated immediately to entice all rural well owners to have their well water checked for bacteria (if not done so already). Testing of their water is a free service provided by the Ministry of Health. This work should be initiated by the summer of 2001 (i.e. preparation of materials) and completed following fall fairs the same year, where additional consultations would take place. At these information sessions about E-coli bacteria and other harmful contaminants affecting rural well water, an "itinerary" would be coordinated first with the local Health Units to be followed for getting sample bottles to/from residents and sampling timeline, procedures, and protocols to be followed by each well owner. It would also be a decision of the Health Units and homeowner whether tested samples or recently compiled data could be added to the AEMOT study database or would remain confidential. If given access to tested samples (and depending on the numbers), an assessment could then be completed of any contaminated wells for possible sources of E-coli bacteria and/or other harmful parameters. This assessment would utilize spatial databases and background digital mapping from the AEMOT study plus as-required site visits to each identified well. Following this work, a report would be prepared with a recommended course of action plus budgets to resolve any problems.

4.2.8 Well Construction and Decommissioning

Recommendation '43': Municipalities should support legislation that provides sufficient funding for the enforcement of well construction standards and a complete well decommissioning program for the AEMOT Groundwater Management Area.

Recommendation '44': Municipalities should investigate potential methods to require disclosure of used or unused wells at the time of sale of real property.

Recommendation ‘45’: During the development approval process, Municipalities should require applicants to establish the location and status of all wells present on the property in question during the environmental review, re-zoning and/or land use permit applications.

Recommendation ‘46’: Municipalities should explore the possibility of having a funding source for decommissioning of wells for those property owners who disclose that they have an existing decommissioned well. In addition, during any regulation revision review process, alternatives to present requirements for well decommissioning procedures shall be considered that are cost-effective and would protect public health. Finally, these activities would be implemented as part of the proposed Education Program’s (Recommendation ‘12’ for the AEMOT Groundwater Management Area).

4.2.9 Sewer Pipes

Recommendation ‘47’: If-required, municipalities should: 1) review and analyze existing studies and sanitary sewer programs to determine if infiltration/inflow or exfiltration are problems in the AEMOT Groundwater Management Area; and, 2) Analyze conclusions and determine appropriate follow-up action, if any.

Recommendation ‘48’: Municipalities should continue or adopt regularly scheduled leak detection programs and side (lot service) sewer maintenance public education programs.

Recommendation ‘49’: Municipalities should require that: 1) new sewer piping installed in the most physically susceptible and recharge areas be leak proof; and, 2) existing leaking sewer pipes, if any, and including side sewers be replaced with leak proof piping or retrofitted with impermeable membrane liners in the most physically susceptible and recharge areas.

Recommendation ‘50’: Municipalities should maintain current sewer construction specifications that stop the transmission of groundwater along pipe alignments. Without proper mitigative works (e.g. problem now for some existing sewers that were constructed before these specifications were adopted), such transmissions would take place in the required granular backfill used as pipe support. These provisions should continue to implement best management practices for backfill materials and the use of impermeable seals (collars) at appropriate intervals. Consideration should also be given to retrofit existing sewers that do not have these practices (e.g. many sewers in the vicinity of Blue Mountain Village, at the bottom of the Escarpment in The Town of The Blue Mountains). These works would also help to alleviate extraneous flows to wastewater treatment facilities.

4.2.10 Solid Waste Landfills and Hazardous Wastes

Recommendation ‘51’: Municipalities should have regard for the findings from the AEMOT Groundwater Management Plan report in terms of the operation/maintenance of existing landfills and future considerations, if any, of new ones.

Recommendation ‘52’: In light of the potential for the illegal dumping/disposal of hazardous materials in the AEMOT Groundwater Management Area, the Municipalities should develop a program that would address this very important problem that continues to threaten local aquifers. For example, additional “user-free” recycling sites for local citizens could be made available, in conjunction with the proposed Education Program’s (Recommendation ‘12’ for the AEMOT Groundwater Management Area). This program could also explore feasible/effective options to address illegal dumping practices of waste from outside the AEMOT study area, such as a “community watch” approach, especially within the most physically susceptible and recharge areas.

4.2.11 Burial of Human Remains

Recommendation ‘53’: Municipalities should search for and evaluate existing information on cemeteries to determine if cemeteries could contaminate groundwater. Information gathered can be used to establish siting criteria for new and existing cemeteries or to take appropriate follow-up actions, if required.

4.2.12 Aggregate Extraction

Recommendation ‘54’: Encourage the Ministry of Natural Resources and Ministry of the Environment to have operators provide a detailed assessment of the potential impacts on surface and groundwater systems of the area prior to the issuance or renewal of water taking permits. For example, the operation/reclamation plan outline presented in Section 6.7:Part ‘B’ should be considered.

Recommendation ‘55’: Encourage the Ministry of Natural Resources, Ministry of the Environment and Municipalities to use the findings of the AEMOT Groundwater Management Plan report to assess the possible effects on groundwater and surface water when considering new Aggregate Extraction licenses.

Recommendation ‘56’: Encourage the Ministry of Natural Resources and Municipalities to require new Aggregate Extraction license applications within the AEMOT Groundwater Management Area to have regard for the goal and objectives of the Management Plan.

4.2.13 Golf Courses

Recommendation ‘57’: Municipalities and government agencies shall consider the preparation of a “*Best Management Practices for Golf Courses*” manual, specifically for the AEMOT Groundwater Management Area. This design guideline manual would provide technical information to those involved or interested in golf course development and management. The manual’s objective could be to review, compile, select and summarize existing technical data relating to golf course development/management, as well as the surface/groundwater modeling databases from our investigations. For example, this study’s aquifer vulnerability index mapping and computer models (i.e. ISWMS™ and MODFLOW™) could form the basis of BMP strategies at the subwatershed scale in order to assess potential aquifer vulnerability from any potential contaminants and/or water takings for irrigation. In addition, other integrated GIS-spatial analyses of baseline data from our study and other additional information could be completed to determine relationships between the environment and these human activities.

Recommendation ‘58’: The design of all new golf courses in the AEMOT Groundwater Management Area should have regard for this Management Plan and data from the proposed long-term monitoring program.

Recommendation ‘59’: Limitations on water use shall be placed on golf course developments to ensure equitable use of groundwater sources consistent with zoning. Planning regulations could require that all golf course developments in the AEMOT Groundwater Management Area shall, through a variety of conservation measures such as reclaimed water, maximized use of drought tolerant landscaping and minimized green areas, limit the groundwater use to that of the equivalent residential development allowed by the Official Plan and/or zoning by-law.

4.3 Strategy Related to Groundwater Quantity

Groundwater quantity is important because groundwater is used for drinking water, irrigation, industrial processes, and provides flow to streams, which support fish and other wildlife. Aquifers, and related

surface water levels in the AEMOT Groundwater Management Area, can only be maintained by preserving recharge and properly managing water withdrawals. The two main causes of groundwater depletion are reducing recharge by decreasing permeable surfaces and overuse. Recharge occurs only through relatively undisturbed, permeable soils. Population growth, with its related building of homes, roads, and businesses, causes an increase in impermeable surfaces and increases the demand for groundwater.

Municipalities and government agencies in the AEMOT Groundwater Management Area have attempted in the past to balance the needs of its citizens with maintaining water systems. Unfortunately, the management of cumulative water takings (surface water and groundwater) was not possible before this study because of the lack of technical information, computer models, etc. In light of previous problems, the Public supported overwhelming (during this study) recommendations by Greenland International to first implement the Management Plan through Official Plans (see recommendations in Section 4.1: Part 'B') and then focus on potential amendments to existing legislation, government policies or programs so that the "AEMOT watershed community" would have an "influential voice" on future groundwater management issues. Therefore, our staged approach to address general groundwater quantity concerns for the AEMOT Groundwater Management Area includes the following important recommendations:

Recommendation '60': Municipalities and Conservation Authorities should meet with the MOE, AEMOT citizens and stakeholder groups, through a series of "workshops" this year, to discuss the findings from this study and the potential delegation of water taking permits from the MOE to a "local water management authority". Following these deliberations, a "position paper" should be produced, and if it supports a delegation of water taking permitting authority, also include any suggestions for amending existing legislation(s) – if required.

(Note To The Reader: Other Ontario municipalities approached The Ministry of the Environment (MOE) several years ago about changing legislation and enacting groundwater protection zones. To-date, significant discussion has taken place and there is a Committee of municipalities that meets regularly to discuss issues and formulate a plan. During its review of the Draft Report of the AEMOT Groundwater Management Study, MOE staff indicated to Greenland International that some issues raised in this report had been discussed in detail by these other municipalities. It would therefore be beneficial for the AEMOT Steering Committee to meet with some of these other municipalities (i.e. during the Partnership Model implementation) and senior MOE staff.

Recommendation '61': "Depending on a successful outcome" for Recommendation '59', the Municipalities and participating government agencies could then establish a "water authority" or "board" as an AEMOT watershed-based public agency to manage the water taking permit system. This organization could also integrate the current "Drought Response – 2000" initiative for the area. For example, farmer managed irrigation systems of Western Canada may provide a suitable "board" model, as well as similar "Groundwater Protection Districts" in the United States. In the event that this new authority also accepts planning approvals related to surface water management, operational frameworks of "Water Protection Districts" in Europe could also be considered.

This authority (if implemented) would develop a management system, which will maintain baseflows required to maintain the aquatic ecosystem and provide water supply for irrigation and other riparian uses. Water allocation principles will also be established, which ensure that water supply is apportioned fairly to all users and new water allocation principles would replace the current permitting system. The authority will establish a water delivery schedule for critical times of the year when water requirements are high and supply limited. Finally, the authority will conduct monitoring groundwater levels, climate conditions and low flows to enhance data on current (baseline) conditions from this study.

A groundwater authority for the AEMOT study area may be able to be implemented through existing programs (e.g. Conservation Authorities) or may require staff and volunteers to manage water deliveries to users during periods of limited water supply to ensure that the groundwater management system is effectively and fairly implemented. This new authority or board should consider the following:

- ❑ Management input from farmers and other principal water users;
- ❑ Significant representation of local citizens and stakeholder groups;
- ❑ Technical input from the Conservation Authorities, MNR, MOE and involvement of OMAFRA and Ontario Power Generation Corporation; and,
- ❑ Opportunities for funding (if needed) through establishing a local water rate or tax to finance operations, inspections, studies, monitoring and warning systems.

5.0 Plan Implementation and Funding

The AEMOT Groundwater Management Plan is intended to provide a framework to assist cooperation between the municipalities, local agencies and other stakeholders (including water purveyors) through the implementation of the adopted management strategies. The proposed Partnership Model (see Part 'D' supplement) for implementing/funding the Management Plan's recommendations includes forming a management committee for administering groundwater protection activities in the AEMOT Groundwater Management Area. The representation on the "Steering Committee Team" would include 5-7 members. These could include elected officials or appointed representatives from the AEMOT municipalities (including Dufferin and/or Grey County), a representative from the four Conservation Authorities, a representative from the Ministry of the Environment, a First Nations member in the Management Area, a groundwater purveyor and/or citizen (water system owner).

The Steering Committee would receive "as-requested" advice from an appointed technical/logistical support group of professionals, who have no conflicts of interest in the Management Area. This post-study professional team would report directly to the Management Committee. This "support group" could be retained by a competitive tendering process on an annual basis to provide all or some of these professional services:

- ❑ Partnership Model implementation, including the formation of new partnerships and related public consultation tasks (such as the preparation of and attendance at school workshops, etc.). This work would also include the identification of funding sources and grants for the Model's operations (i.e. for at least 10 years), monitoring equipment purchases and a video/CD production about the AEMOT groundwater management planning process, which was initiated in 2001 for use by the future Management Committee at schools, forums, etc.;
- ❑ Study website maintenance and development of other stages (i.e. as related to future research initiatives);
- ❑ Collection/processing of climate, stream flow and groundwater well monitoring data within the AEMOT Groundwater Management Area;
- ❑ Further calibrations of the surface water (ISWMSTTM) and groundwater (MODFLOWTM) models developed by Greenland International using future monitoring data and, if required, use of these models for additional water management directives such as drought and/or flood forecasting;
- ❑ Spatial analysis of baseline and additional information to determine relationships between the environment and human activities;

- ❑ Data management and Internet development to maintain data integrity and continuity using database management tools, including SiteFx, Access2000 and OLID Metadata;
- ❑ Impact assessments for municipalities about Permits to Take Water or any large water use proposal, in the context of regional and local aquifer systems, as well as the “ecosystem analytical approach” used by Greenland International for this study;
- ❑ Administrative support and public consultation for future Management Committee members, including attendance at Council meetings, conferences, etc.; and,
- ❑ Completion of “high priority” investigations arising from this study’s investigations, such as an E-coli bacteria assessment of rural and communal wells, as well as scoped subwatershed studies for areas now experiencing development pressures upon water systems (e.g. within the Town of The Blue Mountains and Municipality of Grey Highlands).

The key task for the Partnership Model’s Steering Committee will be to obtain funding, develop budgets and programs consistent with the AEMOT Groundwater Management Plan.

