

PLANNING  
JUSTIFICATION  
REPORT &  
AGGREGATE  
RESOURCES ACT  
SUMMARY STATEMENT

**PREPARED FOR:**

**R.W. Tomlinson Limited**  
**1486 O'Neill Road**  
Municipality of North Grenville

File no. 9137AR

**March 2026**

**EAST OXFORD PIT**

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# 1.0 Executive Summary

R.W. Tomlinson Ltd. ("Tomlinson") is applying for a Class 'A' Licence under the *Aggregate Resources Act* ("ARA") for a pit below the water table. In addition to the Class 'A' Licence, Tomlinson is applying for an Official Plan Amendment ("OPA") to the Municipality of North Grenville Official Plan and Zoning By-law Amendment ("ZBA") to the Municipality of North Grenville Comprehensive Zoning By-Law under the *Planning Act* in order to permit the proposed aggregate extraction on lands located at 1486 O'Neill Road. The proposed aggregate extraction operation is referred to as the "East Oxford Pit". In this Report, the "subject lands" refer to the area proposed to be licenced under the ARA.

The area which is proposed to be licenced under the ARA is 44.1 hectares (109.0 acres) with a proposed extraction area of 37.2 hectares (91.9 acres). The subject lands contain approximately 7.8 million tonnes of high-quality sand and gravel resources within the proposed extraction limit. The proposed maximum annual tonnage limit is 1,000,000 tonnes. The proposed operation will extract sand and gravel resources above and below the water table and will occur through five (5) extraction phases.

The subject lands are legally described as Part of Lots 13 and 14, Concession 8 (Geographic Township of Oxford-on-Rideau) in the Municipality of North Grenville. The proposed pit is located at the intersection of O'Neill Road and Pattersons Corners Road. County Road 20, a truck route, is located to the south of the subject lands.

The subject lands are currently used for agricultural uses, and contain a detached garage, a barn and three agricultural accessory structures. The subject lands are surrounded by a predominately rural landscape within the Municipality of North Grenville with a mix of agricultural uses, rural residential uses and natural heritage features. Several licenced pits are located to the east and south of the subject lands.

The subject lands are designated as 'Rural Lands' and 'Agricultural Lands' and identified within a 'Sand and Gravel Resource Area (Tertiary)' according to the United Counties of Leeds and Grenville Official Plan according to Schedule A and B, respectively.

The subject lands are designated 'Rural', 'Agriculture' and 'Mineral Aggregate Reserves' in the Municipality of North Grenville Official Plan according to Schedule 'A'. The lands are zoned Agricultural (A1), Rural (RU) and Mineral Aggregate Preservation (MXAP) in the Municipality of North Grenville Zoning By-Law No. 50-12.

A small portion in the southwest of the subject lands is identified within a Prime Agricultural Area according to both County and Municipal Official Plans. The majority of the prime agricultural area on the property will not be extracted.

Applications to amend the Municipality of North Grenville Official Plan and Zoning By-law have been submitted in conjunction with the ARA Class 'A' licence application.

The proposed East Oxford Pit requires a combination of technical studies and reports for the submission of the ARA Licence and *Planning Act* applications. Potential adverse impacts have been assessed through the Natural Environment Report and Environmental Impact Study, Water Report (Hydrogeological Level 1 and 2 Report), Maximum Predicted Water Table Report, Noise Impact Assessment, Archaeological

Assessment, Cultural Heritage Report, Heritage Impact Assessment and Traffic Impact Assessment. ARA Site Plans for the proposed pit have also been submitted as part of the applications.

The proposed East Oxford Pit will be rehabilitated to a naturalized pond (18.1 ha) with backfilling to create meadow areas along the road frontage of O'Neill Road and Pattersons Corners Road. Perimeter grading berms will be developed along the western boundary of the pond as flood control from the wetland to the west. In addition, a small wetland pocket will be created in the northwest portion of the subject lands.

The Official Plan Amendment and Zoning By-Law Amendment are consistent with the Provincial Planning Statement (2024) and conform to the United Counties of Leeds and Grenville Official Plan and Municipality of North Grenville Official Plan based on the following:

- WSP prepared a Natural Environment Report (WSP, 2025) which confirmed there is no fish habitat, significant wetland, significant valleyland, significant Life or Earth Science ANSI, significant wildlife habitat or habitat for Species at Risk ("SAR") on or within 120 m of the East Oxford Pit. A Candidate significant woodland is located to the northeast the site. The Report evaluated and concluded that the wetland to the west of the pit is not considered significant. The Report also concluded that through the implementation of the recommended mitigations measures (notably setbacks from the wetland during operations and wetland creation during rehabilitation) there will be no negative impacts to the wetlands, woodland or potential wildlife habitat (including SAR habitat).
- WSP prepared a Level 1 and Level 2 Water Report and Maximum Predicted Water Table Report (WSP, 2025) which concluded that groundwater users in the vicinity of the site will not be impacted subject to recommended mitigation measures, including: a proactive and long-term groundwater and surface water monitoring program during the pit below water operational phases, until the licence is surrendered; and a well interference and mitigation plan implemented proactively prior to pit operation.
- Freefield Ltd. prepared an Acoustic Assessment Report (Freefield, 2026) which concluded that the proposed East Oxford Pit is predicted to satisfy Ministry of Environment, Conservation and Parks (MECP) sound level limits at nearby receptors based on the recommendations and mitigation measures provided in the assessment and implemented on the ARA Site Plan. Mitigation measures include the construction of acoustic berms and operational restrictions that will be applied to mitigate noise to acceptable levels.
- Matrix Heritage prepared a Stage 1 and 2 Archaeological Assessment (Matrix Heritage, 2022) that identified two artifact scatters sites, J. McAvoy Site (BfFv-21) and L. Russell Site (BfFv-22), within the proposed licence area. Matrix Heritage prepared Stage 3 Archaeological Assessment (Matrix Heritage, 2024) for the two archaeological sites. The assessment concluded that the L. Russell Site represents a later phase in the settlement history of Oxford Township of which the artifact assemblage does not meet the criteria for a Stage 4 assessment.

The report recommends partial clearance and mitigation through a Stage 4 excavation for the J. McAvoy Archaeological Site (BfFv-21). The archaeological site consists of typical mid-19<sup>th</sup> century Euro-Canadian farmstead, including: ceramics; and animal burials. Accordingly, the extraction limit and acoustic berms along the pit have been delineated to avoid the archaeological site.

- Matrix Heritage prepared Cultural Heritage Report (Matrix Heritage, 2023) to assess the cultural heritage value and interest of the site and surrounding study area. The report concluded that none of the buildings on the site are of cultural heritage value or interest. However, two buildings in the study area were determined to be of cultural heritage value or interest. As such, Matrix

Heritage prepared a Heritage Impact Assessment (Matrix Heritage, 2026) to identify conservation measures for the protection of these buildings. The Heritage Impact Assessment concluded that planned mitigation measures and those recommended by the assessment, will limit adverse impacts on the built heritage resources. The planned mitigation measures will safeguard the identified cultural heritage resources and address adverse heritage impacts by orienting the site away from the identified cultural heritage resources, maintaining the mature vegetation that retains the rural appearance of the surroundings, creating visual and auditory buffers, and monitoring conditions on an ongoing basis

- Castleglenn Consultants prepared a Traffic Impact Study (Castleglenn Consultants, 2026) which concluded that the existing transportation infrastructure can accommodate the projected increase in traffic resulting from the proposed East Oxford Pit. The report also concluded that both current and future traffic conditions, including the added site-generated traffic, will not result in significant impacts on the surrounding road network and proposed haul route.
- The operational design of the proposed pit has been supported by technical reports addressing natural environment, water resources, noise, traffic 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 East Oxford Pit has been prepared to meet all the Provincial Standard requirements for a Class 'A,' pit below the water table. The *Planning Act* applications have been prepared in accordance with United Counties of Leeds and Grenville Official Plan and Municipality of North Grenville Official Plan requirements.

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# 2.0 Proposal

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## 2.1 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 roadbuilding contracting for clients. Currently, the company is based out of Ottawa with over 1,500 employees. Tomlinson remains a family owned and operated company since its founding in 1952 by Ralph Tomlinson.

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## 2.2 Subject Lands

The subject lands are located at 1486 O’Neill Road, legally described as Part of Lots 13 and 14 Concession 8 (Geographic Township of Oxford-on-Rideau) in the Municipality of North Grenville (**Figure 1**). The lands are located on the corner of O’Neill Road and Pattersons Corners Road, with frontage on O’Neill Road to the north, Pattersons Corners Road to the east, and Leeds and Grenville Road 20 (County Road 20) to the south.

The subject lands are located within a larger property that is approximately 86.4 hectares (213.5 acres) in size. As shown on **Figure 4**, the proposed extraction area has been delineated to avoid significant natural heritage features present on the property. The Natural Environment Report assessed the woodlands on the site and found that are not significant with limited ecological function. The northeastern portion of the subject lands contains a garage, barn and multiple outbuildings.

The subject lands are located in a predominantly rural area of the United Counties of Leeds and

Grenville. The Rural Settlement Area of East Oxford is located southeast of the proposed pit which it should be noted contains portions of an existing licensed pit. Several licenced mineral aggregate operations are in proximity to the subject lands. The lands are located approximately 7 km to the west of Highway 416 (Veterans Memorial Highway).

The subject the lands are currently used for agricultural production with the adjacent western portion of the land parcel containing a woodland and a non-significant wetland as evaluated according to OWES by WSP (2025). An archaeological site is identified in the northeastern portion of the licence boundary; the site is not in the proposed extraction area.

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## 2.3 Project Description

Tomlinson is applying for a Class ‘A’ License under the *Aggregate Resources Act* to permit a pit operation below the water table (**Figure 15**). The proposed area to be licenced is 44.1 hectares (109.0 acres) with a proposed extraction area of 37.2 hectares (91.9 acres). The proposed pit will also contain processing, washing and stockpiling of extracted material on the site.

The proposed pit will be accessed through a new truck entrance located along the south boundary of the subject lands on County Road 20, approximately 284 m from the Pattersons Corners Road intersection. Trucks will not be permitted to use the existing accesses on O’Neill Road and Pattersons Corners Road. The proposed haul route is primarily heading east along County Road 20 towards Highway 416.

Lands that are not located within the proposed extraction area will be dedicated for setbacks from the transportation network and landscaped

visual and acoustic berms. The existing vegetation in these setbacks will be maintained which includes mature tree screens, except where berms are required to be constructed. The setbacks from adjacent roads will be 30 metres. There will be a 15-metre setback from the adjacent natural features. A portion of the licensed area in the northeastern corner of the subject lands is not proposed for extraction or any aggregate-related activities as identified on the site plan. This land would remain under licence to ensure the protection of the identified archaeological resources. A 10-metre setback is proposed from this archaeological site to the extraction boundary.

There are approximately 7.8 million tonnes of high-quality sand and gravel resources available within the proposed extraction area. These resources are identified in the County's Official Plan, and North Grenville Official Plan and Zoning By-law as well as Provincial geological mapping. The resources are identified as tertiary sand and gravel deposit in the Aggregate Resources Inventory Paper (ARIP) 183. On-site drilling results indicate the resources would be capable of producing asphalt, granular products, as well as general fill. The proposed maximum annual tonnage limit is 1,000,000 per year.

The site is proposed to be extracted in five (5) phases, beginning in the southwest portion and moving in a generally northeast direction. The processing plant will be established in the Phase 1 area. Materials will be extracted via excavators and dragline (for below water extraction), stockpiled within the extraction area and processed for shipment to market. There is no dewatering proposed for the site. As the operation is phased, agriculture use will remain on the site until required for extraction.

The proposed hours of operation for the East Oxford Pit are 24 hours daily, with limitations on equipment operating between hours of 7 pm and 7 am. Equipment limitations include extraction not to occur during evening and

nighttime operations; and a maximum of one loader or excavator may be in operation to carry out loading and stockpiling. The processing and shipping of aggregate off-site would still be permitted during this period.

The entrance, processing area and phasing of extraction of the pit have been designed to limit land use compatibility concerns. As such, the location of the entrance is on County Road 20, the processing area is positioned in the furthest possible location from noise receptors, and the extraction phasing ensures the pit face will shield pit activities from the closest residences.

The pit will be extracted to a maximum depth of approximately 8 to 13 metres to a final depth of 98.5 masl. The removal of aggregate resources from below the water table will result in the creation of a lake that will be approximately 18.1 ha in area. Shallow shoreline areas are proposed around the perimeter of the lake.

Approximately 0.1 ha of new wetland habitat will be created in the northwest portion of the site. The remaining area of the site along O'Neill Road and Pattersons Corners Road will be backfilled to cultural meadows (17.0 ha) with potential for future development.

The ARA Site Plans include additional details regarding the operations, phasing, and progressive and final rehabilitation for the pit.

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## 2.4 Required Applications

The following applications are required to permit the proposed East Oxford Pit:

- An amendment to Schedule 'A' of the Municipality of North Grenville Official Plan to redesignate the lands from 'Rural', 'Agriculture' and 'Mineral Aggregate Reserves' to 'Licenced Pit';
- An amendment to the Municipality of North Grenville Zoning By-Law to rezone

from the Agricultural (A1) zone, Rural (RU) zone and Mineral Aggregate Preservation (MXAP) zone to Mineral Extractive Pit (MXP) zone;

- A Class 'A' Licence for a below water pit under the *Aggregate Resources Act*.

A pre-consultation meeting to discuss the proposed application occurred with the United Counties of Leeds and Grenville and Municipality of North Grenville on May 25, 2023. Technical Reports prepared by Tomlinson for the ARA licence and planning applications include the following, as confirmed through the pre-consultation process:

- Planning Report & Aggregate Resources Act Summary Statement Report, MHBC, March 2026
- Level 1 and Level 2 Water Report, WSP, December 2025
- Maximum Predicted Water Table Report, WSP, December 2025
- Natural Environment Report & Environmental Impact Statement, WSP, December 2025
- Acoustic Assessment Report, Freefield Ltd., January 2026
- Cultural Heritage Evaluation Report, Matrix Heritage, June 30, 2023
- Heritage Impact Assessment, Matrix Heritage, March 2026
- Stage 1 Archaeological Assessment, Matrix Heritage, December 2022
- Stage 2 Archaeological Assessment, Matrix Heritage, November 2023
- Stage 3 Archaeological Assessment, Matrix Heritage, September 2024
- Traffic Impact Study, Castleglenn Consultants, February 2026
- Aggregate Resource Act Site Plans, MHBC, March 2026

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# 3.0 Background

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## 3.1 Surrounding Land Uses and Features

The subject lands are located within a rural area of the Municipality of North Grenville. The following is a description of the land uses surrounding the proposed East Oxford Pit (**Figure 1**).

- NORTH:** O'Neill Road and residential dwellings are north of the subject lands. Woodlands and agricultural lands are further north.
- EAST:** There are two residences, a woodland and agricultural lands east of the subject lands, across Pattersons Corners Road. Two licenced pits, woodlands and agricultural uses are located in the east.
- SOUTH:** Rural residential uses, licenced aggregate extraction operations and woodlands are south of the subject lands. The East Oxford Rural Settlement Area is located southeast of the site.
- WEST:** A non-significant wetland, and associated woodlands are located west of the site. Further west are rural residential dwellings, agricultural lands, forested areas and Kemptville Creek, which is approximately 1.6 km away.

