

# Planning Report & Aggregate Resources Act Summary Statement

## Tomlinson Stittsville Quarry II

Part of Lots 14-16, Concession 11, Geographic Township of Goulbourn  
City of Ottawa

Date:

**November 2023**

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# EXECUTIVE SUMMARY

R.W. Tomlinson (Tomlinson) is applying for a Class 'A' License under the *Aggregate Resources Act* (ARA) to permit a Quarry operation below the water table. In addition to the Class 'A' license, Tomlinson is applying for an Official Plan Amendment and Zoning By-Law Amendment under the *Planning Act* in order to permit the proposed Stittsville Quarry II.

The subject lands are located immediately east of the existing Stittsville Quarry (ARA Licence # 39958) and are legally described as Part of Lots 14, 15 and 16, Concession 11 in the Geographic Township of Goulbourn, City of Ottawa. The proposed licensed area of the Stittsville Quarry II is approximately 121.7 ha and the proposed extraction area is approximately 108.7 ha.

The Subject Lands are surrounded by a variety of rural industrial uses, primarily characterized by Mineral Aggregate Operations. The primary land uses in the area are comprised of aggregate extraction, natural features, and uses associated with rural lands (natural features including wetlands and forested areas, open space, and rural commercial).

The proposed annual tonnage limit for the site is 3 million tonnes in conjunction with the current license. The existing entrance to the Stittsville Quarry from Jinkinson Road will continue to be used and no changes are anticipated to overall truck traffic levels. The proposed haul route will remain the same as the existing operation, which is predominantly Jinkinson Road east to Highway 7. Limited truck traffic may head west on Jinkinson Road for local deliveries.

The proposed Stittsville Quarry II applications require a combination of technical studies and reports to be completed to accompany the submission. Potential adverse impacts have been assessed through the completion of a Natural Environment Report, Water Report, Maximum Predicted Water Table Report, Noise Impact Assessment, Archeological Assessment, Traffic Impact Assessment, and Blasting Impact Assessment. ARA site plans for the proposed Quarry have also been submitted as part of the applications.

The Official Plan Amendment and Zoning By-Law Amendment are consistent with the Provincial Policy Statement (2020) and conform to the City of Ottawa Official Plan based on the following:

- The proposed extraction area contains approximately 80 million tonnes of high quality aggregate resources which are identified and protected in provincial and municipal planning documents.
- There are no anticipated impacts to the quality or quantity of groundwater or surface water, its features or functions.
- There will be no negative impacts on significant natural features located on or adjacent to the proposed extraction area. Progressive rehabilitation will be undertaken to restore 35.5 ha of upland forest communities and 19.5 ha of wetlands, as well as 9.0 ha of thickets in transition areas between uplands, meadows and wetlands. These areas exceed the areas to be removed for the development of the Stittsville Quarry II and will result in improved ecological functions once rehabilitation is complete.
- The proposed quarry will include visual berms to minimize visual impacts on surrounding uses.

- A Traffic Impact Study was completed and concluded that the surrounding road network could properly function and would not be negatively impacted by the proposed Quarry.
- The operational design of the proposed quarry has been supported by technical reports addressing natural environment, water resources, noise, traffic, blasting and archaeology. Operational controls and mitigation have been incorporated into the ARA Site Plans. The site plans will regulate the operation to ensure that impacts from the operation satisfy provincial standards, regulations and guidelines.

The Aggregate Resources Act Licence application for the proposed Stittsville Quarry II has been prepared to meet all the Provincial Standard requirements for a Class “A”, quarry below the water table. Additionally, this proposal has provided relevant information regarding Section 12 of the ARA.

The Planning Act applications have been prepared in accordance with City of Ottawa Requirements.

# 1.0 PROPOSAL

## 1.1 R.W. Tomlinson

R.W. Tomlinson Ltd (Tomlinson) is a well-established construction company which specializes in the production of aggregate resources (as well as asphalt, concrete, and other high-demand construction materials). Tomlinson also provides environmental services and road-building contracting for clients. Currently, the company is based out of Ottawa with over 1,500 employees (mostly full-time). Tomlinson remains a family owned and operated company since its founding in 1952 by Ralph Tomlinson.

## 1.2 Land Holdings and Project Description

Tomlinson owns approximately 121.7 hectares (300 acres) of land legally described as Part of Lots 14, 15 and 16, Concession 11 in the Geographic Township of Goulbourn, City of Ottawa (Subject Lands) – **FIGURE 1.**

Tomlinson currently uses the subject lands for an existing concrete and asphalt plant in the north portion of the lands. The existing entrance to the Stittsville Quarry is also located on the subject lands. There are three wetland pockets located on the subject lands, known as the Eastern Wetland, Western Wetland, and Southern Wetland, which have been subject to extensive evaluation and planning refinements (see section 1.3). Based on assessments conducted by WSP based on OWES, the Western and Southern Wetlands were determined to be non-provincially significant. This has been confirmed via their mapped status on The Province of Ontario's Land Information Ontario (LIO) system. The Eastern Wetland is part of the Goulbourn Wetland Complex PSW. Further information on the status and significance of the wetlands located onsite as well as the planning history regarding their evaluation is discussed in Section 1.3.

The subject lands are located immediately east of the existing Stittsville Quarry (ARA Licence # 39958). The proposed licensed area of the Stittsville Quarry II is approximately 121.7 ha and the proposed extraction area is approximately 108.7 ha. The subject lands have frontage on Jinkinson Road. No new entrances are proposed for the operation as the extension will utilize the existing entrance and exit in place on site.

The subject lands are located in a predominantly rural and industrial area, with access to Highway 7 via Jinkinson Road and Hazeldean Road (approximately 1.5 km). The subject lands are bounded by two licensed quarries, with Jinkinson Road to the north, and Highway 7 to the north. Surrounding land uses include Cavanagh's Stittsville Quarry (License No. 39958) to the west/northwest, Lafarge's Bell Quarry (License No. 4189) to the west, Taggart Fernbank Quarry (License No. 625498) to the southwest as well as rural features such as significant and non-significant wetlands and open space. Cavanagh's Henderson Quarry (License No. 123696) is located immediately west of the Stittsville Quarry.

Tomlinson is applying for a Class 'A' License under the *Aggregate Resources Act* (ARA) to permit a Quarry operation below the water table. The proposed annual tonnage limit for the site is 3 million tonnes in conjunction with the current license. The existing entrance to the Stittsville Quarry from Jinkinson Road will continue to be used and no changes are anticipated to overall truck traffic levels. The proposed haul route will remain the same as the existing operation, which is predominantly Jinkinson Road east to Highway 7. Limited truck traffic may head west on Jinkinson Road for local deliveries.

The site is proposed to be extracted in seven phases, starting near the northwest corner of the property and working south on the west half of the site. Then extraction will occur in the east half of the site starting in Phase 4 proceeding southward to Phase 6. Phase 7 which contains the existing developed areas of the site including the asphalt and concrete plants will be the final extraction phase. The existing aggregate-related uses will be maintained until the area is required for extraction. Materials will be extracted above and below the water table via drilling and blasting, and will be processed on site or at the existing Stittsville Quarry. Recycled aggregate materials will also be processed onsite.

Restoration includes backfilling the excavation to the original grade and naturalizing the site through progressive rehabilitation. Approximately 43.5 ha of the northern portion of the site near Jinkinson Road will be restored to allow for future potential development. Progressive rehabilitation will create 19.5 ha of wetlands in the southeastern quadrant of the license boundary, replacing the 15.3 ha of non-provincially significant wetlands that will be removed for development of the quarry. Approximately 35.5 ha of upland forest will also be created in the southern half of the subject lands, supported by 3.0 ha of Wetland/Upland Transition Area and, 6.0 ha of Cultural Hedgerow/Upland Transition Area between the woodland and restored meadow and wetland communities. This reflects a total forested area of 44.5 ha, which exceeds the 30.3 ha of forested areas that will be removed for development of the quarry.

The rehabilitated landform will be compatible with the surrounding area, and will result in larger areas of wetlands and woodlands than are present under existing conditions.

## 1.3 Planning History

The subject lands have been subject to previous planning decisions related to the on-site wetlands and their relation to the Goulbourn Wetland Complex PSW. Extensive work in consultation with the City has been completed to determine the significance of the onsite wetlands.

In February of 2021, the City submitted a letter to MNRF recommending that the PSW designation be removed from the Western Wetland and Southern Wetland on the subject lands (see **Figures 1 and 4**).

In January 2022, the Ontario Land Tribunal (OLT) rendered a decision on OPA 240 and By-law 2020-53 regarding the Southern Wetland (PL200263). The OLT allowed Tomlinson's appeals which kept the existing land use designation and zoning in place (Mineral Extraction Zone). The OLT concluded that the Southern Wetland does not represent a PSW that forms any part of the Goulbourn Wetland Complex, and the PSW designation by MNRF is inappropriate.

The City has updated the zoning to reflect OLT's decision. The Schedules in the New Official Plan have also been updated through an omnibus amendment (OPA 5). At the time of writing, the City was in the process of updating the mapping schedules.

In early 2023, updated wetland evaluations were completed by WSP in accordance with the Ontario Wetland Evaluation System Manual (OWES, 2022). The Western Wetland and Southern Wetland were evaluated by provincially certified wetland evaluators and it was determined that these wetlands are not provincially significant.

These wetland evaluations were submitted to the City and MNRF. In response, the City’s wetland evaluator reviewed the evaluations and found no clear errors or inconsistencies with OWES. The City further indicated that they will begin a process to update the Official Plan schedules and Zoning By-law to reflect the change in wetland status (to non-PSW) and the approved boundaries.

Based on the current OWES, MNRF no longer retains an approval authority role for wetland evaluations. Therefore the completed evaluations which determined that the Western Wetland and Eastern Wetland are not provincially significant wetlands is in full force and effect.

## 1.4 Required Applications

The following applications are required to permit the proposed Stittsville Quarry II:

- An amendment to Official Plan to expand the Bedrock Resource Overlay on the site
- An amendment to Zoning By-law to rezone the Environmental Protection (EP3), Rural Countryside (RU) and Mineral Extraction Holding Zone (ME-1r-h) to Mineral Extraction (ME).
- Class ‘A’ Quarry Licence under the *Aggregate Resources Act*.

This application is considered Class A License under the Aggregate Resources of Ontario Provincial Standards. The Technical Reports required for the license and planning applications have been prepared and are listed in the table below:

| Report   | Author                       | Date             |
|--|------------------------------|------------------|
| Planning Report & Aggregate Resources Act Summary Statement Report | MHBC Planning                | November 2023    |
| Water Report (Level 1 and 2)                                       | WSP Canada Ltd.              | October 2023     |
| Maximum Predicted Water Table Report                               | WSP Canada Ltd.              | October 25, 2023 |
| Stormwater Management Brief and Sediment and Erosion Control Plan  | WSP Canada Ltd.              | October 26, 2023 |
| Natural Environment Report & Environmental Impact Statement        | WSP Canada Ltd.              | October 2, 2023  |
| Acoustic Assessment Report   | Freefield Ltd                | October 30, 2023 |
| Stage 1 Archaeological Assessment (Lots 15-16)                     | Matrix Heritage Inc.         | January 2023     |
| Stage 1 Archaeological Assessment (Lots 14-15)                     | Heritage Quest Inc           | November 1999    |
| Blast Impact Analysis  | Explotech Engineering Ltd    | October 26, 2023 |
| Traffic Impact Study   | Castleglenn Consultants Ltd. | October 10, 2023 |
| ARA Site Plan  | MHBC Planning                | November 2023    |



A pre-consultation meeting to discuss the proposed application occurred with representatives from the City of Ottawa, Rideau Valley Conservation Authority, Tomlinson, MHBC Planning, and WSP on November 14<sup>th</sup>, 2022. An additional pre-consultation meeting also occurred on June 13, 2023. A record of pre-consultation is included as Appendix A.

## 1.5 Proposed Consultation Strategy

The proposed applications are subject to public consultation requirements under both the Planning Act and Aggregate Resources Act. Consultation activities will be administered by the City through the Planning Act and Tomlinson through the *Aggregate Resources Act*.

Under the Planning Act process, the proposed applications will be circulated to the Ward Councillor, prescribed public bodies, internal and external technical reviewers, local community associations and property owners within 120 m of the site. The applications including the technical studies will be posted online on the City's Development Application Search Tool.

Tomlinson directly notified the Ward Councillor in advance of submitting the applications.

A statutory public meeting will be held at the City's Agriculture and Rural Affairs Committee. Notice of the meeting will be provided by the City electronically or by mail.

The proposed license application under the *Aggregate Resources Act* will be subject to the consultation requirements of the *Act*. Tomlinson will be required to administer and carry out public consultation in accordance with subsections 0.4 and 0.5 of Ontario Regulation 244/97.

The following is a summary of the consultation activities required under the *Aggregate Resources Act*.

1. Serve a copy of the "Public Notice of Application Form" by registered mail, courier or personal service on landowners within 120 metres of the boundary of the proposed quarry. Addresses of landowners within 120 m is required to be obtained from MPAC.
2. Publishing an English notice in the Ottawa Citizen, and a French notice in LeDroit.
3. Posting the notice on a sign at the boundary of the proposed quarry.
4. The notice must contain the following information:
  - a. The applicant's name (Tomlinson) and contact information.
  - b. The location of the proposed quarry.
  - c. The type of approval being applied for (Class A Licence).
  - d. The nature of the proposed operation (Below Water Quarry).
  - e. The size of the proposed area to which the licence would apply (121.7 ha).
  - f. The proposed maximum number of tonnes of aggregate to be removed from the site annually (3 million tonnes in conjunction with existing quarry).
  - g. The time and method for the public to review the application and the details of the public information session.
5. Provide the application including the site plan and all technical reports to NDMNRF, MECP (Hydrogeology and Species at Risk), City of Ottawa and Rideau Valley Conservation Authority (RVCA).
6. The 60-day consultation period begins once the preceding notification requirements are completed.

7. The application including the site plan and all technical reports must be made available to the public during the consultation period. A project website will be established where the public can obtain additional information and access application materials.
8. A notice of the proposed quarry application along with a separate 30-day comment period will be provided on the Environmental Registry of Ontario.
9. A public information session will be held in person, by phone or electronically during the 60-day consultation period.
10. Tomlinson must attempt to address any comment received during the 60-day consultation period.
11. The public has an opportunity to submit “objections” if Tomlinson has not resolved their concerns.
12. If there any outstanding objections to the application, MNRF may refer the application to Ontario Lands Tribunal.
13. As part of the ARA application, Tomlinson has notified the following Indigenous communities: Alderville First Nation; Algonquins of Ontario; Algonquins of Pikwakanagan; Curve Lake First Nation; Hiawatha First Nation; and, Scugog Island First Nation. Tomlinson will continue to engage with these communities throughout the application process.

# 2.0

## BACKGROUND

### 2.1 Surrounding Land Uses and Features

The Subject Lands are surrounded by a variety of rural industrial uses, primarily characterized by Mineral Aggregate Operations. The primary land uses in the area are comprised of aggregate extraction, natural features (including wetlands and forested areas), and uses associated with rural lands (open space and rural commercial). This section provides a breakdown of the surrounding land uses and features within 500 metres of the subject lands (**Figure 1**).

**North:** The area north of Highway 7 consists primarily of natural areas including portions of the Goulbourn Wetland Complex PSW and associated forested areas. Directly north of Highway 7 is Tomlinson's recently licensed Moore Quarry (No. 625420) as well as a rural commercial businesses in the form of Paintball and a Race Track (Delta Force Paintball ON, FPV Ottawa). Beyond this, rural residential uses along Spruce Ridge Road and Whitetail Drive predominate. Northeast of the subject lands is characterized by Rural Commercial and Industrial uses located along Highway 7.

The closest house to the subject lands is approximately 360 m to the north, on the opposite side of Highway 7.

**East:** The Goulbourn Wetland Complex PSW is located directly east of the subject lands, and its associated natural features are the predominant land use. Beyond this (approximately 3.3 km to the northeast) is the Stittsville Settlement Area.

**South:** South of the subject lands consists primarily of the Goulbourn Wetland Complex PSW and its associated natural features. The Trans-Canada Trail, a trail system consisting of greenways, waterways, and rail trails and stretches across the Country, abuts the southern boundary of the subject lands. Additionally, rural recreation uses such as the Stittsville Shooting Range and Icelynd Skating Trails are located to the south and southeast. Rural residential uses can be seen to the southeast and along Fernbank Road.

**West:** The predominant land use to the immediate west of the subject lands is Resource Extraction. The existing Tomlinson Stittsville Quarry, Lafarge Bell Quarry as well as the Cavanagh Henderson Quarry are located west of the subject lands. Beyond these uses, Natural Features (Huntley Wetland) and Rural Recreational uses (Canadian Golf and Country Club, Stittsville Golf Course) uses exist.

### 2.2 Aggregate Resources

The Aggregate Resources Inventory for the City of Ottawa prepared by the Ontario Geological Survey in 2013 (ARIP 191) identifies the subject lands as being within the Selected Bedrock Resource Area 4, and containing Paleozoic bedrock outcrop with drift thickness generally less than 1 metre **FIGURE 2**.

ARIP 191 indicates that this resource area has high values for the Petrographic Number for hot mix asphalt and concrete products, magnesium sulphate soundness, microDeval abrasion for coarse aggregate and freeze-thaw loss tests. Additionally, the City of Ottawa recognizes the Bedrock resource on parts of the subject lands identified by their Bedrock Resource Overlay.

The Level 1&2 Water report completed by WSP includes an assessment of the bedrock geology of the subject lands. The bedrock formations found on the subject lands include primarily the Bobcaygeon Formation and Gull River Formation. The depth of the Bobcaygeon and Gull River Formations onsite range from 8.3 m to 36.2 m (Bobcaygeon) and 38 m (Gull River).

The subject lands contain approximately 80 million tonnes of bedrock aggregate resources. The majority of resources are located below the water table.

The bedrock resources found on the subject lands are of similar quality to the resources located within the existing Stittsville Quarry. These resources are capable of producing granular materials as well as concrete/asphalt stone.

## 2.3 Water Resources

A Level 1 and Level 2 Water Report was completed by WSP in 2023. The site-specific geological, hydrogeological and hydrological data presented in the report were collected for the subject lands and neighbouring Tomlinson Stittsville and Moore Quarries during investigations and monitoring programs conducted between 2000 and 2022.

The most prominent surface water feature in the local area is the Goulbourn Wetland Complex PSW, located on and to the east of the subject lands. The Goulbourn Wetland Complex PSW drains from northwest to southeast from its headwaters directly northwest of Speedway Road (approximately 1.5 km northeast of the subject lands), to its confluence with a branch of the Flowing Creek southeast of Fallowfield Road (approximately 6 km southeast of the subject lands). Flowing Creek then drains to the Jock River near the Town of Richmond, Ontario. Under existing conditions, the surface runoff from the subject lands either drains towards the western and eastern wetlands (which are connected by a drainage pathway), or directly east towards the Goulbourn Wetland Complex PSW.

Based on the water well information in the MECP Water Well information System and the on-site monitoring well data, the report concluded that local groundwater flow in the area of the subject lands is recharged at the local topographic high located immediately to the west of the existing quarry site along Jinkinson Road. Shallow groundwater discharges at the surrounding lowlands including wetlands, and streams. Deeper groundwater likely follows the general west to east regional flow. The Goulbourn Wetland Complex PSW east of the subject lands represents an important discharge location. The report concluded that extensive deposits of coarse and permeable overburden, capable of supplying sufficient quantities of groundwater for domestic use, are not prevalent in the vicinity of the subject lands. For this reason, the report concluded that bedrock aquifers are considered the principal aquifers for water supply.

The report concluded that development of the proposed Stittsville Quarry II will result in minor modifications to the local surface water drainage patterns such that there will be an increase of approximately 10% in the average annual total discharge volume in a southeasterly direction towards Fernbank Road. During the operational period, water collecting in the base of the existing Stittsville Quarry, and the proposed Stittsville Quarry II will be directed to the same sump and discharged off-site

in accordance with the existing Environmental Compliance Approval (Industrial Sewage Works) for the Stittsville Quarry.

The report concluded that, as a consequence of the location of the proposed quarry in relation to the other licensed operational quarries nearby, the groundwater level drawdown at full development of the Stittsville Quarry and the proposed Stittsville Quarry II (combined) is similar in extent (to the north and east) to the total drawdown from all of the quarries at their full extent of development (based on the one metre groundwater level drawdown contour).

A comprehensive surface water and groundwater monitoring program will be in place during the operational life of the proposed Stittsville Quarry II to provide confirmation that local receptors are not negatively impacted. Following the extraction of the bedrock at the proposed Stittsville Quarry II, the excavation area will be rehabilitated by filling the site such that the property returns to similar grading and land use as currently exists. The report concluded that the long-term groundwater levels in the bedrock surrounding the site are predicted to increase above the existing level.

Based on the findings of the assessment, the report concluded that no adverse effects to groundwater and surface water resources and their uses are anticipated as a result of the operation and rehabilitation of the proposed quarry.

## 2.4 Natural Heritage Features

A Natural Environment Report was completed by WSP in 2023. The report was prepared to meet the requirements for a Natural Environment Report as outlined in the ARA. It was also prepared to satisfy the City of Ottawa's Official Plan requirements for an Environmental Impact Statement (EIS). A Terms of Reference (ToR) for the study, including methods and a draft table of contents for this report, was submitted to the City on November 28, 2022. The City of Ottawa reviewed the ToR and had no comments on the field work completed. The study area for the Natural Environment Report included the subject lands, plus additional forest, meadow, thicket, wetland, and disturbed areas within 120 m of the subject lands.

The Natural Environment Report found that the subject lands consist of meadows, thickets, disturbed and regenerating areas, as well as patches of forest, swamp, and marsh. Some areas are in various stages of regeneration from recent disturbance. Forested habitats on the subject lands include four distinct woodlands of mixed, deciduous and coniferous forest types (i.e., Woodlands A, B, C & D), as well as four deciduous and mixed thicket communities. Wetlands on the subject lands include three distinct features (i.e., the western, eastern and southern wetlands) consisting of mixed swamp and marsh communities. The eastern wetland is part of the Goulbourn Wetland Complex PSW. The remainder of the subject lands were reported to be mixed meadows and disturbed areas. The report found that no rare plant communities were identified on or adjacent to the subject lands.