Long term funding will also be needed to implement the AEMOT Groundwater Management Plan. The recommended approach from the proposed Partnership Model is based on the principle that users of groundwater that benefit from programs in the Plan should financially support their implementation. Funding for the programs and participation by municipalities and counties, provincial and federal government agencies, water purveyors and other affected industries, and research institutes would be on a voluntary basis, and subject to budgetary approval by their governing boards. Private donations from stakeholder groups and citizens would be encouraged too. Further details about the proposed Partnership Model are presented in this report.

The AEMOT Steering Committee requested Greenland International to provide a “staged” work program for the first few years of the Plan’s initiation, in part because of anticipated funding limitations. The following summarizes a potential implementation strategy. Associated costs would be confirmed once the scope of work is clearly defined by the Management Committee to ensure the creation of a “living document” for the AEMOT Groundwater Management Area:

Year ‘1’: May – October 2001 (Initial 6 Months)

Recommended Items

- 1) Web-site Maintenance (“Basic Level”)
- 2) Re-install Monitoring Equipment & Download/Process Data
- 3) “Minimum” Partnership Model Implementation, including letter of intent for partial funding from the Federation of Canadian Municipalities (FCM)
- 4) Public Consultation/Communication Strategy Development
- 5) Professional Information Support

Optional Items

- SiteFx database conversion of Study information
- Series of School Workshops (i.e. presentation of study material)

November – April 2002 (Remaining 6 Months)

Recommended Items

- 6) Web-site Maintenance (“Update Level”)
- 7) “Full” Partnership Model Implementation and Public Consultation (Stage ‘1’)
- 8) Monitoring Program & Computer Model Calibrations
- 9) E-coli Bacteria Assessment of Rural and Communal Wells
- 10) Other High Priority Investigations from the Study Report
- 11) As-required “Local” Groundwater System Assessments

Year ‘2’

- 1) Web-site Maintenance (“Data Management Level” or “Dynamic Internet Development”)
- 2) “Full” Partnership Model Implementation & Public Consultation (Stage ‘2’)
- 3) Monitoring Program & Computer Model Calibrations
- 4) High Priority Investigations
- 5) As-required “Local” Groundwater System Assessments

Year ‘3’

- 1) Web-site Maintenance (“Data Management Level” or “Dynamic Internet Development”)
- 2) Partnership Model Implementation & Public Consultation (Stage ‘3’)
- 3) Monitoring Program & Computer Model Calibrations
- 4) High Priority Investigations
- 5) As-required “Local” Groundwater System Assessments

6.0 Plan Review and Adoption

On February 21, 2001 the study’s last Open House (the third of a series) was held at Flesherton. Similar to the first two information sessions that were held in May 2000 at Flesherton and Thornbury, this Open House was also well advertised. More than 100 concerned and involved citizens attended.

The purpose of this final Open House was to present technical data and mapping, compiled from Greenland International’s investigations, as well as a long-list of groundwater management plan options/policies for the AEMOT Groundwater Management Area. The public forum was a success, including “overwhelming support” for the Partnership Model and to keep project momentum going after the study completion. In particular, the public accepted the study’s recommendation to first implement the Plan through Official Plans of each municipality, and then focus on potential amendments to existing government policies, legislation and/or programs so that the “AEMOT Community” could have an “influential voice” on future groundwater management issues. The comments received at the February 2001 forum also reinforced the study’s selection of options to form the Management Plan.

In late March 2001, Steering Committee and Greenland Team members met with local municipal politicians and professional land use planners representing the Municipality of Grey Highlands, Township of Melancthon, Town of The Blue Mountains and Grey County. The purpose of this round-table discussion was to review the Management Plan options, Open House comments and to reach a general consensus on the "best approach" to implement this Plan's recommendations. All municipalities agreed that similar policies to those adopted last year by the Municipality of Grey Highlands (including a recommendation to prepare "scoped" subwatershed plans for high priority groundwater quantity and/or quality impacted basins within the study area) should be included in each new proposed Official Plan. The municipal planners also supported a motion to reference specific figures, maps, tables, etc. from the

AEMOT Groundwater Management Study report as an additional schedule(s) in the new proposed Official Plans. Finally, it was agreed that the report should include "strong/bold" recommendations for as-required amendments to current policies, legislation, etc. affecting groundwater management in the study area. It was recognized, however, that these changes may take time to implement, but are worth pursuing by the future Steering Committee Team of the proposed Partnership Model, in response to similar public consensus received at the last Open House.

Once adopted by the AEMOT Steering Committee, the Management Plan presented in this report will allow for its implementation. Affected governments and agencies are responsible for implementing the plan following adoption by the municipalities and Ontario Ministry of the Environment. The plan may be modified over time under the supervision of the proposed Steering Committee Team in our Partnership Model. This committee, which should be formed as soon as possible after this study, will advise implementing agencies, oversee groundwater management activities, review new issues and consider new programs that emerge after the AEMOT Groundwater Management Plan is adopted. It will be the responsibility of this other Steering Committee to develop a process to incorporate new issues and programs.



Shaw Farms Ltd.

629112 Grey CR 119 – RR2 Clarksburg – ON N0H 1J0

519-599-5399



bedwan.shaw.farms@gmail.com



September 20, 2016

RECEIVED
SEP 23 2016

RE: Conn Pit Expansion Proposal

TOWN OF THE BLUE MOUNTAINS
PLANNING & DEVELOPMENT SERVICES
PER _____

To whom it may concern:

We have recently purchased the farm directly south of the proposed Conn Pit Expansion and we do have some concerns that we would like to be addressed during the planning process.

1. The existing pit has a setback of 45m from our property line which was decided over fifty years ago. The expansion to the pit proposes narrowing this to a 15m setback. We do not know the reasoning for the original guidelines but feel that the original plans should be considered as a precedent for future planning. It is our request that if the expansion proceeds it should maintain the setback distance of 45m as per the original plans. What was important in the planning fifty years ago should surely be important today.

This does not in any way affect the amount of gravel that can be extracted by this generation. It only increases the property value of the pit if it were to be sold in the very near future because of the projected future yardage of gravel which can be removed in years to come.

2. We would like to see a page wire fence with cedar posts every 12ft on the property survey line in addition to the berm being built between the pit and our property line.
3. The proposed removal of the hardwood bush at the back of the pit expansion property is a concern to us. When there is a natural forest resource rooted on top of the unmined gravel why would it be important to undermine and destroy one resource in order to extract another?
The trees located on our farm are what I would call inner forest trees and do not have the root structure to survive exposure to the elements on the fringes of the forest. What is being proposed is the removal of all the trees on the Conn Pit Expansion. This would allow the wind and other elements to cause blow down in our forest thus affecting the future harvest value of this valuable farm resource and adversely affecting our forest management practices which was part of our long term agricultural plan when we purchased the property.
This area is also deemed as a sheltered wintering habitat for deer and other species. The proposed 15m setback is not enough space to allow wildlife to feel comfortable thus driving them out of our forested area because of the noise of pit operations combined with the destruction of their habitat.



4. 2016 is our first year of farming this property at Gibraltar and we have struggled with an unprecedented amount of thistles in the hay crop.
We can see thistles and weeds on the existing berm of the gravel pit. These are uncontrolled weeds that may or may not have contributed to our problem. It should be a requirement that the gravel pit property conform to the Township's weed control by-laws and that the weeds on the berm must be sprayed or cut to discourage spreading.
5. We believe that the inconvenience of the Conn Pitt Expansion coupled with the devaluation of neighbouring properties should eliminate the need for any and all future tax increases to any adjoining properties.

If Phase 1-3 of the new pit expansion are approved there should be a specific order in which this procedure takes place.

ie: approve Phase 1 but don't give approval for Phase 2 until the existing pit is completed; then Phase 2 would have to be completed before Phase 3 is started.

Without this type of restriction this pit will remain a mess like most pits in Ontario.

We would suggest that the division lines for Phase 2/3 should run East to West instead of North to South. (see attached). Because phase three will not likely be developed in our lifetime perhaps we should allow the next generation to determine if they want to destroy the forest in order to access the gravel. It is quite possible that with the passage of time it will be more important to keep the green space than to extract the gravel. Sometimes big business dollars get in the way of common sense.

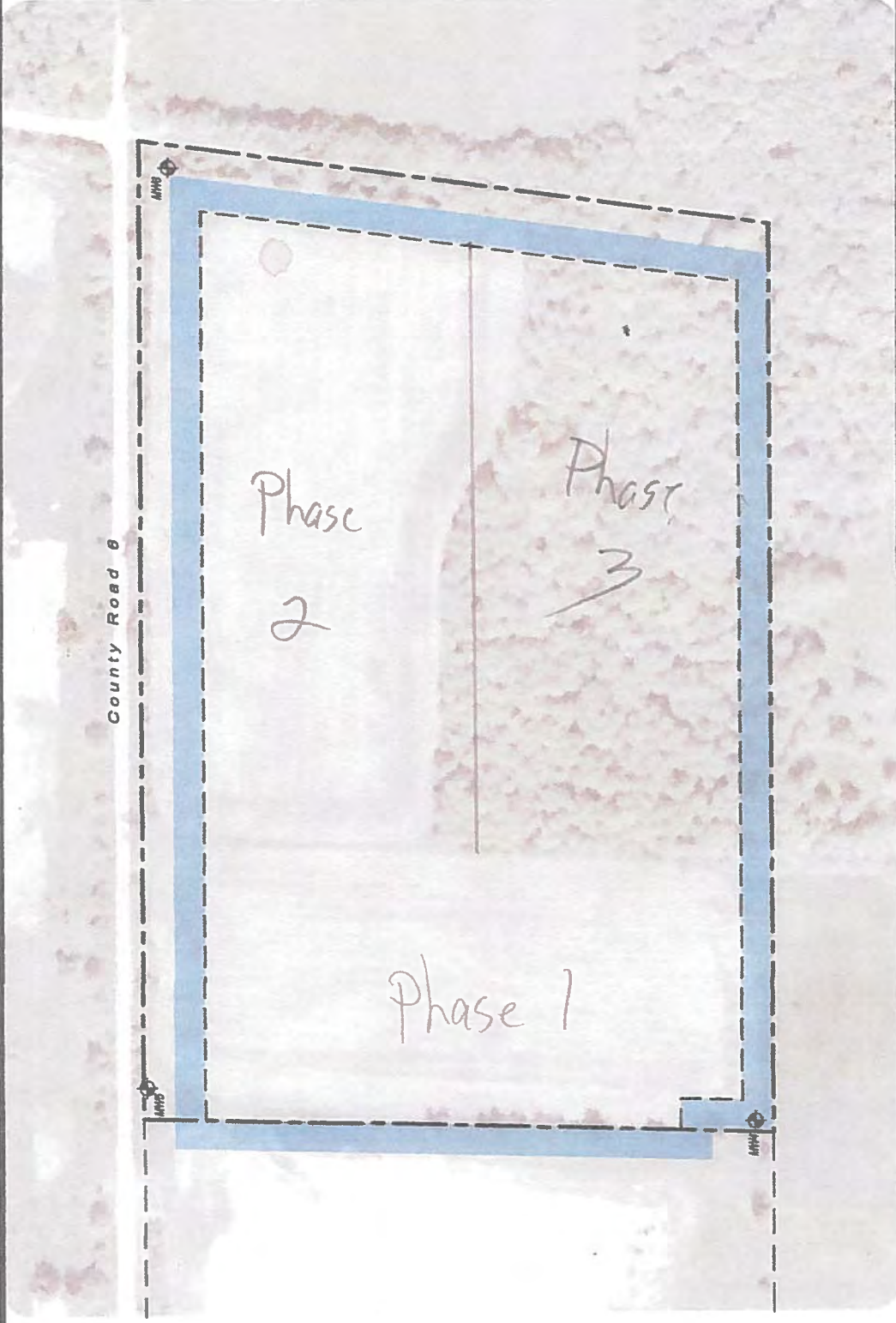
All of these concerns are presented in trust that they will be duly considered by all parties involved and that proper respect will be given to all the resources that are available not only for our generation but also for those to come.

Sincerely,



Bev Shaw
President
BEDWAN Shaw Farms Ltd.


BS/ss



LEGEND

- Monitoring Wells
- Pit Extension (SITE)
- Conn Pit
- Extraction Boundary
- Zone of Influence

ZONE OF INFLUENCE

 MTE Engineers Scientists Surveyors		Project Name Conn Pit Extension Hydrogeology Study	
Scale: 1:1000		Client 2223117 Ontario Inc.	
Part North 1/2 Lot 6, Conc. 4, Town of Blue The Horseshoe		Date December 2015	
MTE Project No. 33877-200		Eau Claire No. 12	

-----Original Message-----

From: Annette Solly [REDACTED]
Sent: September-06-16 12:54 PM
To: Bryan Pearce
Subject: Re. Extension of Conn Pit

When this was being discussed, we were out west on vacation.

We say NO to the expansion of the Conn Pit for a few reasons

- 1). Enough gravel trucks up and down our roads now
- 2). Tampering with water levels and integrity of everyone's wells around
- 3). Why destroy more beautiful forests to make big holes.
- 4). 3 gravel pits in Gibraltar is enough. No more !!! Or expansions.

Thank you

Chuck & Annette Solly
[REDACTED], 4th Line
Gibraltar.