The primary land uses in the area are rural residential, aggregate extraction, agricultural farmland, and forested areas including environmentally protected areas. In total, there are approximately eleven (11) houses within 120 metres of the proposed licence boundary.

The two closest houses are located approximately 60 metres from the proposed extraction limit separated by roads and proposed acoustic berms. These houses are closest to the fifth and final phase of extraction, to mitigate potential impacts. A minimum extraction setback of 30 metres will be applied to all adjacent roads. In addition, a 15 metre buffer will be applied to the wetland west of the site.

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## 3.2 Aggregate Resources

Approximately 23.2 ha of the subject lands are designated in the North Grenville Official Plan as 'Mineral Aggregate Reserves' (**Figure 9**).

The Aggregate Resources Inventory of the United Counties of Leeds-Grenville, Southern Ontario (ARIP 183) identifies the subject lands as containing Sand and Gravel Resources of Tertiary Significance (**Figure 2**). On-site drilling results indicate that resources would be capable of producing asphalt, granular products, as well as general fill.

According to ARIP mapping (**Figure 2**), a former (unlicensed) gravel pit (#73) was in operation in the southwestern portion of the subject lands. This area is identified to include "trace sand and gravel over bedrock" (ARIP, 2009).

Based on the on-site testing, the subject lands contain approximately 7.8 million tonnes of sand and gravel resources within the extraction area. Approximately 75% of resources are located below the water table. Tomlinson is applying for an annual maximum extraction limit of 1,000,000 tonnes.

Resources extracted from the proposed East Oxford Pit will be processed on-site, stockpiled and shipped to market. The site is close to market and will facilitate the supply of high-quality materials in a close to market location. Making resources available from the subject lands would allow Tomlinson to serve local infrastructure and construction projects.

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### 3.3 Natural Heritage Features

A Natural Environment Report (“NER”, WSP 2025) was prepared to fulfill the ARA technical standards for a Natural Environment Report (MNR, 2020), as well as the requirement for an Environmental Impact Study (“EIS”) in the United Counties of Leeds and Grenville Official Plan (2022) and the Municipality of North Grenville Official Plan (2018).

The NER assessed the potential impact of the proposed East Oxford Pit on natural heritage features identified on, or within 120 metres of, the proposed licence area. The report included the following components: background review of available resources; Species at Risk (“SAR”) screening; and field surveys. Data from field surveys and desktop analyses were used to determine if the proposed pit would have any negative impact on the identified natural features or related ecological functions. The NER also identified mitigation and monitoring requirements to ensure there will be no impact to natural heritage features on adjacent lands.

The wetland to the west of the site was evaluated by a certified wetland evaluator in accordance with the Ontario Wetland Evaluation System (OWES) and determined to be not provincially significant. However, a proposed setback of 15 metres will be implemented along the western extraction limit of the pit, such that no impacts to the wetland are anticipated.

No SAR were observed on the site, and the potential for SAR habitat was limited. However, records of Blanding’s turtle are present within 2 km of the subject lands. As such, the NER recommends that turtle exclusion fencing be installed along the western edge of the site between the extraction limit and the wetland.

Within the setbacks, existing vegetation will be maintained unless acoustic and visual berms are required to be constructed. Mitigation measures have been recommended by the NER which are intended to protect migratory birds, Blanding’s turtle, and other potential SAR.

The East Oxford Pit will be progressively rehabilitated to provide naturalized areas that enhance the ecological value of the lands. A wetland, naturalized pond and cultural meadows will be created.

The NER confirmed there is no significant wetland, fish habitat, significant valleyland, significant woodlands, or significant Area of Natural and Scientific Interest located within the proposed licence area of the East Oxford Pit. Candidate significant woodlands are identified to the northeast of the site, standard mitigation measures and setbacks implemented on the site plan are expected to protect these woodlands.

The NER concluded that through the implementation of the recommended mitigation measures, there will be no negative impacts to the natural features and functions on or within 120 metres of the East Oxford Pit.

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### 3.4 Water Resources

The Level 1 and Level 2 Water Report and Maximum Predicted Water Table Report (WSP, 2025) were prepared to fulfill the ARA technical standards for a Maximum Predicted Water Table Report and Water Report, where proposing to extract below the maximum predicted water table; as well as the applicable policies in the Municipality of North Grenville Official Plan.

The Water Report identified and assessed the potential impacts of the proposed below water pit of local groundwater and surface water resources. The report included a hydrogeological assessment that involved the following tasks:

- Review of available data/information and Site visit
- MECP Water Well Inventory
- Borehole investigation and monitoring well installation program
- Groundwater monitoring program
- Nearby Private Well Identification
- Assessment of potential impacts related to the development and rehabilitation of the proposed pit

The Water Report included a hydrological investigation of existing conditions and a water balance assessment for existing, operational, and rehabilitation conditions were completed for the area inside the licensed boundary.

The Water Report also included a water quality assessment that showed that there were no Provincial Water Quality Objectives (PWQO) exceedances for the analyzed parameters.

The Water Report included a review of published hydrogeological studies and available water monitoring data to assess the local geology, hydrogeology and hydrology and to identify gaps in the conceptual understanding of the Site. A drilling program was conducted at the Site to improve the understanding of the local geology, as well as to establish a groundwater monitoring well network. Hydraulic testing, groundwater quality sampling, groundwater level monitoring and surface water monitoring were also completed to characterize baseline water conditions.

The Maximum Predicted Water Table Report determined the maximum water table elevation by advancing a drilling program at the site in

2021 (eight monitoring wells). Groundwater levels were measured on a monthly basis between July 20, 2021, and September 5, 2025. The report concluded that the maximum water table at the site ranges from 107.3 metres asl on the northern corner, to approximately 105.5 metres asl on the western side of the site.

The Water Report determined that the proposed extraction below the water table will result in the creation of a pond with the side, with pond water elevation estimated to be approximately 106 metres asl. The report provides that since the surface of the lake within the pit will be flat, there will be minor changes in the pre-development groundwater table in the area adjacent to the sides of the proposed pit.

The report provides that the non-significant wetland mapped adjacent to the site is outside of the estimated drawdown radius of influence associated with the flattening of the water table at the Site. As such, the report concludes that the surface water impacts associated with the proposed pit are expected to be minor.

The Water Report identified nine private water wells present near the subject lands, within the radius of influence (80 metres), installed into the bedrock underlying the sand and gravel resource at the Site. Approximately 25 private water supply well users have been identified within the 500 metres of the subject lands. The report concludes that there will be minimal lowering of the groundwater table in the overburden and no drawdown in the underlying bedrock. As such, there is no potential for the proposed extraction activities to cause drawdown of the groundwater table such that it interferes with local water supply wells.

To mitigate the impacts of the proposed East Oxford Pit, the Water Report recommended the following should be implemented upon licence approval:

- A proactive and long-term groundwater and surface water monitoring program will

be completed during the pit operational and rehabilitation phases, until the licence is surrendered; and

- A well interference and mitigation plan will be implemented proactively prior to pit operation.

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## 3.5 Agricultural Resources

The subject land is actively farmed and contains a barn, detached garage and several shed which are included in the extraction limit. The subject lands contain Class 4 Soils and Organic Soils, which are not considered prime agricultural lands (OMAFRA, 2025) (**Figure 3**).

The Official Plans of the United Counties of Leeds and Grenville and the Municipality of North Grenville identify a small portion of the southwest area of the subject lands within the prime agricultural area (approximately 2 ha). The majority of the proposed licence area is located outside of the prime agricultural area.

As outlined on the site plan, agricultural production will continue on site until required for extraction. The pit will not adversely affect the agricultural system as there are existing pits in the immediate area and the proposed pit access and haul route are limited to County Road 20, where heavy truck traffic is permitted.

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## 3.6 Cultural Heritage Resources

The Cultural Heritage Evaluation Report (Matrix Heritage, 2023) and Heritage Impact Assessment (Matrix Heritage, 2026) were prepared to fulfill the ARA technical standards for a Cultural Heritage Report, as well as to satisfy the Heritage Impact Assessment requirements of the applicable Official Plans. The Cultural Heritage Report summarizes the applicable heritage policies, provides the Study

Area's geography and history, and identifies known and/or potential built heritage resources (BHRs) or cultural heritage landscapes (CHLs). For the purposes of the Cultural Heritage Report, the study area was comprised of the subject property and adjacent lands within 120 metres.

The cultural heritage evaluation concluded that none of the buildings on the subject lands are of cultural heritage value or interest. In accordance with the conclusions of the evaluation, the site plan retains the mature vegetation along the perimeter of the property on O'Neill and Pattersons Corners roads to help preserve the rural appearance of the surroundings. Two buildings in the study area, 1506 O'Neill Road and 805 Pattersons Corners Road, were determined to be of cultural heritage value or interest. These properties are closest to the final phase of extraction, buffered by Pattersons Corners Road and 30 m setback from extraction limit, and the identified archeological site and associated 10 m buffer. Further, the properties are well separated from the central processing area, pit access and proposed haul route (**Figure 15**). The houses are at least 63 m from the proposed extraction limit, and 637 m from the central processing area.

The report recommended that conservation measures for the protection of the buildings on these properties should be considered in a Heritage Impact Assessment for the pit license application.

As such, the Heritage Impact Assessment prepared for the subject lands and concluded that there will be limited adverse impacts on the two nearby resources subject to the recommended mitigation measures. However, no direct effects on the physical fabric of the resources themselves are anticipated. As such, the assessment recommends mitigation measures in relation to the replacement of Any dead or dying trees along Pattersons Corners Road that are part of the line of trees.

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## 3.7 Transportation System

Access to the East Oxford Pit will be from County Road 20, approximately 284 metres from the Pattersons Corners Road intersection. The proposed primary haul route involves travelling along County Road 20 towards Highway 416 (located around 7 km east of the proposed pit). County Road 20 is an existing truck route and accommodates heavy truck traffic.

The Traffic Impact Study ("TIS", Castleglenn Consultants, 2026) assessed the traffic impacts resulting from the proposed East Oxford Pit, particularly on the local road network, and identified any required infrastructure improvements to accommodate future traffic volumes. The TIS was prepared to ensure the proposed site access and traffic operations are consistent with Municipal standards. The study included the following components:

- Manually collected traffic count information during the morning and afternoon peak hours;
- A review of the transportation network in the study area;
- Determination of the worst-case traffic impact based on the proposed annual tonnage of the pit;
- A review of sightlines at the proposed site access; and
- Warrants for right turn and left turn auxiliary lanes for site access.

The proposed East Oxford Pit operation would generate a total of 26 trips during the AM and PM peak hours (13 in, 13 out). The TIS

concluded that assuming a worst-case scenario where peak activity of the pit coincides with the peak hour of travel demand on the adjacent roadways, all intersections are forecast to continue to operate with exceptional levels of service. The analyses indicated that intersections would function at a Level of Service (LOS) A and better at the opening (2025) of the extraction site with delays at the County Road 20 intersection being less than 10 seconds. This suggests that the proposed Pit will have minimal impact on overall traffic operations in the area.

The TIS also determined that the proposed site entrance intersection onto County Road 20 satisfies the intersection site distance requirements on either side of the pit entrance. The sightlines present on the east and west directions until horizontal curvature interferes exceed the required sight-distance of 212 metres. A right turn or left turn lane were not found to be warranted by forecast traffic conditions.

Overall, the TIS indicates that the existing transportation infrastructure can accommodate the projected increase in traffic due to the proposed East Oxford Pit. Both current and future traffic conditions, including the added site-generated traffic, will not result in significant impacts on the surrounding road network. There will be no truck access on local roads. Traffic is limited to roads that are built to accommodate heavy truck traffic.

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# 4.0 Policy Analysis

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

- Provincial Planning Statement (2024);
- The United Counties of Leeds and Grenville Official Plan (2019);
- Municipality of North Grenville Official Plan (2018); and
- North Grenville Comprehensive Zoning By-law 50-12.

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## 4.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (“PPS”) is issued under the authority of Section 3 of the *Planning Act* and came into effect October 20, 2024. The PPS aims to provide appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS recognizes the key Provincial interest in natural heritage, water, agricultural, mineral, and cultural heritage and archeological resources as they provide important economic, environmental, and social benefits. The wise use and management of these resources over the long term is a key provincial interest.

The intent of the PPS is to provide a vision for land use planning in Ontario that encourages the efficient use of land, resources and public investment in infrastructure. One of the key considerations of the PPS is that planning decisions ‘shall be consistent’ with the Planning Statement. The following is an analysis of the proposed East Oxford Pit in the context of the applicable policies in the PPS.

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### Rural Areas in Municipalities

*Section 2.5.1 Healthy, integrated and viable rural areas should be supported by:*

*e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;...*

*g) conserving biodiversity and considering the ecological benefits provided by nature;*

The proposed pit promotes a diversification of economic base and employment opportunities through the use and management of natural resources.

The technical studies prepared in support of the proposed pit conclude that subject to the recommended mitigation measures, the proposed pit will not create negative impacts to the rural area. The proposed licence area of the pit has been delineated to avoid natural features and conserve biodiversity.

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### Rural Lands in Municipalities

*Section 2.6.1 On rural lands located in municipalities, permitted uses are:*

*a) The management or use of resources;*

The use and management of mineral aggregate resources and their extraction is permitted within the rural lands of municipalities.

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### Transportation and Infrastructure Corridors

*Section 3.3.2 Major goods movement facilities and corridors shall be protected for the long term.*

County Road 20 is an existing haul route and major goods movement corridor. The proposed pit makes use of existing road infrastructure that accommodates heavy truck traffic.

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## Land Use Compatibility

**Section 3.5.1** *Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*

The proposed East Oxford Pit has been designed to minimize and mitigate potential adverse impacts on surrounding sensitive land uses. Restrictions on operating equipment and the construction of acoustic and visual berms will be implemented in accordance with the Acoustic Assessment Report (Freefield, 2025) and as included in the ARA Site Plans to mitigate noise impacts in compliance with Provincial regulations. The berms will also screen pit operations from adjacent roads and residences.

Nearby sensitive land uses are closest to the fifth and final phase of extraction which will remain in agricultural use until required for extraction, to mitigate potential impacts.

Rehabilitation will be progressive following the direction of extraction and involve the creation of a lake area, cultural meadow, and wetland.

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## Natural Heritage

**Section 4.1.1** *Natural features and areas shall be protected for the long term.*

Natural features and areas will be protected for the long term by avoiding natural features and implementing mitigation measures to protect adjacent natural features.

**Section 4.1.2** *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

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 during operations by establishing a 15-metre buffer from the adjacent non-significant wetland. This will ensure that the form and ecological function of the wetland will be maintained throughout the life of the East Oxford Pit. Progressive rehabilitation of the pit will increase the area of natural features including wetland (0.1 ha) and open water (18.1 ha) and improve the overall diversity of naturalized habitats on the landscape post-rehabilitation.

The NER concluded that through the implementation of the recommended mitigation measures, there will be no negative impacts to the wetland or other natural features on or within 120 m of the proposed East Oxford Pit.