Significant Natural Heritage Features on and within 120 m of the site include:

- Habitat for Threatened and Endangered Species in the form of Eastern Whip-poor-will Category 2 & 3 habitat; and, Blanding's Turtle Category 2 & 3 habitat;
- Provincially Significant Wetland in the form of the Goulbourn Wetland Complex PSW;
- Fish habitat associated with the Goulbourn Wetland Complex PSW;
- Significant Woodlands; and,

- Significant Wildlife Habitat in the form of amphibian/Western Chorus Frog breeding habitat in the wetland communities and habitat for Eastern Wood-pewee, Wood Thrush and Prairie Dropseed associated with the significant woodlands.

Proposed extraction setbacks will preserve most of Woodland B along the southeastern limits of the subject lands, while also providing a 30 m wide buffer from the edge of the eastern wetland associated with it. Woodlands A, C and D, the deciduous thicket and mixed thicket communities will be removed during development of the proposed Stittsville Quarry II. The western and southern wetlands will also be removed. The report found that a total of 30.3 ha of woodland and 15.3 ha of wetland will be removed for development of the proposed Stittsville Quarry II.

The report found that Woodlands A, B, C and D are contiguous with offsite woodlands in excess of 50 ha, which meet the City of Ottawa's criteria for significant woodlands. Progressive rehabilitation will be undertaken to restore 35.5 ha of upland forest communities and 19.5 ha of wetlands, as well as 9.0 ha of thickets in transition areas between uplands, meadows and wetlands. These areas exceed the areas to be removed for the development of the Stittsville Quarry II and will result in improved ecological functions once rehabilitation is complete.

The report concluded that the proposed Stittsville Quarry II is not anticipated to negatively impact the natural features and functions of the subject lands or adjacent lands subject to the implementation of the mitigation measures recommended in the Natural Environment Report.

# 3.0

## POLICY REVIEW

The following is an assessment of the proposed quarry relative to the policies and provisions of the following documents:

- Provincial Policy Statement (2020)
- City of Ottawa Official Plan (2022)
- City of Ottawa Zoning By-Law

### 3.1 Provincial Policy Statement (2020)

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS provides for the appropriate development of land, while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas. The PPS is to be read in its entirety and the relevant policies are to be applied to each situation. The policies in the PPS are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

The Province's natural heritage resources, water resources, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest.

The PPS states that mineral aggregate resources shall be protected for long-term use. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

The proposed Quarry Extension contains significant aggregate resources, and is strategically located adjacent to the existing Stittsville Quarry, within close proximity to Highway 17 and access to the City of Ottawa as well as its surrounding markets.

Design recommendations have been incorporated into the Site Plans based on technical recommendations to ensure that no negative impacts occur to significant natural heritage features or adverse impacts on surrounding land uses as a result of the proposed operation.

The application is consistent with the PPS in the following respects:

- The proposed quarry has been appropriately designed and buffered to mitigate adverse effects on sensitive land uses. The majority of surrounding land uses in the immediate vicinity include existing quarry operations. The closest sensitive receptor to the site is approximately 360 metres from the Subject Lands, located on the opposite side of Highway 7 to the North. Visual berms will be constructed around portions of the subject lands to mitigate visual impacts and screen the quarry operations (Policy 1.2.6.1).
- The diversity and connectivity of natural features in the area, and the long-term ecological function and biodiversity of natural heritage systems will be maintained as a result of backfilling and progressively rehabilitating the quarry to natural features including a large wetland, and forested areas. These restored features will link to existing significant woodlands and wetlands adjacent to the subject lands (Policy 2.1.2).
- The rehabilitated woodlands and wetlands will exceed the current area of forests and wetlands on the subject lands, and will contribute to a larger, more contiguous natural heritage system in the Flowing Creek catchment area of the Jock River subwatershed (Policy 2.1.3)
- The Goulbourn Wetland Complex PSW will be maintained through the inclusion of a 30 m wide buffer from the edge of the eastern wetland. No development is proposed within the PSW (Policy 2.1.4).
- Progressive rehabilitation of the quarry will result in naturalized features that exceed the area of current woodlands and wetlands on the subject lands, and upon the completion of the rehabilitation process will result in improved ecological woodland, wetland and wildlife habitat functions over existing conditions. The proposed quarry will be progressively rehabilitated to ensure no negative impacts on the natural features mentioned above. This will include the creation of a wetland with an area of approximately 19.5 ha. This feature will be located in the southeast quadrant of the subject lands (within the extraction limits) and will lie in a north-south orientation adjacent to the retained portions of Woodland B and the eastern wetland. Additionally, the proposed Rehabilitation seeks to restore 35.5 ha of Upland Reforestation Area; 3.0 ha of Wetland/Upland Transition Area; and, 6.0 ha of Cultural Hedgerow/Upland Area. This reflects a total forested area of 44.5 ha, and exceeds the 30.3 ha area of woodland to be cleared through the removal of Woodlands A, C, D and a small portion of B as a result of the proposed quarry operation. These design considerations would also provide the necessary characteristics to encourage wildlife use of the restored features and would ultimately result in the restoration and improvement of ecological functions associated with the removed wetlands and woodlands (Policy 2.1.5).
- Potential fish habitat in the Goulbourn Wetland Complex PSW will be maintained and protected through the inclusion of a 30 m wide buffer from the edge of the eastern wetland (Policy 2.1.6).
- In accordance with the *Endangered Species Act (ESA, O. Reg. 230/08)*, an Information Gathering Form for eastern whip-poor-will and Blanding's turtle will be prepared for submission to the MECP to initiate authorizations under the ESA. Therefore, extraction may only occur in accordance with the requirements of the ESA (Policy 2.1.7).
- The potential impacts of the operation relative to the quality and quantity of groundwater and surface water have been assessed and there will be no adverse hydrogeological or hydrological



impacts to water resources. The quality and quantity of both local groundwater and surface water will be maintained (Policy 2.2.2).

- The subject lands are mapped as containing Class 6 soils (**Figure 3**). Therefore, the subject lands are not considered prime agricultural lands. Further, the subject lands are not designated Agriculture in the City's Official Plan which coincides with prime agricultural areas in the County (Policy 2.3).
- The proposed Quarry makes significant aggregate resources available from a close to market location. The proposed operation and ARA Site Plans have been designed in a manner which minimizes social, economic and environmental impacts (Policy 2.5.2.1 & 2.5.2.2).
- The subject lands will be progressively rehabilitated to natural heritage features including new wetlands and woodlands, and final rehabilitation will be compatible with surrounding land uses and approved land use designations (2.5.3.1).
- The subject lands are not located in a prime agricultural area on prime agricultural land therefore the agricultural rehabilitation policies do not apply to the subject lands (Policy 2.5.4).
- The subject lands do not contain significant built heritage resources or significant cultural heritage landscapes (Policy 2.6.1).
- Two Stage 1 Archaeological Assessments fully investigated the site and concluded there was no indication of archaeological remains with any cultural heritage value or interest, and no additional assessment was recommended (Policy 2.6.2). Clearances have been obtained from the Ministry of Citizenship and Multiculturalism (MCM) for both reports.

The proposed Stittsville Quarry II is consistent with the PPS, represents good planning, wise resource management, and is in the public interest after considering the economic, environmental and social factors that apply to this application.

## 3.2 City of Ottawa Official Plan

The City of Ottawa Official Plan was passed by City Council and approved by the Province in November of 2022. The Official Plan is a legal document which contains the City's goals, objectives, and policies to guide growth and development until the year 2046. The plan provides direction in order to manage physical changes and effects on the social, natural, economic, and built environments.

The City is currently in the process of amending the new Official Plan to correct the Western and Southern Wetlands and their status as non-provincially Significant. For the planning history of these evaluations, please refer to section 1.3 of this report.

### 3.2.1 Strategic Directions (2.1 & 2.2)

Section 2 of the Official Plan outlines the Strategic Directions that the City aims to implement. The section includes a list of cross cutting policy issues which are implemented through policies in multiple sections of the Plan. Specifically, section 2.2.2 provides direction with regards to economic development within the City. The Official Plan identifies resource extraction as an important rural economic development activity, and states the following:

*2.2.2.9 Industry jobs such as agriculture and resource extraction primarily occur in the rural areas and are protected as Agricultural Resource Areas, Bedrock Resource Areas and Sand and Gravel Resource Areas. While these employment sectors may not be dense employment areas, they comprise a significant land area.*

### **3.2.2 Growth Management Framework (3)**

The City's Official Plan discusses the planning framework for the Rural Transect in Section 3, where it recognizes that rural areas as containing primary resource lands where aggregate extraction occurs. The Official Plan states the following:

*3.0 The rural area is largely made up of natural features and primary resource lands, such as agriculture and aggregate extraction. Villages are concentrations of residential and commercial uses within the rural area and are also settlement areas within the Provincial Policy Statement. This Plan provides a distinct framework for the Rural Transect policy area. Village boundaries define the land area that will be used for village purposes within the planning period or beyond*

The City also recognizes the importance of resource extraction in meeting employment needs (3.5). The Official Plan states the following regarding where employment should occur for primary industries such as aggregate extraction:

*3.5.6 Primary industry jobs such as agriculture and resource extraction occur in the Rural Countryside area, in the Agricultural Resource Area and on lands within the Sand and Gravel or Bedrock Resource Overlays. While these employment sectors may not be dense employment areas, they comprise a significant land area in the Plan.*

Based on the 2022 Official Plan, 82 ha of the proposed Stittsville Quarry II subject lands are located within the Rural Countryside area of Schedule B-9 – **FIGURE 4**. Additionally, 24 ha of the subject lands are located within the Bedrock Resource Overlay<sup>1</sup>.

### **3.2.3 Cultural Heritage & Archeology (4.5)**

Section 4.5 provides policies pertaining to Cultural Heritage and Archeological resources in the City. Properties, areas, and landscapes with Cultural Heritage Value are to be conserved and protected (4.5.1), and requires that development does not impact identified resources (4.5.2). The Proposed Stittsville Quarry II is not located within a Cultural Heritage Landscape and is not designated under the Heritage Act as a heritage property. The property does not contain any cultural heritage value.

Two Stage 1 Archeological Assessments were completed on the subject lands, one by Heritage Quest Inc. in 1999, and the second by Matrix Heritage Inc in 2023. Both reports surveyed the site and concluded that the subject lands do not contain archeological potential, and no further assessment was required (4.5.4.1). The reports were submitted to the Ministry of Tourism, Culture, and Sport, and clearances have been obtained.

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<sup>1</sup> Note these areas will be updated as the City corrects the mapping of the significant wetlands found on-site i.e. the Rural Countryside designation will increase in size relative to the Greenspace designation.

### 3.2.4 Scenic Routes (4.6.2)

The City Official Plan designates Highway 7 as a Scenic Route on Schedule C13, and contains policies for development which aim to conserve these views. The Official Plan states the following:

- 4) *Development abutting Scenic Routes, as identified on Schedule C13, shall contribute to conserving or creating a desirable context by such means as:*
- a) *Protecting the opportunity to view natural and cultural heritage features;*
  - b) *Preserving and restoring landscaping, including but not limited to distinctive trees and vegetation along the right of way;*
  - c) *Orienting buildings towards the Scenic Route and providing direct pedestrian access, where appropriate; and*
  - d) *Providing screening by way of opaque fencing or landscape buffers to hide surface parking lots or outside storage; and*
  - e) *Managing the intensity and spill-over of lighting on adjacent parcels*

The proposed Stittsville Quarry II is buffered by Highway 7 via Jinkinson Road. Existing quarry operations surround the proposed Stittsville Quarry lands and are characteristic of the surrounding area. Visual berms as well as tree screens will be implemented along Jinkinson Road to screen the quarry operation from Highway 7.

### 3.2.5 Natural Heritage (4.8)

Section 4.8 provides policies regarding Natural Heritage and Greenspace within the City. The Official Plan recognizes, conserves, and protects its natural landscape and environment through identification of natural heritage features and designation of a core natural area and natural linkage area.

Based on the 2022 Official Plan, the subject lands contain 40 ha of designated “Greenspace” areas in Schedule B9 and is located within the Natural Heritage System in Schedule C11A of the Official Plan, and contains three distinct wetland features (i.e., the southern, eastern and western wetlands) **FIGURE 5**. The eastern wetland is contiguous with wetland communities to the east of the subject lands, and is part of the Goulbourn Wetland Complex PSW. Wetland evaluations were conducted for the western and southern wetlands according to the Ontario Wetland Evaluation System (OWES), and it was determined that they were non-provincially significant. Additionally, the OLT determined that the Southern Wetland was non-provincially Significant (see Section 1.3).

The City has updated the Official Plan to reflect the OLT decision on the Southern Wetland (OPA 5; mapping update pending). The City will also be undertaking a future amendment to update the designation of the Western Wetland.

The Official Plan aims to protect the Natural Heritage System via identification and improvement of the long term integrity and connectivity of the system. The Official Plan states the following regarding the Natural Heritage System:

- 4.8.1.1) *The Natural Heritage System consists of core natural areas and natural linkage areas. Natural Heritage Features occur both inside and outside the Natural Heritage System. The Natural Heritage System and the features within it are subject to a higher standard of protection than features outside the Natural Heritage System. Schedule C11 identifies Ottawa’s Natural Heritage System and, to the extent possible, Ottawa’s Natural Heritage Features as overlays. Natural Heritage Overlay policies appear in Subsection 5.6.4.*

*4.8.1.2) The City shall seek to improve the long-term integrity and connectivity of the Natural Heritage System through land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship.*

The proposed Stittsville Quarry II is located within the City's Natural Heritage System Core Area. The proposed Quarry will be progressively rehabilitated in order to protect the Natural Heritage System's long term integrity, and recognize the interim nature of the aggregate operation. This will be done by focusing on proactive and progressive ecological rehabilitation in the short term, and replacement and enhancement of on-site features in the long term.

There are approximately 15.3 hectares of wetlands located on the proposed Stittsville Quarry II subject lands. Through rehabilitation, a wetland feature will be created that will cover an area of approximately 19.5 ha. This feature will be located in the southeast quadrant of the subject lands (within the extraction limits) and will lie in a north-south orientation adjacent to the retained portions of Woodland B and the eastern wetland.

Additionally, the proposed Rehabilitation seeks to restore 35.5 ha of Upland Reforestation Area; 3.0 ha of Wetland/Upland Transition Area; and, 6.0 ha of Cultural Hedgerow/Upland Area. This reflects a total forested area of 44.5 ha, and exceeds the 30.3 ha area of woodland to be cleared through the removal of Woodlands A, C, D and a small portion of B as a result of the proposed quarry operation.

The Official Plan states the following with regards to evaluated wetlands determined to be non-provincially significant and forest cover:

*4.8.1.5) The City shall take a no net loss approach with respect to evaluated wetlands deemed not provincially significant and forest cover outside the urban area and designated villages. Mechanisms for achieving no net loss include land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship. Development and site alteration is prohibited in provincially significant wetlands.*

There is no proposed development within the Provincially Significant Wetland. There are approximately 15.3 hectares of non-provincially significant wetlands located on the proposed Stittsville Quarry II subject lands, as discussed previously. The proposed application includes a draft compensation plan (Appendix B) which includes a wetland feature that will be created to cover an area of approximately 19.5 ha. This feature will be located in the southeast quadrant of the subject lands (within the extraction limits) and will lie in a north-south orientation adjacent to the retained portions of Woodland B and the eastern wetland. The size of this created wetland exceeds the combined areas of the non-provincially western and southern wetlands that are proposed for removal (15.3 ha). Design considerations for the created wetland should demonstrate that:

- the feature is hydrologically connected to the eastern wetland (and by association to the Goulbourn Wetland Complex PSW);
- the wetland substrate is conducive to groundwater recharge; and,
- the vegetation communities in the open water and along the wetland edges is conducive to flood attenuation.

These design considerations would also provide the necessary characteristics to encourage wildlife use of the created wetland feature and would ultimately result in the restoration and improvement of

ecological functions associated with the previous western and southern wetlands, and thus would result in no net loss of the wetlands.

In the short term, to offset any temporary effects until the created wetland has been established, Tomlinson is considering options to preserve adjacent lands to the east of the Stittsville Quarry II lands which primarily contains the Goulbourn Wetland Complex PSW. This may include entering into a conservation agreement and/or developing a stewardship plan for the lands to protect and enhance the ecological integrity of the conservation lands (e.g., invasive species management).

There are approximately 30.3 ha of significant woodlands located onsite. As discussed above, the proposed rehabilitation plan has been designed to progressively restore 44.5 ha of forested area. This includes 35.5 ha of Upland Reforestation Area); 3.0 ha of Wetland/Upland Transition Area; and, 6.0 ha of Cultural Hedgerow/Upland Area.

### **3.2.6 Water Resources (4.9)**

Section 4.9 provides policy direction with regards to surface water features, including wetlands, and associated setbacks to those features. The Plan states the following with regards to protection of groundwater features and their hydrologic functions:

*4.9.3.6) No site alteration or development is permitted within the minimum setback, except as otherwise provided for in this section. Exceptions to this policy are:*

*f) Non-significant wetlands, where:*

- i) Management and minimum setback recommendations for hydrologically connected wetlands less than 0.5 hectares in size shall be established through Policy 5) for headwater drainage features, in consultation with the conservation authority; and*
- ii) Management and minimum setback recommendations for other non-significant wetlands shall be determined through an approved Environmental Impact Study, in consultation with the conservation authority and consistent with Policy 5) in Subsection 4.8.1.*

The proposed Stittsville Quarry II lands contain approximately 15.3 ha of non-provincially significant wetlands. A Natural Environment Report was completed by WSP to assess the potential impacts to the non-provincially significant wetlands. The report concluded that, through progressive rehabilitation and compensation, there will be no negative impacts to the wetlands onsite.

*4.9.4.2) The protection of groundwater features and their hydrologic functions will occur in the following ways:*

- a) Preparing and implementing the recommendations of watershed plans, subwatershed plans and site-specific groundwater assessments consistent with Council-approved direction;*
- b) Development or site alteration shall only be permitted in or near groundwater features where it has been demonstrated, to the satisfaction of the City, that these features and their related hydrologic functions shall be protected and, where possible, improved or restored; and*
- c) Development and site alteration shall be consistent with the conclusions and recommendations of an approved hydrogeological and terrain analysis report.*

*4.9.5.10) Development within Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, as identified in local Source Protection Assessment Reports, will be encouraged to implement best management practices to help protect regional groundwater supplies*

The subject lands are not located within a wellhead protection area as identified on Schedule C 15 of the Official Plan – **FIGURE 6**. The subject lands are located within a Highly Vulnerable Aquifer, however, are not located within a Significant Groundwater Recharge Area.

A Water Report was completed by WSP in 2023 to evaluate the potential impacts on surface water and groundwater features and their hydrologic functions. The Goulbourn Wetland Complex PSW will be protected through the inclusion of a 30 m wide buffer from the edge of the eastern wetland. Based on the impact assessment, it is not expected that the development of the proposed Stittsville Quarry II will have a negative impact on surface water receptors (Goulbourn Wetland Complex PSW) or groundwater receptors (private water supply wells) during the operational life of the quarry. A comprehensive surface water and groundwater monitoring program will be in place during the operational life of the proposed Stittsville Quarry II to provide confirmation that local receptors are not negatively impacted.

Following the extraction of the bedrock at the proposed Stittsville Quarry II, the excavation area will be rehabilitated by filling the site such that the property returns to similar grading and land use as currently exists. The long-term groundwater levels in the bedrock surrounding the site are predicted to increase above the existing level. Consequently, it is not expected that the development of the proposed Stittsville Quarry II will have a negative impact on surface water receptors (Goulbourn Wetland Complex PSW) or groundwater receptors (private water supply wells) under rehabilitated conditions.

### **3.2.7 Rural Transect (5.5)**

Section 5.5 of the City's Official Plan provides policies on the Rural Transect. The Rural Transect accounts for approximately 80 percent of the City's total land area, and contains various land uses that range in intensities. The transect area is intended to ensure the responsible use of resources for protecting public health and the environment while supporting economic development.

Section 5.5.1.2 outlines the following policies regarding development in the Rural Transect:

- 2) Development in the Greenbelt and Rural Transect areas shall:*
- a) Be of low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages;*
  - b) Allow for higher densities within serviced Villages;*
  - c) Allow for uses that integrate well with the natural environment and rural area;*
  - d) Direct high-intensity rural industrial uses to locations near highway interchanges;*
  - e) Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area; and*
  - f) Within the Greenbelt, allow for higher institutional or employment uses where the use can be supported by the available transportation network, including consideration for the availability of public transit service.*

The proposed Stittsville Quarry II is a rural industrial use which is located in close proximity to Highway 7, and is surrounded by other Quarry Operations. The proposed Quarry operation is compatible with the surrounding land uses in the area, which can be characterized as primarily containing mineral aggregate operations.

### **3.2.8 Bedrock Resource Overlay (5.6.3)**

Section 5.6.3 outlines policies regarding the Aggregate Overlay in the City's Official Plan. The Official Plan contains the following two main objectives regarding aggregate resources:

- 1. Protect important mineral aggregate resources of good quantity and quality and close to market, from incompatible development.*
- 2. Protect existing licensed mineral aggregate operations from incompatible development and minimize negative effects on neighbourhoods.*

The proposed Stittsville Quarry II subject lands are identified as containing high quality aggregate resources, and have been protected from incompatible development in order to facilitate their use. The proposed Quarry operation will provide high quality aggregate materials in a strategic location which is close to market and adjacent to the existing licensed operation.

The following policies are pertinent to the subject lands and the proposed Stittsville Quarry II:

*1) Mineral aggregate resource areas are identified through two overlays, shown as additional to the underlying designation identified on the B-series of Schedules of this Plan: Sand and Gravel Resource Area and Bedrock Resource Area. Subject to Subsection 5.6.3.2 Policies 3) and 4), the permitted uses are those of the underlying designation and those of the overlay*

A portion of the proposed Stittsville Quarry II lands are located within the Aggregate Overlay in Schedule B-9 of the Official Plan.