From: Jeanette Macdonald [REDACTED]
Sent: August-26-16 1:49 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Conn Gravel Pit extension

We understand the need to provide enough gravel for expected continuous building in the area but we think there must be alternatives to building in such an environmentally sensitive spot and in an area so close to many homes. we are particularly concerned about the closeness to the Thunderhill development which contains 59 houses. This pit extension will have a huge impact on the community and on the resale value of our homes . Grey Rd 19 is noisy enough when the gravel trucks thunder by, without added dust and noise from the gravel pit. Please ask council to reconsider any decision the have made to approve the extension. As things stand presently, we can no longer receive internet service to our home due to the forest growth and TV installation will be very expensive.

Yours Sincerely, Jeanette Macdpnald and frederick Wetzal

June 15, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

RECEIVED

AUG 22 2016

TOWN OF THE BLUE MOUNTAINS

PER: _____

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

I am writing to state my objection the above noted application for Official Plan zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values and the erosion of the appeal of this area as a destination for cyclists and other outdoor enthusiasts who frequent the area surrounding the proposed pit expansion. Consideration must be given to the negative economic fall out of visitors avoiding the area because of the impacts of an expansion of the pit. Increased truck traffic on Grey Rd 19 also poses potential safety risks to the ever-increasing number of cyclists using this stretch of road, which is to be the main route used by gravel trucks entering and exiting the site.

The proposal that the pit be permitted to load and ship on Saturdays between the hours of 7-12 am is particularly objectionable. This is a peak time for outdoor leisure activities in the immediate vicinity, impacts the quiet enjoyment of local property owners during what is typically people's day off and means more gravel trucks on Grey Rd 19 during one of the heaviest use periods for cyclists.

I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely, [REDACTED]

Your name
Your address

[REDACTED]

ke PDS



615411 3rd Line Ravenna ON N0H-2E0 info@prettyriverquarry.ca

August 17, 2016

Mayor John McKean & Council
Town Of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H-2P0
Canada

Dear Mayor and Council,

Friends of the Pretty River Valley is a group comprised of area residents, ratepayers and visitors to The Blue Mountains. Our primary objective is to advocate for the Pretty River Provincial Park and surrounding area. We wish to ensure this pristine resource maintains its unique and important character in our community.

We are concerned by the current application to amend the Official Plan to allow for the Conn Pit Expansion. We believe that this application will have negative effects and consequences for the Pretty River Provincial Park and surrounding area.

Our organization has undertaken to educate area residents of the possibilities and realities of increased aggregate extraction on the Niagara Escarpment and Pretty River Valley Park front. We hope to convince you to support us in this endeavor.

Our campaign centers around a petition, launched this week, which we will present to you before the vote is taken on this issue. We hope to demonstrate strong community support against the Pit expansion, hopefully helping to defeat the application for changes to our Official Plan.

Please take the time to visit our web page, noprettyriverquarry.ca, and please do not hesitate to contact us should you require more information about our organization.

We appreciate your public service for our community and look forward to winning your support.

Sincerely,

Friends of the Pretty River Valley
info@noprettyriverquarry.ca

CC: Gail Ardiel, Deputy Mayor
Robert Gamble, Councilor
Joe Halos, Councilor
Michael Martin, Councilor
John McGee, Councilor
Michael Seguin, Councilor
Town Clerk

From: Kirsti Suutari [REDACTED]
Sent: July-04-16 10:11 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Conn Pit Objection

June 30, 2016

Corrina Giles, CMO
Town Clerk
Town of the Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

We are writing to express our objections to the above-noted application for Official Plan zoning by-law amendments.

After reviewing the application it is clear that the proposed activities will impose unacceptable outcomes on the local resident community, visitors, and the surrounding natural habitat, and by extension therefore, the Municipality.

The local resident community will be affected by excessive heavy equipment noise, an increase in truck traffic, environmental issues, and the degradation of local property values. The added truck traffic is a safety issue for our Thunderhill community because one of our entrances has a short access field that is made more dangerous by an increased volume of trucks.

The by-law amendment undermines the municipality's desire to attract visitors, especially the cycling community. With few roads transiting the Escarpment, all of which are desirable to cyclists, increasing the number of loaded trucks, on the Grey Road 19 gradient, shared with bicycle traffic, is inviting a critical incident at worst. At best, increased truck traffic makes the route unattractive, to cyclists as well as local traffic.

The proposal that the pit be permitted to load and ship on Saturdays between the hours of 7:00 a.m. and noon is egregious. This is a peak time for outdoor leisure activities in the immediate vicinity, impacts the quiet enjoyment of local property owners during what is typically people's day off, and means more gravel trucks on Grey Road 19 during one of the heaviest use periods for cyclists.

The most important reason, however, is personal. The Thunderhill subdivision of Castle Glen has appealed repeatedly to The Town to ensure that the current character of its neighbourhood be maintained, and The Town upheld this request less than one year ago. We seek a quiet and natural environment, and the by-products of this zoning amendment would amount to a reversal of Council's decision.

We respectfully request that Council hear its constituents' concerns on this proposed zoning amendment, and urge you to vote against this application.

Yours truly,

Kirsti Suutari & Peter Lamy
[REDACTED], Blue Mountains, ON L9Y 0R6

From: Giselle Seheult [m [REDACTED]]
Sent: June-30-16 1:23 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Re: 250 dump trucks per day pass our property already.

Dear Ms Giles,

RE: [2223117](#) Ontario Inc. Conn Pit Expansion

I am writing to state my objection regarding the above noted application for Official Plan zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values and the erosion of the appeal of this area as a destination for cyclists and other outdoor enthusiasts who frequent the area surrounding the proposed pit expansion. Consideration must be given to the negative economic fall out of visitors avoiding the area because of the impacts of an expansion of the pit. Increased truck traffic on Grey Rd 19 also poses potential safety risks to the ever-increasing number of cyclists using this stretch of road, which is to be the main route used by gravel trucks entering and exiting the site.

The proposal that the pit be permitted to load and ship on Saturdays between the hours of [7-12 pm](#) is particularly objectionable. This is a peak time for outdoor leisure activities in the immediate vicinity, impacts the quiet enjoyment of local property owners during what is typically people's day off and means more gravel trucks on Grey Rd 19 during one of the heaviest use periods for cyclists.

I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely,

Giselle Seheult

[REDACTED]

Castle Glen Estates

PS. & FYI, Our pond is adjacent to Grey 19, from which road runoff is compromising the health of our pond. This pond also happens to be our household water source - Grey County is currently doing an assessment of the road impact on said pond. And this is before the intended increase in dump truck activity.

Sent from my iPhone

From: Jeanette Macdonald [REDACTED]
Sent: June-30-16 12:05 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Proposal to enlarge the Conn Gravel Pit

My husband and I are very concerned that if this enlargement goes ahead it will seriously impact the value of our property and will cause disturbance and added noise from more gravel trucks on Grey Road 19.

We have already experienced some disturbance from culvert clearing and tree trimming but we understand that this is necessary and will improve the surroundings. However enlarging a gravel pit so close to our development is another matter. Would it be possible for council to find another alternative in an area with less development?

We hope that you can find a solution for this. Thanking you in anticipation.

Jeanette Macdonald and Frederick Wetzel.
Thunderhill Development

From: Margot Allan [REDACTED]
Sent: June-28-16 7:56 AM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: 250 dump trucks per day pass our property already.

June 15, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: [2223117](#) Ontario Inc. Conn Pit Expansion

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I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely,

Margot Allan

██████████ Cres.

Castle Glen Estates

June 27, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

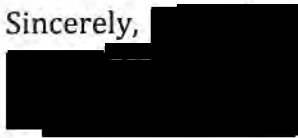
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I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely, 

Leslie Brophy


Town of the Blue Mountains

25
June 15, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street - Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

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I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely,

Hastha Burrefield

[Redacted Address]

Plan 910, Lot 27

Castle Glen.

Town of Blue Mountains

Please don't
expand gravel
extraction on
the unique
Niagara Escarpment,

25
June 15, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street - Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

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I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely,

CD Butterfield
P. (Phonetic) Road. Cattle Glen.
[Redacted]

P.S. It seems to me that we need a
way to balance necessary business and quiet
enjoyment of our lovely home. If business always
trumps - I am pretty sure it is not right. Thank you. SDBD

June 27, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion


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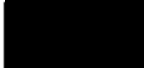
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I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely, 


Nathalie Butterfield

 Reids Hill Road
Grey Highlands, ON N0C 1M0

From: [Corrina Giles](#)
To: [Geordie Dalglish](#)
Cc: [council](#); [SMT](#); [Denise Whaley](#); [Sharon Long](#)
Subject: RE: Letter of Objection
Date: May 30, 2016 12:13:49 PM

Good afternoon Mr. Dalglish,
I acknowledge receipt of your comments in response to the expansion of the Conn pit, and confirm I have forwarded the same to Council for their information and consideration in this matter.

Kind regards,

Corrina Giles, CMO
Town Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario
N0H 2P0
Tel: 519-599-3131 ext 232
Toll Free: 1-888-258-6867
Fax: 519-599-7723
townclerk@thebluemountains.ca

Sign up to receive up-to-date Town news, bulletins and departmental information by visiting:
<http://www.thebluemountains.ca/subscribe.cfm>

From: Geordie Dalglish [mailto:]
Sent: May-30-16 12:07 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Letter of Objection

Dear Ms Giles,

Attached is a formal letter of objection to the Conn Pit application.

Sincerely,

Geordie Dalglish
[REDACTED]
The Blue Mountains

G. Dalglish

May 24, 2016

Corrina Giles, CMO
Town Clerk
Town of The Blue Mountains
32 Mill Street - Box 310
Thornbury ON N0H-2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. - Conn Pit Expansion

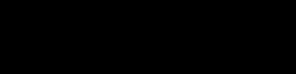
I am writing to state my objection to the above application for Official Plan and Zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values.

I respectfully urge Council to consider these impacts on the Blue Mountains, and vote against this application.

Sincerely,



Geordie C. Dalglish

Town of The Blue Mountains

22 St. Clair Ave East Suite 1400 Toronto ON M4T 2S3

From: [Corrina Giles](#)
To: [Donald H Avery](#)
Cc: [Denise Whaley](#); [Sharon Long](#)
Subject: RE: Conn Pit Comments
Date: June 8, 2016 9:51:15 AM

Good morning Mr. Avery,
Thank you for your email. I confirm I have forwarded the same to the Planning Department as well for inclusion in the record for this matter.

Kind regards,

Corrina Giles, CMO
Town Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario
N0H 2P0
Tel: 519-599-3131 ext 232
Toll Free: 1-888-258-6867
Fax: 519-599-7723
townclerk@thebluemountains.ca

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From: Donald H Avery [REDACTED]
Sent: June-06-16 3:42 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Re: Conn Pit Comments

TOWN OF BLUE MOUNTAIN PRESENTATION 15 May 2016

My name is Donald Avery and I am here, along with my colleagues Peter Toffelsen and Blanka Guyatt, to explain why the Blue Mountain Watershed Trust is concerned about certain aspects of the proposed expansion of the Conn Pit.

By way of background I should point out that during the past 21 years the Trust has been attempting "to preserve and enhance the Blue Mountain Watershed ecosystem." An important aspect of this campaign has been to encourage local governments in this region to reject inappropriate attempts by aggregate companies to change zoning regulations or their Official Plans in order to

facilitate their operations since, in our opinion, these activities could become a source of negative impacts for generations to come.

In this particular situation we would strongly encourage the Town of the Blue Mountains Council to consider the “Conn Pit” application within the context of the new Aggregate Resources Act: Blueprint for Change (2016), as well as the recommendations of the Co-ordinated Land Use Planning Review, particularly those section that relate to the Niagara Escarpment Plan. Or more specifically, the recommendations by the Niagara Escarpment Commission that no new aggregate mining operations “shall be allowed in the Niagara Escarpment Planning Area,” (passed on 14 September 2014); that the practice of converting areas designated Environmental Rural to Mineral Extraction shall be terminated, and that rigorous measures shall be adopted to ensure that aggregate companies fulfill their rehabilitation responsibilities.

At this stage, I would also like to pose several questions that members of Council might consider. First, would the Conn Pit application satisfy the criteria for an existing gravel operation under the Revised Aggregate Resources Act? Second, why would Council only consider the gravel potential of this unique section of the Niagara Escarpment, which has eleven specialized Areas of Natural and Scientific Interest (ANSI) within close proximity of the proposed pit. (AECOM Consultants Report –Dec. 2015). Surely, ecotourism would be a more appropriate use of this land, particularly at a time when the NEC is expanding its highly acclaimed Niagara Escarpment Park and Open Space Systems (presently 189 parks).

In closing, while the Blue Mountain Watershed Trust realizes that the mineral aggregate industry is important to the economy of this province, we also believe that “there must be a stronger acknowledgement by Governments of the negative impacts from Aggregate operations on host communities and their environment.” (BMWTF Hand-Book)

From: Corrina Giles <cgiles@thebluemountains.ca>

Sent: Friday, June 3, 2016 2:23:37 PM

To: Donald H Avery

Subject: Conn Pit Comments

Good afternoon Don,

Further to our conversation today, kindly forward your notes (on behalf of the BMWTF) from the May 16 Public Meeting regarding the Conn pit to me at your earliest convenience.

Thanks and enjoy the day!