**Section 4.1.5** *Development and site alteration shall not be permitted in:*

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E<sup>1</sup>;*
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>2</sup>;*
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>2</sup>;*
- d) significant wildlife habitat;*
- e) significant areas of natural and scientific interest; and*

*f) coastal wetlands in Ecoregions 5E, 6E and 7E<sup>1</sup> that are not subject to policy 4.1.4.b),*

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

There are no significant wetlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest or coastal wetlands on or within 120 m of the site. No development is proposed within the non-significant wetland to the west of the proposed license area, and a 15-metre setback is proposed from the confirmed wetland boundary.

There are candidate significant woodlands within 120 m of the site. The NER recommends mitigation measures including setbacks to protect these features.

The NER concluded that there will be no negative impacts to the natural features on or within 120m of the proposed license area. The report considered the wetland to the west of the site and determined that it was not significant. Therefore, there is no development or site alteration proposed in significant natural heritage features.

***Section 4.1.6*** *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

There is no fish habitat on the subject lands.

***Section 4.1.7*** *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

The NER concludes that no permits or authorisations under the *Endangered Species Act* ("ESA") are required as the proposed pit will not result in any loss or damage of habitat for endangered or threatened species designated

under the ESA. The Ministry of Environment, Conservation and Parks ("MECP") will be consulted through the licence application process.

***Section 4.1.8*** *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

There will be no direct impacts to the adjacent candidate significant woodland according to the NER. The extraction area is 30 m from Pattersons Corners Road which separates the woodland. Mitigation measures have been implemented on the site to protect the woodland and associated functions.

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## Water

***Section 4.2.2*** *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

The Level 1 and Level 2 Water Report (WSP, 2025) assessed potential impacts to surface water and groundwater features due to the proposed East Oxford Pit. The Water Report concludes that no adverse impacts to groundwater and surface water resources and their uses are anticipated. Further, recommendations outlined in the Water Report are contained within the ARA Site Plan to mitigate potential impacts.

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## Agriculture

### **Section 4.3.1 General Policies for Agriculture**

*2. As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.*

Over 95% of the proposed licence area is not located within a prime agricultural area based on the United Counties and the Municipality of North Grenville Official Plans. Only 2 ha of the subject lands are identified as a prime agricultural area. However, this area is not identified as prime agricultural land. The entirety of the proposed pit consists of Class 4 and Organic Soil, which are not considered as prime agricultural land (**Figure 3**).

### **Section 4.3.5 Non-Agricultural Uses in Prime Agricultural Areas**

*1. Planning authorities may only permit non-agricultural uses in prime agricultural areas for:*

*a) extraction of minerals, petroleum resources and mineral aggregate resources;*

The proposed East Oxford Pit is a permitted use in the prime agricultural area. Only 2.0 ha of the site is identified as a prime agricultural area (**Figure 5**).

*2. Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.*

The entirety of the site does not contain prime agricultural lands (**Figure 3**). Over 95% of the proposed pit is located outside of prime agricultural areas. Agricultural uses would remain on site until areas are required for extraction based on proposed phasing implemented on site plan.

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## **Mineral Aggregate Resources**

### **Section 4.5.1 General Policies for Mineral Aggregate Resources**

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

The site is identified to contain sand and gravel resources of tertiary significance based the Official Plans and provincial mapping.

### **Section 4.5.2 Protection of Long-Term Resource Supply**

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

The proposed East Oxford Pit will make significant, high-quality aggregate resources available from a close to market location.

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

The proposed pit has been carefully designed to facilitate extraction in a way that minimizes social, economic and environmental impacts.

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

The proposed pit operation will include aggregate recycling as an accessory use which is subject to the controls outlined on the site plan. The proposed maximum annual tonnage limit is 1,000,000 tonnes. The recycling area will be established within the central processing area, which has been determined based on the findings of the acoustic assessment (Freefield, 2026).

*5. In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder*

*the establishment of new operations or access to the resources shall only be permitted if:*

- a) resource use would not be feasible; or*
- b) the proposed land use or development serves a greater long-term public interest; and*
- c) issues of public health, public safety and environmental impact are addressed.*

The site is located within a known deposit of mineral aggregate resources which should be protected from development and activities which would preclude or hinder access to resource.

### **Section 4.5.3 Rehabilitation**

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

The proposed licence area will be progressively rehabilitated to naturalized heritage features including a new wetland, lake and cultural meadows with potential for future development. The final rehabilitation will be compatible with surrounding land uses and approved land use designations.

### **Section 4.5.4 Extraction in Prime Agricultural Areas**

*1. In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that:*

- a) impacts to the prime agricultural areas are addressed, in accordance with policy 4.3.5.2; and*
- b) the site will be rehabilitated back to an agricultural condition.*

While a portion of the site is within a prime agricultural area, the entirety of the site is not on prime agricultural land. The site consists of Class 4 and Organic soils. Therefore, this policy requirement does not apply.

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## **Cultural Heritage and Archaeology**

*Section 4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*

The Cultural Heritage Evaluation Report and Heritage Impact Assessment (Matrix Heritage, 2026) completed for the site do not identify any protected heritage properties on the proposed pit. The Heritage Impact Assessment (Matrix Heritage, 2026) concludes that mitigation measures implemented on the ARA Site Plan will limit adverse impacts on the nearby built heritage resources.

*Section 4.6.2 Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*

Matrix Heritage conducted Stage 1, 2, and 3 archaeological assessments for the subject lands and recommended one site (BfFv-21, J. McAvoy Site) for further assessment, i.e. Stage 4. The J. McAvoy Site will be protected and conserved through a 10 m protective buffer zone on the site plan to prevent encroachment. Accordingly, the extraction limit of the pit has been delineated using the protective buffer.

*Section 4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

The Heritage Impact Assessment (Matrix Heritage, 2026) concluded that the proposed development and mitigation measures will have

a limited impact on the nearby heritage properties.

**In conclusion, the proposed East Oxford Pit applications are consistent with the policies of the PPS.**

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## 4.2 The United Counties of Leeds and Grenville Official Plan (2022)

The United Counties of Leeds and Grenville Official Plan was adopted by Council on July 23, 2015, and approved by the Ministry of Municipal Affairs and Housing on February 19, 2016. The Official Plan was most recently consolidated on September 1, 2022.

The purpose of the Official Plan is to provide a policy direction on matters. The Counties Official Plan directs growth management and land use decisions by providing upper-tier land use planning guidance for the Counties' ten member municipalities, with the intention of ensuring a balanced approach to growth management and the protection and conservation of the Counties' natural and cultural heritage.

The subject lands are outside of the designated settlement areas in the Counties. Approximately 41.8 ha of the subject lands are designated 'Rural Lands' and approximately 2.3 ha 'Agricultural Area' in Schedule A of the United Counties of Leeds and Grenville Official Plan (**Figure 5**).

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### 2.3 Settlement Structure

The settlement structure promotes the development of complete communities and the protection and enhancement of agricultural areas, rural lands and natural resources.

#### 2.3.1 General Settlement Area Policies

*It is the policy of the United Counties of Leeds and Grenville that:*

*g) Local municipalities are encouraged to promote the long term economic prosperity of settlement areas that support the local context through the following:*

*x. Plan so that major facilities such as transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.*

The proposed aggregate operation and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants.

#### 2.3.3 Rural Settlement Areas

*It is the policy of the United Counties of Leeds and Grenville that:*

*d) Rural settlement areas will generally maintain a rural settlement character and evolve as service and residential centres for their surrounding Rural Area, where appropriate.*

The proposed pit is not located within the East Oxford rural settlement area. Mitigation measures including setbacks, tree screening and berms will be implemented along the sections nearest to the settlement area.

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## 3.0 Rural Area

The Rural Area is an important component to the structure and economic development of the Counties. The Rural Area provides a foundation for a sustainable economy by leveraging rural assets and amenities and protecting the environment.

### Section 3.1 Objectives

*The Counties supports a healthy, integrated and viable Rural Area through the following objectives:*

*b) Protect prime agricultural areas and recognize the economic and social importance of agriculture in the Counties and ensure its continued viability by promoting a range of agricultural uses, activities and complimentary uses.*

Approximately 2.3 ha of the proposed licence area is designated as a prime agricultural area. The majority of the prime agricultural area on the property is not included in the proposed licence area.

*g) Promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.*

The proposed pit promotes a diversification of economic base and employment opportunities through the use and management of natural resources.

The technical studies prepared in support of the proposed pit conclude that subject to the recommended mitigation measures, the proposed pit will not create negative impacts to the rural area.

*k) Protect, mineral, aggregate, and petroleum resources for their long-term use in a manner that is socially and environmentally responsible.*

The proposed pit is identified as 'Sand and Gravel Resource Area (Tertiary)' within Schedule B, Mineral and Mineral Aggregate Resources, of the Official Plan (**Figure 6**).

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## 3.2 Agricultural Areas

### **Section 3.2.3 Land Use Policies**

*The following land use policies apply to land designated Agricultural Area:*

*a) The Counties and local municipalities will designate prime agricultural areas in their Official Plans, through procedures established by the Province. Prime agricultural areas are designated as Agricultural Area on Schedule A of this Plan. Any changes to the designation of the Agricultural Area will require an amendment to this Plan, and an amendment to the local municipal Official Plan. The Counties, in consultation with the local municipalities and the Province, will undertake a comprehensive Land Evaluation and Area Review (LEAR) or equivalent study to assist in identifying and designating prime agricultural areas in the Counties prior to the next review of this Plan under Section 26 of the Planning Act.*

An amendment application to the United Counties Official Plan is not required to permit a mineral aggregate extraction operation according to Policy 3.2.3.1 b) and d). An amendment to the Municipality of North Grenville Official Plan has been submitted to permit the East Oxford Pit.

*c) In order to avoid land use conflicts within the Agricultural Area designation, new land uses, including lot creation, and new or expanding livestock facilities will comply with the Minimum Distance Separation Formulae, to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities. The Minimum Distance Separation Formulae will be implemented through the applicable local municipal planning documents.*

The extraction of mineral aggregate resources is not a use that is expected to be impacted by livestock facilities, as such the proposed pit is not required to comply with MDS formulae in accordance with provincial standards.

### **Section 3.2.3.1 Non-Agricultural Uses in Agricultural Areas**

*It is the policy of the United Counties of Leeds and Grenville that:*

*a) In accordance with the policies in this Plan, lands which are suitable for agricultural uses will be protected for long-term use.*

The site contains Class 4 and organic soils which are not considered prime agricultural lands. A large area of the site is designated and zoned to protect mineral aggregate resources for extraction.

*b) Non-agricultural uses may only be permitted in Agricultural Areas for the extraction of minerals, petroleum resources and mineral aggregate resources, and for limited non-residential uses in accordance with the policies of this Plan. The extraction of minerals, petroleum resources and mineral aggregate resources in prime agricultural areas are permitted in accordance with the policies of Section 3.5.*

The proposed mineral aggregate extraction operation is a permitted use in the 'Agricultural Area' designation in accordance with Policy ....

*d) A site-specific local municipal Official Plan amendment will be required to permit a non-agricultural use within the Agricultural Area; however, an amendment to this Plan will not be required.*

As discussed, an amendment to the Municipality of North Grenville Official Plan has been submitted to permit a pit on the subject lands.

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## 3.3 Rural Lands

Rural lands are lands located outside of settlement areas and do not comprise of prime agricultural areas. Rural lands are intended to protect the natural amenities and rural character of the Counties while providing opportunities for resource-based activities. Approximately 95% of the site is designated as 'Rural Lands' in the Official Plan (**Figure 5**).

### **Section 3.3.2 Permitted Uses**

*The following policies will apply in determining the uses that are permitted in the rural lands:*

*a) The primary use of land will be for:*  
*i. the management or use of resources, such as forestry and mineral aggregate operations;*

The management and use of aggregate resources is a permitted use on the subject lands.

### **Section 3.3.3 Land Use Policies**

*The following land use policies apply to the rural lands:*

*g) Those uses that create or potentially create adverse impacts as a result of air, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an impact assessment to the satisfaction of the Counties and/or local municipality, as applicable.*

Technical studies were prepared to assess the impact of the proposed East Oxford Pit on surrounding land uses. Potential adverse impacts will be minimized in accordance with Provincial standards, regulations and procedures.

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## 3.5 Mineral, Mineral Aggregate and Petroleum Resources

### **Section 3.5.1 Objectives**

*The Counties objectives related to the management of minerals, mineral aggregate resources and petroleum resources include:*

*a) Protect deposits of mineral aggregate resources and areas of potential mineral aggregate resources for potential future extraction.*

According to Schedule B, Mineral and Mineral Aggregate Resources, of the Counties Official

Plan, the proposed licence area is identified as 'Sand and Gravel Resource Area (Tertiary)'.

*b) Recognize existing pits and quarries, and protect them from activities that would preclude or hinder their continued use or expansion.*

It is anticipated the proposed pit would be recognized in Schedule 'B' of the United Counties Official Plan should the applications under the ARA and *Planning Act* be approved and the Counties Official Plan is under review, in accordance with Policy 3.5.2.1 a).

*c) The development of new pits and quarries, and petroleum exploration and production are in accordance with the natural heritage policies of this Plan.*

A discussion on the natural heritage policies of the Official Plan is provided in Section 3.3 of this Report.

*d) Provide a framework for mineral aggregate operations such that they are carried out in a manner that minimizes potential negative social, economic and environmental impacts.*

The proposed pit has been carefully designed through the implementation of the recommendations of technical studies so that extraction occurs in a way that minimizes social, economic and environmental impacts.

*e) Provide for the progressive rehabilitation of pits and quarries to an appropriate after-use.*

A Rehabilitation Plan has been submitted for the proposed pit which will be progressively rehabilitated throughout the planned phases of extraction.

The pit will be rehabilitated to naturalized features including a lake, new wetland and cultural meadows. These features will provide for aquatic and terrestrial habitat. The final rehabilitation will be compatible with surrounding land uses and approved land use

designations, with potential for future development.

### **Section 3.5.2 Mineral Aggregate Resources**

*It is the policy of the United Counties of Leeds and Grenville that:*

*a) In accordance with provincial policy and the policies of this Plan, viable mineral aggregate resources will be protected for long-term use. Primary, secondary and tertiary sand and gravel resource areas are identified on Schedule B. Bedrock resource areas will be identified in the local municipal Official Plans. The identification of deposits of mineral aggregate resources on Schedule B and in the local municipal Official Plans does not presume that all lands located within these areas are suitable for the establishment of new or expansions to existing mineral aggregate operations. Furthermore, the deposits of mineral aggregate resources identified on Schedule B and in the local municipal Official Plans are not intended to be reserved in totality for extraction of these resources over other potential land uses in these areas.*

As discussed, the subject lands are identified as 'Sand and Gravel Resource Area (Tertiary)' in Schedule B of the Counties Official Plan which are to be protected for long-term use (**Figure 6**).

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

The proposed pit operation will include aggregate recycling as an accessory use which is subject to the controls outlined on the site plan. The proposed maximum annual tonnage limit is 1,000,000 tonnes. The recycling area will be established within the central processing area, which has been determined based on the

findings of the acoustic assessment (Freefield, 2026).