*2) Extraction of mineral aggregate resources may be permitted outside of the mineral aggregate overlays where there is a sufficient quantity and quality of resources to warrant extraction; as demonstrated to the satisfaction of the City and the Province and subject to the policies in this Plan.*

Aggregate extraction may be permitted outside of the Bedrock Resource Overlay where there is a sufficient quantity and quality of resources to warrant extraction. Outside of the overlay, approximately 60 million tonnes of high quality aggregate material is located on the subject lands warranting extraction outside of the Bedrock Resource Overlay. A site specific Official Plan Amendment has been submitted to extend the Bedrock Resource Overlay on the remainder of the lands.

*4) The operation of a quarry is the primary land use for land within the Bedrock Resource Area Overlay; subject to Policy 9) below, a Zoning By-law Amendment application and the provisions of the Aggregate Resources Act. Zoning by-law amendments approved under this policy will apply only to the boundary of the licensed area.*

*5) The City requires that all pits and quarries licensed under the Aggregate Resources Act, with the exception of wayside pits and wayside quarries, be zoned for mineral extraction use in the Zoning By-law.*

A portion of the Subject Lands contain the Bedrock Resource Overlay, and as such the primary land use is a quarry. A Zoning By-Law Amendment application has been submitted to permit the quarry, along with a Class A license application under the ARA.



*6) Additional related uses, such as asphalt plants, concrete batching plants and other heavy industrial uses associated with mineral extraction operations, may also be permitted, subject to mitigation of potential adverse effects.*

Existing asphalt and concrete plants are located on the proposed Stittsville II Quarry lands, and are proposed to remain until the final phases of the Quarry operation. The plants already contain mitigation measures per an approved Environmental Compliance Approval and are the continuation of an existing permitted use.

*7) Aggregate extraction may be permitted as an interim use in the Agricultural Resource Area outside of the mineral aggregate overlay subject to the lands being rehabilitated to an agricultural condition, with soils of equivalent or better quality than prior to the extraction, as shall be documented prior to the commencement of aggregate extraction operations*

The subject lands are not located within the Agricultural Resource Area and as such are not proposed to be rehabilitated back to an agricultural condition.

*8) In addition to aggregate resource extraction, the recovery and recycling of manufactured materials derived from aggregates for re-use is a permitted use within an aggregate operation.*

Aggregate recycling is proposed as an accessory use to the Quarry Operation and will cease once extraction is completed.

*9) As part of a complete application, studies and the site plans required under the Aggregate Resources Act shall also be required by the City. The areas of influence generally are 500 metres around quarries, 300 metres for sand and gravel pits, and the proposed haul route. The required studies, as are determined to be appropriate considering the type of extraction proposed, may include those identified in the Aggregate Resources Act*

The following studies have been completed in support of the proposed application:

- Planning Report & Aggregate Resources Act Summary Statement Report
- Water Report (Level 1 and 2)
- Maximum Predicted Water Table Report
- Stormwater Management Brief and Sediment and Erosion Control Plan
- Natural Environment Report & Environmental Impact Statement
- Acoustic Assessment Report
- Stage 1 Archaeological Assessment
- Blast Impact Assessment
- Transportation Impact Assessment
- ARA Site Plan

### **3.2.9 Natural Heritage Overlay (5.6.4)**

Section 5.6.4 of the City's Official Plan provides policies regarding development within or adjacent to the Natural Heritage System and Natural Heritage Features. The Official Plan provides the following policy direction with regards to Mineral Extraction within the Natural Heritage System:

*1) The Natural Heritage System Overlay consists of Natural Heritage System Core Area and Natural Heritage System Linkage Area, as follows:*



*a) In Natural Heritage System Core Areas, development or site alteration shall maintain or enhance the integrity, biodiversity and ecosystem services of the area; and, not compromise the potential for longterm enhancement and restoration of the ecological integrity, biodiversity and ecosystem services of the area;*

As discussed previously in this section the proposed Stittsville Quarry II lands are located within the Natural Heritage System Core Area and Natural Heritage Features Overlay as identified on Schedule C-11-A (**FIGURE 5**).

There are approximately 15.3 hectares of wetlands located on the Subject Lands. Through rehabilitation, a wetland feature will be created that will cover an area of approximately 19.5 ha. This feature will be located in the southeast quadrant of the subject lands (within the extraction limits) and will lie in a north-south orientation adjacent to the retained portions of Woodland B and the eastern wetland.

Additionally, the proposed rehabilitation seeks to restore 35.5 ha of Upland Reforestation Area; 3.0 ha of Wetland/Upland Transition Area; and, 6.0 ha of Cultural Hedgerow/Upland Area. This reflects a total forested area of 44.5 ha, and exceeds the 30.3 ha area of woodland to be cleared through the removal of Woodlands A, C, D and a small portion of B as a result of the proposed quarry operation.

As a result of the proposed rehabilitation, the integrity, biodiversity and ecosystem services of the area will be maintained or enhanced in some cases while making available high quality bedrock resources close to market areas.

*2) The Natural Heritage Features Overlay consists of those natural heritage features identified in Subsection 4.8.1, Policy 3) which can reasonably be mapped and displayed at the resolution of the Official Plan schedules.*

The Subject Lands contain approximately 15.3 ha of non-provincially significant wetlands, as well as 30.3 hectares of significant woodlands. The Goulbourn Wetland Provincially Significant Wetland Complex is located on the east portion of the site. Development is not proposed within the PSW.

*3) The City shall protect natural heritage features for their natural character and ecosystem services.*

As discussed above, the proposed Stittsville Quarry II will be progressively rehabilitated to replace existing natural features and ensure there are no negative impacts to the natural features onsite. This includes the replacement of 44.5 ha of forested area, as well as 19.5 ha of wetland area.

*4) Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City's guidelines.*

A Natural Environment Report was completed by WSP, and is included in the application package.

*5) Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study.*

*6) Where development or alteration is for the establishment or expansion of mineral aggregate operations within or adjacent to the Natural Heritage System Overlay or the Natural Heritage Feature Overlay, the demonstration of no negative impact or no net negative impact may take into*

*consideration final rehabilitation of the mineral aggregate operation. Rehabilitation of the mineral aggregate operation would need to be planned to occur as soon as possible and be suited to the local natural environment.*

As provided for in Section 5.6.4.1.6 of the City's Official Plan, the demonstration of no negative impacts or no net negative impacts may take into consideration final rehabilitation of the quarry. The Natural Environment Report prepared by WSP concluded that the proposed Stittsville Quarry II is not anticipated to negatively impact the natural features and functions of the subject lands or adjacent lands subject to the implementation of the recommended mitigation measures, including rehabilitation. This includes areas of significant woodlands, non-provincially significant wetlands and a portion of the Goulbourn Wetland Complex PSW associated with the Natural Heritage System Core Area on and adjacent to the subject lands.

Proposed extraction setbacks will preserve most of Woodland B along the southeastern limits of the subject lands, while also providing a 30 m wide buffer from the edge of the eastern wetland/Goulbourn Wetland Complex PSW associated with it.

The proposed application includes a draft compensation plan to guide rehabilitation, and includes a wetland feature that will be created to cover an area of approximately 19.5 ha. The size of this created wetland exceeds the combined areas of the non-provincially western and southern wetlands that are proposed for removal (15.3 ha). The draft compensation plan also includes progressive rehabilitation of 35.5 ha of upland forest communities; 3.0 ha of Wetland/Upland Transition Area; and, 6.0 ha of Cultural Hedgerow/Upland Transition Area. This reflects a total forested area of 44.5 ha, which exceeds the 30.3 ha area to be cleared through the removal of Woodlands A, C, D and a small portion of B.

### **3.2.10 Greenspace Designation (7)**

Section 7 of the City Official Plan provides policies regarding Greenspace Designations within the City. The Greenspace designation identifies a network of public parks, other spaces within the public realm and natural lands that collectively provide essential ecosystem services to Ottawa's residents, support biodiversity, climate resilience, recreation and healthy living. The City Official Plan aims to protect ecosystem services of natural features and recognize their role in building resilience to future climate conditions.

A portion of the subject lands contains the Greenspace Designation recognizing the wetlands on site (**FIGURE 4**). As previously noted, the City updated the Official Plan schedules to be consistent with the OLT decision on the Southern Wetland which removes this feature from the Greenspace designation. Further, the City has committed to updating the Official Plan schedules for the Western Wetland through a future omnibus amendment.

The Official Plan outlines the following with regards to onsite wetlands.

*7.3.2) The Significant Wetlands designation protects provincially significant wetlands and their ecosystem services. The following shall apply:*

- a) Within six months of the identification or revision of a provincially significant wetland by the Province of Ontario, the City shall initiate an Official Plan amendment to designate the wetland area as Significant Wetland;*
- b) The City shall consider the identification or revision of a provincially significant wetland by the Province in any applicable Planning Act process;*

- c) Council may consider exceptions to the designation of new significant wetlands where the lands have current approvals under the Planning Act or are licensed under the Aggregate Resources Act;*
- d) The City may initiate or require a wetland evaluation under the Ontario Wetland Evaluation System if:
  - i) It is recommended in a planning study, such as a watershed study, subwatershed study, environmental management plan, secondary plan, environmental impact statement, or an environmental assessment**
- e) Development, lot line adjustments and site alteration are not permitted in Significant Wetlands;*
- f) Permitted uses in Significant Wetlands are: passive open spaces; scientific, educational or conservation uses associated with the natural features; agricultural operations established prior to May 2003; and forestry as defined in the Forestry Act;*
- g) The City shall permit a single-detached dwelling and accessory buildings on lots existing as of May 2003, where the lot fronts on an open, maintained, public road, and where a dwelling is permitted in the Zoning By-law. Where the lot lies partially within the boundaries of a designated wetland area, the new construction and on-site servicing shall occur outside the boundary of the feature to the greatest extent possible on the lot, disturbance of the natural feature shall be minimized and a conservation authority permit shall be required;*
- h) Development and site alteration within 120 metres of the boundary of a Significant Wetland must demonstrate no negative impacts on the natural features or their ecosystem services within the area;*
- i) Where Significant Wetlands are privately owned, public use and access to these lands for any purpose is not permitted without the consent of the owner; and*
- j) Significant Wetlands do not form part of parkland dedication.*

OWES evaluations were completed by WSP Canada certified wetland evaluators in 2023. These evaluations determined that the western and southern wetlands on the subject lands were non-provincially significant. These features will be removed for the development of the Stittsville Quarry II, and replaced by 19.4 ha of created wetland. Proposed extraction setbacks will preserve most of Woodland B along the southeastern limits of the subject lands, while also providing a 30 m wide buffer from the edge of the eastern wetland/Goulbourn Wetland Complex PSW associated with it.

As discussed previously, the proposed Stittsville Quarry II will be progressively rehabilitated to ensure no negative impacts on the natural features mentioned above. This will include the creation of a wetland with an area of approximately 19.5 ha. This feature will be located in the southeast quadrant of the subject lands (within the extraction limits) and will lie in a north-south orientation adjacent to the retained portions of Woodland B and the eastern wetland.

Additionally, the proposed Rehabilitation seeks to restore 35.5 ha of Upland Reforestation Area; 3.0 ha of Wetland/Upland Transition Area; and, 6.0 ha of Cultural Hedgerow/Upland Area. This reflects a total forested area of 44.5 ha, and exceeds the 30.3 ha area of woodland to be cleared through the removal of Woodlands A, C, D and a small portion of B as a result of the proposed quarry operation.

### **3.2.11 Rural Countryside Designation (9.2)**

The Rural Countryside is made up of lands which consist of a variety of land uses, and the Official Plan intends accommodate a variety of land uses appropriate for a rural lands within the designation. The Rural Countryside Designation policies are provided in Section 9.2 of the City's Official Plan, and aim to protect and enhance rural character, strengthen the rural economy by permitting a diversity of uses that

support the local rural community, and limit the fragmentation of rural lands and ensure the preservation of health.

Based on the 2022 Official Plan, 82 ha of the Subject lands are designated Rural Countryside in Schedule B-9 of the City's Official Plan (**FIGURE 4**). The following uses are permitted in the Rural Countryside designation:

- 1) *The following uses may be permitted:*
  - a) *Forestry, conservation and natural resource management activities;*
  - b) *Agriculture, agriculture-related and on-farm diversified uses;*
  - c) *Residential uses according to the policies of this plan;*
  - d) *Animal services boarding, breeding and training and equestrian establishments;*
  - e) *Bed and breakfasts;*
  - f) *Utility Installations;*
  - g) *Cemeteries; and*
  - h) *Sand and gravel pits.*

An Official Plan Amendment is required to extend the Bedrock Resource Overlay to the remainder of the lands in order to permit the proposed Quarry expansion on the subject lands. A copy of the Draft Site Specific Amendment is included as Appendix C of this report.

### **3.2.12 Land Use Compatibility (10)**

Section 10 outlines policies regarding land use compatibility and the protection of Health and Safety. The following Policies are pertinent to the proposed Quarry Application:

*10.2.1) All development shall comply with the City's Environmental Noise Control Guidelines which are based on the applicable Provincial noise guidelines [currently NPC – 300, MOEE 2013]. 2) All noise studies prepared in support of development shall be consistent with the City's Environmental Noise Control Guidelines and shall include noise mitigation and a warning clause where necessary, as a condition of approval*

*10.2.8) Development proposals that introduce new sources of stationary noise in proximity to existing noise sensitive land uses shall require a noise feasibility study and/or noise control detailed study if within the following proximities of noise sensitive land uses:*

- a) *100 metres for: i) New stationary noise sources; and ii) Lands to be zoned for a new industrial use;*
- b) *300 metres for a pit to be licensed under the Aggregate Resources Act; and*
- c) *500 metres for a quarry to be licensed under the Aggregate Resources Act; and in this case noise mitigation where necessary shall be required as a condition of approval.*

An Acoustic Assessment Report was completed by Freefield Ltd. which assessed the potential noise impacts to surrounding sensitive land uses in proximity to the proposed Quarry extension. The assessment includes mitigation measures regarding restrictions on operations and the inclusion of berms and barriers. The assessment concluded that the proposed Quarry could operate within NPC-300 sound level limits.

The proposed Stittsville Quarry II requires an amendment to the Official Plan to extend the bedrock resource overlay on the balance of the subject lands to permit a Quarry Operation. A copy of the Draft Site Specific Amendment is included as Appendix C of this report. The proposed application conforms to the policies and intent of the City of Ottawa's Official Plan.

*10.2.3.1) To avoid adverse effects on sensitive uses and to protect the long term economic viability of industrial uses and major facilities, the Province's Land Use Compatibility Guidelines shall be applied to the development of major facilities and/or sensitive land uses in proximity of a major facilities as outlined in the guidelines in any designation.*

The Provincial Land Use Compatibility Guidelines were not approved by the Province. Nevertheless, land use compatibility has been addressed in accordance with PPS section 1.2.6.1 and applicable Provincial Guidelines.

### **3.2.13 Integrated Environmental Review**

The City has requested an Integrated Environmental Review Statement be included in the Planning Report to summarize the supporting studies' considerations of the environmental features and the potential implications of the recommendations on each other and the proposal.

The complete list of required mitigation measures from the technical reports is included on the Operational Plan and Rehabilitation Plan of the ARA Site Plans. If a licence is issued for this site, R.W. Tomlinson will be required to operate the quarry in compliance with the ARA Site Plans including the required mitigation measures.

The Natural Environment Report, Level 1 & 2 Water Report (Hydrology and Hydrogeology) and Maximum Predicted Water Table Report were integrated given the relationship between surface water, groundwater and environmental features.

The Natural Environment Report assessed potential impacts to natural heritage features as a result of the proposed quarry on the subject and adjacent lands with respect to the following:

- The environmental features and functions on the subject lands and adjacent lands;
- The influence of extraction on the surrounding natural environment; and,
- The rehabilitation potential of subject lands post-extraction.

An assessment was conducted to determine the significance and sensitivity of natural features as well as significant species observed or determined to have the potential to exist on the subject and adjacent lands. An assessment was then conducted to determine whether the project would negatively impact surrounding natural features including species at risk. Preventative, mitigative and remedial measures were considered in assessing the net effects of the proposed project on the surrounding ecosystem.

The Natural Environment Report found that the subject lands consist of meadows, thickets, disturbed and regenerating areas, as well as patches of forest, swamp, and marsh. Forested habitats on the subject lands include four distinct woodlands of mixed, deciduous and coniferous forest types (i.e., Woodlands A, B, C & D), as well as four deciduous and mixed thicket communities. Wetlands on the subject lands include three distinct features (i.e., the western, eastern and southern wetlands) consisting of mixed swamp and marsh communities. The eastern wetland is part of the Goulbourn Wetland Complex PSW. OWES evaluations were conducted by WSP which determined that the western and southern wetlands were not provincially significant. The remainder of the subject lands were reported to be mixed meadows and disturbed areas. The report found that no rare plant communities were identified on or adjacent to the subject lands.

Significant Natural Heritage Features on and within 120 m of the site include:

- Habitat for Threatened and Endangered Species in the form of eastern whip-poor-will Category 2 & 3 habitat; and, Blanding's turtle Category 2 & 3 habitat;
- Provincially Significant Wetland in the form of the Goulbourn Wetland Complex PSW;
- Fish habitat associated with the Goulbourn Wetland Complex PSW;
- Significant Woodlands; and,
- Significant Wildlife Habitat in the form of amphibian/western chorus frog breeding habitat in the wetland communities and habitat for eastern wood-pewee, wood thrush and prairie dropseed associated with the significant woodlands.

The report recommended the following to ensure that no negative impacts to natural features and functions:

- Establish a 15 m setback along the south boundary of the Site, a 0-15 m setback along the eastern boundary of the Site except where a 30 m setback has been applied to the Goulbourn Wetland Complex PSW, and a 30m setback along Jinkinson Road. These setbacks are to be clearly demarcated and respected. Existing vegetation will be retained within the eastern and southern setback areas except where proposed berms are to be located.
- Prairie dropseed plants on the Site shall be moved to the Goulbourn Wetland Complex PSW buffer prior to site preparation.
- Implement sediment and erosion control measures along the boundary of the eastern and southern setback areas, and along the western boundary of the Site where it abuts natural areas, prior to Site clearing.
- No clearing of vegetation shall occur within the core breeding bird season (April 1 – August 15) unless a nesting survey has been completed by a qualified biologist within 24 hours of the clearing, and no active nests were observed.
- Prepare an Information Gathering Form for eastern whip-poor-will and Blanding's turtle for submission to the MECP to initiate authorizations under the ESA
- To mitigate the potential for turtles the following mitigation shall be undertaken:
  - Encounter Protocol: The protocol shall include information on how to identify Blanding's turtle, how to protect a nest, how to report sightings to the NHIC, and instructions on what to do in the event that a turtle or nest is found on-Site.
  - All on-Site staff shall be familiar with and trained on the components of the Encounter Protocol described above.
  - If Blanding's turtle is identified on the Site, all work shall stop and the species shall be protected from harm. MECP shall be notified immediately to seek guidance on ways to avoid impacts under the ESA prior to resuming work.
  - Fencing shall be installed along the eastern and southern boundaries of the extraction limit, and along the western boundary of extraction where adjacent to natural areas to deter turtles from entering the Site. Exclusion fencing should be designed and installed according to MNRF recommendations (MNRF 2013b). Fencing along the western boundary will be temporary until such time as the adjacent lands approved for aggregate extraction are developed.
- An Awareness Package, SAR Encounter Protocol and SAR Training Program shall be prepared that lists the SAR that may be present on the Site or in the local landscape, and identify what to do if one is observed on the Site. The Awareness Package shall include:
  - Information / training on identifying SAR.
  - What to do if a SAR is observed (moving, injured, dead or nesting).
  - How to protect a turtle or bird nest.
  - Information on how to report a SAR sighting to the NHIC.

- Instructions that if a SAR is found on the Site, all work must stop and the species shall be protected from harm. MECP shall be notified immediately to seek guidance on ways to avoid impacts under the ESA prior to resuming work.
- Undertake rehabilitation as outlined in the rehabilitation plan

The recommendations of the Natural Environment Report have been integrated onto page 3 of the ARA Site Plans, and are found in Note L.2.

The main objective of the Maximum Predicted Water Table Report was to summarize the results of the groundwater level monitoring completed on and in the vicinity of the site. This information was integrated with the main objectives of the Water Report, which were to characterize the existing hydrogeological and hydrological conditions in vicinity of the existing quarry and subject lands, and assess potential impacts on groundwater and surface water associated with operation and rehabilitation activities on the subject lands.

The Water Report concluded that development of the proposed Stittsville Quarry II will result in minor modifications to the local surface water drainage patterns such that there will be an increase of approximately 10% in the average annual total discharge volume in a southeasterly direction towards Fernbank Road. During the operational period, water collecting in the base of the existing Stittsville Quarry, and the proposed Stittsville Quarry II will be directed to the same sump and discharged off-site in accordance with the existing Environmental Compliance Approval (Industrial Sewage Works) for the Stittsville Quarry.

The report concluded that the development of the proposed Stittsville Quarry II will not have a negative impact on surface water receptors (Goulbourn Wetland Complex PSW) or groundwater receptors (private water supply wells) during the operational life of the quarry. A comprehensive surface water and groundwater monitoring program will be in place during the operational life of the proposed Stittsville Quarry II to provide confirmation that local receptors are not negatively impacted.

Following the extraction of the bedrock at the proposed Stittsville Quarry II, the excavation area will be rehabilitated by filling the site such that the property returns to similar grading and land use as currently exists. The report concluded that the long-term groundwater levels in the bedrock surrounding the site are predicted to increase above the existing level.