Corrina Giles, CMO
Town Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario
N0H 2P0
Tel: 519-599-3131 ext 232
Toll Free: 1-888-258-6867
Fax: 519-599-7723
townclerk@thebluemountains.ca

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From: Ferron, Chris [REDACTED]
Sent: June-27-16 9:14 AM
To: Corrina Giles <cgiles@thebluemountains.ca>
Cc: Ferron, Laura (lferron@comscore.com) <lferron@comscore.com>
Subject: RE: 2223117 Ontario Inc. Conn Pit Expansion

June 15, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

I am writing to state my objection the above noted application for Official Plan zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values and the erosion of the appeal of this area as a destination for cyclists and other outdoor enthusiasts who frequent the area surrounding the proposed pit expansion. Consideration must be given to the negative economic fallout of visitors avoiding the area because of the impacts of an expansion of the pit. Increased truck traffic on Grey Rd 19 also poses potential safety risks to the ever-increasing number of cyclists using this stretch of road, which is to be the main route used by gravel trucks entering and exiting the site.

The proposal that the pit be permitted to load and ship on Saturdays between the hours of 7-12 am is particularly objectionable. This is a peak time for outdoor leisure activities in the immediate vicinity, impacts the quiet enjoyment of local property owners during what is typically people's day off and means more gravel trucks on Grey Rd 19 during one of the heaviest use periods for cyclists.

I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Chris Ferron

[REDACTED]

From: Ferron, Laura [REDACTED]
Sent: June-27-16 9:48 AM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: 2223117 Ontario Inc. Conn Pit Expansion

June 15, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

I am writing to state my objection the above noted application for Official Plan zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include the destruction to the existing wildlife, excessive noise, increased traffic and environmental issues, not to mention the degradation of local property values. It is also important to note that the erosion of the appeal to this area, as a destination for cyclists and other outdoor enthusiasts, will be impacted in a significantly negative way. Consideration must be given to the negative economic fallout of visitors avoiding the area because of the impacts of an expansion of the pit. PLUS, increased truck traffic on Grey Rd 19 poses potential safety risks to the ever-increasing number of cyclists using this stretch of road, which is to be the main route used by gravel trucks entering and exiting the site.

I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains, its residents AND wildlife, and sincerely urge you to vote against this application.

Sincerely,

Laura Ferron

[REDACTED]

.....
.....
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June 15, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

I am writing to state my objection the above noted application for Official Plan zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values and the erosion of the appeal of this area as a destination for cyclists and other outdoor enthusiasts who frequent the area surrounding the proposed pit expansion. Consideration must be given to the negative economic fall out of visitors avoiding the area because of the impacts of an expansion of the pit. Increased truck traffic on Grey Rd 19 also poses potential safety risks to the ever-increasing number of cyclists using this stretch of road, which is to be the main route used by gravel trucks entering and exiting the site.

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I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely,

Rob Grand

Peter Grosskopf

June 2, 2016

Corrina Giles, CMO
Town Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0

Dear Ms. Giles,

Re: 2223117 Ontario Inc. – Conn Pit Expansion

I am writing to state my objection to the above application for Official Plan and Zoning By-Law amendments.

After reviewing the application, it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values.

In particular, due to the proposed traffic route, my property, on which I intend to build a vacation home, will be negatively affected to the point that I would have to considering taking further action against the applicants and the township.

I respectfully urge Council to consider these impacts on The Blue Mountains, and vote against this application

Sincerely,



Peter Grosskopf
CON 2 PT LOT 9
Town of The Blue Mountains

traffic congestion and visual degradation of the landscape. This devaluation of property values will result in a substantial loss in municipal tax revenues for The Town of The Blue Mountains and Grey County. I recommend that all property owners on the 6th Sideroad, the 2nd and 3rd Line grieve their new assessment property values (MPAC) due to gravel pit operations.

Safety

The 6th Sideroad will be used by all trucks hauling gravel for both the Conn Pit and Bates Pit (located on the north side of the 6th), an estimate 1 truck every 3 minutes. This road is the only access road for all properties East of Gibraltar and for visitors to the Pretty River Valley Provincial Park. This road is used by school buses, property owners, commuters, park users, and all emergency vehicles as needed on a daily basis. On weekends there are additional user of the the road including cyclist, horseback riders, sightseers and so forth. Because there is no official designated parking areas, visitors park on the the road and do not expect to meet large gravel hauling trucks. Heavy trucks loaded with gravel (22 tons) at peak flow of 1 every 3 minutes could damage this half load road and any mechanical failure or accidental spill of gravel will hinder access for all vehicles along tho road as there are few places where shoulders are wide enough for passing.

Air and Environmental Quality Issues

The noise, dust and heavy truck traffic along the 6th Sideroad will reduce the quality of life and environmental amenities for land owners along this road. The pit activities will take place from 6 AM to 7 PM Monday to Friday and Saturday mornings. The pit opening at 6 AM will mean the track traffic will start prior to 6 AM. The activities which cause these issues will be taking place from early morning to all throughout the day into early evening.

Aggregate Quality

The aggregate to be extracted is not of the highest quality. See as reference:

- Aggregate Resources Inventory of Collingwood Township Grey County, Ontario Geological Survey Paper 87 Published 1991

- Earth Science Inventory and Evaluation of the Pretty River Valley et al, Ministry of Natural Resources, Ontario, Published 1992

The aggregate will be for less demanding purposes, such as fill for building sites. Yet the taxpayers/property owners on the 6th Sideroad will bear the cost of this extraction without any compensation or benefits.

Incompatible Land Use

Granting the this license and amendments would extend the gravel operation up to properties in the Niagara Escarpment, a world biosphere and to the Pretty River Valley Provincial Park where tourists and scientist who study nature come. In addition, properties in the near area have been designated as Areas of Natural and Scientific Interest by the province. This generates revenue for the County, the Town and the province. Having to travel through a visually degraded landscape to get to an recognized area of natural environmental importance and beauty is an improper and questionable use of this special area. The Conn pit expansion will also require the removal of an endangered species under the Endangered Species Act.

Long Term Risks

The planned rehabilitation of the pit is in 3 phases and will leave a pond where gravel has been extracted below the water table. Berms and tree planting are at the minimum standards. There is no provision for aquatic planting within the ponds. The rehabilitation will occur late (20 to 40 year) and only after the operator has surrendered the license. There is no long term provision for correcting any damage to the water table or the water quality after the pit closes. Once the pit is closed there is no responsible party for any unexpected adverse impacts to the environment.

I request the contents of this letter to be recorded and read as part of the public meeting to be held at 5 PM 16 May 2016, Thornbury Ontario. I also request notification of any decisions made by Council.

I would also like to request (to the Town clerk, as appropriate) notification of any decisions made with regard to:

- granting the pit license by Ministry of Natural Resources

- amendments to the official plan of Grey County due to this application
- amendments to the official plan and bylaw changes due to this application for the Town of The Blue Mountains

Respectfully

Bernard Homonick



June 15, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

I am writing to state my objection the above noted application for Official Plan zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values and the erosion of the appeal of this area as a destination for cyclists and other outdoor enthusiasts who frequent the area surrounding the proposed pit expansion. Consideration must be given to the negative economic fall out of visitors avoiding the area because of the impacts of an expansion of the pit. Increased truck traffic on Grey Rd 19 also poses potential safety risks to the ever-increasing number of cyclists using this stretch of road, which is to be the main route used by gravel trucks entering and exiting the site.

The proposal that the pit be permitted to load and ship on Saturdays between the hours of 7-12 am is particularly objectionable. This is a peak time for outdoor leisure activities in the immediate vicinity, impacts the quiet enjoyment of local property owners during what is typically people's day off and means more gravel trucks on Grey Rd 19 during one of the heaviest use periods for cyclists.

I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely,
Gina & Alan Johnston
[REDACTED], Blue Mountains L9Y 0R6

From: Lars Londen [<mailto:larslonden@gmail.com>]
Sent: June-27-16 3:10 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: Conn Gravel pit expansion

Dear Ms. Giles

My wife Monica and I were recently made aware of the plans to expand this operation which will significantly add to their already heavy traffic on Grey Road 19.

I am enclosing our objection letter which addresses many of the reasons why we think this expansion should be stopped.

19 is where we live just on a curve leading down to Collingwood. It is in our regions interest to make it attractive for outdoor activities cycling seems to be one of our key growing attractions during the summer season,

We are not cyclists but we see them push up the hill or roll down as the case may be. Even with the recent improvement Grey Road 19 is too narrow to provide safety for cyclists and motorists. Heavy traffic should be reduced, absolutely not increased.

We are well aware that our 4 season paradise needs economic activity and the pit is part of that but should not be allowed to expand.

We and our elected representatives should do everything to make our community and Grey Road 19 safe for a growing tourist trade. Not make it potentially even more risky (deadly?) than what it already is.

Sincerely

Lars

Lars Londen

[REDACTED]
Blue Mountains. Ontario L9Y 0R6
[REDACTED]

June 25, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms. Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

I am writing to state my objection the above noted application for Official Plan zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values and the erosion of the appeal of this area as a destination for cyclists and other outdoor enthusiasts who frequent the area surrounding the proposed pit expansion. Consideration must be given to the negative economic fall out of visitors avoiding the area because of the impacts of an expansion of the pit. Increased truck traffic on Grey Rd 19 also poses potential safety risks to the ever-increasing number of cyclists using this stretch of road, which is to be the main route used by gravel trucks entering and exiting the site.

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I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely,

[Redacted Signature]
Lars Londen for Lars and Monica Londen
[Redacted] Grey Road 19
Blue Mountains, ON L9Y 0R6
[Redacted]

From: Vickie macrae [REDACTED]
Sent: June-26-16 10:02 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: 2223117 Ont Inc Conn Pit

To whom it may concern,
re:2223117 Conn Pit

After reviewing the proposed Conn Pit expansion, I am horrified that yet another gravel pit will be opening and taking control of our roads!

Blue Mountains has embraced the out door activities of winter and summer enthusiasts. This expansion and movement of materials along roads where homes, cottages and snowmobilers, cyclists, hikers, horses and who knows what all else could be harmful to an industry Blue Mountains has nurtured and encouraged! I urge you all to consider the consequences of permitting an expansion.

Yours respectfully

Rick Clarke

Victoria macrae

Castle Glen, [REDACTED].

June 27, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

I am writing to state my objection the above noted application for Official Plan zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.


These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values and the erosion of the appeal of this area as a destination for cyclists and other outdoor enthusiasts who frequent the area surrounding the proposed pit expansion. Consideration must be given to the negative economic fall out of visitors avoiding the area because of the impacts of an expansion of the pit. Increased truck traffic on Grey Rd 19 also poses potential safety risks to the ever-increasing number of cyclists using this stretch of road, which is to be the main route used by gravel trucks entering and exiting the site.

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I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely,

Angela Marritt


Town of Blue Mountains,
ON L9Y 0R6

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

RE: 2223117 Ontario Inc. Conn Pit Expansion

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

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Sincerely,

To whom it may concern.

My name is Bryan Pady and I, together with my wife, own a family home in the Town of Blue Mountains, in the hamlet of Gibraltar. I am writing to oppose the extension of the Conn pit.

We vehemently oppose any additional pit activity on 6th Side road. Gibraltar property owners know the unpleasant reality of pit activity all too well; loud commercial traffic, dust, and trucks racing to get to their destination is what we know today. The Bates pit is active on our road and will be for decades to come.

Loads from the expanded pit would amplify the already loud, dirty traffic family's deal with in our community. Life in Gibraltar will be less safe, think about the impact from increased traffic, homes are 20 feet from the road, we are raising two young boys ages 3 and 6 and more trucks would impact their experience being outside – especially on weekends!

We believe our family's quality of life will suffer, to say nothing of our property value. Any pit expansion will devastate our property value.

We bought in the Town of Blue Mountains to enjoy the outdoors and peace of mind that comes from being in nature. The pit expansion stands to eliminate what little of that we had secured in Gibraltar.

We hold you, as elected officials, personally responsible to champion our best interests as constituents. The pit expansion application should be denied. Put yourself in our position, we will not stand by idly as you compromise our community, quality of life and property value.

The Town of Blue Mountains economy is centered on tourism, particularly from ski resorts & year round outdoor activities. How can you justify a pit expansion that would amplify commercial truck traffic throughout this community? Who in their right mind would want to travel to the Blue Mountains to cycle on Hwy 19 with dump truck traffic at the proposed levels. I doubt local businesses who rely on tourism would support a pit expansion that will negatively impact the appeal of the community to visitors.

We specifically oppose the application to dig below the water table and proposed hours of operation. Trucks should not be running past 5pm and the pit should not be allowed to operate on Saturday or Sunday.

Please confirm that our letter has been read and documented.

Regards,

Bryan Pady

From: Diana Prankevicius [REDACTED]
Sent: June-25-16 2:07 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: RE: 2223117 Ontario Inc. Conn Pit Expansion

June 24, 2016

Corrina Giles, CMO
Town Clerk
Town of Blue Mountains
32 Mill Street – Box 310
Thornbury, ON
N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

I am writing to state my objection the above noted application for Official Plan zoning By-Law amendments.

After reviewing the application it is clear that the proposed activities will create unacceptable impacts on the local community and surrounding natural habitat.

These impacts include excessive noise, traffic, and environmental issues, not to mention the degradation of local property values and the erosion of the appeal of this area as a destination for cyclists and other outdoor enthusiasts who frequent the area surrounding the proposed pit expansion. Consideration must be given to the negative economic fall out of visitors avoiding the area because of the impacts of an expansion of the pit. Increased truck traffic on Grey Rd 19 also poses potential safety risks to the ever-increasing number of cyclists using this stretch of road, which is to be the mainroute used by gravel trucks entering and exiting the site.