### **Section 3.5.2.1 New or Expanding Mineral Resource Operations**

*It is the policy of the United Counties of Leeds and Grenville that:*

*a) New mineral aggregate resource operations or any expansion to an existing mineral aggregate resource operation that extends beyond the licensed boundary identified in the local municipal Official Plan will require an amendment to the local municipal Official Plan, and will conform to the policies of this Plan and the local municipal Official Plan. An amendment to this Plan will not be required for new or expanding mineral resource operations...*

An amendment to the Counties Official Plan is not required for the proposed pit. Tomlinson has submitted an amendment to the North Grenville Official Plan to permit the proposed pit. *b) In considering new mineral aggregate resource operations or any expansion to an existing mineral aggregate resource operation, the Counties and local municipality will be satisfied that prior to approval of a local municipal Official Plan amendment that the impacts are minimized with respect to the following:*

*i. surrounding land uses and siting of extraction operations, including demonstrating compatibility with the rural character and landscape, including visual impacts;*

The surrounding land uses include aggregate extraction, rural residential uses, agricultural lands and natural features. Through the technical studies, it has been determined that the proposed pit is compatible with the rural character and landscape.

*ii. surrounding sensitive uses through adequate buffering, screening, and other mitigation measures;*

Buffering including extraction setbacks, berms and tree screens will be utilized to minimize impacts on surrounding sensitive uses.

*iii. transportation infrastructure, particularly as it relates to County Roads and Provincial Highways;*

The proposed pit will be accessed via a County Road which is considered an existing truck route. Trucks will not be permitted to use the accesses on O'Neill Road and Patterson Corners Road. The TIS determined that the existing transportation infrastructure can accommodate the projected increase in traffic due to the proposed East Oxford Pit.

*iv. social and community considerations;*

There are existing aggregate operations within the area of the proposed pit. The design and mitigation measures included for the pit have taken social and community considerations into account.

*v. demonstration that the final rehabilitation plan is consistent with the policies of this Plan and the local municipal Official Plan;*

The final rehabilitation plan is consistent with the policies of the United Counties and North Grenville Official Plans and will be compatible with surrounding land uses.

*vi. and requirements under the Aggregate Resources Act.*

The pit application meets the requirements under the Aggregate Resources Act and includes the required information and technical studies prescribed for a Class A Pit application.

*d) A pre-application consultation meeting with the Province, Counties, local municipality and applicable Conservation Authority will be required to ensure that any specific requirements for each of the agencies are*

*addressed to avoid overlap among the required studies, and such that the studies can satisfy all the requirements of the identified agencies. Following the pre-application consultation meeting, the Counties and/or local municipality to the extent of its jurisdiction, may appropriately scope, waive, or establish a peer review or other suitable evaluation process for any required study, at the expense of the applicant.*

A pre-application consultation meeting with the applicant and approval authorities was conducted on May 25, 2023.

### **Section 3.5.2.2 Rehabilitation**

*It is the policy of the United Counties of Leeds and Grenville that:*

*a) Progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to minimize impacts, to the extent possible. Final rehabilitation will take into consideration the pre-extraction land use designation and conditions, and compatibility with the character of the surrounding land uses and approved land use designations, in consideration of the Counties Plan and local municipal Official Plan, as well as the opportunity to accommodate parks and open space uses.*

The proposed East Oxford Pit will be rehabilitated to naturalized land uses including a lake and wetland with cultural meadows that have potential for future development, which will be compatible with the surrounding character of the area.

*c) In prime agricultural areas, on prime agricultural land the extraction of mineral aggregate resources is permitted as an interim use provided the site will be rehabilitated back to an agricultural condition. Complete*

*rehabilitation back to an agricultural condition is not required if...*

Approximately 2 ha of the site is within a prime agricultural area, however, the entirety of the site is not on prime agricultural land. The site consists of Class 4 and Organic soils. Therefore, this policy requirement does not apply.

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## **4.0 Natural Heritage, Water Resources and Cultural Heritage**

Schedule 'C' of the Counties Official Plan identifies natural heritage features and areas including provincially significant wetlands, significant valleylands, significant wildlife habitat, Life Science and Earth Science Areas of Natural and Scientific Interest, and Candidate Life Science Areas of Natural and Scientific Interest. The proposed license area and adjacent lands do not contain any of these natural heritage features and areas (**Figure 7**).

### **Section 4.1 Objectives**

*The United Counties objectives related to the protection and conservation of natural heritage and water resources, and the conservation of cultural heritage resources include:*

*a) Protect natural heritage features and areas for the long term, and foster the creation of an improved and connected natural heritage system, and recognize the importance of provincially, regionally and locally significant features and land forms.*

The proposed pit will be appropriately setback from the wetland to the west of the site. Any vegetation within the setback area will be maintained unless the development of acoustic berms is required. The NER concludes that there will be no negative impacts to natural features within or surrounding the pit subject to the implementation of the recommended mitigation measures.

*f) Conserve cultural heritage resources, including significant built heritage resources,*

*significant cultural heritage landscapes, and archaeological resources in order to ensure that the Counties' rich cultural heritage is promoted and continues to contribute to the quality of life of its residents.*

The ARA Site Plan identifies and provides protective buffers for the archaeological site found in the northeast corner of the proposed license area.

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## Section 4.2 Natural Heritage Features and Functions

*It is the policy of the United Counties of Leeds and Grenville that:*

*b) The local municipality may require the preparation of an ecological site assessment by a qualified professional for development applications where there is uncertainty if natural heritage features and areas exist on or adjacent to the property, which may not be designated or identified in available mapping. Where natural heritage features and areas are identified, the local municipality may require that an Environmental Impact Study (EIS) be undertaken to determine the significance of the natural heritage features and areas.*

The NER assessed the significance of natural heritage features on and within 120 metres of the site.

### **Section 4.2.1 Development and Site Alteration**

*It is the policy of the United Counties of Leeds and Grenville that:*

*d) Development and site alteration will not be permitted in habitat of endangered species and threatened species, except in accordance with Provincial and Federal requirements.*

The NER states that some limited potential for Blanding's turtle habitat is present within the study area. As such, mitigation measures to protect this species have been implemented on

the ARA site plans of the pit, including the installation of turtle fencing in the setback between the wetland and the extraction limits to prevent turtles from entering the site. In addition, the Ministry of Environment, Conservation and Parks will be consulted during the review process of the licence application.

### **Section 4.2.7 Woodlands**

*It is the policy of the United Counties of Leeds and Grenville that:*

*a) Development and site alteration will not be permitted within or adjacent to significant woodlands in Ecoregions 6E, as identified in the local municipal Official Plans, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an EIS.*

There will be no direct impacts to the adjacent candidate significant woodland according to the NER. The extraction area is 30 m from Pattersons Corners Road which separates the woodland. Mitigation measures have been implemented on the site to protect the woodland and associated functions.

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## 4.3 Natural Heritage System

The Natural Heritage System is intended to reinforce the conservation, restoration and enhancement of identified natural heritage features and areas and promote the overall diversity and interconnectivity of natural heritage features and areas. The East Oxford pit is not identified within the counties Natural Heritage System (**Figure 8**).

*It is the policy of the United Counties of Leeds and Grenville that:*

*a) The Counties and local municipalities, in cooperation with Parks Canada, the Province, and Conservation Authorities, will support the implementation of the Natural Heritage System as identified on Appendix 2 to reinforce the*

*maintenance, restoration and improvement of identified natural heritage features and areas, and promote the overall diversity and interconnectivity of natural heritage features, functions and areas, as well as surface water features and groundwater features, through the establishment of linkages, corridors and buffers and restoration opportunities. In addition to the natural heritage policies of Section 4.2, the policies of this Section will apply to the Natural Heritage System as identified on Appendix 2.*

The site is not located within the Natural Heritage System as identified on Appendix 2 of the Official Plan (**Figure 8**). The extraction area will be setback appropriately from the adjacent wetland to the west using a 15 metre buffer and a flood control structure.

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## 4.5 Cultural Heritage

### **Section 4.5.2 Archaeological Resources**

*It is the policy of the United Counties of Leeds and Grenville that:*

*b) Development and site alteration shall not be permitted on lands containing archeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

Matrix Heritage prepared Stage 1, 2 and 3 Archaeological Assessments for the subject lands and identified locations with archaeological resources. These locations have been conserved and the extraction limit delineated around the area, and separated from it by a 10 metre protective buffer.

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## 5.2 Natural Hazards

### **Section 5.2.1 Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation**

*It is the policy of the United Counties of Leeds and Grenville that:*

*a) Development in a regulated area or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a wetland may require permission or clearance from the applicable Conservation Authority.*

The subject lands are not included within the regulated area of the Rideau Valley Conservation Authority (RVCA). The wetland to the west of the site is identified as a non-PSW Wetland by RVCA (**Figure 13**); this was confirmed through the OWES evaluation conducted by WSP. No development is proposed to the wetland, outside of the site.

### **Section 5.2.2 Flooding Hazards, Steep Slopes, Unstable Soils, Unstable Bedrock and Erosion Hazards**

It is the policy of the United Counties of Leeds and Grenville that:

*a) Development will be directed to areas outside of flooding hazards, erosions hazards, hazardous lands, and hazardous sites adjacent to the shorelines of the Great Lakes-St. Lawrence River System and large inland lakes, river, stream and small inland lake systems as identified on Schedule D or areas that are identified on a site-specific basis. Due to the scale of the flood plain mapping identified on Schedule D, the appropriate Conservation Authority should be consulted for more accurate flood risk mapping. It should be noted that there are four water bodies in the Counties where a Regulatory Flood Level has been established but not mapped (Upper Rideau, Big Rideau, Lower Rideau and Otter Lake). These levels are 124.9 metres geodetic, 124.51 metres geodetic, 124.51 metres geodetic, and 125.5 metres geodetic, respectively.*

The subject lands do not contain flooding hazards, erosions hazards, hazardous lands, hazardous sites adjacent to the shorelines of the

Great Lakes-St. Lawrence River System and large inland lakes, river, stream or small inland lake systems as identified on Schedule D (**Figure 14**).

---

## 6.0 Transportation, Infrastructure and Servicing

### **Sections 6.2.1 Movement of People and Goods**

*It is the policy of the United Counties of Leeds and Grenville that:*

*f) Access to a Provincial Highway, County road or local municipal road will require approval from the Province, Counties and/or local municipality, as applicable.*

Approvals required for truck access onto Leeds and Grenville Road 20 will be pursued following licensing and planning approvals of the East Oxford Pit.

**In conclusion, the proposed East Oxford Pit applications conform to the United Counties of Leeds and Grenville Official Plan.**

---

## 4.3 Municipality of North Grenville Official Plan (2018)

The Municipality of North Grenville Official Plan was adopted by Council on May 14, 2018, and approved by the United Counties of Leeds and Grenville on November 22, 2018. The most recent office consolidation of the Official Plan is dated March 1, 2023.

The subject lands are designated 'Rural' (18.9 ha), 'Agriculture' (2.0 ha) and 'Mineral Aggregate Reserves' (23.2 ha) according to Schedule A of the Official Plan (**Figure 9**).

A draft Official Plan Amendment is included as **Appendix A** of this Report.

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## Section 3: Agriculture

### **Section 3.2 Agricultural Objectives**

*The use of areas designated "Agriculture" shall be directed towards the following objectives:*

*a) Protect, maintain and improve the prime agriculture areas for future generations. Prime agricultural areas are lands with highly valued soils in accordance with the CLI mapping and therefore have potential for agricultural production, areas demonstrating a concentration of farming actively, as well as pockets of lesser valued soils within the greater context of a prime agricultural area;*

Approximately 2.3 ha of the proposed licence area is designated as a prime agricultural area. The majority of the prime agricultural area on the property is not included in the proposed licence area. The site contains Class 4 and Organic soils.

### **Section 3.3 Permitted Uses**

*3.3.4... Any non-agricultural use on lands designated agriculture must meet the Provincial Policy Statement and lands are required to remain in the Agriculture designation.*

Refer to policy analysis of the Provincial Planning Statement in Section 4.1 of this Report. Mineral aggregate extraction is a temporary land use. The surrounding land uses include aggregate extraction, rural residential uses, agricultural lands and natural features. Through the technical studies, it has been determined that the proposed pit and final rehabilitation is compatible with the rural character and landscape.

### **Section 3.4 Policies**

*a) An amendment to the Official Plan will be required to change the designation from Agriculture to another designation. Any decision affecting Agricultural lands shall be consistent with policy statements issued under the Planning Act.*

To permit the proposed pit, an amendment to the Municipal Official Plan has been submitted to redesignate the subject lands from 'Agriculture', 'Rural' and 'Mineral Aggregate Reserves' to 'Licenced Pit'. Aggregate extraction is a permitted use in prime agricultural areas.

*k) Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be mitigated to the greatest extent feasible.*

Approximately 5% of the site/2.0 ha is designated prime agricultural area. The entirety of the site is not considered prime agricultural land and contains Class 4 and Organic soils. Agricultural production on the site will continue until areas are required for extraction, as identified in the extraction phasing on the Site Plan. The proposed pit access and haul route are limited to County Road 20, an existing truck route which can accommodate heavy truck traffic.

*j) Where any mineral aggregate operation takes place within areas comprised of Class 1, 2 or 3 soils according to the Canada Land Inventory of Soil Capability for Agriculture, it may be a requirement of the Municipality, to be imposed through the license, that appropriate rehabilitation sufficient for agricultural purposes is carried out. The terms and conditions for such rehabilitation may be established in consultation with the appropriate government agencies.*

The site contains Class 4 and Organic soils. The final rehabilitation of the pit will be comprised of a lake, cultural meadow and wetland area.

---

## Section 4: Rural

### **Section 4.1 Permitted Uses**

*Lands designated Rural are not intended to be the focus of rural residential or commercial development. However, a variety of land uses will be permitted, including those permitted uses*

*within the Agriculture designation, as well as limited residential, commercial, industrial and outdoor recreation uses. In addition, the rural area may be used for the management or use of resources, resource-based recreational uses, home occupations and home industries, cemeteries and other rural land uses where appropriate...*

The management and use of resources is a permitted use in the 'Rural' designation where appropriate.

---

## Section 6: Natural Heritage

The are no natural heritage features identified within the proposed licence area based on **Figure 10**. A non-significant wetland is located to the west of the East Oxford Pit and identified on Schedule A1, Natural Heritage & Constraints, of the Official Plan (**Figure 10**).

The NER recommends mitigation measures to be implemented in the operation and rehabilitation of the pit to protect the adjacent wetland.

### **Section 6.2.1 Provincially and Locally Significant Wetlands**

#### **6.2.1.1. General Policies**

*The policies governing development in and around lands designated as provincially significant wetlands or locally significant wetlands are as follows:*

*e) Notwithstanding policy 6.2.1.1, d), development shall not be permitted within a 30 metre setback from the wetland boundary associated with a watercourse as delineated using the Ontario Ecological Land Classification System or the Ontario Wetland Evaluation System. Decreases to the 30 metre setback from the high water mark shall only take place through an amendment to the Zoning By-law and shall require an Environmental Impact Study. Decreases shall only be considered for existing lots of record*

*when there is no other practical alternative for development of the land.*

A 15 m setback from the non-significant wetland to the west of the site has been implemented on the site plan. The findings of the NER and Water Report demonstrate that no negative impacts are anticipated on the wetland subject to the recommended mitigation measures. Specifically, sediment fence and erosion control measures will be implemented along the western boundary of the site.