Based on the results of the hydrogeological and hydrological assessments for the subject lands, the following mitigation measures are required:

- A comprehensive complaints response program has been developed for the purpose of responding to well interference complaints from local water supply well users. Each complaint will be dealt with on a case-by-case basis in accordance with the response program outlined in Section 9 of the Water Report.
- The groundwater and surface water monitoring programs defined on the existing PTTW and the ECA for the Stittsville Quarry (Licence #39958) shall be continued during the development of the Stittsville 2 Quarry. The following additional components shall be added to the existing monitoring programs:
  - a) Monthly Groundwater Level monitoring (during Operational periods) in monitoring wells BH05-10A, BH05-10B, BH05-10C, BH05-11, BH05-12A, BH05-12B, BH05-12C, SQAT20-25, SQAT20-26, SQAT20-27 and SQAT20-29. Monitoring frequency reverts to quarterly during non-operational periods at the Stittsville and Stittsville 2 Quarries. Monitoring wells

- installed in BH05-12 should either be repaired or replaced prior to operations commencing at the Stittsville 2 Quarry.
- b) Monthly staff gauge and continuous surface water level measurements (during ice-free conditions) at a background station upstream of the proposed quarry discharge for Stittsville 2 Quarry (i.e., SS-7), at the convergence of the proposed quarry discharge and the NGWC (e.g. SS-6 but subject to changes during operational conditions), at the rail trail (i.e., SS-3), and at Fernbank Road (i.e., SW-A).
  - c) Water quality sampling at the above locations, as required by the ECA.
- Based on the available groundwater elevation data, the maximum predicted water table was estimated using the data collected from 2020 to 2022 at the shallow monitoring wells (99-1, BH99-3D, BH03-9C, BH05-10C, BH05-11, BH05-13C, BH13-16D, BH18-17D, SQAT20-25, SQAT20-26, SQAT20-27 and SQAT20-29). The data from December 13, 2021 was used to estimate the maximum predicted groundwater table since water levels in the shallow monitoring wells was generally higher during this session as compared to the other sessions. The water table generally slopes down from the western side of the site at BH99-3D (140.5 metres asl) to the eastern side of the site at SQAT20-27 (134.5 metres asl).

The recommendations of the Water Report and Maximum Predicted Water Table Report have been integrated into page 3 of the ARA Site Plans, and are found in notes L.4 and L.5, respectively.

As noted, the required mitigation measures have been incorporated on the Operational Plan and Rehabilitation Plan of the ARA Site Plans. The mitigation measures do not conflict with one another and work in conjunction regarding the operational and rehabilitation parameters for the quarry to ensure the protection of the natural environment.

### 3.3 City of Ottawa Zoning By-Law

The subject lands are zoned Mineral Extraction (ME), Mineral Extraction Hold (ME-1r-H), Rural Countryside (RU), and Environmental Protection (EP3) – **FIGURE 7**. A Zoning By-Law Amendment is required to permit the proposed Quarry Extension. A quarry is already permitted use on approximately 15.3 ha of the subject lands.

The purpose of the Mineral Extraction Hold Zone on the subject lands, according to Section 215 of the City's By-Law, is to identify lands which are not licensed mineral aggregate operations and allow for an interim period a limited range of uses that would not sterilize the resource. The by-law thus recognizes that the resource is present on the subject lands and protects the resource for their wise use and management.

A portion of the lands are zoned Environmental Protection (EP3) which identify the western wetland. This wetland has been evaluated and determined to be non-provincially significant in accordance with OWES evaluation methods. Other wetlands on site are not zoned EP in accordance with previous planning decisions and evaluations of their Significance.

There are additional significant wetlands on the site along the eastern boundary that are not currently zoned EP. These wetlands are proposed to be rezoned from RU to EP3 as part of this application.

A copy of the Draft Zoning By-Law Amendment text and schedule has been included as Appendix D of this report.



# 4.0

## AGGREGATE RESOURCES ACT SUMMARY INFORMATION

The following information is provided to address the requirements for a Summary Statement for a Class A Licence as set out in the Aggregate Resources of Ontario Standards.

### 4.1 Standard 1.1 – Agricultural Classification of the Proposed Site

According to the Canada Land Inventory (CLI) Capability for Agricultural mapping, the Subject lands are located on Class 6 soils (**FIGURE 3**). Additionally, the lands are not located within the Agricultural Reserve designation in the City of Ottawa's Official Plan. As such, the subject lands would not be considered Prime Agricultural Land as defined by the Provincial Policy Statement, nor would they be considered in a Prime Agricultural Area as defined by the Province.

### 4.2 Standard 1.2 – Planning and Land Use Considerations

The proposed Stittsville Quarry II is designated as Rural Countryside and Greenspace in the City of Ottawa's Official Plan, and a portion within the Bedrock Resource Area overlay. The lands are zoned Mineral Aggregate, Mineral Aggregate Hold, Rural Countryside and Environmental Protection in the City's Zoning By-Law.

The subject lands are located within a rural area of the City of Ottawa. Tomlinson currently uses the subject lands for an existing concrete and asphalt plant in the north portion of the lands. The existing entrance to the Stittsville Quarry is also located on the subject lands. There are three wetland pockets located on the subject lands, known as the Eastern Wetland, Western Wetland, and Southern Wetland.

The primary land uses in the area are comprised of aggregate extraction, forested areas including environmentally protected areas, and rural recreational uses. The closest residence is approximately 360 metres away. The subject lands are not located within an area subject to a Provincial Plan.

Please refer to Sections 2 and 3 of this Report for a further discussion on Planning and Land Use Considerations.

## 4.3 Standard 1.3 – Source Water Protection

The subject lands are not located within a Source Water Protection Zone as identified by the City of Ottawa. The subject lands are not located within a Wellhead Protection Area or Significant Groundwater Recharge Area as identified in the Mississippi-Rideau Source Protection Plan. The lands are located within a Highly Vulnerable Aquifer.

The Water Report completed by WSP concluded that the proposed Quarry Operation is not expected to have a negative impact on surface water or groundwater during operations or rehabilitation. During the operational period, a monitoring program will be implemented for the purpose of verifying that the operation of the proposed Stittsville 2 Quarry does not adversely impact surface water or groundwater receptors.

## 4.4 Standard 1.4 – Quality and Quantity of Aggregate

The Aggregate Resources Inventory for the City of Ottawa prepared by the Ontario Geological Survey in 2013 (ARIP 191) identifies the subject lands as being within the Selected Bedrock Resource Area 4, and containing Paleozoic bedrock outcrop with drift thickness generally less than 1 metre (**FIGURE 2**). Additionally, the City of Ottawa recognizes the Bedrock resource on parts of the subject lands identified by their Bedrock Resource Overlay.

ARIP 191 indicates that this resource area has high values for the Petrographic Number for hot mix asphalt and concrete products, magnesium sulphate soundness, microDeval abrasion for coarse aggregate and freeze-thaw loss tests. This indicates that the resource is of high quality for producing concrete and asphalt stone, as well as granular materials for road building and construction.

The Level 1&2 Water report completed by WSP includes an assessment of the bedrock geology of the subject lands. The bedrock formations found on the subject lands include primarily the Bobcaygeon Formation, Gull River Formation. The depth of the Bobcaygeon and Gull River Formations onsite range from 8.3 m to 36.2 m (Bobcaygeon) and 38 m (Gull River).

The subject lands contain approximately 80 million tonnes of bedrock aggregate resources. The majority of resources are located below the water table.

The bedrock resources found on the subject lands are of similar quality to the resources located within the existing Stittsville Quarry. These resources are capable of producing granular materials as well as concrete/asphalt stone.

Please refer to Section 2.2 of this Report for further information on aggregate quality and quantity.

## 4.5 Standard 1.5 – Haul Routes and Truck Traffic

The proposed haul route for the Stittsville Quarry II will be the same as the existing operation. Trucks will predominantly head east from the existing Stittsville Quarry entrance to Highway 7. Limited truck

traffic may head west on Jinkinson Road for local deliveries. There is no change anticipated to overall truck traffic levels.

The Traffic Impact Study determined under worst case conditions that there would be 60 two-way heavy vehicle trips. The study concluded that the proposed quarry would not require any roadway modifications to the existing road network as a result of the proposed Quarry.

## 4.6 **Standard 1.6 – Progressive and Final Rehabilitation**

The subject lands will be extracted to a maximum depth of approximately 101 masl. Following the extraction of material, the property will be rehabilitated by backfilling the excavation and naturalizing it. It is anticipated that the excavation will be backfilled to the original grade throughout the limit of extraction, allowing for future potential development in the area near Jinkinson Road and a naturalized area in the southern portion of the Site.

Approximately 19.5 ha of wetlands will be created in the southeastern quadrant of the license boundary, replacing the 15.3 ha of non-provincially significant wetlands that will be removed for development of the quarry.

Approximately 35.5 ha of upland forest will be created in the southern half of the subject lands, supported by 3.0 ha of Wetland/Upland Transition Area and, 6.0 ha of Cultural Hedgerow/Upland Transition Area between the woodland and restored meadow and wetland communities. This reflects a total forested area of 44.5 ha, which exceeds the 30.3 ha of forested areas that will be removed for development of the quarry.

Progressive rehabilitation will generally follow the direction of extraction and will proceed as soils become available. Restoration activities may be initiated at an available nearby location on lands owned by Tomlinson either prior to/at the onset of extraction. Conservation opportunities for adjacent lands will also be explored in conjunction with this application.

The rehabilitated landform will be compatible with the surrounding area, and will result in larger areas of wetlands and woodlands than are present under existing conditions. Please refer to the ARA site Plans (Rehabilitation Plan) for additional details regarding progressive and final rehabilitation.

# 5.0

## CONCLUSIONS

Tomlinson is applying for a Class A Licence under the Aggregate Resources Act, a Zoning By-law Amendment and Official Plan Amendment to permit aggregate extraction on lands located at Part of Lots 14, 15 and 16, Concession 11 in the Geographic Township of Goulbourn, City of Ottawa

The subject lands contain high quality bedrock resources (80 million tonnes) in a location that is close to market along existing truck routes and surrounded by existing Quarry Operations. Resources extracted from the subject lands will help support the timely provision of infrastructure and reduce transportation-related greenhouse gas emissions as a result of making resources available in a close to market location.

The operational design of the Quarry incorporates the recommendations of the technical reports prepared for the application in order that the quarry can operate within Provincial guidelines and minimize social, economic and environmental impacts.

The proposed Stittsville Quarry II represents the wise use and management of significant aggregate resources and is in the public interest in consideration of the economic, social and environmental factors that apply to this application, and:

- Is consistent with the Provincial Policy Statement;
- Conforms to the City of Ottawa Official Plan;
- Includes information required by the Aggregate Resources Act.

Submitted by:



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Neal DeRuyter, BES, MCIP, RPP



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Vince Deschamps, MSc, MCIP, RPP



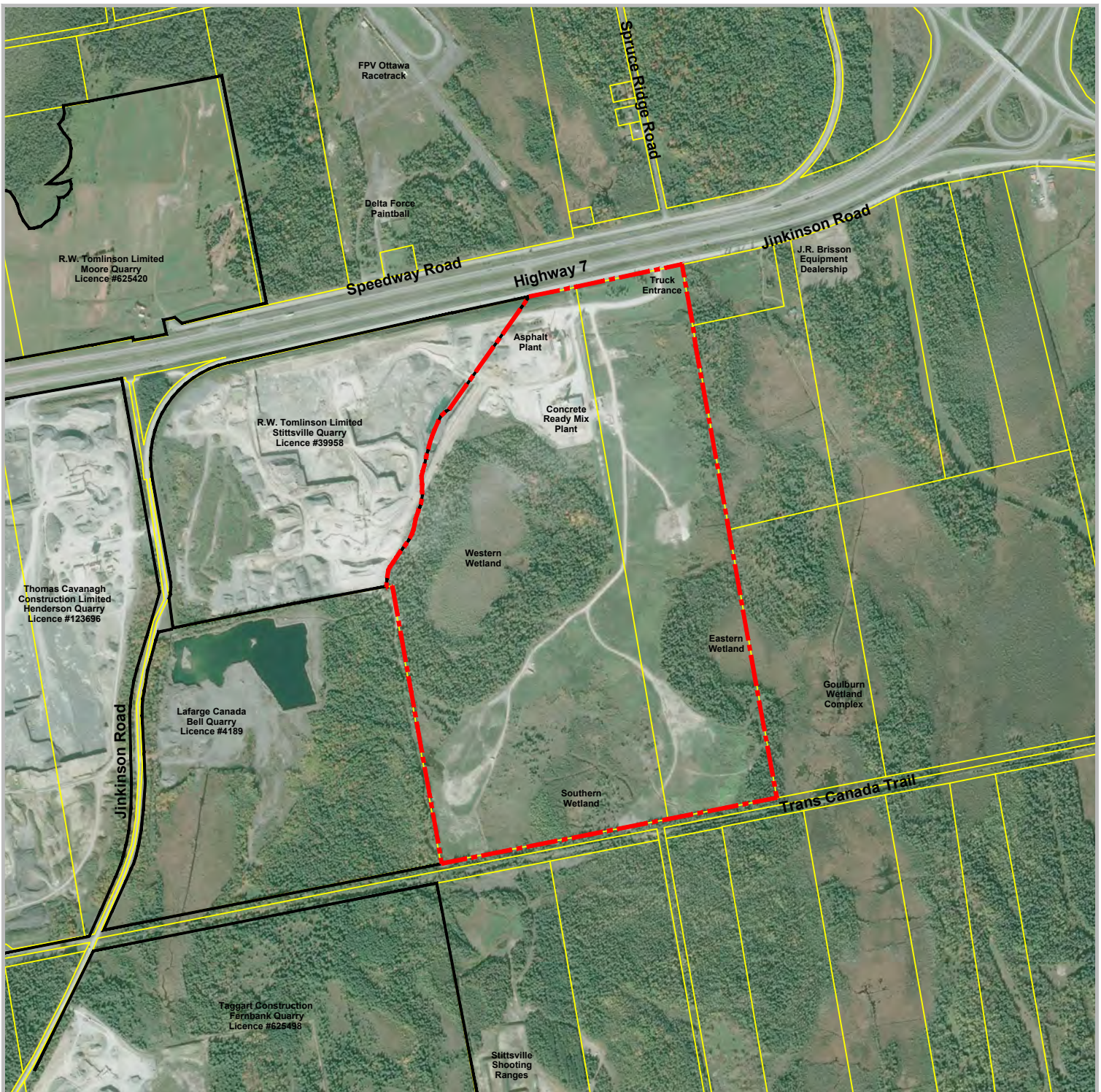



Figure 1  
**Location Map**

**LEGEND**

 Subject Lands

**DATE:** May 2023

**SCALE:** 1 : 15,000

**FILE:** 9137AI

**DRAWN:** DGS



K:\9137AI-TOMLINSON-STITTSVILLE QUARRY 2\RPT\LOCATION MAP PJR.DWG

**R.W. Tomlinson Limited**  
 Part of Lots 15 and 16,  
 Concession 11  
 (former Goulbourn Township)  
 City of Ottawa

Base Map Source:  
 Bing Imagery



**PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE**  
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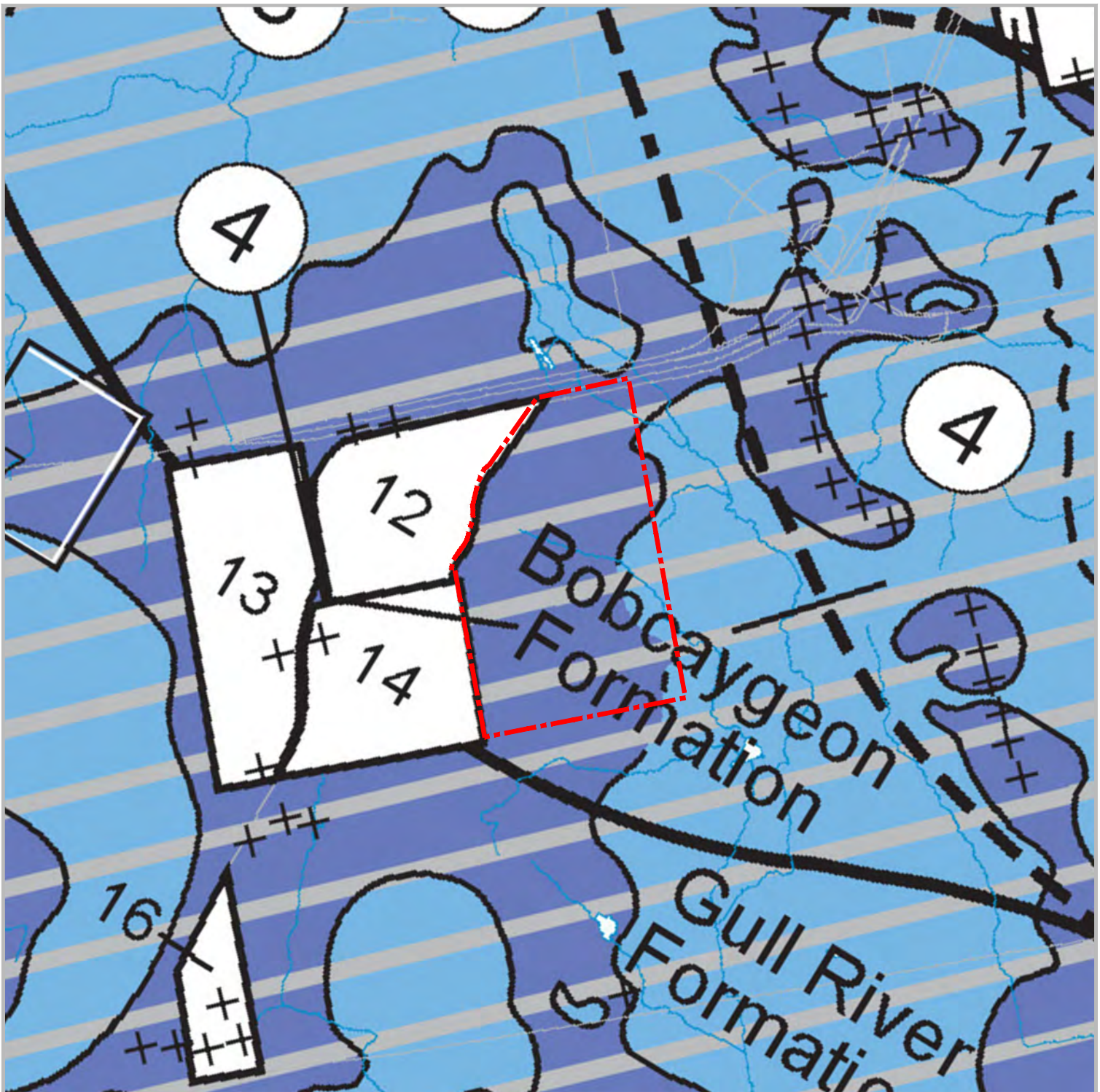






Figure 2  
**ARIP 191**  
 Bedrock Resources








**LEGEND**

 Subject Lands

**DRIFT THICKNESS**

-  Paleozoic bedrock outcrop (see Table 4); areas of exposed bedrock partially covered by a thin veneer of drift. Drift thickness is generally less than 1 m (3 feet).
-  Paleozoic bedrock covered by drift (see Table 4); drift thickness is generally 1 to 6 m (3 to 20 feet). Bedrock outcrops may occur.
-  Paleozoic bedrock covered by drift; drift thickness is generally greater than 15 m (50 feet).