The proposal that the pit be permitted to load and ship on Saturdays between the hours of 7-12 am is particularly objectionable. This is a peak time for outdoor leisure activities in the immediate vicinity, impacts the quiet enjoyment of local property owners during what is typically people's day off and means more gravel trucks on Grey Rd 19 during one of the heaviest use periods for cyclists.

I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely,

Diana Prankevicius
[REDACTED] Northmount Crescent
Blue Mountains, Ontario
L9Y 0R6

From: Rand Thompson [REDACTED]
Sent: June-26-16 11:01 AM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: 2223117 Ontario Inc. Conn Pit Expansion

Corrina Giles, CMO

Town Clerk

Town of Blue Mountains

32 Mill Street – Box 310

Thornbury, ON

N0H 2P0

Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pit Expansion

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I respectfully urge Council to consider these negative impacts on The Town of Blue Mountains and its residents and urge you to vote against this application.

Sincerely

Rand Thompson
[REDACTED] Northmount Crescent
TBM

Letter to
Mayor John McKean

Mayor John McKean & Council
The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario N0H 2P0

August 8, 2016

Re: Proposed new Quarry Land

To our Mayor and Council;

We respectfully seek your support to oppose the proposed amendments to the official plan of the Blue Mountains - application # 2223117 Ontario Inc. (Conn Pit Extension).

This official plan amendment will allow the creation of new quarry lands on the Pretty River Valley Park front, and expand existing quarries on the Niagara Escarpment near Gibraltar. Productive farmland will be taken out of service and significant wooded wildlife habitat will be destroyed on lands buffering the Provincial Park.

The known outcomes of aggregate mining are noise, pollution, traffic and environmental degradation, all of which will directly impact the Pretty River Provincial Park and the surrounding area. Already served by four working quarries, this application will have little economic impact for the area. On the contrary, it will diminish the quality of our environment and its importance to residents and recreational visitors.

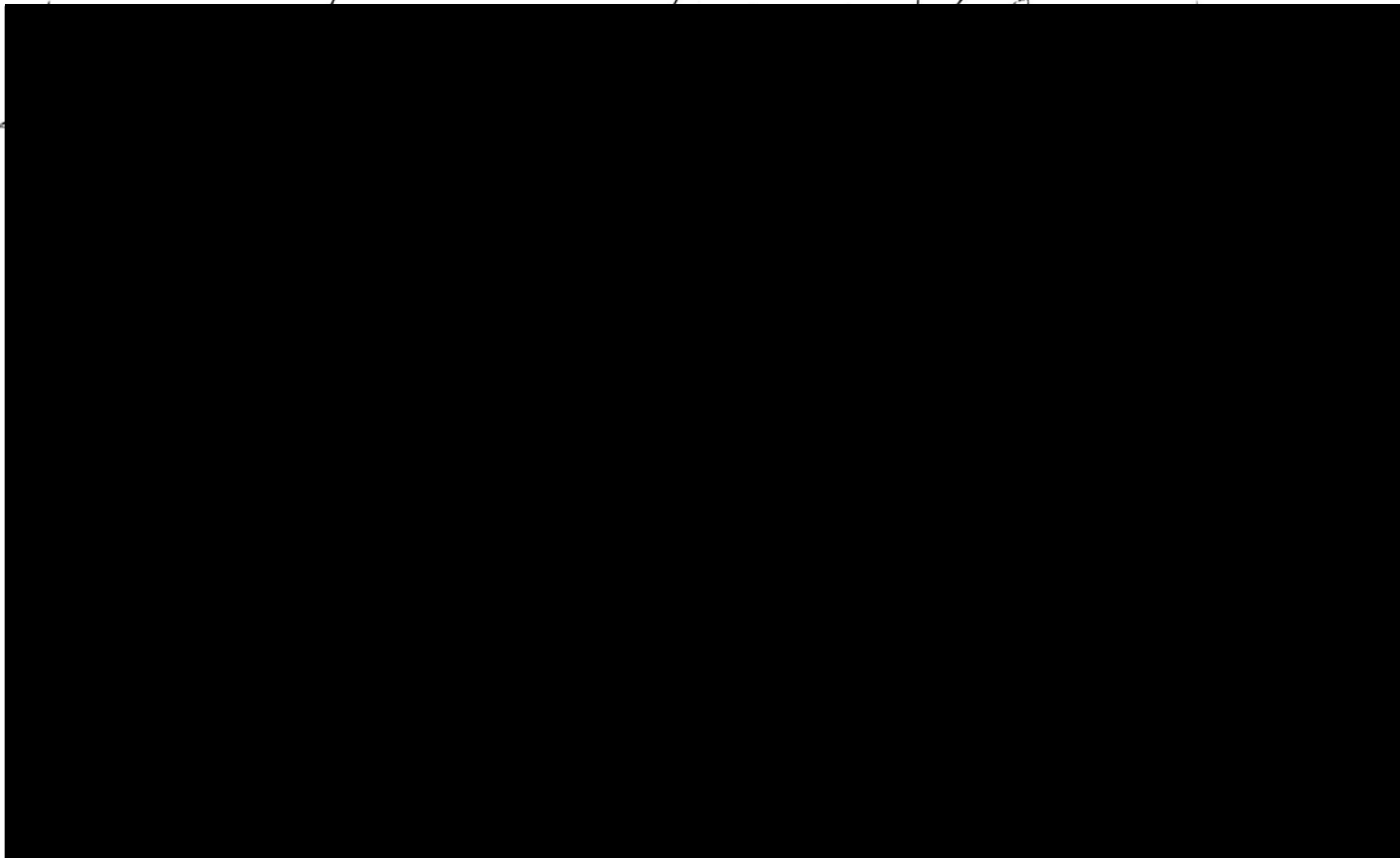
Please help us create a better environment for the Pretty River Provincial Park and the Blue Mountains. Vote No to application # 2223117 Ontario Inc. (Conn Pit Extension).

Sincerely,
Friends of the Pretty River Valley

CC: Gail Ardiel, Deputy Mayor
Robert Gamble, Councilor
Joe Halos, Councilor
Michael Martin, Councilor
John McGee, Councilor
Michael Seguin, Councilor
Town Clerk

RECEIVED
NOV - 1 2016

TOWN OF THE BLUE MOUNTAINS
PER: _____



Letter to
Mayor John McKean

Mayor John McKean & Council
The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario N0H 2P0

August 8, 2016

Re: Proposed new Quarry Land

To our Mayor and Council;

RECEIVED
NOV - 1 2016

TOWN OF THE BLUE MOUNTAINS
PER: _____

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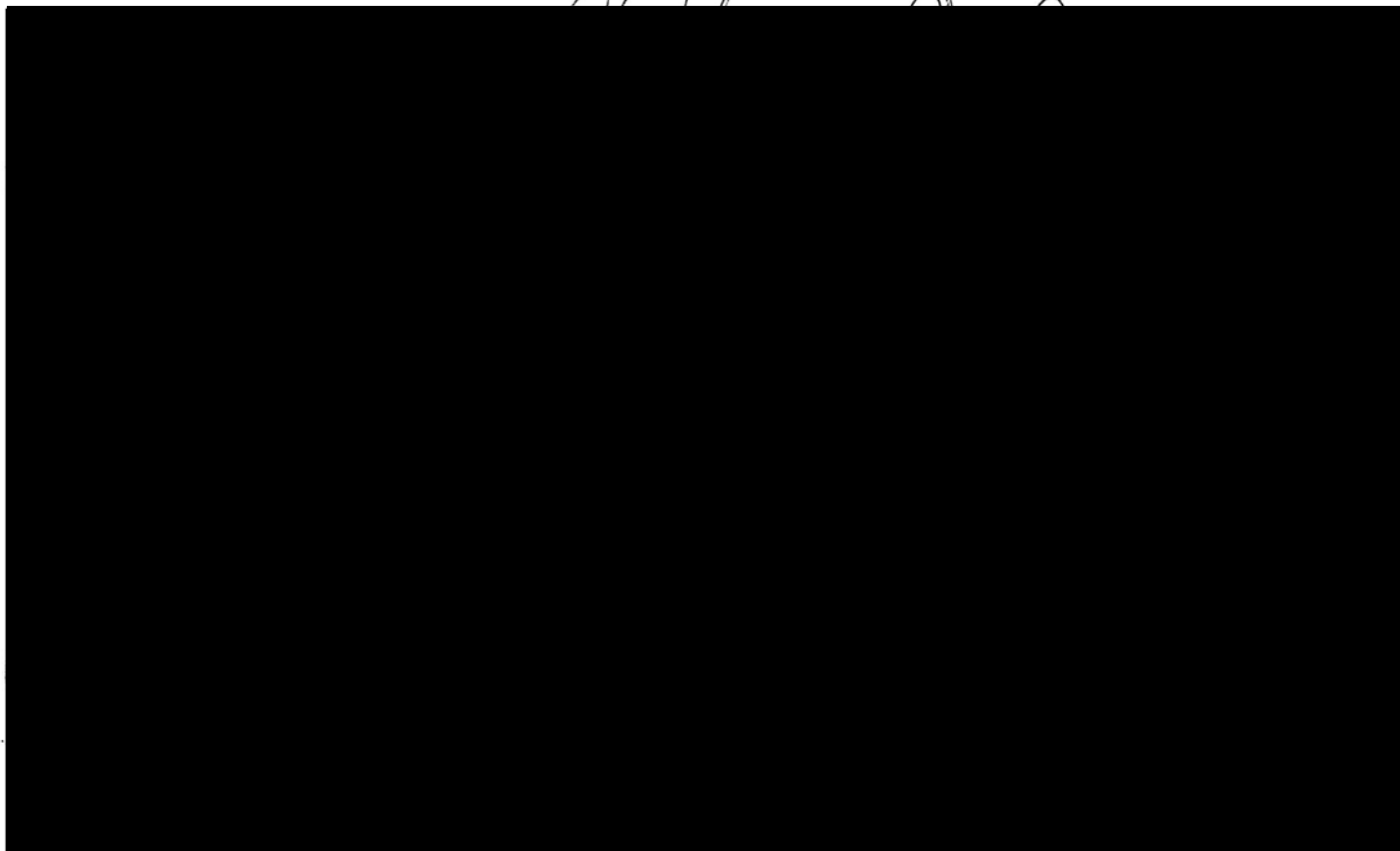
The known outcomes of aggregate mining are noise, pollution, traffic and environmental degradation, all of which will directly impact the Pretty River Provincial Park and the surrounding area. Already served by four working quarries, this application will have little economic impact for the area. On the contrary, it will diminish the quality of our environment and its importance to residents and recreational visitors.

Please help us create a better environment for the Pretty River Provincial Park and the Blue Mountains. Vote No to application # 2223117 Ontario Inc. (Conn Pit Extension).

Sincerely,
Friends of the Pretty River Valley

CC: Gail Ardiel, Deputy Mayor
Robert Gamble, Councilor
Joe Halos, Councilor
Michael Martin, Councilor
John McGee, Councilor
Michael Seguin, Councilor
Town Clerk

X





August 30, 2016
Corrina Giles, CMO
Town Clerk
Town of the Blue Mountains
32 Mill St- Box 310
Thornbury, ON
NoH2Po



Dear Ms Giles,

RE: 2223117 Ontario Inc. Conn Pitt Expansion

I am writing to you on behalf of the Nature League to state our objection to the above noted application for Official Plan zoning By-Law amendments.

It is clear that the proposed activities would create unacceptable impacts on the local community and surrounding habitat.

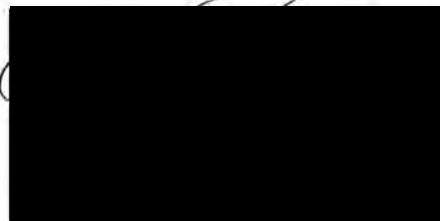
Our group enjoys hiking in the area and our mandate is to voice concerns when we see threats to the environment.

A quarry bordering the Pretty River Valley Provincial Park would enable the operators to destroy significant wild life habitat buffering the Park. Increased noise and dust from the gravel extraction will impact the Pretty River Valley and there will be more large trucks on the roads.

I respectfully urge Council to consider the negative impacts on the Town of the Blue Mountains, its residents and environment and to vote against this application.

Sincerely,

Migs Baker, president, Nature League





16 March 2018

Mayor and Members of Council

Town of the Blue Mountains

32 Mill Street

Thornbury, ON N0H 2P0

Stop the Pretty River Valley Provincial Park Gravel Pit

The Nature League (128 members strong) is opposed to Council changing the Official Plan to allow a gravel pit on the Pretty River Valley Provincial Park site. The application totally contravenes The Town of the Blue Mountains Corporate Strategic Plan 2015-2020.

The Pretty River Valley Provincial Park is one of Ontario's most pristine parks and one that our Nature League members hike and walk extensively year-round.

We will attend the April 4th meeting of council to object to the proposed change.

Yours sincerely,

A black rectangular box redacting the signature of Margaret A. Baker.

Margaret A. Baker, *President*

A black rectangular box redacting the signature of Clare Capon.