#### **Section 6.2.4.5 Vegetative Cover General Policies**

*b) In rural areas, retaining existing natural vegetation along public roads shall be encouraged. Developers shall be encouraged to remove as little vegetation as possible when establishing roads, building sites and servicing facilities. Specific provisions relating to protection of vegetation may be incorporated into site plan agreements. The retention of natural vegetation is not meant to include noxious weeds or invasive species.*

As provided in the ARA Site Plans of the proposed pit, all natural vegetation along public roads will be retained unless acoustic berms are required to mitigate noise impacts.

#### **Section 6.2.4 Woodlands and Vegetation Cover**

##### **6.2.4.3 Significant Woodland General Policies**

*It is the policy of this Plan that:*

*c) Development and site alteration will not be permitted within or adjacent to significant woodlands, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through the preparation of an Environmental Impact Study (EIS).*

There are candidate significant woodlands within 120 m of the site. There will be no direct impacts to the adjacent candidate significant

woodland according to the NER. The extraction area is 30 m from Pattersons Corners Road which separates the woodland. Mitigation measures have been implemented on the site to protect the woodland and associated functions.

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## **Section 7: Mineral Aggregate**

### **Section 7.1 Permitted Uses**

Schedule 'A' of the Official Plan identifies areas designated as 'Mineral Aggregate' which includes both licences operations and reserve areas. Approximately 23.2 ha of the East Oxford Pit is designated as 'Mineral Aggregate Area' in Schedule 'A' of the Plan (**Figure 9**).

### **Section 7.2 Policies**

*a) For the areas designated as Mineral Aggregate, the area to be zoned and licensed must be located within the boundaries of the designation shown of Schedule 'A'. Any proposal to expand beyond the limits of the designation will require an amendment to the Official Plan.*

The East Oxford Pit requires a redesignation to a 'Licenced Pit'; an Official Plan Amendment to this effect is being requested.

*e) Within the areas designated Mineral Aggregate in the Official Plan, the establishment of a new pit or quarry or the expansion of an existing operation onto lands not zoned for such use shall require an amendment to the Zoning By-law.*

A Zoning By-law Amendment for the entirety of the subject lands is required to permit the proposed pit.

*f) The lands within the Mineral Aggregate designation which are not zoned for a pit or quarry will be placed in an appropriate zone category which will protect the lands from any incompatible development.*

Approximately 14.1 ha of the site is zoned Mineral Aggregate Preservation (MXAP) in the

Municipality of North Grenville Zoning By-law (**Figure 11**).

*g) The Municipality is designated under the Aggregate Resources Act. All pit and quarry operations must be licensed by the Ministry of Natural Resources and Forestry and must meet the requirements of that Act. Through the licensing procedure, the Municipality may request that appropriate conditions be placed on the licence.*

A Class 'A' licence application under the *Aggregate Resources Act* has been submitted to the Ministry of Natural Resources ("MNR") to permit the East Oxford Pit in conjunction with applications under the *Planning Act*.

*h) All pits and quarries must satisfy the requirements of the Ministry of Environment and Climate Change with respect to pumping and dewatering, water supply, wastewater, solid and liquid waste disposal, dust, and all emissions to the atmosphere, including noise and vibrations.*

There is no waste disposal or dewatering proposed as part of the pit application. Technical studies have been conducted in support of the proposed applications to ensure that the pit will satisfy the requirements of the MECP through recommended mitigation measures.

*j) The establishment of any new Mineral Aggregate designations will require an amendment to the Official Plan. In proposing any such amendment, the applicant must provide sufficient information for the Municipality and any appropriate government agency to properly evaluate the proposal. Information the applicant must provide may include, but not necessarily be limited to, the following:*

*i. The type and location of any neighbouring land uses;*

*ii. Location of access routes, including consideration of upgrading of existing roads;*

*iii. Pit or quarry site plan;*

*iv. Reports from qualified professionals regarding noise, blasting, hydrogeology, drainage, environmental impact, archaeological assessment and any other relevant matters;*

*v. Site rehabilitation plans;*

*vi. Traffic impact statements.*

The proposal requires the establishment of the 'Licenced Pit' designation to the entirety of the subject lands; an Official Plan Amendment to this effect is being requested. The requested information is provided through technical studies prepared in support of the subject applications.

*k) In prime agricultural areas, the extraction of mineral aggregates on prime agricultural lands may be permitted as an interim use provided that rehabilitation of the site will be carried out whereby substantially the same area and the same soil quality for agriculture are restored. On these prime agricultural lands, complete agricultural rehabilitation may not be required only if it is demonstrated that:*

*i. There is a substantial quantity of mineral aggregate below the water table warranting extraction; and/or,*

*ii. The depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;*

*iii. and/or,. Other alternatives have been considered by the applicant and found unsuitable; and/or,*

*iv. Agricultural rehabilitation in remaining areas would be maximized*

Although only 2.0 ha of the subject lands are located within a prime agricultural area, the

entirety of the subject lands is not located on prime agricultural lands.

*q) The Algonquins of Ontario will be consulted prior to the Municipality adopting any site specific Official Plan amendment, where a Stage 2 Archaeological Assessment has shown the potential for aboriginal artifacts to be encountered.*

The Algonquins of Ontario (“AOO”) were engaged in the preparation of the Stage 2 Archaeological Assessment (Matrix Heritage, 2023). The AOO will continue to be consulted and engaged throughout the licence application review process as delegated by the MNR.

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## Section 8: Hamlet

The Official Plan identifies Hamlet areas on Schedule ‘A’, which are locations where some concentrated growth will be considered as appropriate. East Oxford Hamlet is located to the southeast of the proposed pit (**Figure 9**).

The site plan outlines mitigation measures developed in accordance with technical studies to effectively mitigate any potential impacts on the hamlet. Acoustic and visual berms will be developed in areas closest to the hamlet. The access and truck traffic for the operation are limited to County Road 20, an existing haul route.

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## Section 12: General Development Policies

### *Section 12.13 Land Use Compatibility*

*In reviewing any development application, the Municipality shall be satisfied that the proposed use will be, or can be made to be compatible with surrounding uses in accordance with [Provincial Guidelines] ...*

Appropriate separation distances and acoustic berms as described on the Site Plans are proposed to buffer potential noise impacts by the East Oxford Pit.

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## Section 13: Transportation, Storm Water Management, Utilities, Communications and Energy

### *Section 13.2 Roads*

#### *13.2.2 County Roads*

*County Roads 18, 19, 20, 22, 23, 24, 25, 43 and 44 presently serve the Municipality and are under the jurisdiction of the United Counties of Leeds and Grenville.*

*Where development is proposed adjacent to a County road, approval for an entrance must be obtained from the County in accordance with the County guidelines and the policies of this Plan. The County guidelines and policies shall also be used in determining building setbacks from County roads.*

Truck traffic and access to the pit will be directed to County Road 20. Entrance approval will be obtained from the County prior to extraction operations.

**In conclusion, the proposed East Oxford Pit applications conform to the Municipality of North Grenville Official Plan.**

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## 4.4 Municipality of North Grenville Comprehensive Zoning Bylaw (50-12)

The subject lands are zoned as Rural (RU) (27.6 ha), Agriculture (A1) (2.4 ha) and Mineral Aggregate Protection (MXAP) (14.1 ha) (**Figure 11**). The MAXP zone is intended to for lands not zoned for a pit or quarry and designated ‘Mineral Aggregate’ in the Official Plan to protect the lands from any incompatible development. The

MXAP zone applies to a diagonal corridor, spanning centrally from the northwest towards the southeast of the parcel in which the pit is proposed. The RU zone applies to the northern and eastern portion of the subject lands. The A1 zone applies to the remainder of the lands, which is located in the southwest corner.

Tomlinson is applying to amend the Zoning By-law to rezone the entirety of the subject lands to the Mineral Extractive Pit (MXP) zone to permit the proposed East Oxford Pit.

A draft Zoning By-law Amendment is included as **Appendix B** of this Report.

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# 5.0 Aggregate Resources Act Summary Statement

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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 (2020).

The CVs for the Report Authors are included in **Appendix C**.

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## 5.1 Agricultural Classification of the Site - Standard 1.1

According to the OMAFA soils mapping, the subject lands contain Class 4 soils (Uplands) and organic soils (Muck) (**Figure 3**). The organic soils are mapped within the non-significant wetland to the west of the subject lands. Class 1, 2 and 3 soils are considered prime agricultural lands. Therefore, the subject lands are not considered prime agricultural lands.

The United Counties of Leeds and Grenville Official Plan designated the majority of subject lands as 'Rural Lands', with the southwestern corner designated as 'Agricultural Area' (**Figure 5**). Similarly, the Municipality of North Grenville Official Plan designates the lands as 'Rural', 'Agriculture' with the addition of the 'Mineral Aggregate Reserves' designation. Therefore, the southwestern portion of the lands, approximately 2.0 ha, are located within a prime agricultural area based on the Counties and Municipal Official Plans.

Please refer to Section 3.5 of this Report for further information on agricultural resources.

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## 5.2 Applicable Planning and Land Use Considerations - Standard 1.2

The lands surrounding the East Oxford Pit include natural features, rural residential uses, licenced aggregate operations and agricultural uses. There are eleven (11) off-site dwellings within 120 metres of the proposed licenced area. The East Oxford Settlement Area is located to the southeast of the subject lands.

The subject lands are designated 'Rural Lands' and Agriculture in the United Counties of Leeds and Grenville Official Plan. The Municipality of North Grenville Official Plan designates the lands as 'Rural', 'Agriculture' and 'Mineral Aggregate Reserves'. The lands are zoned Agricultural (A1), Rural (RU) and Mineral Aggregate Preservation (MXAP) in the Municipality of North Grenville Zoning By-law.

A small portion of the pit is identified as a prime agricultural area and is subject to relevant policies regarding non-agricultural uses.

In addition to the ARA licence application, a Municipality of North Grenville Official Plan Amendment and Municipality of North Grenville Zoning By-law Amendment are also required to permit the proposed pit.

Please refer to Sections 3.0 and 4.0 of this Report for a further discussion on Planning and Land Use Considerations.

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## 5.3 Source Protection Area Considerations – Standard 1.3

The subject lands are not located within a Wellhead Protection Area, Wellhead Water Quantity Zone, Intake Protection Zone or Issue Contributing Area as identified in the Rideau Valley Source Protection Area (**Figure 12**). The closest wellhead protection area is approximately 1km away from the site.

The subject lands are classed as a Significant Groundwater Recharge Area; with a vulnerability score of 6. The operation of the pit is not expected to contribute to flooding problems in the receiving environment, as water will not be discharged from the pit, and in fact, operating the pit is expected lead to a minor overall reduction in peak flows, according to the Water Report (WSP, 2025).

Based on the findings of the Water Report, 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 East Oxford Pit.

---

## 5.4 Quality and Quantity of Aggregate On-Site - Standard 1.4

The subject lands are identified as having sand and gravel resources of tertiary significance according to the ARIP 183 (**Figure 2**). However, on site drilling has confirmed that these resources are more typically classified as tertiary sand and gravel deposit ARIP deposit. These resources would be capable of producing asphalt, granular products, as well as general fill.

Based on the on-site resource testing, there are approximately 7.8 million tonnes of high-quality sand and gravel resource available within the proposed extraction area. Over 75% of the sand and gravel resources located on the subject lands are located below the water table.

Resources extracted from the subject lands will be processed on-site and shipped via highway trucks to market. This location provides high quality materials in a close to market location.

Please refer to Section 3.2 for further information on aggregate quantity and quality.

---

## 5.5 Main Haulage Routes - Standard 1.4

The proposed East Oxford Pit will include washing, processing and stockpiling of the extracted sand and gravel materials then to be shipped to market using a new entrance located on County Road 20, which is an existing truck route. Materials will be hauled using highway trucks from the subject lands along County Road 20 towards Highway 416, located approximately 7 km east of the site. There will be no truck traffic on O'Neill Road or Pattersons Corners Road.

The Traffic Impact Study found that during peak hour, there would be 26 trips during both the AM and PM peak hour (13 inbound, 13 outbound).

A single truck entrance/exit is proposed along the southern portion of the subject lands to provide access via County Road 20. An access permit will be obtained from the United Counties of Leeds and Grenville as the applicable road authority following licence and land use approvals.

Please refer to Section 3.7 for further information on haul routes and truck traffic.

---

## 5.6 Progressive and Final Rehabilitation - Standard 1.6

The lands will be extracted to a maximum depth of approximately 8-13 metres to a final depth of 98.5 masl. The final rehabilitation form of the subject lands will contain cultural meadow, a pond and wetland area. The resulting total pond areas will be approximately 18.1 ha in size. Below water, the rehabilitated side slopes will be 2:1 or the natural angle of repose, while above the water side slopes will be 3:1. Shallow and undulating shoreline areas are proposed around the perimeter of the lake to create varying topography and lake depths.

Perimeter grading may occur along the western edge of the pond to mitigate potential flooding impacts at the wetland.

The cultural meadow proposed along the frontages of O'Neill Road and Pattersons Corner Road will be approximately 17.0 ha in size, with potential for future development in these areas. Approximately 0.1 ha of new wetland will be created in the northwest corner of the site.

The rehabilitated landform will be compatible with the surrounding area. Refer to the ARA site Plans (Rehabilitation Plan) and Section 2.3 of this Report for additional details regarding progressive and final rehabilitation.

# 6.0 Conclusions

Tomlinson is applying for a Class 'A' Licence under the *Aggregate Resources Act*, a Municipality of North Grenville Official Plan Amendment and a Municipality of North Grenville Zoning By-law Amendment to permit aggregate extraction below the water table on lands located at 1486 O'Neill Road, legally described as Part of Lots 13 and 14 Concession 8 (Geographic Township of Oxford-on-Rideau) in the Municipality of North Grenville.

The East Oxford Pit will contain washing, processing and stockpiling of extracted material before shipping to market. Materials will be hauled from the subject lands along County Road 20 towards Highway 416.

The subject lands contain approximately 7.8 million tonnes of high-quality sand and gravel resources in a location that is close to market and along an existing truck route. Resources extracted from the subject lands will help support the timely provision of infrastructure and reduce transportation-related greenhouse gas emissions.

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

The proposed East Oxford Pit 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. The proposal is consistent with the Provincial Planning Statement and conforms to the United Counties of Leeds and Grenville Official Plan.