**SYMBOLS**

-  Selected Bedrock Resource Area, deposit number (see Table 5)
-  Licensed quarry boundary, property number (see Table 5)
-  Geological formation boundary
-  Fault coincident with geological formation boundary
-  Fault
-  Drift thickness contour
-  Isolated bedrock outcrop

Base Map Source:  
 Lee, V.L. 2013. Aggregate resources inventory for the City of Ottawa, southern Ontario;  
 Ontario Geological Survey, Aggregate Resources Inventory Paper 191,  
 Map 2 - Bedrock Resources

**DATE:** May 2023

**SCALE:** 1 : 25,000

**FILE:** 9137AI

**DRAWN:** DGS



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**R.W. Tomlinson Limited**  
 Part of Lots 15 and 16,  
 Concession 11  
 (former Goulbourn Township)  
 City of Ottawa

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 & LANDSCAPE  
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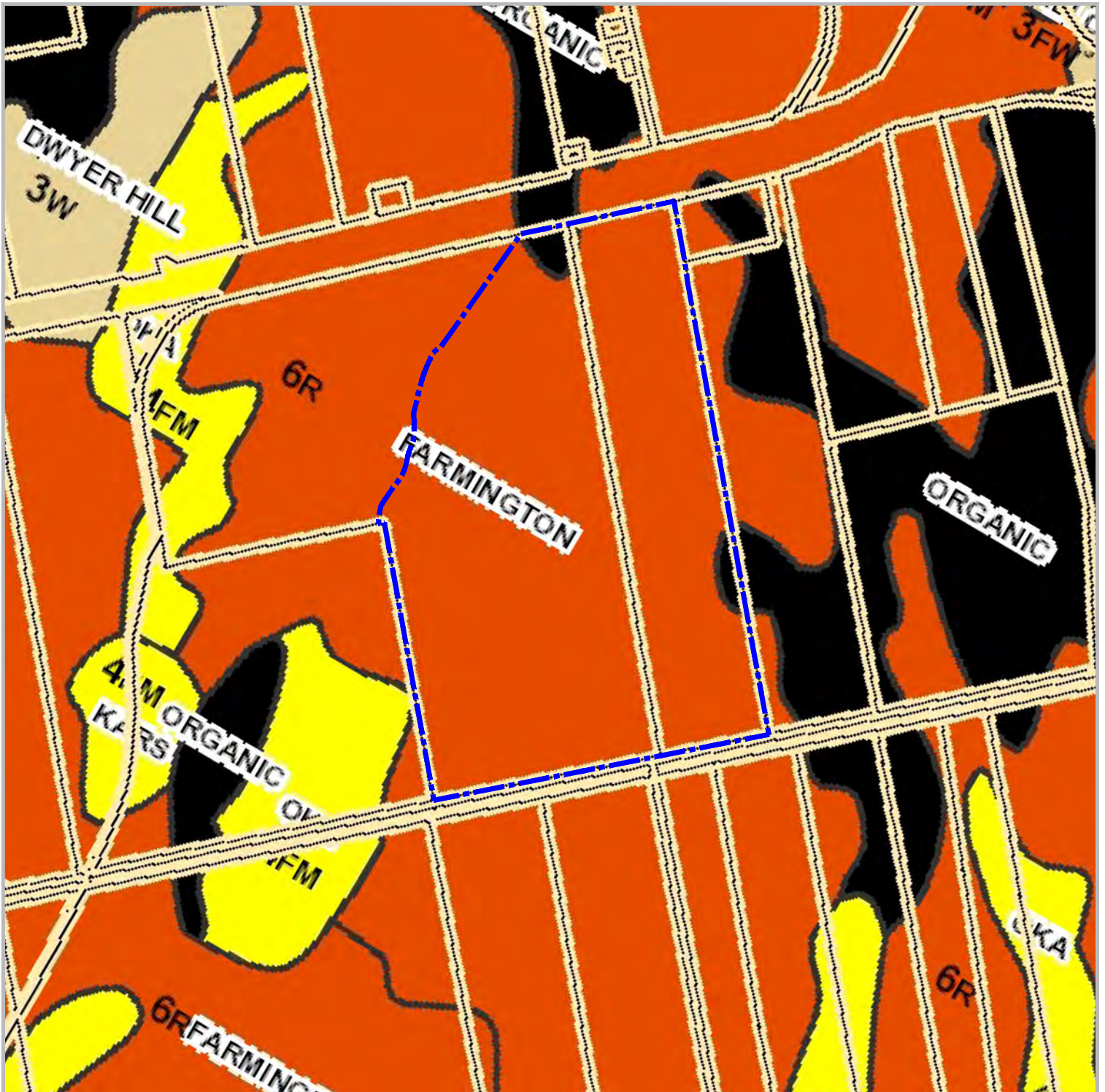







Figure 3  
**Soil Capability  
 for Agriculture**

**LEGEND**

-  Subject Lands
-  Class 3
-  Class 4
-  Class 6
-  Organic Soil

DATE: May 2023

SCALE 1 : 15,000

FILE: 9137AI

DRAWN: DGS



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R.W. Tomlinson Limited  
 Part of Lots 15 and 16,  
 Concession 11  
 (former Goulbourn Township)  
 City of Ottawa

Base Map Source:  
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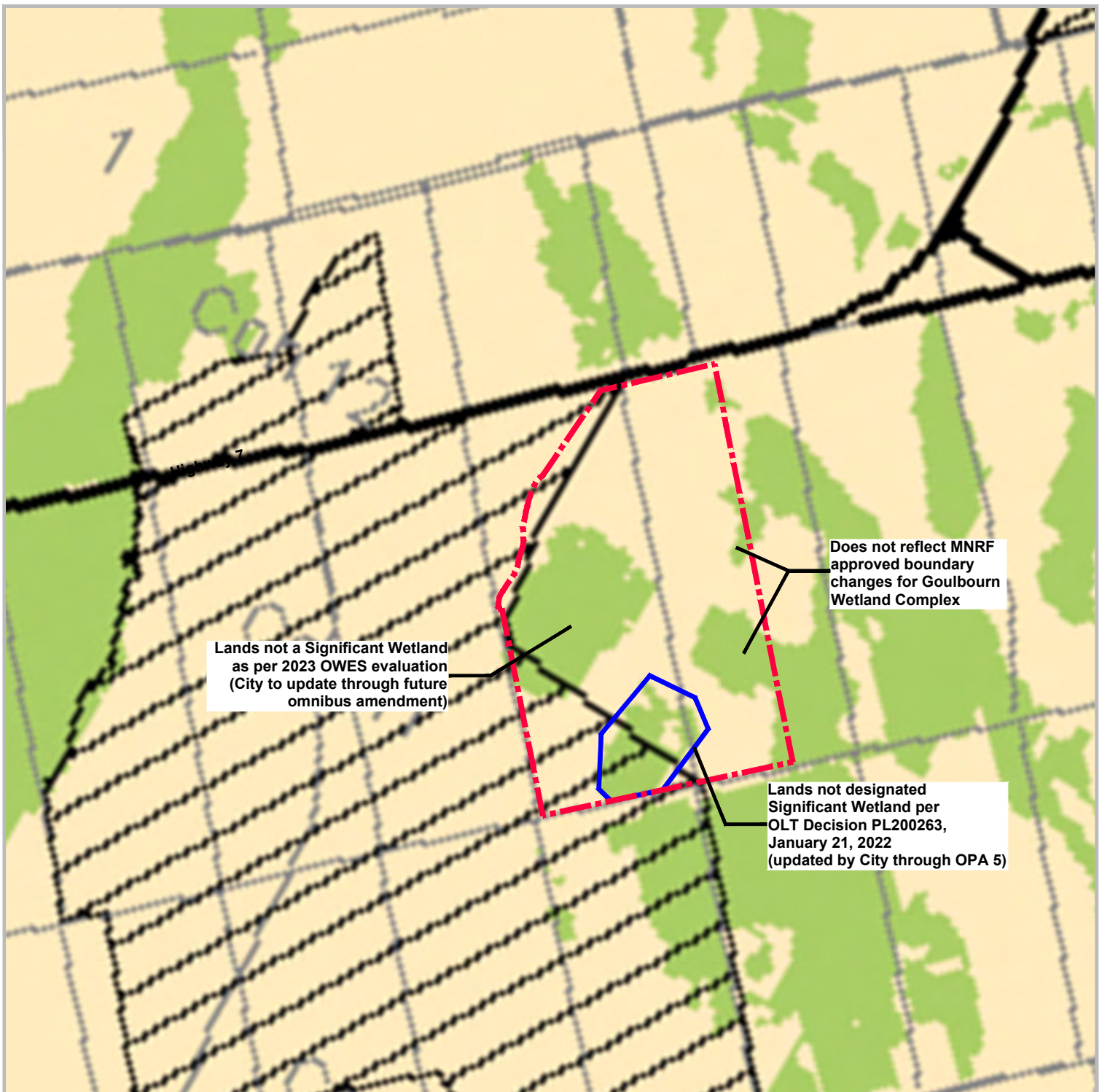




Figure 4  
**City of Ottawa  
 Official Plan**  
 Schedule B9  
 Rural Transect


R.W. Tomlinson Limited  
 Part of Lots 15 and 16,  
 Concession 11  
 (former Goulbourn Township)  
 City of Ottawa

**LEGEND**

 Subject Lands

**DESIGNATIONS / DÉSIGNATIONS**

 Rural Countryside / Campagne rurale

 Greenspace / Espace vert

**OVERLAYS / AFFECTATION SUPPLÉMENTAIRE**

 Bedrock Resource Area Overlay / Superposition de la

Source:  
 City of Ottawa Official Plan, Volume 1 - Schedule B9 Rural Transect (Nov.4, 2022)

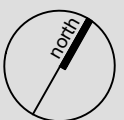
DATE: May 2023

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 SCHEDULE B9 RURAL TRANSECT.DWG





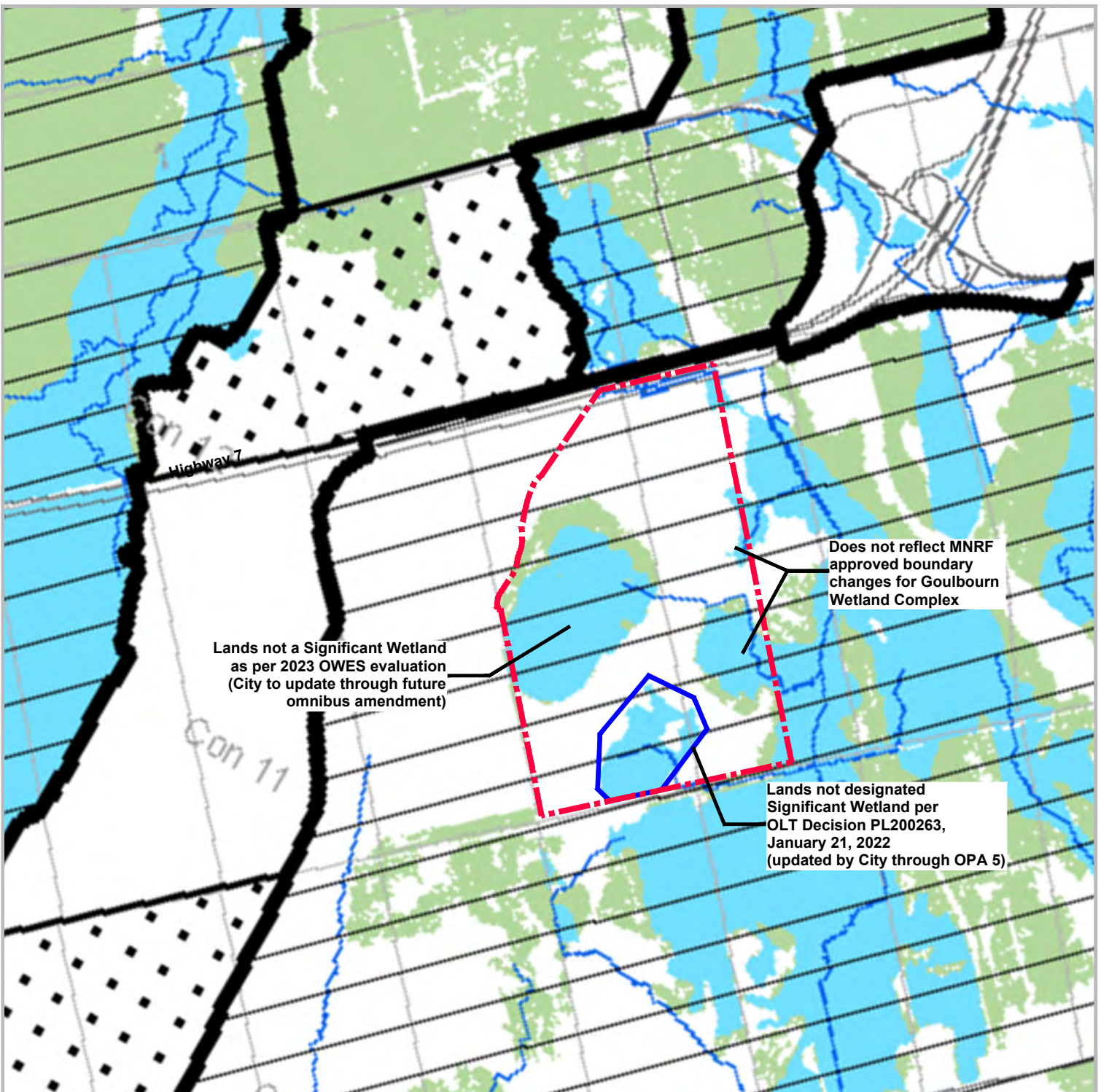


Figure 5  
**City of Ottawa  
 Official Plan**  
 Schedule C11A  
 Natural Heritage  
 System (West)

R.W. Tomlinson Limited  
 Part of Lots 15 and 16,  
 Concession 11  
 (former Goulbourn Township)  
 City of Ottawa

**LEGEND**



Subject Lands

**OVERLAYS / AFFECTATIONS SUPPLÉMENTAIRES**



Natural Heritage System Core Area /  
 Secteur central du système du patrimoine naturel



Natural Heritage System Linkage Area /  
 Secteur de liaison du système du patrimoine naturel



ori ou \* Natural Heritage Features Overlay /  
 Zone sous-jacente d'éléments du patrimoine naturel

**SUB-DESIGNATIONS / SOUS-AFFECTATION**



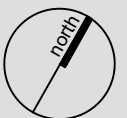
Significant Wetlands /  
 Terres humides d'importance

DATE: May 2023

SCALE: 1:20,000

FILE: 9137AI

DRAWN: DGS



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 SCHEDULE C11A NATURAL HERITAGE SYSTEM.DWG

Source:  
 City of Ottawa Official Plan, Volume 1 - Schedule C11A Natural Heritage System  
 (West) (Nov.4, 2022)

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 & LANDSCAPE  
 ARCHITECTURE  
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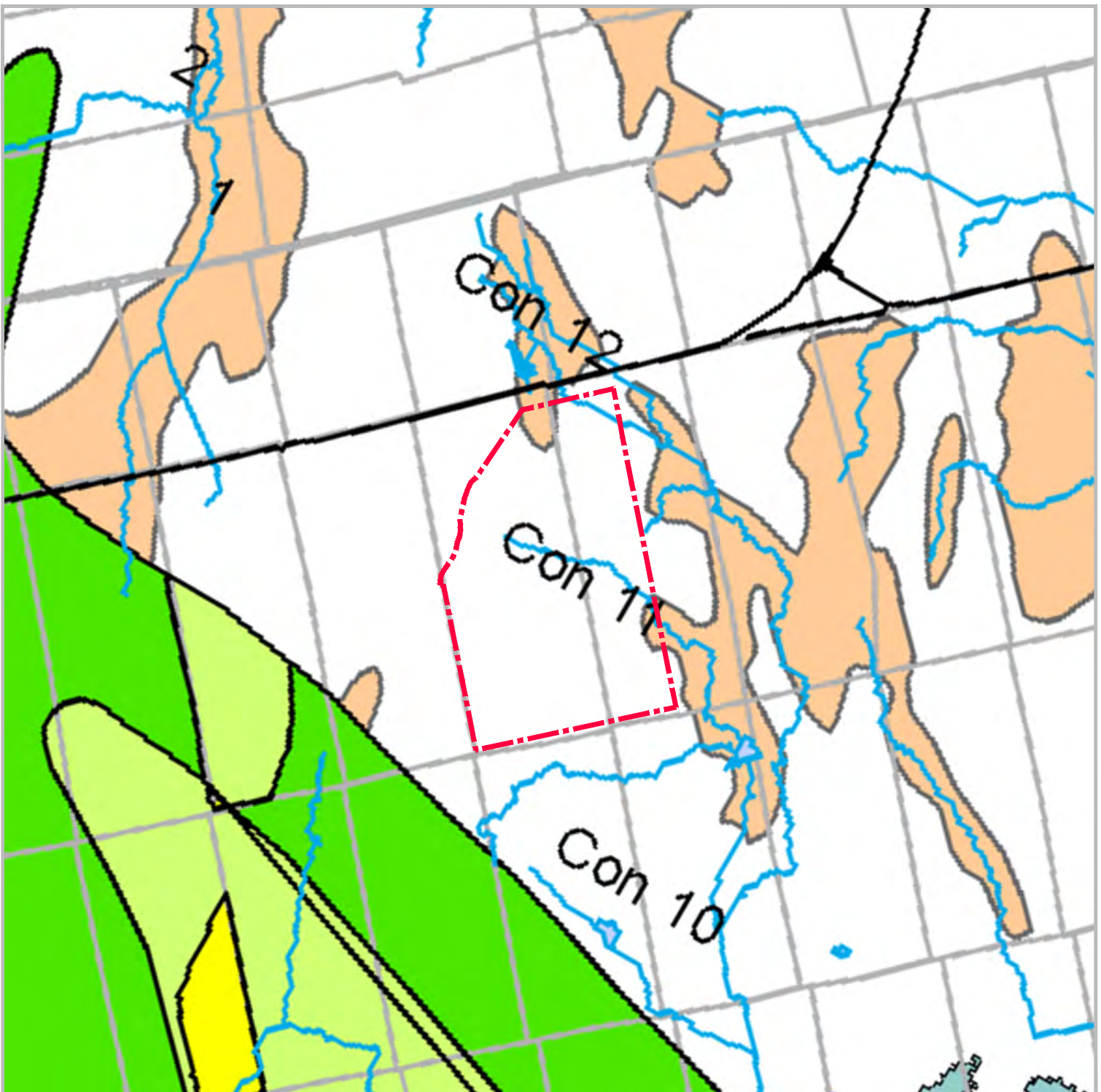



Figure 6  
**City of Ottawa  
 Official Plan**  
 Schedule C15  
 Environmental  
 Constraints

R.W. Tomlinson Limited  
 Part of Lots 15 and 16,  
 Concession 11  
 (former Goulbourn Township)  
 City of Ottawa

**LEGEND**

 Subject Lands

|  |   |  |
|--|---|--|
| Organic Soils                                      |  | Sols organiques  |
| Wellhead Protection Area<br>(Vulnerability Scores) |  | Zone de protection des têtes<br>(Indices de vulnérabilité) |

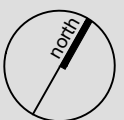
Source:  
 City of Ottawa Official Plan, Volume 1 - Schedule C15 Environmental Constraints  
 (Nov.4, 2022)

DATE: May 2023

SCALE: 1:25,000

FILE: 9137AI

DRAWN: DGS



K:\9137AI-TOMLINSON-STITTSVILLE QUARRY 2\RPT\CITY OF OTTAWA OP SCHEDULEC15 ENVIRONMENTAL CONSTRAINTS.DWG

 **PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE**  
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Figure 7  
**City of Ottawa  
 Zoning By-law  
 2009-250**

R.W. Tomlinson Limited  
 Part of Lots 15 and 16,  
 Concession 11  
 (former Goulbourn Township)  
 City of Ottawa

**LEGEND**



Subject Lands



Zoning Designation

- ME - Mineral Extraction
- EP3 - Environmental Protection
- RU - Rural Countryside
- MR - Mineral Aggregate Reserve
- RG - Rural General Industrial
- O1 - Parks and Open Space

Base Map Source:  
 geoOttawa online mapping, May 2023

DATE: May 2023

SCALE 1 : 12,500

FILE: 9137AI

DRAWN: DGS



KINDIGATAI-TOMLINSON-SHUTTLESVILLE QUARRY 2019 ZONING MAP DWS



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## **APPENDIX A**

# **RECORD OF PRE-CONSULTATION**

## **Pre-Application Consultation Meeting Notes**

**Property Address:** 635 & 891 Jinkinson Road  
PC2022-0267

November 14, 2022, Microsoft Teams Meeting

### **Attendees:**

**Erica Ogden**, Planner, City of Ottawa  
**Travis Smith**, Project Manager, City of Ottawa  
**Matthew Hayley**, Environmental Planner, City of Ottawa  
**Michel Kearney**, Hydrogeologist, City of Ottawa  
**Nick Stow**, Natural System, City of Ottawa  
**Jasdeep Brar**, Student Planner, City of Ottawa  
**Eric Lalande**, Planner, Rideau Valley Conservation Authority

**Neal DeRuyter**, MHBC  
**Dawson McKenzie**, MHBC  
**Craig Bellinger**, R W Tomlinson Group  
**Brian Henderson**, Golder  
**Kevin MacKenzie**, Golder  
**Kris Marentette**, Golder  
**Fergus Nicoll**, Golder  
**Gwendolyn Weeks**, Golder

### **Regrets:**

**Claire Milloy**, Hydrogeologist, Rideau Valley Conservation Authority  
**Neeti Paudel**, Transportation, City of Ottawa

**Subject: 635 & 891 Jinkinson Road**

### **Meeting notes:**

#### Overview of Proposal

- R.W. Tomlinson Ltd. (Tomlinson), are proposing an extension of the Stittsville Quarry in Goulbourn Township. The subject lands are located immediately east of the existing Stittsville Quarry (ARA Licence # 39958).
- The proposed licensed area of the quarry is approximately 120 ha and the proposed extraction area is approximately 108 ha. Please note these areas could be subject to change based on the results of the technical studies being completed with the application.
- Similar to the existing quarry, the site is proposed to be operated below the water table. The proposed maximum annual tonnage for the quarry is 3 million tonnes in conjunction with the existing quarry.
- Truck traffic levels are anticipated to remain the same. The existing truck entrance on Jinkinson Road would continue to be used as well as existing haul routes.
- There is an extensive history on the lands related to the identification of the Goulbourn Wetland Complex culminating in an OLT decision in early 2022. It should be noted that despite the OLT decision and previous approval of the wetland boundaries, MNR has not yet updated their PSW mapping on Land Information Ontario (LIO) for the subject lands.
- The following application are required to permit the proposed quarry:
  - Class A Licence under the Aggregate Resources Act
  - Official Plan Amendment

- Zoning By-law Amendment
- At this time, it is anticipated that the applications will be submitted concurrently in early 2023. The application will include draft amendments to both the existing and adopted Official Plans should the new Official Plan not be in effect at the time of application submission.
- The following technical studies are being prepared with the applications:
  - Aggregate Resources Act Site Plan
  - Planning Justification Report and ARA Summary Statement
  - Water Report Level 1 / 2 (Hydrogeology and Hydrology)
  - Maximum Predicted Water Table Report
  - Natural Environment Report
  - Noise Impact Study
  - Blasting Impact Assessment
  - Traffic Impact Study
  - Archaeological Assessment
  - Heritage Screening Checklist
- A conceptual rehabilitation plan has been prepared to illustrate potential rehabilitation opportunities on the subject lands. The conceptual plan includes wetland creation, open meadows, reforested areas and passive recreational uses with connections to the adjacent Trans Canada Trail.
- The north half of the site could include a potential development area for rural and/or industrial uses (not a residential or country lot subdivision). These landforms would be created utilizing on-site overburden and imported excess soil in accordance with MECP and MNRF standards for rehabilitation.

Preliminary comments and questions from staff and agencies, including follow-up actions:

- Planning
  - Official Plan
    - The City's New Official Plan was approved by the Ministry of Municipal Affairs and Housing on November 4, 2022 and is now in force and effect.
    - The subject property is designated Rural Countryside, Greenspace and Bedrock Resources Area Overlay on Schedule B9.
    - The property is also identified as a part of the Natural Heritage System Core Area, Natural Heritage Features Overlay and Significant Wetlands on Schedule C11-A.
    - As a part of the adoption of the Official Plan motion ee.[m65.1] was passed, That Council approve the following:
      - i. That any complete application for an amendment to the Official Plan to establish a new or expanded mineral aggregate operation which has commenced under the current Official Plan be permitted to continue under the Official Plan policies that existed at the time of the complete application was received.
      - ii. And that in accordance with Section 22(2.2) of the Planning Act, committee and council agree to receive for consideration Official Plan amendments in support of a licence application under the Aggregate Resources Act (before the second anniversary of the first day that this Official Plan came into effect.