Clare Capon, *Past-president*

RECEIVED
MAY 27 2016

TOWN OF THE BLUE MOUNTAINS
PER: _____

96 Burnhamthorpe Rd.
Etobicoke, ON M9A 1H2
Tues, May 24, 2016.

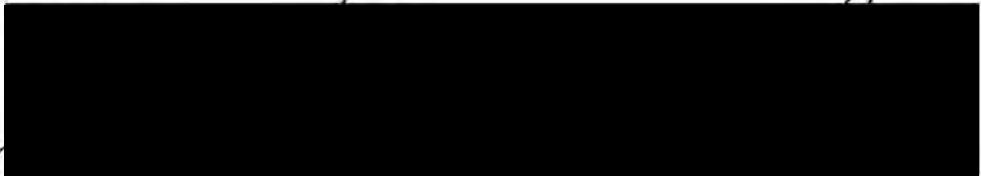
Thank you for the notice of
Public Meeting on June 6 concerning
156 Carmichael Cres. (Craigleith)

My husband and I have
owned 164 Carmichael Cres. for
over 40 years. We have no
objection to the proposed
B+B at 156 providing the
dwelling is owned occupied and
adequate parking is provided
on their own property at all times.
There is no overnight parking on
Carmichael Cres. and we don't
want noise.

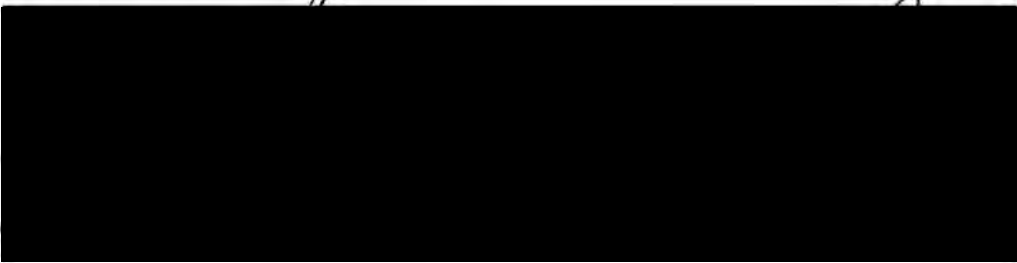
If the B+B isn't successful
or the owners decide to sell
can it become a STR? We are
disgusted w the behaviour from
these places and want to
protect ourselves and

→

wouldn't want STR inflicted
on any neighborhood.
If there is any chance this
could happen, we would
object vehemently.

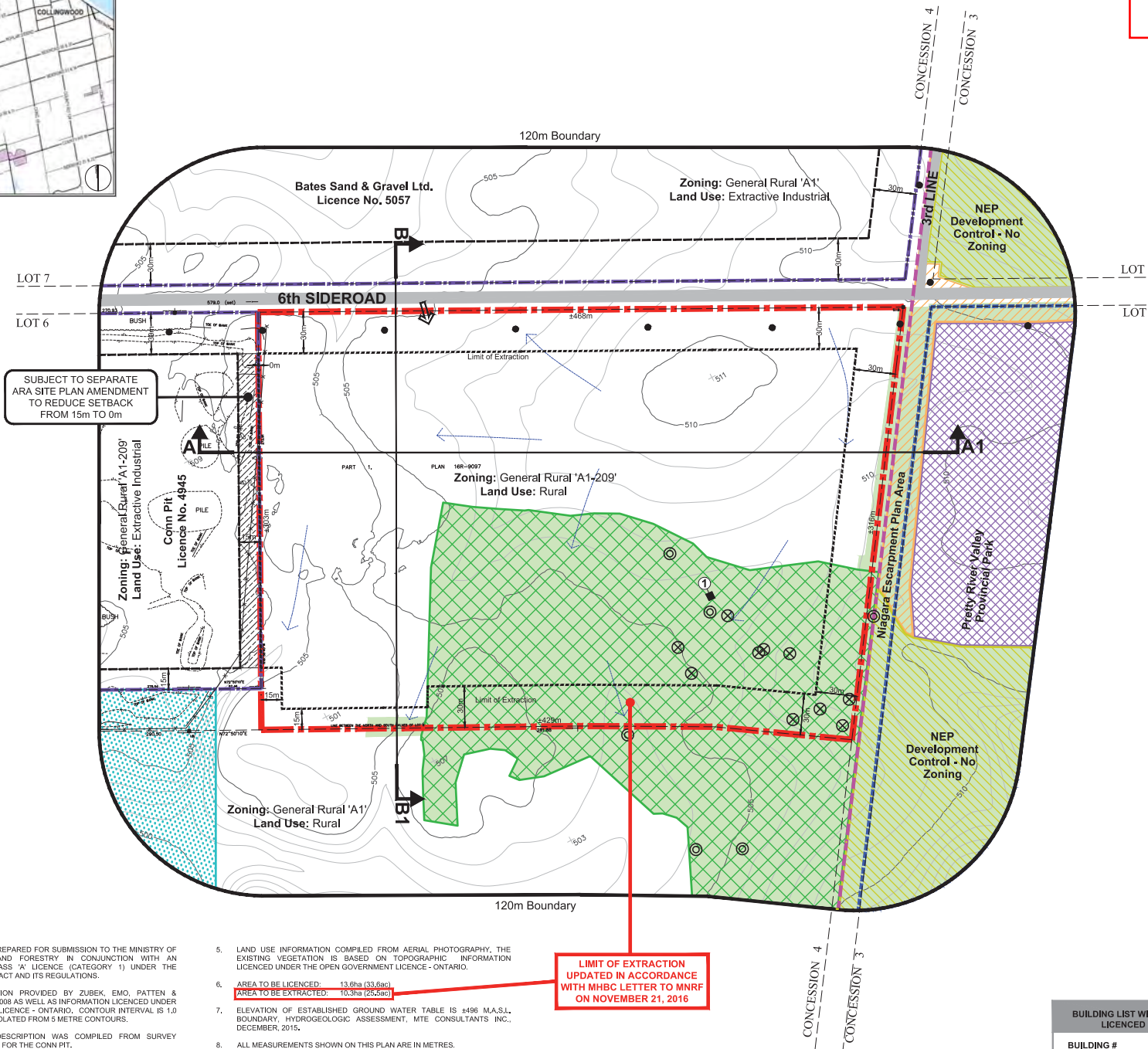


We want to be notified
of any decision on this B & B.
In addition, we wish a
written reply, regarding
our concern that this
B & B. could revert to a STR.
Thank you.



PDS.18.18
Attachment #2

Key Plan **DRAFT FOR AGENCY REVIEW**






















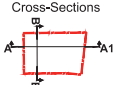


- NOTES:
1. THESE SITE PLANS ARE PREPARED FOR SUBMISSION TO THE MINISTRY OF NATURAL RESOURCES AND FORESTRY IN CONJUNCTION WITH AN APPLICATION FOR A CLASS 'A' LICENCE (CATEGORY 1) UNDER THE AGGREGATE RESOURCES ACT AND ITS REGULATIONS.
 2. TOPOGRAPHIC INFORMATION PROVIDED BY ZUREK, EMO, PATTEN & THOMSEN LIMITED FROM 2008 AS WELL AS INFORMATION LICENCED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO, CONTOUR INTERVAL IS 1.0 METRE AND WERE INTERPOLATED FROM 5 METRE CONTOURS.
 3. PROPERTY BOUNDARY DESCRIPTION WAS COMPILED FROM SURVEY INFORMATION COMPLETED FOR THE CONN PIT.
 4. SUBJECT LANDS ARE PRESENTLY ZONED GENERAL RURAL 'A1'-209. ZONING INFORMATION OBTAINED FROM THE TOWNSHIP OF COLLINGWOOD ZONING BY-LAW 83-40 AND ARE LAIEN ZONE 2006-110

5. LAND USE INFORMATION COMPILED FROM AERIAL PHOTOGRAPHY, THE EXISTING VEGETATION IS BASED ON TOPOGRAPHIC INFORMATION LICENCED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO.
6. AREA TO BE LICENCED: 13.6ha (33.6ac)
AREA TO BE EXTRACTED: 10.3ha (25.5ac)
7. ELEVATION OF ESTABLISHED GROUND WATER TABLE IS +496 M.A.S.L. BOUNDARY, HYDROLOGIC ASSESSMENT, MTE CONSULTANTS LTD. DECEMBER, 2015.
8. ALL MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES.
9. REFER TO SHEET 2 OF 3 FOR OPERATIONAL PLANS, 3 OF 3 FOR FINAL REHABILITATION LANDFORM AND 3 OF 3 FOR CROSS-SECTIONS

**LIMIT OF EXTRACTION
UPDATED IN ACCORDANCE
WITH MHBC LETTER TO MNRF
ON NOVEMBER 21, 2016**

BUILDING LIST WITHIN 120m OF THE LICENCED BOUNDARY	
BUILDING #	USE
1	Shed Structure

- | | | | |
|---|--|---|---|
|  | Limit of Extraction
All Setbacks are Drawn to Scale
& Show Labelled Distances |  | Pretty River Valley
Provincial Park |
|  | Existing Licence Boundary
Licence Reference
No. 0057 & 0945 |  | Property Line |
|  | Existing Extraction Limit
Licence Reference
No. 0057 & 0945 |  | Existing Fence
Post and Wire Farm Fence
Unless Otherwise Noted |
|  | Existing Vegetation |  | Paved Road |
|  | Bobolink Habitat |  | Hydro Pole |
|  | Significant Woodland & Significant Wildlife Habitat |  | Shed Structure |
|  | ANSI (Earth Science) |  | Elevation Contour
Metres Above Mean Sea Level |
|  | Significant Woodland, Significant Wildlife Habitat & ANSI (Earth Science) |  | Spot Elevation |
|  | Bobolink Habitat & ANSI (Earth Science) |  | Surface Water Drainage |
|  | Field / Service Entrance
Maintained and regulated by a gate which will be closed at all times the pit is not in operation. It is not to be used for haul trucks. |  | Butternut Tree Retainable |
| | |  | Butternut Tree Non-Retainable |
| | |  | Cross-Sections |

Site Plan Amendments			
No.	Date	Description	By

LICENSEE: 2223117 ONTARIO INC.

AUTHORIZED SIGNATURE:

Project

Project **GIBRALTAR** **SAND AND GRAVEL PIT EXPANSION**

2223117 ONTARIO INC.
1443 HURONTARIO STREET
MISSISSAUGA, ONTARIO, L5G 3H5

MNRF Licence Reference No.

Pre-approval review:
First Submission to MNRF: December 23, 2015
Second Submission to MNRF: January 22, 2016
Revisions to County/Town: March 3, 2017
Final Revisions: December 11, 2017

Plan Scale 1:1500 (Arch D)

A scale bar labeled "Metres" with markings at 0, 25, 50, and 100.

Plot Scale	1:1 (Arch D)
------------	--------------

Drawn By	M.M.	File No. Y537K
Checked By	B. Z	

File Name

EXISTING FEATURES

Drawing No.

1 OF 3

N:\Y537K\Drawings\ARA Site Plans\CAD\Y537K_ExistingFeatures_2017-12-11.dwg

LOT 7

6th SIDEROAD

LOT 6

LOT 7

LOT 6

PHASE 1

PHASE 2

PHASE 3

Nagara Escarpment Plan Area

Pretty River Valley Provincial Park

CON. 4

CON. 3

CON. 4

CON. 3

A1

B1

SUBJECT TO SEPARATE ARA SITE PLAN AMENDMENT TO REDUCE SETBACK FROM 15m TO 0m

Corn Pit Licence No. 4945

SUBJECT TO SEPARATE ARA SITE PLAN AMENDMENT FOR BERM LOCATION

LOCATION OF BERM REVISED IN ACCORDANCE WITH MHBC EMAIL TO TOWNSHIP ON DECEMBER 16, 2016

EXCLUSIONARY FENCE ADDED & NOTE UPDATED IN ACCORDANCE WITH MHBC EMAIL TO MNRF ON APRIL 10, 2017

NOTE UPDATED IN ACCORDANCE WITH MHBC EMAIL TO TOWNSHIP ON JANUARY 17, 2017

Visual Berm Added In Accordance With MHBC Letter To Township On November 21, 2016

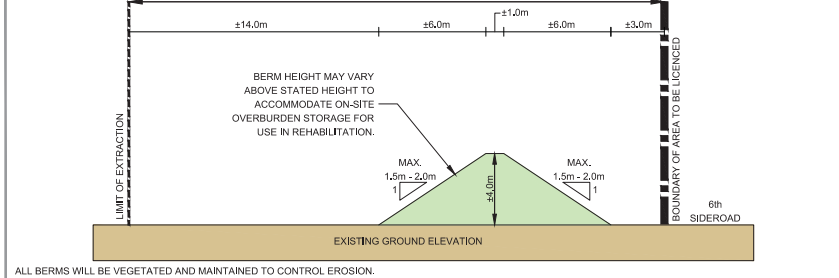
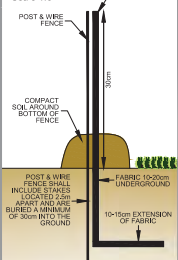
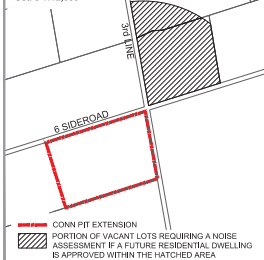
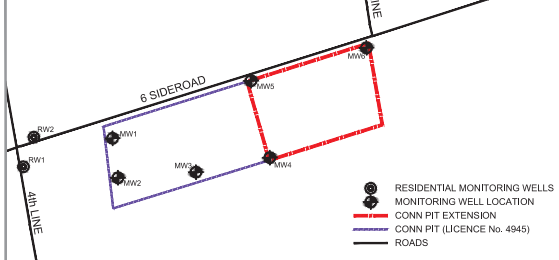
Location Of Berm Revised In Accordance With MHBC Email To Mnrf On April 10, 2017

Prior To Removal Of Woodland Within Phase 2 This Area Shall Be Planted With Seedlings. See Planting Details On Page 3 Of 3 For Spacing, Density And Species Types

± 495

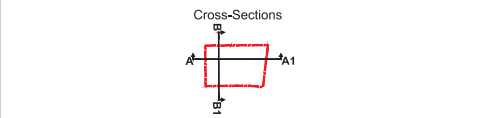
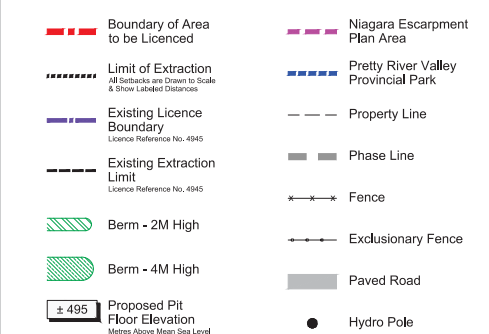
Limit of Extraction ± 429m

120m Boundary

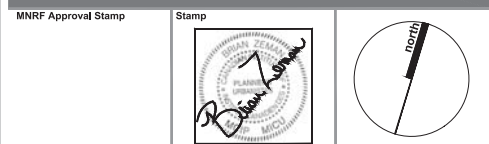
[illegible]

Legal Description

Legend




Site Plan Amendments			



LICENSEE: 2223117 ONTARIO INC.