Respectfully submitted,

## MHBC



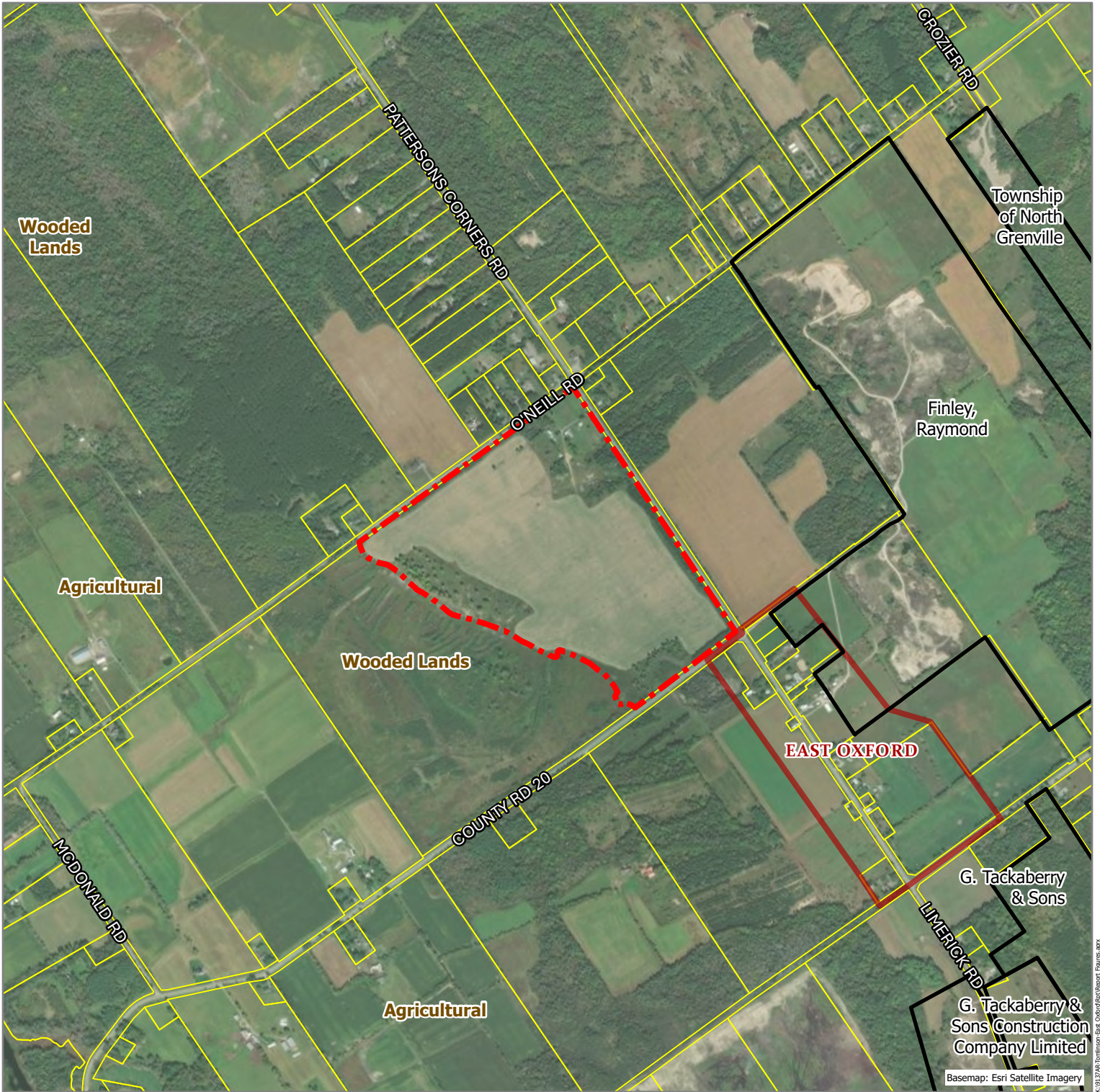
Neal DeRuyter, BES, MCIP, RPP  
Partner






Vince Deschamps, M.Sc, MCIP, RPP  
Associate



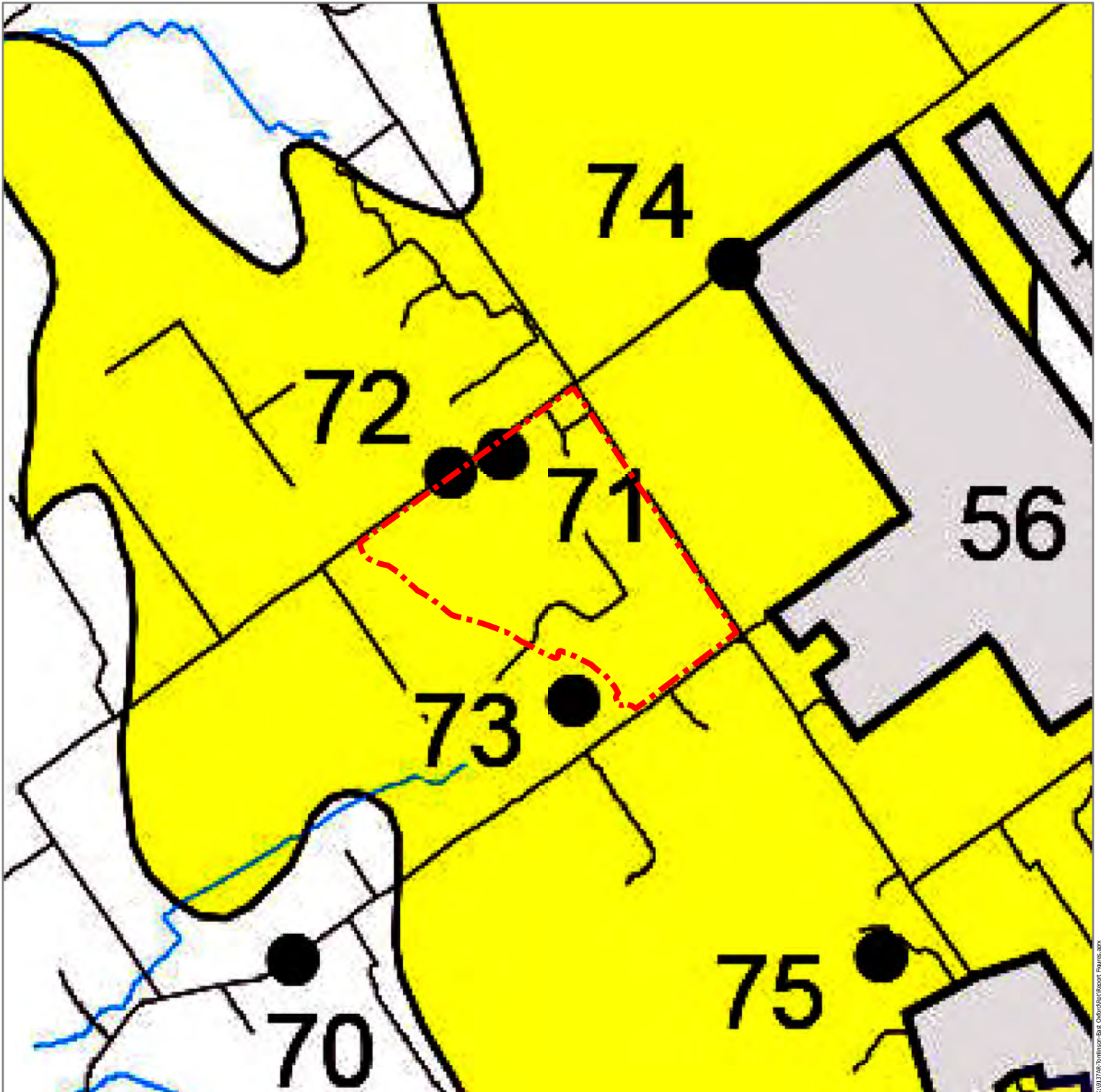
Yara Elmahdy, BES  
Planner




**Figure 1 - Context Map**

-  Subject Lands
-  Settlement Areas
-  Licenced Pits











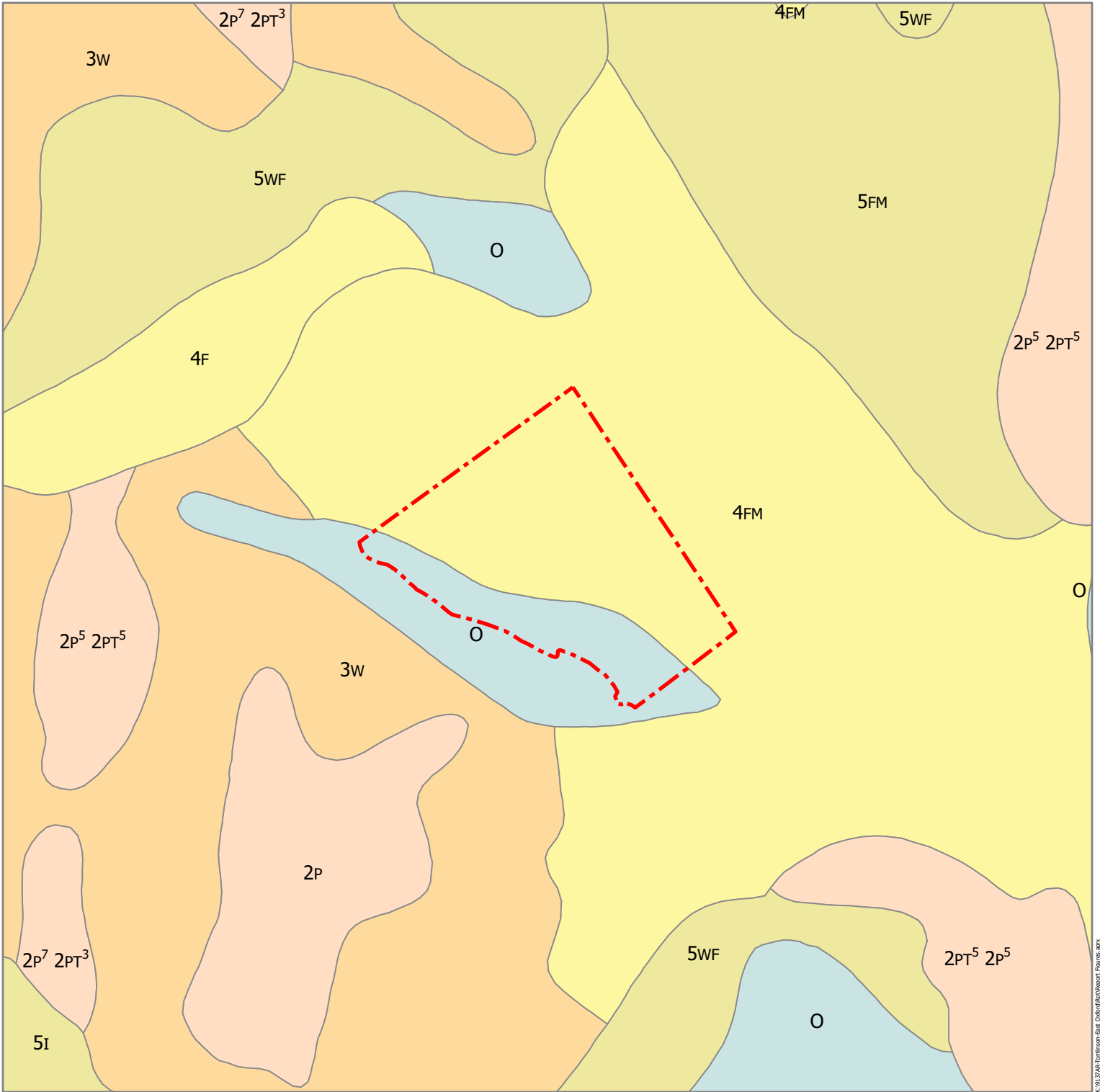


**Figure 2 - Aggregate Resources Inventory Paper 183 Map 1 Sand and Gravel Resources**

 Subject Lands

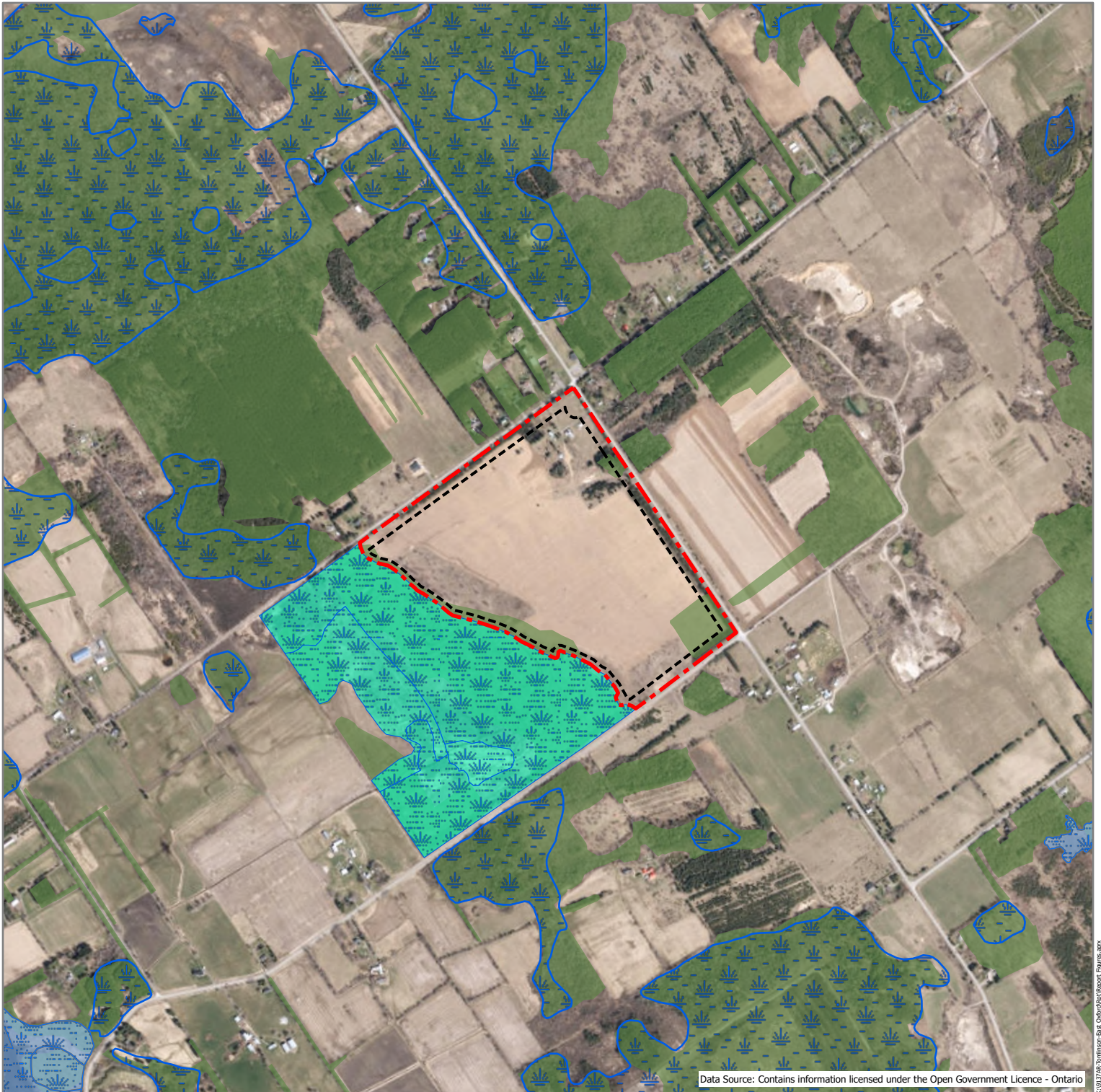


SAND AND GRAVEL RESOURCES		SYMBOLS	
	Selected Sand and Gravel Resource Area, primary significance, deposit number (see Table 3)		Licensed property boundary: property number (see Table 2)
	Selected sand and gravel resource area, secondary significance		Unlicensed sand or gravel pit (i.e., abandoned pit or wayside pit operating on demand under authority of a permit). Property number (see Table 2)
	Sand and gravel deposit, tertiary significance		Geological and aggregate thickness boundary of sand and gravel deposits
	Other surficial deposits or exposed bedrock		Administrative boundary