Bedrock Resource Area

- The requirements for the submission of a complete application, noted in policy 5.6.3.9) are those required under the Aggregate Resources Act.



- Policy 5.6.3.1.2) states: “Extraction of mineral aggregate resources may be permitted outside of the mineral aggregate overlays where there is a sufficient quantity and quality of resources to warrant extraction; as demonstrated to the satisfaction of the City and the Province and subject to the policies in this Plan.”

#### Greenspace - Significant Wetlands

- The Significant Wetland policies of 7.3.2) states that the City shall consider the identification or revision of a provincially significant wetland by the Province in any applicable Planning Act process.
  - 5.6.4.1. 4) Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City’s guidelines.
  - 5.6.4.1.6) Where development or alteration is for the establishment or expansion of mineral aggregate operations within or adjacent to the Natural Heritage System Overlay or the Natural Heritage Feature Overlay, the demonstration of no negative impact or no net negative impact may take into consideration final rehabilitation of the mineral aggregate operation. Rehabilitation of the mineral aggregate operation would need to be planned to occur as soon as possible and be suited to the local natural environment.
  - 4.8.1.5) The City shall take a no net loss approach with respect to evaluated wetlands deemed not provincially significant and forest cover outside the urban area and designated villages. Mechanisms for achieving no net loss include land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship. Development and site alteration is prohibited in provincially significant wetlands.
- Zoning By-law
    - The subject property is zoned Mineral Extraction (ME), Rural Countryside (RU), Environmental Protection – subzone 3 (EP3), Mineral Extraction – exception 1r with a holding symbol (ME[1r]-h)
    - The details of the ME[1r]-h states:
      - the holding symbol applies only to the permitted use mineral extraction operation
      - the holding symbol may only be removed by amendment to this by-law upon compliance with the following:
        1. a completed application has been made to the province for a license to extract mineral aggregates;
        2. the City has approved an Environmental Impact Statement submitted when the proposed mineral extraction operation is adjacent to lands zoned EP3- Environmental Protection or lands designated Rural Natural Feature in the Official Plan.
- Discussion
    - An Official Plan Amendment and Zoning By-law Amendment applications will be required.
    - Confirmation from MNRF that the revised wetland boundaries have been implemented is required.
    - The setbacks provided from the wetlands and TransCanada Trail could be increased.
    - Consider appropriate buffers, landscaping or berms to separate the site from the TransCanada Trail.
    - The concept plans should identify watercourses on site.
    - Submission requirements shall include:
      - Archaeological Impact Assessment (Cultural Heritage Report)

- Planning Rationale
  - Integrated Environmental Review
  - ARA Summary Statement (include quantity and quality of aggregate)
  - Public Consultation Strategy
- Engineering
  - General
    - Studies and site plans required by the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNR) for the Aggregate Resource Act application can be used for this application such that they meet or exceed City of Ottawa requirements. The City of Ottawa reviews applications and is circulated for comments under the Aggregate Resources Act application process required to lift the holding provision. Note that the City of Ottawa has its own process and requirements under the Zoning Bylaw and Official Plan which may or may not be in parallel with the NDMNR requirements. The City should be copied on any technical discussions with the NDMNR and MECP. Be sure to follow the City's guide to preparing plans and studies to ensure a high quality of your submission.
  - Stormwater (ARA License)
    - A **Stormwater Management Report** will be required per section 4.7.1 of the new Official Plan, which may in part be included in the Water Report 1/2.
      - The quantity criteria for the development will be post development peak flow rate must match the pre-development peak flow rate as per section 8.3.6.1 of the Ottawa Sewer Design Guidelines. Pre-development is the site with its current land use.
      - It appears that the existing ECA may need to be amended and if there are any proposed stormwater outlets, it would need to be demonstrated that they are legal and sufficient.
      - Any existing stormwater runoff from adjacent site(s) that crosses the property must be accommodated by the stormwater management design.
      - The quality criteria to South Nation Conservation Authority Total Suspended Solids removal percentage.
      - All stormwater management determinations shall have supporting rationale.
  - Groundwater (Zoning Bylaw and Official Plan Amendment)
    - A **Scoped Hydrogeological Report** will be required with the application, which is a similar type of report as Water Report Level 1 / 2. Hydrogeological report is required as per section 4.9.4 of the Official Plan. The report should be completed based on the requirements of section 9.0 – Pits and Quarries of the City of Ottawa's Hydrogeological and Terrain Analysis Guidelines. The report should address, at a minimum, the potential impact on private water supply wells and other requirements noted by the City's Hydrogeologist Michel Kearney and the Conservation Authority's requirements.
  - Erosion and Sediment Control (ARA License)
    - An **Erosion and Sediment Control Plan** is required to show the measures that will be implemented during construction activities where there is potential for loose material to be transported onto adjacent properties or into waterways (e.g., construction of the berm, any stripping of vegetation and soils, site rehabilitation, etc.). The ESC Plan may be combined with another plan.



- Noise (ARA License)
  - A **Noise Feasibility and/or Noise Control Detailed Study Report** is required as per section 10.2.1 of the new Official Plan, which may in part be covered under the Noise Impact Study. Development proposals that introduce new sources of stationary noise in proximity to existing noise sensitive land uses shall require a noise feasibility study and/or noise control detailed study if within the following proximities of noise sensitive land uses:
    - b) 300 metres for a pit to be licensed under the Aggregate Resources Act; and
    - c) 500 metres for a quarry to be licensed under the Aggregate Resources Act; and in this case noise mitigation where necessary shall be required as a condition of approval.
  
- Hydrogeology
  - A Hydrogeological and Terrain Analysis report will be required.
  - The City will review the reports on the hydrogeological impacts of the development on the neighbouring wells.
  - The Conservation Authority will review the hydrogeological and hydrological impacts related to the wetlands and environmental features on site (Dependent on Bill 23 changes)
    - This typically would take the form of an integrated hydrological impact assessment with a water budget component, which may be integrated with the reporting requirements from the province for the ARA license.
  - Please include Hydrogeological Staff at the City and Conservation Authority in all discussions held with the MNRF and MECP.
  
- Conservation Authority
  - Part of the property is regulated by RVCA under O.Reg 174/06
  - The Conservation Authority's role is currently in flux related to Bill 23.
  - A separate technical pre-consultation is recommended to discuss the hydrogeological requirements.
    - It is recommended that this be done after the anticipated regulations about wetlands, under the Conservation Authorities Act, are released. At that time, new review roles and responsibilities can be discussed again.
    - We understand that the requirement to demonstrate that the control of flooding and erosion of a regulated area, such as a wetland, will be maintained in the new regulations.
  
- Transportation
  - The screening form indicates no new trips are anticipated for the quarry expansion. Please confirm this is not generating any new truck trips. If new truck trips are generated, the screening form should be updated to include the trips and submitted to Transportation Project Manager, Neeti Paudel at [Neeti.paudel@ottawa.ca](mailto:Neeti.paudel@ottawa.ca) for review.
  - Site plan will be reviewed to ensure the truck deliveries can be safely accommodated.
  - Stationary noise study is only required if there is exposed mechanical equipment in proximity to noise sensitive land use – confirm if there are any neighbouring noise sensitive land uses.

- Environmental
  - Please ensure the Natural Environment Report includes all the required elements of the Environmental Impact Study, in particular the impact assessment and cumulative impact.
  - MNRF will need to approve the changes to the wetland boundary as this is the current process.
  - Schedule C11-A – Identifies the property as a Natural Heritage Features Overlay and Natural Heritage System Core Area - accordingly the restoration plan will be an important aspect of the mitigation measures. Consider focusing on ecological function and less on future industrial/commercial development/public parkland.
  - The Draft Table of Contents and Field Methodology, EIS, for Stittsville 2 Quarry Application / Official Plan Amendment, prepared by WSP Golder, dated November 28, 2022 has been reviewed and have no comments on the field work completed.
  
- City Surveyor
  - The determination of property boundaries, minimum setbacks and other regulatory constraints are a critical component of development. An Ontario Land Surveyor (O.L.S.) needs to be consulted at the outset of a project to ensure properties are properly defined and can be used as the geospatial framework for the development.
  - Topographic details may also be required for a project and should be either carried out by the O.L.S. that has provided the Legal Survey or done in consultation with the O.L.S. to ensure that the project is integrated to the appropriate control network.

Questions regarding the above requirements can be directed to the City's Surveyor, Bill Harper, at [Bill.Harper@ottawa.ca](mailto:Bill.Harper@ottawa.ca)

### **Submission requirements and fees**

- Please see attached the list of required studies.
- Additional information regarding fees related to planning applications can be found [here](#).
- Plans are to be standard A1 size (594 mm x 841 mm) or Arch D size (609.6 mm x 914.4 mm) sheets, dimensioned in metric and utilizing an appropriate Metric scale (1:200, 1:250, 1:300, 1:400 or 1:500).
- All PDF submitted documents are to be unlocked and flattened.

### **Next steps**

- You are encouraged to discuss the proposal with Councillor, community groups and neighbours.
- It is recommended that you reach out to MNRF regarding the updates to the wetland boundaries.
- It is anticipated that, as a result of the *More Homes for Everyone Act, 2022*, for applications for site plan approval and zoning by-law amendments, new processes in respect of pre-application consultation will be in place as of January 1, 2023. The new processes are anticipated to require a multiple phase pre-application consultation approach before an application will be deemed complete. Applicants who have not filed a complete application by the effective date may be required to undertake further pre-application consultation(s) consistent with the provincial changes. The by-laws to be amended include By-law 2009-320, the Pre-Consultation By-law, By-law 2022-239, the planning fees by-law and By-law 2022-254, the Information and Materials for Planning Application By-law. The revisions are anticipated to be before Council in the period after the new Council takes office and the end of the year.

## APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Legend: **S** indicates that the study or plan is required with application submission.

**A** indicates that the study or plan may be required to satisfy a condition of approval/draft approval.

For information and guidance on preparing required studies and plans refer [here](#):

| S/A                      | ENGINEERING                                |   | S/A                      |
|--------------------------|--|---|--------------------------|
| <input type="checkbox"/> | 1. Site Servicing Plan                     | 2. Site Servicing Study / Assessment of Adequacy of Public Services | <input type="checkbox"/> |
| S                        | 3. Grade Control and Drainage Plan         | 4. Geotechnical Study / Slope Stability Study                       | <input type="checkbox"/> |
| <input type="checkbox"/> | 5. Composite Utility Plan                  | 6. Groundwater Impact Study   | S                        |
| <input type="checkbox"/> | 7. Servicing Options Report                | 8. Wellhead Protection Study  | <input type="checkbox"/> |
| <input type="checkbox"/> | 9. Transportation Impact Assessment (TIA)  | 10. Erosion and Sediment Control Plan / Brief                       | S                        |
| S                        | 11. Storm water Management Report / Brief  | 12. Hydro geological and Terrain Analysis                           | S                        |
| <input type="checkbox"/> | 13. Hydraulic Water main Analysis          | 14. Noise / Vibration Study   | S                        |
| <input type="checkbox"/> | 15. Roadway Modification Functional Design | 16. Confederation Line Proximity Study                              | <input type="checkbox"/> |

| S/A                      | PLANNING / DESIGN / SURVEY                                  |   | S/A                      |
|--------------------------|---|---|--------------------------|
| <input type="checkbox"/> | 17. Draft Plan of Subdivision                               | 18. Plan Showing Layout of Parking Garage   | <input type="checkbox"/> |
| <input type="checkbox"/> | 19. Draft Plan of Condominium                               | 20. Planning Rationale  | S                        |
| <input type="checkbox"/> | 21. Site Plan   | 22. Minimum Distance Separation (MDS)   | <input type="checkbox"/> |
| S                        | 23. Concept Plan Showing Proposed Land Uses and Landscaping | 24. Agrology and Soil Capability Study  | <input type="checkbox"/> |
| S                        | 25. Concept Plan Showing Ultimate Use of Land               | 26. Cultural Heritage Impact Statement  | <input type="checkbox"/> |
| <input type="checkbox"/> | 27. Landscape Plan  | 28. Archaeological Resource Assessment Requirements: <b>S</b> (site plan) <b>A</b> (subdivision, condo) | S                        |
| <input type="checkbox"/> | 29. Survey Plan   | 30. Shadow Analysis   | <input type="checkbox"/> |
| <input type="checkbox"/> | 31. Architectural Building Elevation Drawings (dimensioned) | 32. Design Brief (includes the Design Review Panel Submission Requirements)                             | <input type="checkbox"/> |
| <input type="checkbox"/> | 33. Wind Analysis   |   | <input type="checkbox"/> |

| S/A                      | ENVIRONMENTAL   |  | S/A                      |
|--------------------------|---|--|--------------------------|
| <input type="checkbox"/> | 34. Phase 1 Environmental Site Assessment                                     | 35. Impact Assessment of Adjacent Waste Disposal/Former Landfill Site        | <input type="checkbox"/> |
| <input type="checkbox"/> | 36. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1) | 37. Assessment of Landform Features  | <input type="checkbox"/> |
| <input type="checkbox"/> | 38. Record of Site Condition  | 39. Mineral Resource Impact Assessment                                       | <input type="checkbox"/> |
| <input type="checkbox"/> | 40. Tree Conservation Report  | 41. Environmental Impact Statement / Impact Assessment of Endangered Species | S                        |
| <input type="checkbox"/> | 42. Mine Hazard Study / Abandoned Pit or Quarry Study                         | 43. Integrated Environmental Review (Draft, as part of Planning Rationale)   | S                        |

| S/A | ADDITIONAL REQUIREMENTS  |                           | S/A                      |
|-----|--|---------------------------|--------------------------|
| S   | 44. Applicant's Public Consultation Strategy (may be provided as part of the Planning Rationale) | 45. Site Lighting Plan    | <input type="checkbox"/> |
| A   | 46. Site Lighting Certification Letter   | 47. ARA Summary Statement | <b>S</b>                 |

Meeting Date: November 14, 2022

Application Type: Official Plan and Zoning By-law Amendment

File Lead: Erica Ogden

Infrastructure Approvals Project Manager: Travis Smith

Site Address: 635 & 891 Jinkinson Rd

\*Preliminary Assessment: 1  2  3  4  5

\*One (1) indicates that considerable major revisions are required before a planning application is submitted, while five (5) suggests that proposal appears to meet the City's key land use policies and guidelines. **This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.**

**It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, the Planning, Real Estate and Economic Development Department will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the Planning, Real Estate and Economic Development Department.**

## **Pre-Consultation Application Meeting Notes – Follow-up Meeting**

**Property Address: 635 Jinkinson Road**

PC2022-0267

June 13, 2023, Microsoft Teams

### **Attendees:**

Erica Ogden-Fedak – Planner II – File Lead – City of Ottawa  
Cheryl McWilliams – Planner III – City of Ottawa  
Matthew Hayley – Planner III – Environmental – City of Ottawa  
Michel Kearney – Senior Hydrogeologist – City of Ottawa  
Travis Smith- Infrastructure Project Manager – City of Ottawa  
Jaime Mallory Co-op Student – Planning – City of Ottawa  
Claire Milloy – Hydrogeologist – Rideau Valley Conservation Authority  
Eric Lalande – Environmental Planner – Rideau Valley Conservation Authority

Neal DeRuyter –MHBC  
Dawson McKenzie – MHBC  
Craig Bellinger – Tomlinson Group  
Brian Henderson – Golder  
Nick Mariani – Golder  
Gwendolyn Weeks – Golder  
Kris Marentette – Golder  
Kevin Mackenzie – Golder

**Subject: 635 Jinkinson Road**

### **Meeting Notes**

#### **Overview/Update of Proposal**

A Pre-Consultation Application meeting (pre-con) was held on November 14<sup>th</sup>, 2022. As a result of Municipal and Provincial changes, the applicant had requested a follow-up meeting before submitting their Official Plan and Zoning By-law Amendment applications.

Below outlines a summary of the discussion which occurred throughout the follow up meeting on June 13, 2023.

#### *Item 1 – Wetlands:*

##### **Southern Wetland**

- The wetland located on the southern portion of the property was subject to an Ontario Land Tribunal (OLT) appeal, it was found that this wetland is not to be considered a Significant Wetland (PL200263). The southern wetland is within the proposed extraction limit.

#### Western Wetland

- Through the recent Ontario Wetland Evaluation System (OWES) changes and a re-evaluation completed by Golder, the western wetland was found to no longer be Provincially Significant. The City of Ottawa has accepted the recent OWES evaluation. The western wetland is within the proposed extraction limit.

#### Eastern Wetland

- The boundary for the wetland on the eastern portion of the site has been revised in accordance with OWES and accepted by the City. The revised boundary is now shown on Land Information Ontario (LIO). The eastern wetland remains Provincially Significant. The proposal has identified a 30 metre setback from this wetland.

#### Comments

- A setback of 120 metres is required for Provincially Significant Wetlands. How is the proposed 30 metre setback going to ensure no negative impact on the wetland? This should be justified through the application.
- Mapping updates are required to incorporate the wetland changes into the Official Plan, which can be completed through a City initiated housekeeping amendment, or as a part of the applicant's application.

#### *Item 2 – Rehabilitation Concept:*

The overall rehabilitation concept for this site includes:

- Natural restoration on south half of site
- Greater wetland rehabilitation
- Desire no net loss – wetland and woodlands
- East half of site – wetland rehabilitation
- South half rehabilitation forest cover – respect the identification of woodlands, and later replaced accordingly
- Wildlife habitat on south portion
- Open meadow habitat in middle
- Focus on natural restoration of natural features
- Mitigating the impact to the multi-use trail
  - Visual berm and vegetation to mitigate visual and noise
  - Focused on the operation – mitigating the actual impacts of the extraction operation to the user of the trail

#### *Item 3 – Next Steps*

- The Terms of Reference for the Environmental Impact Study has been reviewed.
- Public Consultation Approach:
  - Nearby landowners will be notified of the proposal before any application is submitted
  - Councillor will be notified before the public is notified
  - Community Association will be contacted
- Many of the studies requires for submission are being finalized
- Potential timeline for application submission: August 2023

## **Overview of Changes – Provided by Erica Ogden-Fedak**

On June 14, 2023, Council approved the staff reports Bill 109 Implementation Phase 2 and the Provincial Legislation Resource Impact, thereby amending the Pre-Consultation By-law 2009-320 to now involve a Multi-tiered Pre-Consultation Process and making a number of other changes as outlined below.

For more detailed information regarding the approval of Bill 109 Implementation Phase 2, you may visit the June 14, 2023 Council Meeting [City Council - June 14, 2023 \(escribemeetings.com\)](#) or the Joint Planning and Housing and Agriculture and Rural Affairs Committee Meeting held on May 30, 2023 [Joint Planning and Housing and Agriculture and Rural Affairs Committee - May 30, 2023 \(escribemeetings.com\)](#)

### *New Pre-consultation Process*

The proposed process would only apply to Site Plan Control and Zoning By-law Amendment applications submitted after June 30<sup>th</sup>, 2023.

- The Multi-tiered Pre-Consultation will now involve:
  - **Phase 1 – Idea Discussion:** The intent of Phase 1 is for the applicant to present their idea and for the City to provide clear high-level feedback on Official Plan and Provincial Policy Statement consistency. Applicants would submit information about their proposal and the site, have an opportunity to participate in a virtual pre-consultation meeting with staff and receive formal staff comments along with a preliminary list of studies the applicant should complete to advance their project to the next stages.
  - **Phase 2 – Idea Refinement:** The intent of Phase 2 is for applications that have refined their proposal since the presentation provided in Phase 1, with changes to design, density or uses. In these cases the applicant would be required to complete a Phase 2 pre-consultation step to identify the changes to their proposal and obtain further City feedback. The applicant would also submit any draft studies that were identified as part of Phase 1 and participate in a virtual pre-consultation meeting. The City is then committed to provide a finalized list of required studies, based on the proposal at hand, and identify any high-level issues and mitigation options for the application.
  - **Phase 3 – Material Review:** The intent of Phase 3 is for the applicant to provide the revised and completed studies to City staff. During this Phase, the City is to review these studies, against the City’s Terms of References or Guidelines (as detailed in Recommendation 1 above), to ensure they are complete, consistent with one another, and contain enough information to allow a proper application processing during the provincially timed “Official Review”. Any insufficient studies will be issued a deficiency letter. To advance to the Official Review, the applicant must resolve the deficiencies and resubmit the studies. It is proposed that re-submission of studies to address deficiencies will require additional pre-consultation fees, and associated time delays, as the updated application enters Phase 3 anew.
  - **Payment of the Official Review Fee:** After Phase 3 is complete the applicant may proceed to pay the associated Planning Act application fee. A “Notice” will be issued after the completion of Phase 3, from the City to the applicant, outlining how the

Planning Act application fee can be paid at a client service centre. The applicant can then proceed to apply with the required planning fee to a client service centre. The formal “deeming complete” of the application only starts once the fee has been paid.

- Any Pre-Consultation meeting that has been held on or prior to June 30<sup>th</sup>, 2023, will count as the Phase 1 Pre-Consultation meeting.

#### *Development Application Study Policy By-law*

The Development Application Study Policy (DASP) by-law lists all of the plans, studies and materials that could be requested by the City to form part of a “complete” Planning Act application submission. During the multi-tiered pre-consultation Phases 1 and 2, Staff will provide the applicant a preliminary (Phase 1), and then final list (Phase 2) of studies and materials that are to be submitted with their formal application. Terms of Reference for the plans, studies and materials listed in the DASP are available [online](#).

#### *Public Notification and Consultation Policy*

Amended to reflect the new phased pre-consultation process. City-led community information and comment sessions have been removed from the Site Plan Control requirements as there is no longer sufficient time to do so during the 60-day Official Review period, while retaining existing on-site signage and circulation to community associations where applicable. Under exceptional circumstances for exceptional Site Plan Control applications, the City has the discretion to undertake a virtual public information session for a Site Plan Control application.

#### *Planning Fees By-law*

This bylaw amendment institutes fees for each multi-tiered pre-consultation phase and makes the fees non-refundable/creditable.