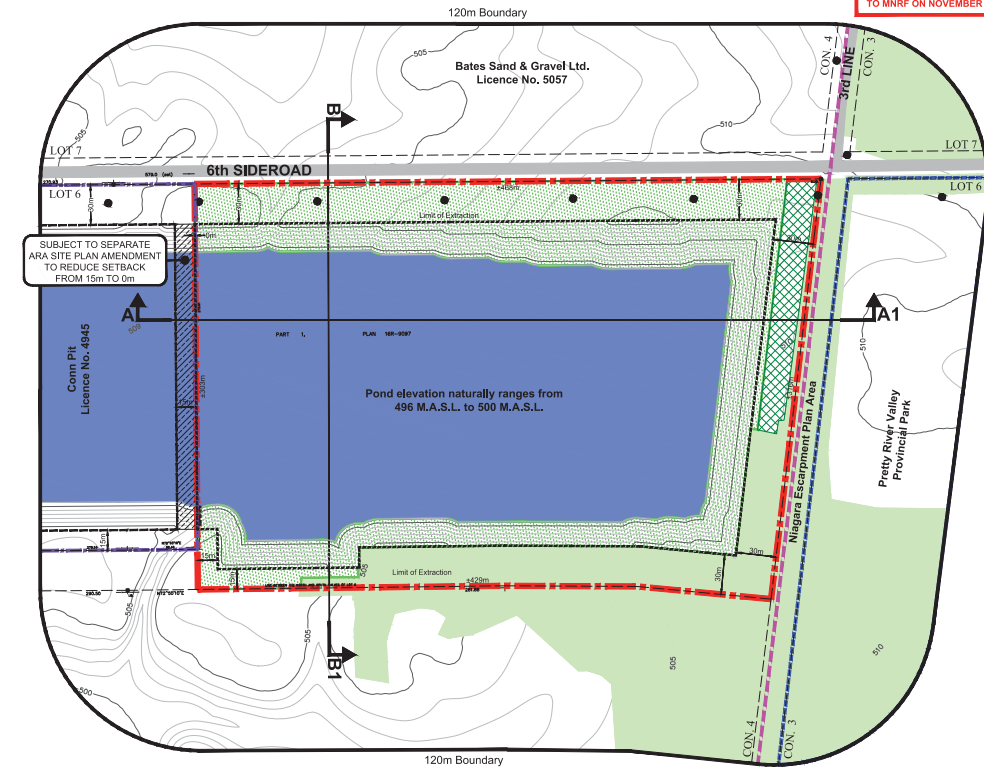
AUTHORIZED SIGNATURE:

Project **GIBRALTAR**
SAND AND GRAVEL PIT EXPANSION
2223117 ONTARIO INC.
1443 HURONTARIO STREET
MISSISSAUGA, ONTARIO, L5G 3H5

MNRF Licence Reference No.	Pre-approval review: First Submission to MNRF: December 23, 2015 Second Submission to MNRF: January 22, 2016 Revisions to County/Town: March 3, 2017 Third Submission to MNRF: April 10, 2017 Final Revisions: December 14, 2017
Plan Scale: 1:2000 (Arch D)	Plot Scale: 1:1 (Arch D)
	Drawn By: M.M. Checked By: B.Z.
	File No. Y537K

Drawing No. **2 OF 3**

DRAFT FOR AGENCY REVIEW



LIMIT OF EXTRACTION UPDATED IN ACCORDANCE WITH MHBC LETTER TO MNRF ON NOVEMBER 21, 2016

NOTES:

1. AREA TO BE REHABILITATED (12.3ha (30.4ac)). THIS INCLUDES THE AREA TO BE EXTRACTED AS WELL AS PORTIONS OF THE SETBACK TO BE REHABILITATED.
2. ALL MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES.
3. NUMBERING SEQUENCE USED FOR REHABILITATION NOTES REFERS TO AGGREGATE RESOURCES ACT PROVINCIAL STANDARDS FOR A CLASS 'A' (CATEGORY 1) LICENCE APPLICATION.
- 1.3.1. PROGRESSIVE REHABILITATION WILL PROCEED IN A WEST TO EAST DIRECTION. REHABILITATION WILL OCCUR AS LIMITS OF EXTRACTION ARE REACHED AND THE RESOURCE IS DEPLETED. WHEN EXTRACTION COMMENCES IN PHASE 2 REHABILITATED SIDE SLOPES IN PHASE 1 SHALL BE COMPLETED. WHEN EXTRACTION COMMENCES IN PHASE 3 REHABILITATED SIDE SLOPES IN PHASE 2 SHALL BE COMPLETED. ALONG THE NORTH BOUNDARY ON THE PIT FLOOR ADJACENT TO THE REHABILITATED SIDE SLOPES AN INTERNAL HAUL ROUTE WILL REMAIN TO TRANSPORT THE MATERIAL BACK TO THE EXISTING PIT (LICENCE NO. 4945 FOR SHIPPING). THIS HAUL ROUTE WILL BE REHABILITATED ONCE EXTRACTION OPERATIONS ARE COMPLETE.
- 1.3.2. THE AREA WILL BE STRIPPED OF TOPSOIL AND SUBSOIL IN STAGES, WHERE THERE IS A DISTINGUISHABLE LAYER. ALL SOILS WILL BE STRIPPED, HANDLED AND REPLACED AS A SEPARATE LAYER, WHEREVER POSSIBLE. TOPSOIL WILL BE MOVED DIRECTLY TO A REHABILITATION LOCATION. ALL SUBSOIL WILL BE RETAINED AND USED IN REHABILITATION OF THIS SITE OR THE ADJACENT LICENCE NO. 4945. (SEE OVERRIDE 5.16 / 5.17).
- 1.3.3 / 1.4.3. THE REHABILITATION OBJECTIVE FOR THIS SITE IS TO PROVIDE A POND (85%) AND FORESTED SIDE SLOPES AND WOODLAND CONDITIONS (15%), FOR DETAILS REGARDING PLANTINGS, SEE PLANTING DETAILS ON THIS PAGE.
- 1.3.4 / 1.4.2. SIDE SLOPES WILL BE NO STEEPER THAN 3:1 AND WILL BE ESTABLISHED BY CUT/FILL AND/OR BACKFILLING METHODS USING ON-SITE OR MATERIAL FROM ADJACING SITES AS PER OVERRIDE 5.16 / 5.17 (SEE PAGE 2 OF 3). THE FINAL LANDFORM SHOWN REPRESENTS THE MAXIMUM EXTENT OF EXTRACTION AND MAY BE REDUCED IF MARKETABLE RESOURCES ARE NOT ENCOUNTERED.
- 1.3.5. PROGRESSIVE REHABILITATION WILL BE ONGOING AND WILL FOLLOW A WEST TO EAST SEQUENCE AS STRIPPING AND EXTRACTION PROGRESSES. WHEN EXTRACTION COMMENCES IN PHASE 2 REHABILITATED SIDE SLOPES IN PHASE 1 SHALL BE COMPLETED. WHEN EXTRACTION COMMENCES IN PHASE 3 REHABILITATED SIDE SLOPES IN PHASE 2 SHALL BE COMPLETED. ALONG THE NORTH BOUNDARY ON THE PIT FLOOR ADJACENT TO THE REHABILITATED SIDE SLOPES AN INTERNAL HAUL ROUTE WILL REMAIN TO TRANSPORT THE MATERIAL BACK TO THE EXISTING PIT (LICENCE NO. 4945) FOR SHIPPING. THIS HAUL ROUTE WILL BE REHABILITATED ONCE EXTRACTION OPERATIONS ARE COMPLETE. SIDE SLOPE AND PIT FLOOR AREAS NOT BEING UTILIZED AS PART OF ACTIVE OPERATIONS, WHERE EXTRACTION HAS BEEN COMPLETED WILL BE PROGRESSIVELY REHABILITATED.
- 1.3.6 / 1.4.1. CLEAN INERT FILL MAY NOT BE IMPORTED.
- 1.4.4. NO BUILDINGS OR STRUCTURES ARE PROPOSED TO REMAIN ON SITE.
- 1.4.5. THE FINAL POND ELEVATION WILL VARY BETWEEN 496 M.A.S.L. AND 500 M.A.S.L. BASED ON NATURAL VARIABILITY.
- 1.4.6. NO INTERNAL HAUL ROUTES WILL REMAIN ON SITE FOLLOWING FINAL REHABILITATION. DURING PROGRESSIVE REHABILITATION AN INTERNAL HAUL ROUTE WILL BE MAINTAINED ON-SITE TO TRANSFER MATERIAL TO THE EXISTING OPERATION FOR SHIPPING.
- 1.4.7. THE SURFACE DRAINAGE WITHIN THE EXTRACTION LIMIT WILL REMAIN ON SITE AND BE DIRECTED TO THE ON-SITE POND.
- 1.4.8. FINAL ELEVATIONS OF THE REHABILITATED AREA SHOWN ON THIS PAGE.

PLANTING DETAILS:

A PLANTINGS WITHIN SETBACK AREAS

- i) PRIOR TO EXTRACTION IN PHASE 2, THE PORTION OF THE EAST SETBACK AS SHOWN ON THE OPERATIONS SCHEMATIC SHALL BE PLANTED IN ACCORDANCE WITH SECTION B OF THIS PAGE.
- ii) FOLLOWING EXTRACTION AND REMOVAL OF THE BERM THE NORTH AND SOUTH SETBACK AREAS SHALL BE PLANTED IN ACCORDANCE WITH SECTION B OF THIS PAGE.

B RECOMMENDATIONS FOR PLANTINGS WITHIN SETBACK AREAS

- i) TREES SHALL BE SPACED AT APPROXIMATELY 4 M OFF CENTRE LINE, STAGGERED. THE TREE ARRANGEMENT SHALL BE VARIABLE AND NOT IN ROWS, TO MIMIC A NATURAL FOREST.
- ii) TREE SPECIES SHALL BE RANDOMLY MIXED BUT OFTEN ARRANGED INTO SINGLE SPECIES GROUPINGS.
- iii) SHRUB PLANTINGS SHALL BE ARRANGED IN RANDOM CLUMPS. PLANTED AS CLOSE AS 1 M OFF CENTRE LINE IN PATCHES BUT NOT UNIFORMLY SPREAD THROUGH TREE PLANTING AREA.
- iv) SPECIES AND PERCENTAGES CAN BE ADJUSTED DEPENDING ON AVAILABILITY AND SURVIVORSHIP BASED ON MONITORING.
- v) SEEDLINGS OR SAPLINGS ARE BEST PLANTED IN SPRING OR AUTUMN.
- vi) PLANT MATERIAL CAN BE BARE ROOT IF PLANTED BEFORE LEAF OUT (APRIL TO MID MAY, OR OCTOBER TO NOVEMBER) BUT SHOULD BE POTTED OR B&B IF PLANTED WHEN LEAFED OUT (MID MAY TO LATE SEPTEMBER).
- vii) PLANT MATERIAL SHALL BE WATERED IMMEDIATELY AFTER PLANTING AND MONTHLY AFTER DURING THE FIRST GROWING SEASON.
- viii) PLANT MATERIAL SHALL BE INSPECTED ANNUALLY FOR SURVIVAL FOR THE FIRST THREE YEARS. PLANTS SHALL BE REPLACED IF THERE IS LESS THAN 70% SURVIVAL.
- ix) TREE GUARDS SHALL BE PLACED ON STEMS OF PLANTS TO REDUCE MAMMAL BROWSING.
- x) TREE STAKES SHALL NOT BE USED.

ii) TREES RECOMMENDED FOR PLANTING INCLUDE:

- MOUNTAIN ASH (*SORBUS AMERICANA*): 25%
- WHITE PINE (*PINUS STROBUS*): 15%
- RED PINE (*PINUS RESINOSA*): 5%
- SUGAR MAPLE (*ACER SACCHARINUM*): 15%
- RED OAK (*QUERCUS RUBRA*): 8%
- BUR OAK (*QUERCUS MACROCARPA*): 5%
- BIG-TOOTHED ASPEN (*POPULUS GRANDIDENTATA*): 8%
- AMERICAN BASSWOOD (*TILO AMERICANA*): 8%
- AMERICAN BEECH (*FAGUS GRANDIFOLIA*): 5%
- BLACK CHERRY (*PRUNUS SEROTINA*): 5%
- BROWNWOOD (*OSTYA VIRGINIANA*): 5%
- BUTTERNUT (*JUGLANS CINEREA*): 5% SEEDLINGS WITHIN EASTERN SETBACK ONLY

iii) SHRUBS RECOMMENDED FOR PLANTING INCLUDE:

- CHOKE CHERRY (*PRUNUS VIRGINIANUS*): 20%
- BUSH HONEYSUCKLE (*LIERODENDRON LONGICORNIS*): 20%
- ALTERNATE-LEAVED DOGWOOD (*CORNUS ALTERNIFOLIA*): 20%
- ROUND-LEAVED DOGWOOD (*CORNUS RUGOSA*): 10%
- BEAKED HAZEL (*CORYLUS CORNUTA*): 10%
- REDBERRIED ELDER (*SAMBUCUS RACEMOSA*): 10%
- DOWNY ARROWWOOD (*VIBURNUM RAPHNOSQUAMUM*): 10%

C PLANTINGS FOR SIDE SLOPE AREAS

- i) FOLLOWING EXTRACTION THE SIDE SLOPES SHALL BE PLANTED IN ACCORDANCE WITH SECTION D OF THIS PAGE.