**Figure 3 - Canada Land Inventory Soils Map**

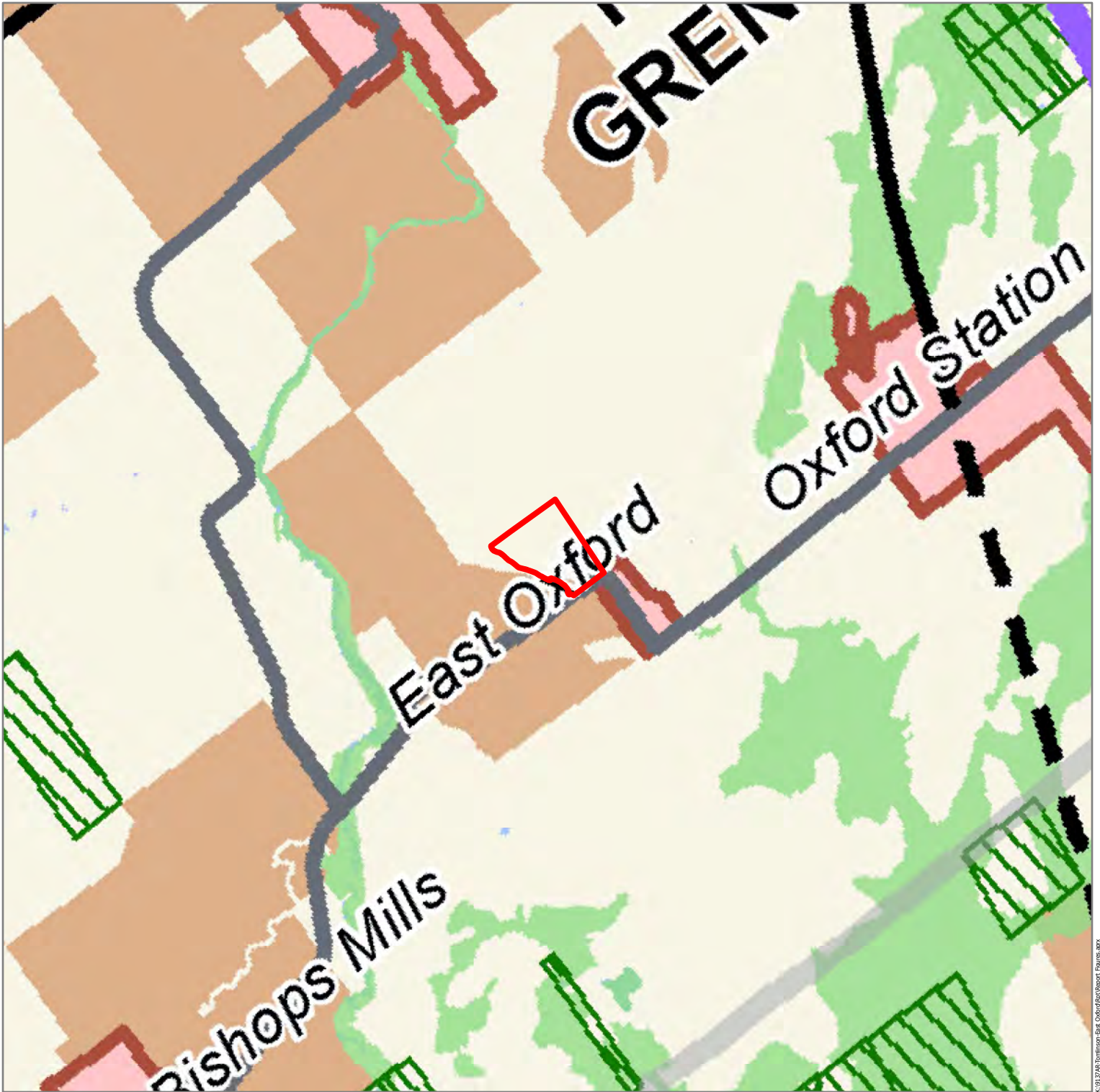




**Figure 4 - Natural Heritage Areas**

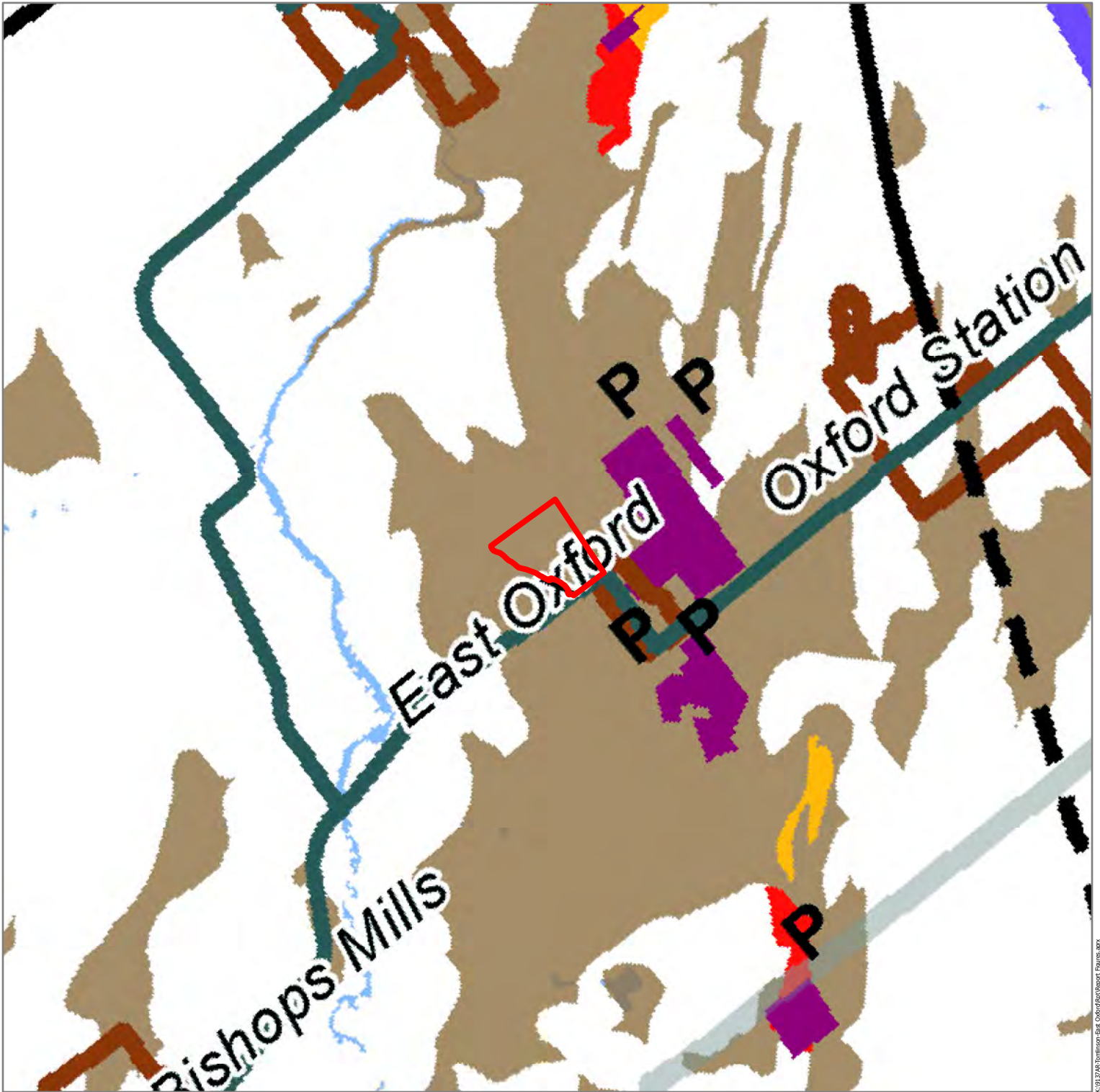
-  Subject Lands
-  Proposed Limit of Extraction
-  Provincially Significant Wetland
-  Non-Provincially Significant
-  Unevaluated Wetland
-  Woodland





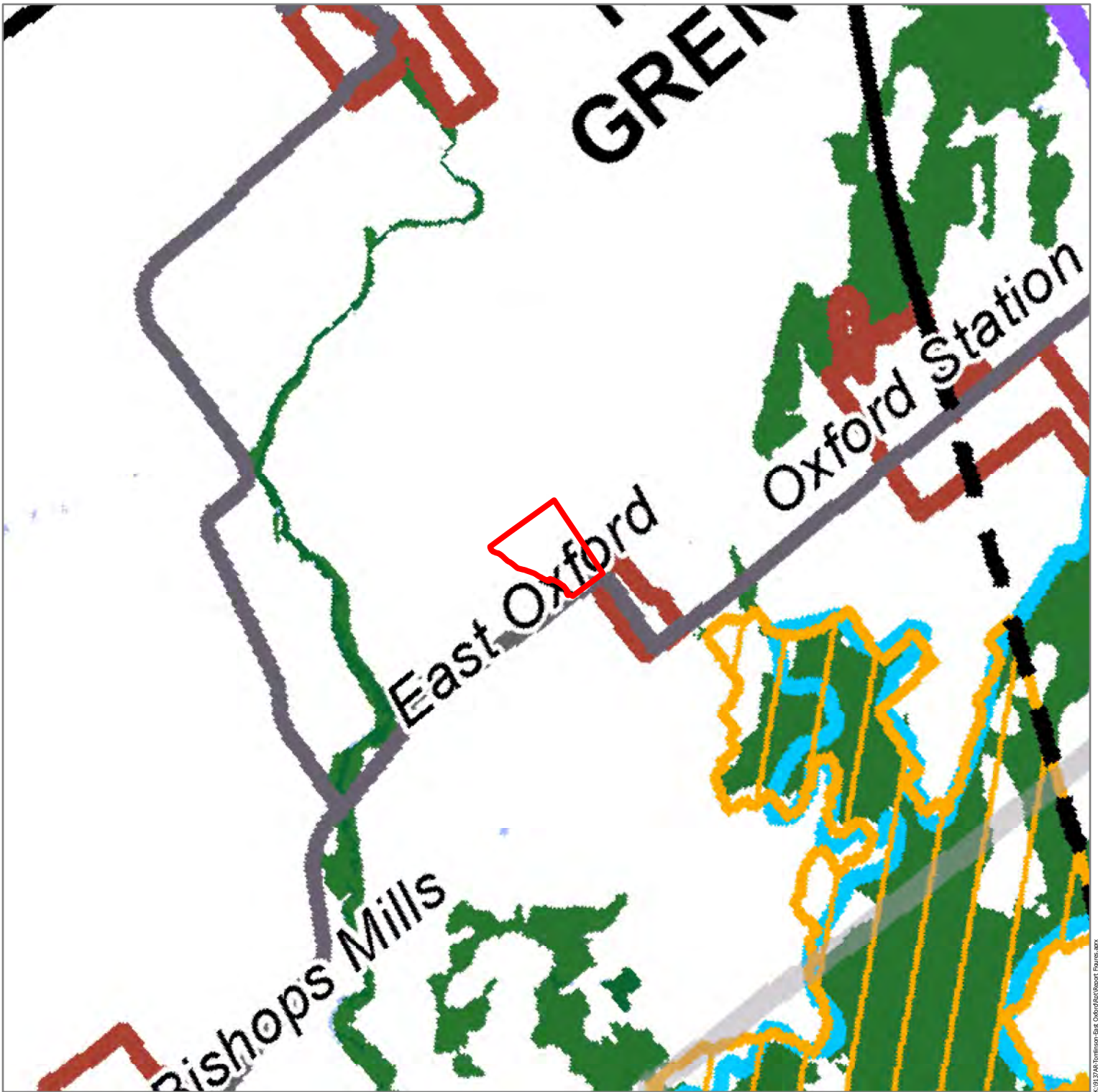
**Figure 5 - United Counties of Leeds and Grenville Official Plan Schedule A Community Structure and Land Use**





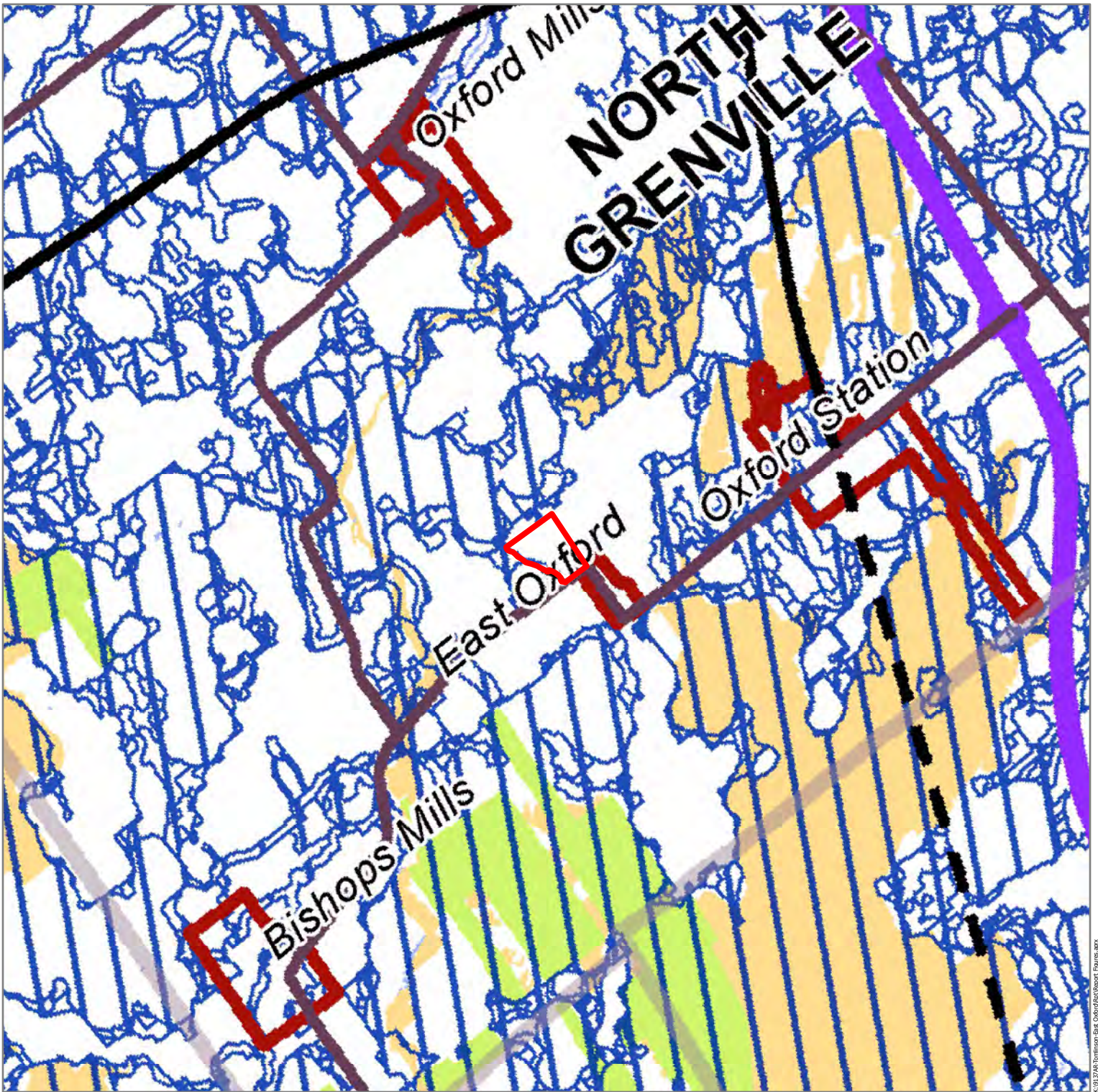
**Figure 6 - United Counties of Leeds and Grenville Official Plan Schedule B Mineral and Mineral Aggregate Resources**