Removal of the ability for an applicant to undertake a re-circulation process where re-submissions are requested as part of a Site Plan Control and/or a Zoning By-law Amendment application;

Put in place a new fee for the re-application of a Site Plan Control and/or Zoning By-law Amendment file that have been withdrawn in the last 60 days, in an effort to work through previous circulation comments or issues;

Put in place the requirement of obtaining a “Notice” during pre-consultation, before the formal Site Plan Control and/or Zoning By-law Amendment application will be accepted;

Refunds would be issued for Zoning By-law Amendment (ZBLA) applications if a decision is not made within the following statutory timelines:

- No refund if decision made within 90 days, or 120 days if the ZBLA is concurrent with an Official Plan Amendment (OPA);
- 50 per cent refund if decision made within 91 to 150 days, or 121 to 180 days if concurrent with an OPA;

- 75 per cent refund if decision made within 151 to 210 days, or 181 to 240 days if concurrent with an OPA;
- 100 per cent refund if decision is made after 210+ days (or 240+ days if concurrent with an OPA).

#### *Council and Committee Meetings*

Council and Planning and Housing Committee meetings will be held bi-weekly on alternating Wednesdays to enable more frequent opportunities for Council to reach a decision on development applications. With the condensed timelines imposed by Bill 109, more Council meetings enable staff to make the best use of the 90-day timeline, instead of waiting for the next meeting for a decision. To create further efficiencies, staff recommend publishing staff reports for Zoning By-law Amendments six (6) calendar days before Committee.

The changes also enables all zoning matters, and any associated official plan amendment, in any area of the city to have the ability to be considered at Planning and Housing Committee, allowing a rural zoning file to go to Planning and Housing Committee instead of Agriculture and Rural Affairs Committee, should there be a time pressure to meet the provincially imposed deadline, provided that the Agriculture and Rural Affairs Committee is given the opportunity to hold a Special Meeting and is able to meet quorum to consider the matter.

#### *Staff Team Approach*

The current approach to development application review is that one Planner and one Project Manager (Engineer) manage all tasks for a file from pre-consult to end of post-approval. Progress of the file is affected when leads are on leave or change positions, and stretched Senior staff's do not have enough capacity to undertake mentoring and skill transfer time is spent on routine tasks.

The team approach reviews tasks and assigns them to the "right level, right job, right fit", builds mentorship opportunities for all staff, and provides exposure to a variety of application types. Starting with Pre-Consultation and moving through post-approval of the associated application(s), the team members would each complete different tasks, while supporting one another. Each file would have a team composed of two to three planners (ranging from P1, P2 and P3) and two to three engineers (ranging from EIT, Project Manager to Senior Project Manager), depending on the complexity of the file. The concept builds in cover-off for vacation, or when staff move to another position, to keep the file moving forward.

#### **Engineering – Provided by Travis Smith**

- No additional comments. Please continue to refer to the previous Pre-Consultation comments.

#### **Transportation – Provided by Neeti Paudel**

- The application will not trigger a Transportation Impact Assessment. It has been confirmed no additional traffic volume associated with operations or vehicle types are anticipated to occur which includes trucks.
- No changes to the previous comments with regards to transportation are included.
- A Noise Study if applicable, can be submitted at Phase 3 of the Pre-consultation process.



### **Environmental – Provided by Matthew Hayley**

- The Wetland layer in LIO has been updated, City staff have informed Natural Systems/Policy and they indicate that they will put it on their work plan. However, if your application is proceeding faster, it will likely have to address the wetland designation.
- The significant wetlands are shown to have a 30 metre buffer, this will have to be demonstrated as being appropriate from a hydrological perspective and from an ecological/wildlife perspective.
- The mitigation for the impact to the wetland and other natural heritage features need to consider construction, operation and the site closure plans.
- Please continue to refer to and incorporate the previous Pre-Consultation comments as well.

### **Conservation Authority – Provided by Eric Lalande**

#### *Site Context:*

- The subject lands are located at the upper reach of the Flowing Creek catchment area
- The subject lands are located partially within the Goulbourn Provincially Significant Wetlands (PSW)
- The identified Western and Southern wetlands have been deemed non-significant subsequent to reassessment of the features as accepted by the City of Ottawa and acknowledged at the Ministry of Natural Resources and Forestry. They are still considered wetlands.
- A small watercourse connects the western wetlands with the Provincially Significant wetlands.
- The RVCA regulatory mapping is still currently in place for both the PSW and wetlands that have been delisted.
- The RVCA still provides review and comment under Planning Act and for the License with respect to its mandate under natural hazards, watercourses and wetlands.

#### *Comments:*

- The proposed development should demonstrate that the Provincially Significant Wetlands shall be maintained and protected hydrologically.
- The western wetland scored highly with regard to hydrologic component associated with the feature proposed to be removed. The delisting of its provincial significance does not change the hydrologic importance to the area.
- Supporting studies should also demonstrate that the hydrologic characteristics of the wetlands to be removed are mitigated. Removal of the wetlands must not contribute to altering the function of the PSW, must not create or exacerbate erosion and sedimentation into the flowing creek system, must not create negative impacts on flooding either through volume or velocities of the flowing creek system.
- A Hydrogeological Study should include water budget and water balance calculations to demonstrate no negative impacts.
- Where potential impacts are created by the loss of the western wetland, mitigation shall be considered on site to achieve no net loss of function which may include options such as enhanced buffering, and wetland creation adjacent to existing PSWs on the lot.
- The function of lost wetlands should be mitigated throughout the active quarry operation life cycle, and not simply replaced as part of a remediation plan after work has been completed.
- The remediation plan is generally supported.

- The RVCA will review comments in accordance with responsibilities under Memorandum of Understanding (MOU) with the City of Ottawa and updated legislation (per Bill 23, O.Reg 686/21, O.Reg 596/22 etc).

*Overall Concerns:*

- The RVCA is generally not supportive in loss of wetlands as they provide significant benefit to the overall health of the watershed, particularly in upper headwater areas such as this site contribute significantly to flood mitigation. Cumulative loss of wetlands result in a compounding impact downstream to both frequency and intensity of flooding. These considerations should be addressed in concert with other Provincial Interests to provide a balanced approach to improve all of these interests as a whole.

## **APPENDIX B**

# **DRAFT COMPENSATION PACKAGE CONCEPT**

## Tomlinson Stittsville 2 Quarry – Draft Compensation Package Concept

Prepared by MHBC Planning with Input from WSP and Tomlinson / May 2023

As per Section 5.6.4.1 6) of the new City of Ottawa Official Plan (2022): “Where development or alteration is for the establishment or expansion of mineral aggregate operations within or adjacent to the Natural Heritage System Overlay or the Natural Heritage Feature Overlay [as is the case with the Stittsville 2 Quarry], the demonstration of no negative impact or no net negative impact may take into consideration final rehabilitation of the mineral aggregate operation”. The intent of this compensation package is to recommend strategies to enable the preparation of a scientifically-defensible Rehabilitation Plan that recognizes aggregate extraction as a temporary land use as a means to demonstrate no negative impacts. In order to demonstrate “no negative impacts”, the compensation package considers restoration of affected natural heritage features and ecological functions over two time periods:

1. In the short term, undertake proactive and progressive rehabilitation to ensure ecological functions are maintained throughout the life of the Stittsville 2 Quarry; and,
2. In the long-term, replace these features and (if possible) expand on the areas covered and improve upon their current ecological functions through restoration.

### Areas to be Removed

Table 1 summarizes the features, areas and ecological functions of the features proposed for removal.

| Feature  | Area           | Ecological Functions*   |
|--|----------------|---|
| <b>Wetlands</b>  | <b>15.3 ha</b> |   |
| Western wetland  | 10.7 ha        | <ul style="list-style-type: none"> <li>• Hydrological connectivity to Goulbourn Complex PSW</li> <li>• Groundwater recharge</li> <li>• Flood attenuation</li> </ul>   |
| Southern wetland   | 4.6 ha         | <ul style="list-style-type: none"> <li>• Blanding’s Turtle habitat (Category 2)</li> <li>• Amphibian breeding/Western Chorus Frog habitat</li> <li>• Breeding bird habitat (marsh species)</li> </ul>                 |
| <b>Woodlands</b>   | <b>30.3 ha</b> |   |
| Woodland A   | 23.1 ha        | <ul style="list-style-type: none"> <li>• Proximity to other natural heritage features (wetlands)</li> <li>• Ecological linkages (Core Natural Area)</li> <li>• Water Protection (contiguous with wetlands)</li> </ul> |
| Woodland B   | 3.4 ha         |   |
| Woodland C   | 2.8 ha         |   |
| Woodland D   | 1.0 ha         |   |
| * As per Natural Environment Report (WSP Canada, February 2023) and OWES Evaluation Reports (WSP Canada, April 2023) |                |   |

### Areas to be Restored

The proposed licensed area of the quarry is approximately 121.7 ha, with a proposed extraction area of approximately 109.8 ha. Setbacks along the southern boundary (15 m), northern boundary (30 m) and wetland/woodland retention areas including 15 m and 30 m setbacks along the eastern boundary will account for approximately 12 ha. These areas will be maintained and enhanced except where berms may be required; although they do not constitute “restored” lands under this compensation package, they do represent opportunities from which the restoration process can begin and expand upon.

### Future Potential Development

Almost the entirety of Phases 1, 4 and 7 (43.5 ha) will be restored for future potential development. At the end of Phase 7 of extraction, it is recommended that these areas be restored to cultural meadows (i.e., CUM1-1 communities) until such time as they will be developed.

This results in an area of approximately 66.3 ha (i.e., 109.8 ha of extraction area minus 43.5 ha for future potential development) within the extraction limits being made available for the ecological restoration of uplands, wetlands and transition areas.

### Wetlands

As per the current draft rehabilitation plan, a wetland feature will be created that will cover an area of approximately 19.5 ha. This feature will be located in the southeast quadrant of the subject lands (within the extraction limits) and will lie in a north-south orientation adjacent to the retained portions of Woodland B and the eastern wetland. The size and location of this created wetland exceeds the combined areas of the western and southern wetlands that are proposed for removal (15.3 ha). Design considerations for the created wetland should demonstrate that:

- the feature is hydrologically connected to the eastern wetland (and by association to the Goulbourn Wetland Complex PSW);
- the wetland substrate is conducive to groundwater recharge; and,
- the vegetation communities in the open water and along the wetland edges is conducive to flood attenuation.

These design considerations would also provide the necessary characteristics to encourage wildlife use of the created wetland feature and would ultimately result in the restoration and improvement of ecological functions associated with the previous western and southern wetlands.

The challenge lies in the timing for wetland restoration, as the created wetland extends from north-south through extraction Phases 4, 5 & 6. As the water levels across the created wetland need to match the existing grade once extraction in Phase 6 is complete and the site is backfilled, it could be quite some time until the wetland creation process is complete. This will result in a lengthy (albeit temporary) loss of ecological functions for the two wetlands removed (most notably the western wetland) for which the regulatory agencies may require more immediate compensation. As a means of addressing this, Tomlinson may consider entering into a Conservation Agreement with Ducks Unlimited Canada (DUC) for properties they own to the east of the subject lands (and only these lands – the subject lands would not be included in any Conservation Agreement) that contain approximately 50 ha of the Goulbourn Complex PSW to offset any temporary effects until the created wetland has been established. This may entail the development of a stewardship plan for the lands under the Conservation Agreement to protect the ecological integrity of the conservation lands (e.g., invasive species management). Another option would be to donate the lands outright to the City of Ottawa for conservation purposes. Despite the extra effort and marginal costs involved, a Conservation Agreement/donation approach offers two advantages:

- From an ecological perspective, the functions provided by the Goulbourn Complex PSW on Tomlinson lands are conserved, and enhancements should be able to compensate for those functions temporarily displaced by the removal of the western and southern wetlands; and,
- From a financial perspective, under a Conservation Agreement the lands would still belong to Tomlinson, with conservation tax benefits for as long as the Conservation Agreement is maintained. Donating the lands to the City could also provide tax benefits, but may result in Tomlinson relinquishing ownership of the lands. In either case, entering into a Conservation Agreement or donating the lands outright meets the intent of conserving wetland form and ecological functions.

### Woodlands

Section 6.4 of the Natural Environment Report indicates that the proposed rehabilitation plan for the Site calls for the creation of approximately 30.0 ha of woodland habitat. Based on the information discussed previously, the draft rehabilitation plan indicates that up to 46.8 ha (i.e., 66.3 ha of area available for ecological restoration within the extraction limits minus 19.5 ha for wetland creation) may be available for woodland restoration. Given the City of Ottawa’s preference that rehabilitation should focus on natural functions and ecological functions of this area over recreational opportunities, it is recommended that as much of this area as feasible be restored through progressive rehabilitation so that the area of woodlands exceeds the area removed with improved ecological functions re-established in the most timely manner possible, guided by the following principles:

- Progressive rehabilitation generally follows the direction of extraction, (i.e., southward between Phases, and eastward within each Phase) and proceeds as soils become available;
- Soil movement and duration of storage should be kept to a minimum to maintain viability of the soils to be used for restoration and reduce costs;
- Restored woodlands should be located adjacent to, or as close as reasonably possible, to the restored wetland and retained/enhance setbacks along the eastern and southern site boundaries as a means of re-establishing the proximity and linkage functions of Woodlands A, C & D and enhance these functions for the portion of Woodland B that will be retained; and,
- Planting strategies be developed whereby the water protection function of the removed woodlands will be replicated. This would include “pit-and-mound<sup>1</sup>” in upland restoration areas to promote infiltration, as well as planning for transition areas between wetland to upland forest communities, and upland forest to cultural meadow communities.

The current Rehabilitation Plan illustrates these targets through the restoration of 35.5 ha of Upland Reforestation Area (i.e., FOD3-1/FOD5-1 communities); 3.0 ha of Wetland/Upland Transition Area (i.e., FOC1-2/FOC2-2); and, 6.0 ha of Cultural Thicket/Upland Transition Area (i.e., CUT1B). This reflects a total forested area of 44.5 ha, and exceeds the 30.3 ha area of woodland to be cleared through the removal of Woodlands A, C, D and a small portion of B.

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<sup>1</sup> Grading is to replicate undisturbed forest floor conditions reflective of diverse micro topography which includes hummocks and depressions to encourage a variety of moisture conditions, habitats, slopes and aspects as well as enhancing infiltration. During soil placement, logs and stumps are placed throughout the rehabilitation area to mimic forest decomposition processes. This is commonly referred to as a “pit-and-mound” rehabilitation technique. Pit-and-mound technique is advantageous because it provides a diversity of growing conditions, ranging from moist to dry, capable of supporting an equally diverse range of tree, shrub and groundcover species.

This approach has been successfully defended at the OMB (now OLT) to justify the temporary removal of a significant woodland. However, the risk associated with this approach is that regulators may require some sort of trigger mechanism, whereby specific results must be achieved before subsequent phases of extraction can move forward. This may result in longer than anticipated delays in extraction. One of the strategies to mitigate this is by initiating restoration activities at an available nearby location either prior to/at the onset of extraction. This would provide Tomlinson with the opportunity to develop a pilot site for rehabilitation activities and to serve as a control for measuring success of the restoration activities without having to constrain the extension lands with immediate rehabilitation commitments. As with the discussion related to wetlands, entering into a Conservation Agreement (accompanied by an appropriate stewardship plan) or donating lands to the east of the subject lands would maintain the form and enhance the functions associated with approximately 25 ha of woodlands on those lands, and may be presented to the regulatory agencies as a means to offset any temporary effects of removing the onsite woodlands.

Similar to the wetland restoration, the timing for woodland restoration presents a challenge. Tomlinson will need to decide when backfilling of the various phases will occur (i.e., during the progression of each Phase, at the conclusion of each Phase or at the conclusion of extraction in Phases 3 and 6) as this would have a bearing on when final grading and rehabilitation plantings can commence. Unlike wetland restoration, the final elevation in woodland restoration areas need not be at the same level to initiate restoration activities, but the restoration areas will need to be at final grade when they are planted and slope stability will need to be considered during progressive backfilling and rehabilitation.

#### Other Considerations – Access


The rehabilitation plan will have to accommodate a north-south access between Phases 4 through 6 so that trucks can transport aggregate to the plant. Although the location of the access will ultimately be determined through the extraction sequence, if this access road is located within the same footprint as the proposed created wetland it should not hinder restoration of the woodland areas in Phases 1 through 3. This should also not affect/delay the timing for creating the wetland, as this cannot fully take place until Phase 6 is completely extracted and backfilled.


## **APPENDIX C**

# **DRAFT OFFICIAL PLAN AMENDMENT SKETCH**



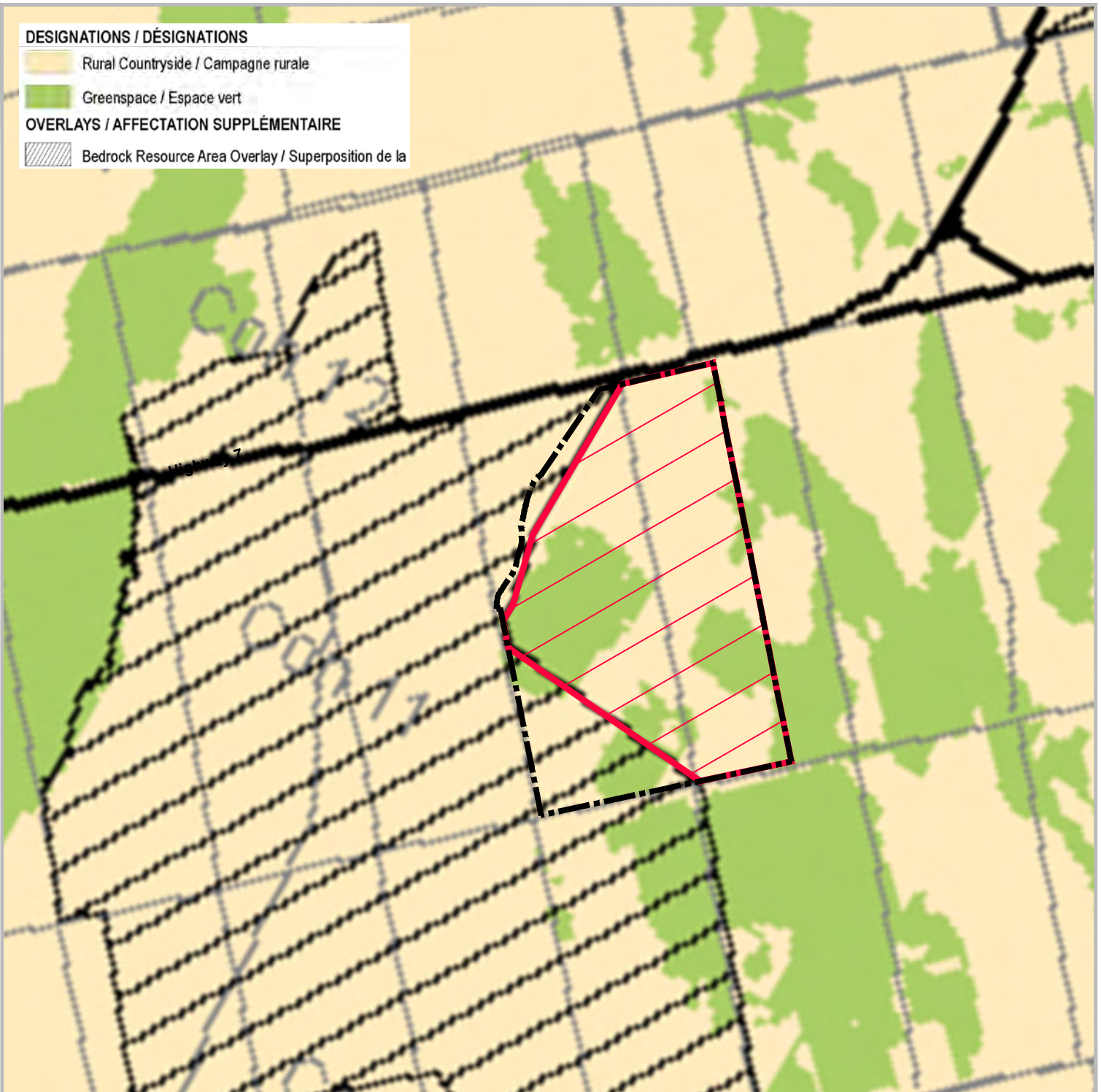
**DESIGNATIONS / DÉSIGNATIONS**

 Rural Countryside / Campagne rurale

 Greenspace / Espace vert

**OVERLAYS / AFFECTATION SUPPLÉMENTAIRE**

 Bedrock Resource Area Overlay / Superposition de la



**Official Plan  
Amendment  
Sketch**

**LEGEND**



Subject Lands



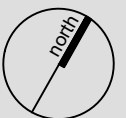
Extend Bedrock Resource Area Overlay

DATE: May 2023

SCALE: 1:20,000

FILE: 9137AI

DRAWN: DGS



K:\9137AI-TOMLINSON-STITTSVILLE QUARRY 2\RP\TOPA SKETCH.DWG

**R.W. Tomlinson Limited**  
Part of Lots 15 and 16,  
Concession 11  
(former Goulbourn Township)  
City of Ottawa

Source:  
City of Ottawa Official Plan, Volume 1 - Schedule B9 Rural Transect (Nov.4, 2022)