D RECOMMENDATIONS FOR PLANTINGS FOR SIDE SLOPE AREAS

- i) TOPSOIL LAYER OF AT LEAST 30 CM DEEP SHALL BE PLACED OVER ALL PLANTED TREES.
- ii) TREES SHALL BE SPACED AT APPROXIMATELY 4 M OFF CENTRE LINE, STAGGERED. THE TREE ARRANGEMENT SHOULD BE VARIABLE AND NOT IN ROWS, TO MIMIC A NATURAL FOREST.
- iii) TREE SPECIES SHALL BE RANDOMLY MIXED BUT OFTEN ARRANGED INTO SINGLE SPECIES GROUPINGS.
- iv) SHRUB PLANTINGS SHALL BE ARRANGED IN RANDOM CLUMPS. PLANTED AS CLOSE AS 1 M OFF CENTRE LINE IN PATCHES BUT NOT UNIFORMLY SPREAD THROUGH TREE PLANTING AREA.
- v) SPECIES AND PERCENTAGES CAN BE ADJUSTED DEPENDING ON AVAILABILITY AND SURVIVORSHIP BASED ON MONITORING.
- vi) SEEDLINGS OR SAPLINGS ARE BEST PLANTED IN SPRING OR AUTUMN.
- vii) PLANT MATERIAL CAN BE BARE ROOT IF PLANTED BEFORE LEAF OUT (APRIL TO MID MAY, OR OCTOBER TO NOVEMBER) BUT SHOULD BE POTTED OR B&B IF PLANTED WHEN LEAFED OUT (MID MAY TO LATE SEPTEMBER).
- viii) PLANT MATERIAL SHALL BE WATERED IMMEDIATELY AFTER PLANTING AND MONTHLY DURING THE FIRST GROWING SEASON.
- ix) PLANT MATERIAL SHALL BE INSPECTED ANNUALLY FOR SURVIVAL FOR THE FIRST THREE YEARS. PLANTS SHALL BE REPLACED IF THERE IS LESS THAN 70% SURVIVAL.
- x) TREE GUARDS SHALL BE PLACED ON STEMS OF PLANTS TO REDUCE MAMMAL BROWSING.
- xi) TREE STAKES SHALL NOT BE USED.

ii) TREES RECOMMENDED FOR PLANTING INCLUDE:

- MOUNTAIN ASH (*SORBUS AMERICANA*): 25%
- WHITE PINE (*PINUS STROBUS*): 15%
- RED PINE (*PINUS RESINOSA*): 5%
- WHITE SPRUCE (*PICEA GLAUCA*): 5%
- EASTERN RED CEDAR (*JUNIPERUS VIRGINIANUS*): 5%
- RED MAPLE (*ACER RUBRUM*): 15%
- RED OAK (*QUERCUS RUBRA*): 15%
- BIG-TOOTHED ASPEN (*POPULUS GRANDIDENTATA*): 8%
- TREMBLING ASPEN (*POPULUS TREMLEROIDES*): 8%
- PIN CHERRY (*PRUNUS PENNSYLVANICA*): 5%

iii) SHRUBS RECOMMENDED FOR PLANTING INCLUDE:

- BUSH HONEYSUCKLE (*LIERODENDRON LONGICORNIS*): 20%
- ROUND-LEAVED DOGWOOD (*CORNUS RUGOSA*): 20%
- STAGHORN SUMAC (*RHUS HIRTATA*): 20%
- DOWNY ARROWWOOD (*VIBURNUM RAPHNOSQUAMUM*): 20%
- BUFFALO-BERRY (*SHEPHERDIA CANADENSIS*): 10%
- COMMON JUNIPER (*JUNIPERUS COMMUNIS*): 10%

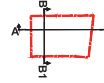
Legal Description

RP 16R9097 PART 1,
NORTH PART LOT 6, CONCESSION 4
TOWN OF THE BLUE MOUNTAINS,
COUNTY OF GREY

Legend

- Boundary of Area to be Licensed
- Limit of Extraction
All Setbacks are Drawn to Scale & Show Labelled Distances
- Existing Licence Boundary
Licence Reference No. 4945
- Existing Extraction Limit
Licence Reference No. 4945
- Existing Vegetation
- Area Planted Prior to Phase 2
- Woodland
- Niagara Escarpment Plan Area
- Pretty River Valley Provincial Park
- Property Line
- Paved Road
- Hydro Pole
- Elevation Contour
Metres Above Mean Sea Level
- Pond

Cross-Sections



Site Plan Amendments

No.	Date	Description	By

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

113 COLLIER STREET BARRE, ON, L4M 1H2 | P: 705 728 0045 F: 705 728 2010 | WWW.MHBCPLAN.COM

MNRF Approval Stamp

Stamp

LICENSEE: 2223117 ONTARIO INC.,

AUTHORIZED SIGNATURE: _____

Project

GIBLARTAR

SAND AND GRAVEL PIT EXPANSION

2223117 ONTARIO INC.
1443 HURONTARIO STREET
MISSISSAUGA, ONTARIO L5G 3H5

MNRF Licence Reference No.

Plan Scale 1:2000 (Arch D)

File Name

Drawing No.

Pre-approval review:
First Submission to MNRF: December 23, 2015
Second Submission to MNRF: January 22, 2016
Revisions to County/Town: March 3, 2017
Final Revisions: December 11, 2017

Plot Scale 1:1 (Arch D)

Drawn By M.M. File No. Y537K

Checked By B.Z.

REHABILITATION PLAN

3 OF 3

N:\Y537K\Drawings\ARA Site Plans\CAD\Y537K_RehabPlan_2017-12-11.dwg

Draft

The Corporation of the Town of The Blue Mountains

By-Law Number 2018 –

Being a By-law to adopt Amendment No. 2 to the Official Plan of the Town of The Blue Mountains

The Council of the Corporation of the Town of The Blue Mountains in accordance with the provisions of Section 17 and 21 of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. 2 to the Official Plan of The Town of The Blue Mountains is hereby adopted.
2. The Clerk is hereby authorized and directed to submit Amendment No. 2 together with the required record, to the appropriate Approval Authority for Approval.

And further that this By-law shall come into force and effect upon the enactment thereof.

Enacted and passed this ____ day of _____, 20XX

John McKean, Mayor

Corrina Giles, Clerk

DRAFT

Amendment No. 2

to the

Official Plan

of the

Town of The Blue Mountains

April 16, 2018

**Amendment No. 2 to the
Official Plan of the
Town of The Blue Mountains**

Index

The Constitutional Statement..... 3

Part A – The Preamble..... 4

Purpose 4

Location..... 4

Basis..... 4

Part B – The Amendment

Details of the Amendment 5

Schedule A-2 – Land Use Plan..... 6

Implementation and Interpretation 7

Part C – The Appendices..... 8

Supporting Information to the Amendment

Amendment No. 2 to the Official Plan of the Town of The Blue Mountains

The Constitutional Statement

Part A – The Preamble does not constitute part of this amendment

Part B – The Amendment consists of the following text and maps which make up Amendment No. 2 to the Official Plan for the Town of The Blue Mountains.

Part C – The Appendices do not constitute part of this amendment. These Appendices contain background data, planning considerations and public engagement associated with this amendment.

Part A – The Preamble

Purpose

The purpose of this Official Plan Amendment is to permit a gravel pit operation on the lands. The effect of the Official Plan Amendment is to change a portion of the subject lands from Rural to Mineral Extraction Area in Schedule x of the Town of The Blue Mountains Official Plan.

Location

The property affected by this Official Plan Amendment is a portion of the North Part of Lot 6, Concession 4 (formerly the Township of Collingwood), Town of The Blue Mountains.

Basis

In support of this application, the applicant submitted a Planning Justification Report and the other technical reports required under the Planning Act and Town's Official Plan. The Town held a joint Public Meeting, with the County of Grey on May 16, 2016. The Public Meeting was required under the Planning Act, to provide a forum to hear from the public on the applications. Verbal comments were received at the public meeting and following the meeting, the Town received many letters of concern from the public regarding these applications. Comments were included as Attachment #1 to Staff Report PDS.18.18, which is attached to this amendment as Appendix 7. The criteria that must be satisfied prior to considering applications for gravel operations within the Town's Official Plan have been satisfied. On the basis of the supporting material, the Official Plan Amendment was recommended for Approval to the Council of the Town of The Blue Mountains.

Part B – The Amendment

All of this part of the document titled “Part B – The Amendment” constitutes Amendment No. 2 to the Official Plan of the Town of The Blue Mountains.

Details of the Amendment

The Official Plan is hereby amended as follows:


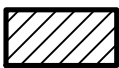




- Item 1: Schedule “A-2” – Land Use Plan is hereby amended by changing the land use designation on a portion of the property from the Rural “R” designation to the Mineral Extraction Area, for the lands comprised of Part of the North Part of Lot 6, Concession 4, (formerly the Township of Collingwood) Town of The Blue Mountains, County of Grey, as shown on the attached Schedule A-2

Town of The Blue Mountains

Schedule A-2, 2018

To Official Plan Amendment No. 2 to the Town of the Blue Mountains Official Plan

Legend

-  Subject Lands of this Amendment
-  Lands to be Redesignated from 'Rural' (R) to 'Mineral Resource Extraction Area' (MRE)
-  Hazard
-  Major Open Space
-  Mineral Resource Extraction Area
-  Rural



Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

Part C – The Appendices

The following Appendices do not constitute part of the Amendment but are included as information only to support the amendment.

1. Planning Report and Aggregate Resources Act Summary Statement, Conn Pit Extension, MHBC Planning
2. Aggregate Resources Act Site Plans, MHBC Planning
3. 2223117 Ontario Inc., Level 1 and 3 Hydrogeological Investigation, MTE Consultants Inc.
4. 2223117 Ontario Inc., Noise Impact Analysis, Valcoustics Canada Ltd.
5. 2223117 Ontario Inc., Traffic Impact Study, Cole Engineering Group Ltd.
6. Stage 1-2 Archaeological / Heritage Assessment of the Proposed Eden Oak Aggregates Inc. Gibraltar Pit Expansion: Located in Part Lot 6, Concession 4, Town of The Blue Mountains (formerly Township of Collingwood, County of Grey, Ontario, York North Archaeological Services Inc.
7. Staff Report PDS.18.18 Gibraltar Pit OPA and ZBA with attached Public Comments received.

The Corporation of the Town of The Blue Mountains

By-Law Number 2018 –

Being a By-law to amend Zoning By-law No. 83-40 which may be cited as "The Township of Collingwood Zoning By-law"

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 83-40;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That the Zoning Symbol for a portion of the lands known as Part of Lot 6, RP 16R-9097 Part 1, Concession 4 (formerly the Township of Collingwood), in the Town of The Blue Mountains is hereby changed from General Rural Exception (A1-209) to Extractive Industrial (M4), as shown on Schedule "A1"
2. That Schedule "A1" is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon approval of Official Plan 2 to the Town of The Blue Mountains Official Plan, pursuant to Section 24 (2.1) of the Planning Act.

Enacted and passed this 16th day of April, 2018

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 16th day of April, 2018.

Dated at the Town of The Blue Mountains, this 16th day of April, 2018.


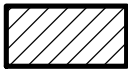
Corrina Giles, Clerk

Town of The Blue Mountains

Schedule A-1, 2018

By-Law No. 2018- _____

Legend

-  Subject Lands of this Amendment
-  Area To Be Rezoned From A1 to M4