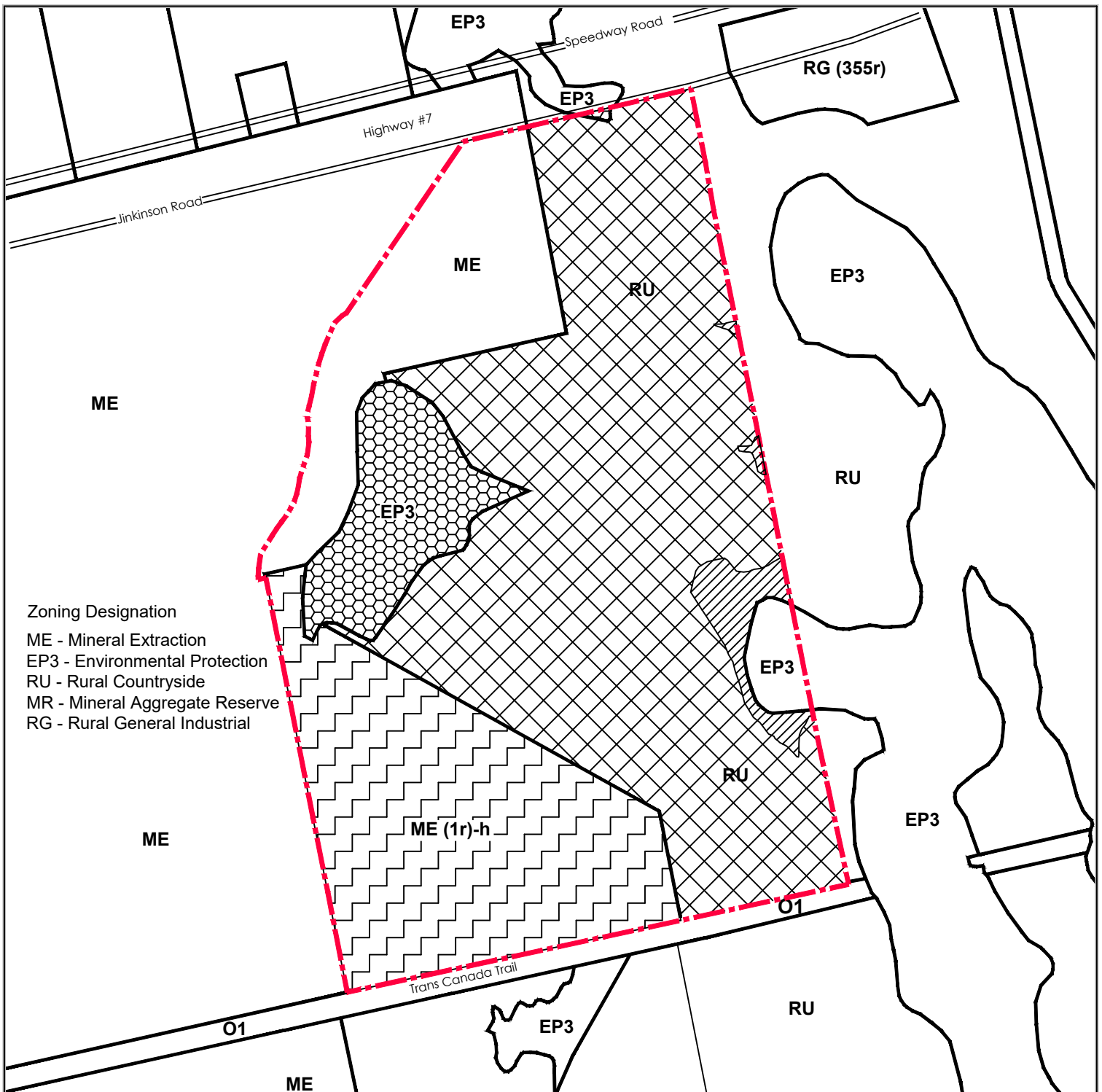


**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

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## **APPENDIX D**

# **DRAFT ZONING BY-LAW AMENDMENT SKETCH**




Zoning Designation  
 ME - Mineral Extraction  
 EP3 - Environmental Protection  
 RU - Rural Countryside  
 MR - Mineral Aggregate Reserve  
 RG - Rural General Industrial

## Zoning By-law Amendment Sketch

R.W. Tomlinson Limited  
 Part of Lots 15 and 16,  
 Concession 11  
 (former Goulbourn Township)  
 City of Ottawa

### LEGEND

-  Subject Lands
-  From Rural (RU) Zone to Mineral Extraction (ME) Zone
-  From Environmental Protection (EP) Zone to Mineral Extraction (ME) Zone
-  From Mineral Extraction [ME (1r-h)] Zone to Mineral Extraction (ME) Zone
-  From Rural (RU) Zone to Environmental Protection (EP) Zone

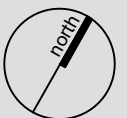
Base Map Source:  
 geoOttawa online mapping, May 2023

DATE: May 2023

SCALE 1 : 10,000

FILE: 9137AI

DRAWN: DGS



K:\9137AI-TOMLINSON-STUTTSVILLE QUARRY 2019\PT2BA SKETCH.DWG

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## **APPENDIX E CURRICULUM VITAE**



# CURRICULUM VITAE

Neal DeRuyter, BES, MCIP, RPP

## EDUCATION

2008  
Bachelor of Environmental Studies  
Honours Planning (Co-op)  
University of Waterloo

Neal DeRuyter, a Partner with MHBC, joined the firm in 2009 after graduating from the University of Waterloo in the Honours Planning Co-op program. Mr. DeRuyter has worked as a Planner in the private and public sectors with experience in aggregate resource, development and municipal planning.

Mr. DeRuyter has processed and managed several development applications including zoning by-law amendments, official plan amendments, and licence and site plan applications under the Aggregate Resources Act. He is certified by the Ministry of Natural Resources & Forestry to prepare site plans under the Aggregate Resources Act. He is a Registered Professional Planner and is a member of the Canadian Institute of Planners. He has provided expert evidence before the Ontario Municipal Board, Local Planning Appeal Tribunal and Ontario Lands Tribunal.

He has participated and authored several research studies and articles related to aggregate resource management. Mr. DeRuyter has presented on several occasions for various events at the School of Planning at the University of Waterloo. Mr. DeRuyter is a member of the Pragma Council at the University of Waterloo.

## PROFESSIONAL HISTORY

|               |   |
|---------------|---|
| 2017- Present | Partner<br>MacNaughton Hermsen Britton Clarkson Planning Limited    |
| 2013- 2017    | Associate,<br>MacNaughton Hermsen Britton Clarkson Planning Limited |
| 2009- 2013    | Planner,<br>MacNaughton Hermsen Britton Clarkson Planning Limited   |

## PROFESSIONAL ASSOCIATIONS

Full Member, Ontario Professional Planners Institute  
Full Member, Canadian Institute of Planners

## CONTACT

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## CURRICULUM **VITAE**

**Neal DeRuyter**, BES, MCIP, RPP

### PROFESSIONAL SERVICE

2014-Present Member, University of Waterloo PRAGMA Council

2012-Present Member, Ontario Expropriation Association

2015-Present Member, Eastern Ontario Committee, Ontario Stone, Sand & Gravel Association

### PUBLICATIONS

- 'Future Aggregate Availability and Alternatives Analysis, State of the Aggregate Resource in Ontario Study, 2009' (MNR)
- 'The Future of Ontario's Close to Market Aggregate Supply: The 2015 Provincial Plan Review' (OSSGA, 2015)
- Agricultural Impact Assessment and Rehabilitation Plan Guidelines for Aggregate Extraction, 2016 (OMAFRA)

### SELECTED PROJECT EXPERIENCE

- Research, preparation and coordination of reports / applications under the Planning Act, Niagara Escarpment Planning and Development Act and Aggregate Resources Act.
- Project management services for development applications.
- Conduct notification and consultation processes under the Aggregate Resources Act.
- Due diligence and property overview reports for prospective aggregate sites.
- Aggregate Resources Act site plan amendments.
- Planning assessment for commercial, residential, agricultural and industrial developments.

### CONTACT

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## CURRICULUM VITAE

### Neal DeRuyter, BES, MCIP, RPP

- Planning assessment for proposed urban use requests in Niagara Escarpment Plan through 2015-2017 Review.
- Research and preparation of reports / evidence for hearings before the Ontario Municipal Board / Local Planning Appeal Tribunal.
- Planning research and assessment for expropriation matters on behalf of public and private sector clients.

### SELECTED PROJECT EXAMPLES

- AAROC Aggregates Bardoel Pit, Township of Southwest Oxford
- Bell Sand Farms Grose Pit Extension, Perth County
- Brock University, Niagara Escarpment Plan Lands, City of St. Catharines
- Cambridge Aggregates Inc. Edworthy West Pit, Township of North Dumfries
- CBM Ayr Pit Site Plan Amendment, Township of North Dumfries
- CBM Brantford Pit Site Plan Amendment, County of Brant
- CBM Bromberg Pit, Township of North Dumfries
- CBM Dorchester Pit, Municipality of Thames Centre
- CBM Eramosa Pit Extension, Township of Centre Wellington
- CBM Aberfoyle South Pit Expansion, Township of Puslinch
- CBM Lanci Pit Expansion, Township of Puslinch
- Caledon Sand & Gravel Site Plan and Licence Amendments, Town of Caledon
- Capital Paving Shantz Station Pit, Township of Woolwich
- City of Iqaluit Pit and Quarry Operations Plans
- City of Kingston, Barriefield Affordable Housing Feasibility Study
- Erie Sand & Gravel MOS Pit, Municipality of Leamington
- Gallo Contracting Industrial Use, Township of Puslinch
- Graham Brothers Caledon Pit Site Plan Amendment and NEP Amendment, Town of Caledon
- Halton Crushed Stone Erin Pit Extension, Town of Erin
- James Dick Construction Ltd. Adjala Pit Extension, Township of Adjala-Tosorontio
- James Dick Construction Ltd. Erin Pit Extension, Town of Caledon
- James Dick Construction Ltd. Gamebridge Quarry Site Plan Amendment, Township of Ramara

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## CURRICULUM VITAE

### Neal DeRuyter, BES, MCIP, RPP

- James Dick Construction Ltd. Reid Road Quarry, Town of Milton
- Kaneff Properties, Royal Niagara Golf Club, City of St. Catharines
- Kieswetter Excavating Heidelberg Pit Site Plan Amendment, Township of Wilmot
- KPM Brantford Plant Expansion, Brant County
- Lafarge Canada Inc. Brantford Pit Expansion, County of Brant
- Lafarge Canada Inc. Navan Quarry Extension, City of Ottawa
- Lafarge Canada Inc. West Paris Pit, County of Brant
- Lillycrop Highway 6 Expropriation, Township of Puslinch
- Limehouse Clay Products Ltd. Site Plan Amendment, Town of Halton Hills
- Ministry of Agriculture, Food and Rural Affairs, Agricultural Impact Assessment and Rehabilitation Plan Guidelines for Aggregate Extraction (2016)
- Ministry of Natural Resources and Forestry, State of the Aggregate Resources in Ontario Study (2009)
- Ministry of Transportation, Highway 410 Expropriation, Town of Caledon
- North York Sand & Gravel Manvers Pit, City of Kawartha Lakes
- Ontario Stone, Sand & Gravel Association, Municipal Official Plan Reviews in Ontario
- Ontario Trap Rock Quarry, Town of Bruce Mines
- Queenston Quarry Reclamation Company Redevelopment, Town of Niagara-on-the-Lake
- Ramada Beacon Hotel, Town of Lincoln
- R.W. Tomlinson Ltd. Brechin Quarry, City of Kawartha Lakes
- R.W. Tomlinson Ltd. Brickyards Quarry, City of Ottawa
- R.W. Tomlinson Ltd. Kemptville Quarry, Municipality of North Grenville
- R.W. Tomlinson Ltd. Moodie Quarry Expansion, City of Ottawa
- R.W. Tomlinson Ltd. Moore Quarry, City of Ottawa
- R.W. Tomlinson Ltd. Napanee Asphalt Plant, Town of Greater Napanee
- R.W. Tomlinson Ltd. Reids Mills Pit, City of Ottawa
- R.W. Tomlinson Ltd. Stittsville Quarry, City of Ottawa
- R.W. Tomlinson Ltd. Storyland Pit, Renfrew County
- R.W. Tomlinson Ltd. Ready-Mix Site Plan Approval, City of Ottawa
- Thomas Cavanagh Construction Almonte Quarry Extension, City of Ottawa
- Thomas Cavanagh Construction Arnott Pit, Lanark County
- Thomas Cavanagh Construction Highland Line Pit, Lanark County
- Thomas Cavanagh Construction Goulbourn Quarry, City of Ottawa
- Township of Guelph-Eramosa, Review of Tri-City Spencer Pit

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## CURRICULUM VITAE

### Neal DeRuyter, BES, MCIP, RPP

- Township of West Lincoln, Preliminary Bedrock Resource Assessment in Smithville
- Walker Aggregates Inc. Amherstburg Quarry and McGregor Quarry, Town of Amherstburg
- Waterford Sand & Gravel Law Quarry Extension, Township of Wainfleet
- Wm. J. Gies Construction Stockyards Lands, Township of Woolwich

### PRESENTATIONS

- "Planners Forum" - Ontario Stone Sand & Gravel Association 2023 AGM
- "Bill 23 and Provincial Planning Changes" – Ontario Stone Sand & Gravel Association 2023
- "Ontario Land Use Planning Update" – Ontario Stone Sand & Gravel Association 2022 AGM
- "Public Engagement in the Time of Covid-19" – Ontario Stone Sand & Gravel Association 2021 AGM
- "Aggregate Information Session & Tour" – OPPI Southwest District 2018
- "Coordinated Plan Review" – Ontario Stone Sand & Gravel Association 2018 AGM
- "Planning as a Profession" – Faculty of Environment Open House at the University of Waterloo, March 2013
- "Rehabilitation of Licensed Pits and Quarries" – Canadian Association of Certified Planning Technicians Professional Development Conference, October 21, 2011
- Professional Practice, Public and Private Administration (PLAN 403), University of Waterloo, January 2010

### ARTICLES

- "Planning for a sustainable community" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 1, Issue 2, 2011
- "The closer the better" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 2, Issue 2, 2012
- "Diminishing supply" - Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 3, Issue 1, 2013
- "Shipping aggregate from further afield" – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 3, Issue 2, 2013

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## CURRICULUM **VITAE**

Neal DeRuyter, BES, MCIP, RPP

- “The feasibility of alternative transportation options” – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 4, Issue 1, 2014
- “Keeping residents safe and dry” – Avenues Magazine (Ontario Stone, Sand & Gravel Association), Volume 4, Issue 2, 2014

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## CURRICULUM VITAE

Vince Deschamps, M.Sc., MCIP, RPP

### EDUCATION

2000

Master of Science in Rural Planning  
& Development  
University of Guelph

1988

Bachelor of Environmental Studies  
Honours Environment & Resource  
Studies  
University of Waterloo

Vince Deschamps is an Associate with MHBC specializing in aggregate resource, natural heritage and rural land use planning.

Mr. Deschamps has over 30 years of professional experience across a broad range of sectors in Canada and internationally, with a deep interest in Indigenous land use planning systems, resource conservation and biodiversity assessment. Vince is at the forefront of Natural Capital and Ecosystem Service Assessment (NCESA), as a scientific discipline as well as a means to anticipate and plan for the effects of climate change. The NCESA approach is based upon the complex inter-relationships between ecological, socio-economic and cultural values of landscapes and communities, and this is reflected in Mr. Deschamps' research interests and professional practice as a land use planner.

Within the extraction industry, Mr. Deschamps has provided support in assessing the impacts of aggregate and mining activities on biodiversity both domestically across Ontario, Quebec and Labrador, as well as internationally in Indonesia and Romania. The biodiversity component of these projects comprised a variety of tasks, including the review of ecological baseline studies, the development and coordination of extensive ecological field investigations, the management of expert staff and sub-consultants, data analysis, developing management options, report preparation, client management and agency consultation.

Mr. Deschamps is a Registered Professional Planner and a citizen of the Métis Nation of Ontario.

### PROFESSIONAL ACCREDITATIONS/ASSOCIATIONS

- Full Member, Canadian Institute of Planners (CIP)
- Full Member, Ontario Professional Planners Institute (OPPI)
- Member of the OPPI Indigenous Planning Advisory Committee
- CIP External Representative for the Canadian Wildlife Service's Urban Development Sector Core Planning Team

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## CURRICULUM VITAE

Vince Deschamps, M.Sc., MCIP, RPP

### PROFESSIONAL HISTORY

- 2023 - Present Associate,  
MacNaughton Hermsen Britton Clarkson Planning Limited
- 2021-2023: Director of Sustainability,  
Moneta Gold Inc.
- 2020-2022: Senior Land Use Planner,  
Gwich'in Land Use Planning Board
- 2017-2019: Midwestern Ontario Program Director,  
Nature Conservancy of Canada,
- 2016-2017: Senior Planning Ecologist,  
Beacon Environmental
- 2011-2016: Senior Environmental Planner,  
Stantec Consulting Ltd
- 2009-2011: Senior Environmental Planner,  
AECOM
- 2007-2009: Senior Environmental Planner,  
ERM Canada Corp
- 2005-2007: Senior Environmental Planner  
RJ Burnside & Associates Ltd
- 2001-2005: Senior Project Manager  
ESG International Inc/Stantec Consulting Ltd

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## CURRICULUM **VITAE**

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### SELECTED AGGREGATE RESOURCES PROJECT EXPERIENCE

- Tri City Lands Ltd., Spencer Pit – Natural Environment Level 1 & 2 Report
- Walker Industries, Upper's Lane Quarry – field investigations in support of a Natural Environment Level 1 & 2 Report
- Jennison Construction Ltd, Clinton Pit – Natural Environment Level 1 & 2 Report and expert witness testimony at OMB
- Waterford Sand and Gravel Ltd., Dunnville Quarry Expansion – Natural Environment Level 1 and 2 Report
- Township of East Garafraxa Gravel Pit Expansion – Natural Environmental Level 1 & 2 Report
- PT Holcim Indonesia, Semen Dwima Agung Cement Operation – IFC (World Bank) Biodiversity Evaluation

### SELECTED MINING PROJECT EXPERIENCE

- Moneta Gold Inc. – Director of Sustainability
- Greenstone Gold Mines, Hard Rock Mine – EIA Terrestrial Discipline Lead
- Eramet/Weda Bay Nickel – ESHIA Terrestrial Biodiversity Team Leader
- Iron Ore Company of Canada – Compatibility Assessment Team Lead
- PT Freeport Indonesia – External Environmental Audit Biodiversity Lead
- Newmont Mining, Martabe Project – Biodiversity Management and Impact Assessment Lead
- Rosia Montana Gold Corporation, Rosia Montana Project – EIA Biodiversity Lead

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## CURRICULUM **VITAE**

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### SELECTED INDIGENOUS & LAND USE PLANNING EXPERIENCE

- Gwich'in Land Use Plan Comprehensive Review
- Attawapiskat First Nation Community Based Land Use Plan
- Pays Plat First Nation Land Assessment & Selection
- Animiigoo Zaagi'igan Anishinaabek First Nation Land Assessment and Selection
- Sand Point First Nation Land Use Plan
- Comprehensive Review & Overhaul of Barbados Groundwater Protection Zoning Policy & System

### SELECTED LAND DEVELOPMENT PLANNING EXPERIENCE

- Rehabilitation of the Gore Road from King Street to Patterson Sideroad Municipal Class Environmental Assessment (Schedule B)
- Kincardine Avenue Municipal Service Extension Municipal Class Environmental Assessment (Schedule B)
- Municipal Class EA (Schedule C) for the East Luther Grand Valley Water Pollution Control Plant
- Oak Ridges Moraine Conservation Plan Conformity Report for the Colgan Water Supply Municipal Class EA (Schedule B)
- Bonaire Highlands Scoped Environmental Impact Study
- Veterans Way Lands Environmental Impact Study
- Aberfoyle Creek Estates Phase III Environmental Impact Statement
- Giant's Tomb Subdivision Environmental Impact Statement Review
- Pickering - Kingston Road Environmental Report
- Gamble Road, Lot 5 Environmental Impact Statement
- Hilltop Community, Ayr Environmental Impact Statement
- Churchville Planning & Heritage Study (Natural Heritage Component)
- Humber College Institute of Technology and Advanced Learning, Orangeville Campus, Environmental Management Plan Part B: Terrestrial and Aquatic Resources
- Trelane Natural Heritage Study

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## CURRICULUM VITAE

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### SELECTED RENEWABLE ENERGY PROJECT EXPERIENCE

- Sydenham Wind Energy Centre, Townships of Brooke-Alvinston and Dawn-Euphemia, ON
- Suncor Energy Adelaide Wind Power Project, Municipality of Adelaide-Metcalf, ON
- Suncor Energy Cedar Point Wind Power Project, Town of Plympton-Wyoming and the Municipality of Lambton Shores, ON
- Bow Lake Wind Farm, Townships of Smilsky and Peever, ON
- Environmental Permitting for Bluewater, Goshen and Jericho Wind Energy Centres, NextEra Energy Canada, Huron and Lambton Counties, ON

### SELECTED NATURAL CAPITAL & RESOURCE ECONOMICS PROJECT EXPERIENCE

- Valuing Natural Capital in the Lake Simcoe Watershed
- Ecosystem Service Values and Great Lakes Shoreline Ecosystems
- Northwest Brampton Urban Boundary Review, Shale Resources Review
- The Nature Conservancy-Indonesia Program – Carbon/Mangrove Rehabilitation Feasibility Study
- The Nature Conservancy-Indonesia Program – Value of Water Resources in Berau Regency, East Kalimantan
- The Nature Conservancy-Indonesia Program – Value of Water Resources in Lore Lindu National Park, Central Sulawesi
- Leuser Management Unit and CIDA Awards for Canadians – Evaluation of Community Forests as a Buffer Zone Initiative

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## CURRICULUM VITAE

Vince Deschamps, M.Sc., MCIP, RPP

### PUBLICATIONS

- Contributor to the Natural Capital Lab, and wrote a series of blogs on the Eco-sociocultural Values of Natural Capital (<http://naturalcapitallab.com/blog/>)
- Co-presented *"Natural Capital Assessment: The Practitioner's Dilemma – Why Hasn't It Caught On In Ontario"* at AD Latornell Symposium, Aliston Ontario, November 2014.
- Co-authored *"Trends in Forest Ownership, Forest Resources Tenure and Institutional Arrangement: Are they Contributing to Better Forest Management and Poverty Reduction? Case Studies from Indonesia."* Prepared for the FAO Regional Workshop in Bangkok, Thailand, October 2005.
- *"Biodiversity and Social Benefits in Community-Based Forest Management: The Leuser Ecosystem, Indonesia"*. Ecological Integrity and Protected Areas, 2001: Proceedings of the Parks Research Forum of Ontario (PRFO) Annual General Meeting, pp. 201-208, 2001.

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