**Figure 7 - United Counties of Leeds and Grenville Official Plan Schedule C Natural Heritage Features and Areas**

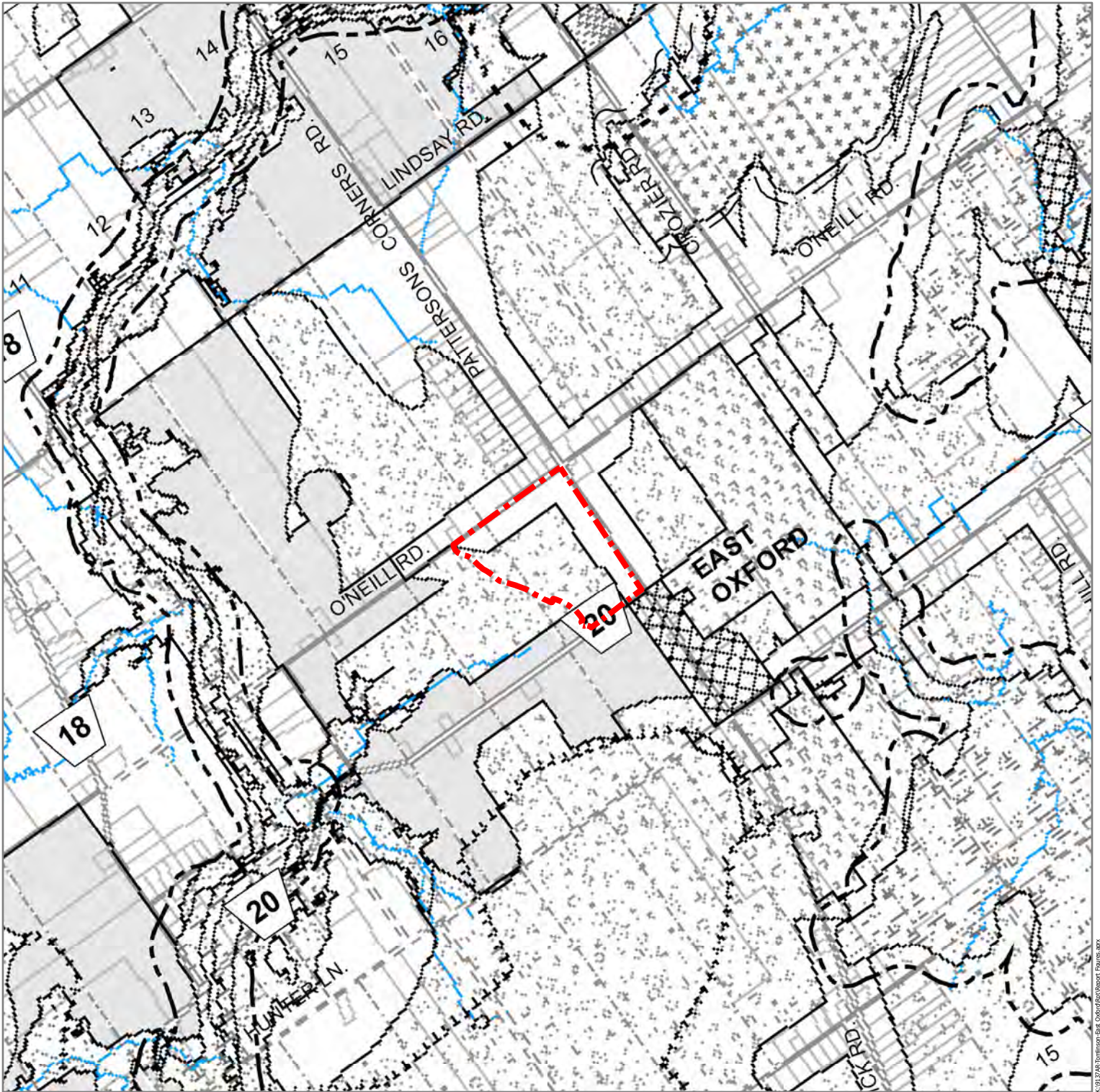




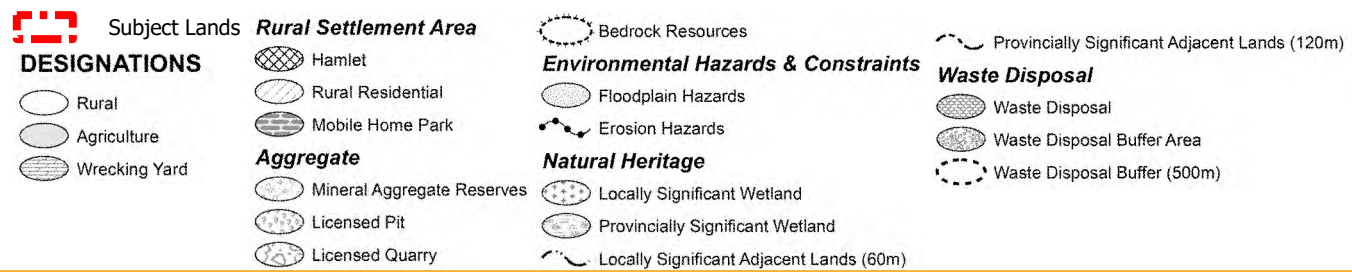
**Figure 8 - United Counties of Leeds and Grenville Official Plan Appendix 2  
Natural Heritage System Strategy**

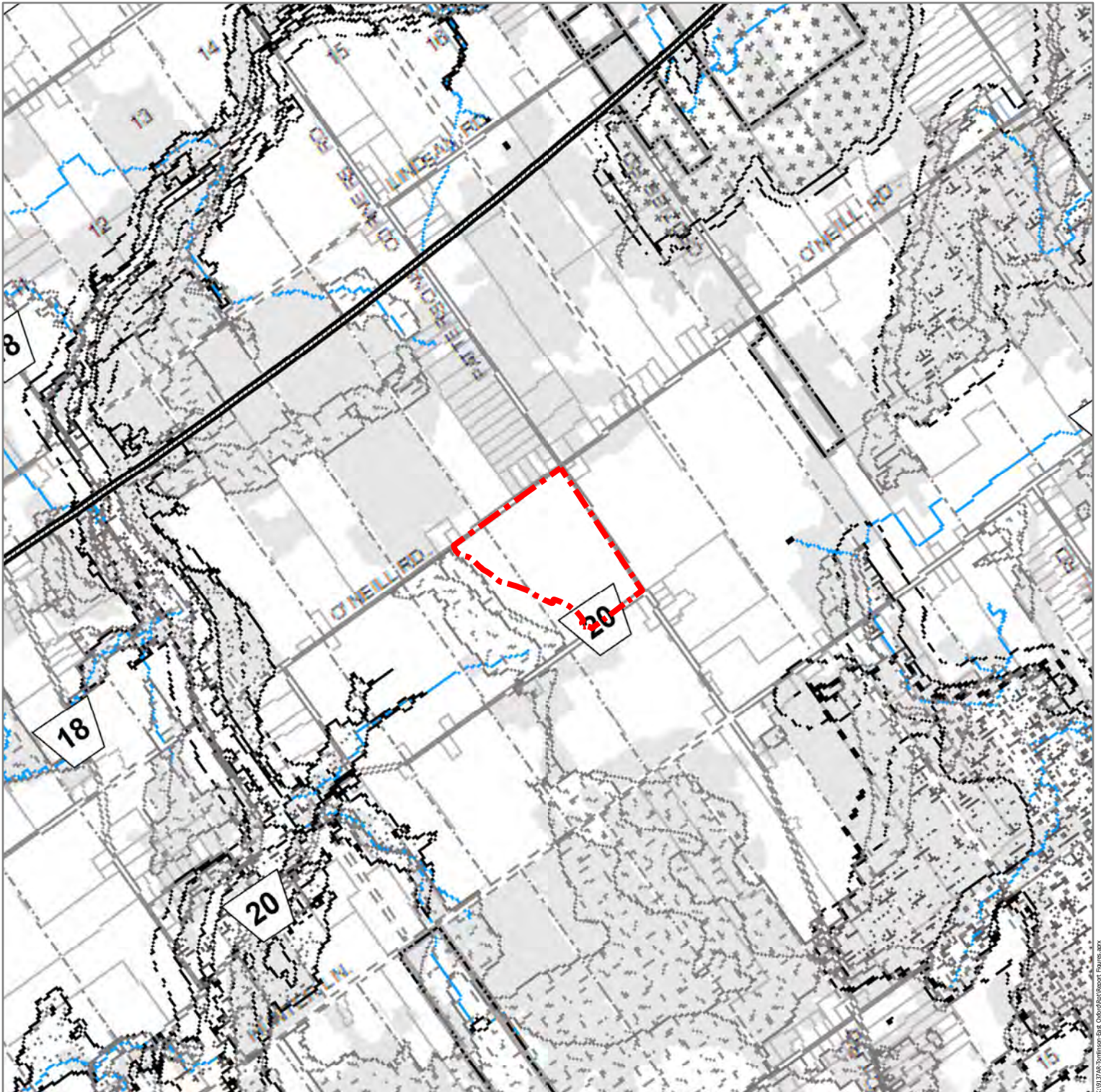
- |                          |                                     |
|--------------------------|-------------------------------------|
| Subject Lands            | Active Railway                      |
| Municipal Boundaries     | Abandoned Railway                   |
| Urban Settlement Area    | National Park                       |
| Rural Settlement Area    | Provincial Park                     |
| Thousand Islands Parkway | Limerick Forest                     |
| Provincial Highway       | Natural Heritage System             |
| County Road              | Natural Heritage Features and Areas |



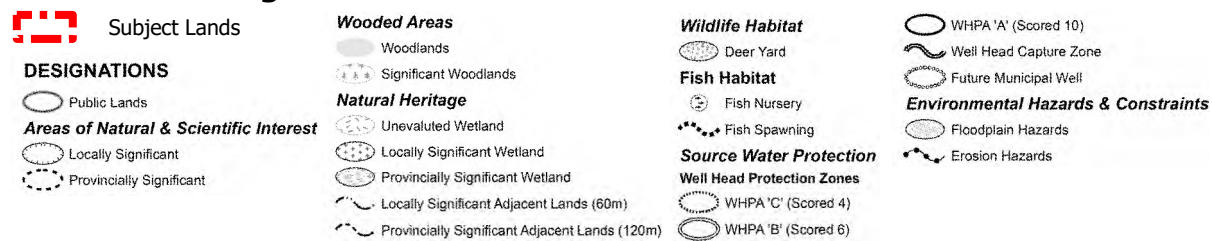


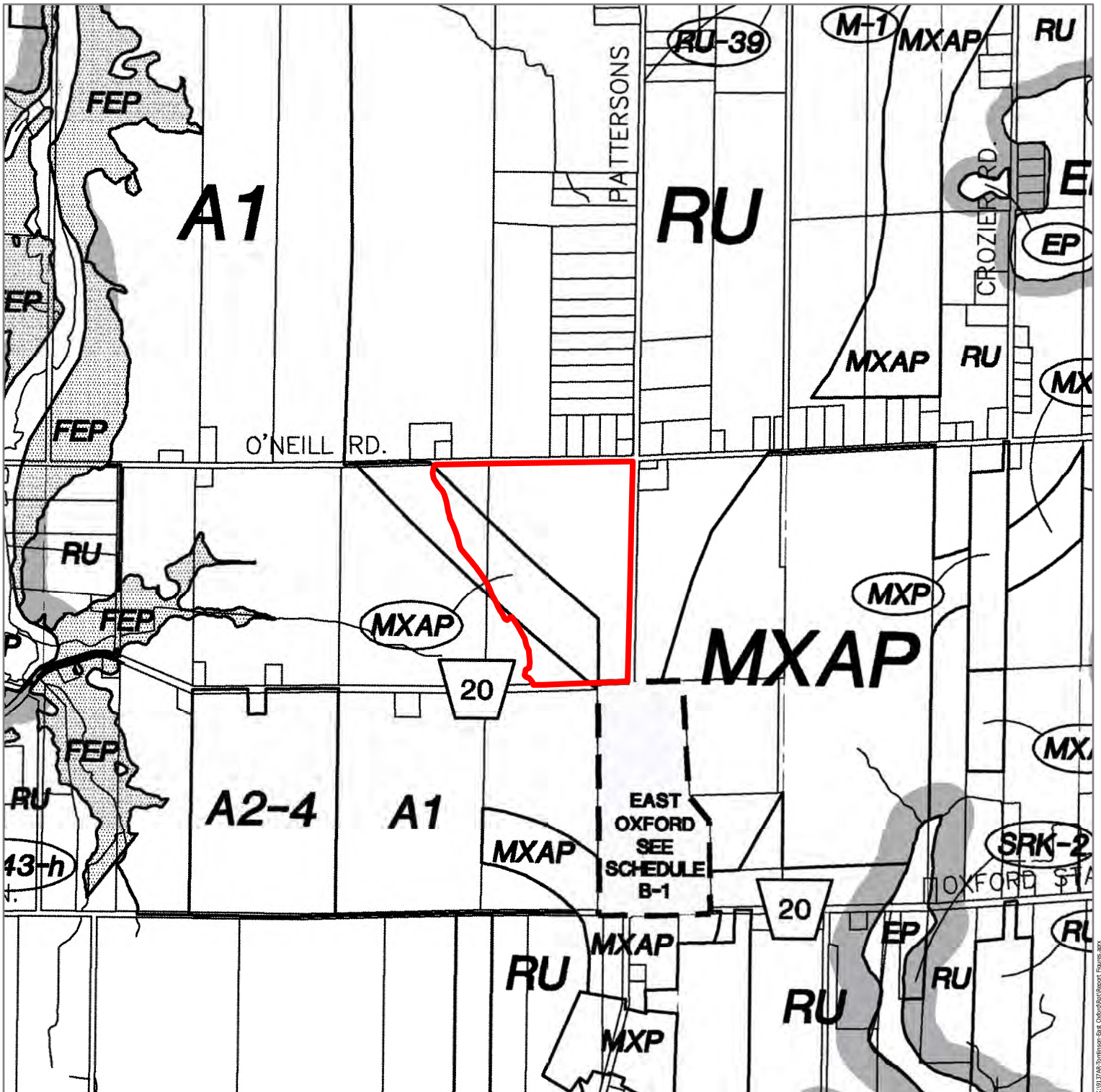
**Figure 9 - Municipality of North Grenville Official Plan Schedule A – Land Use**







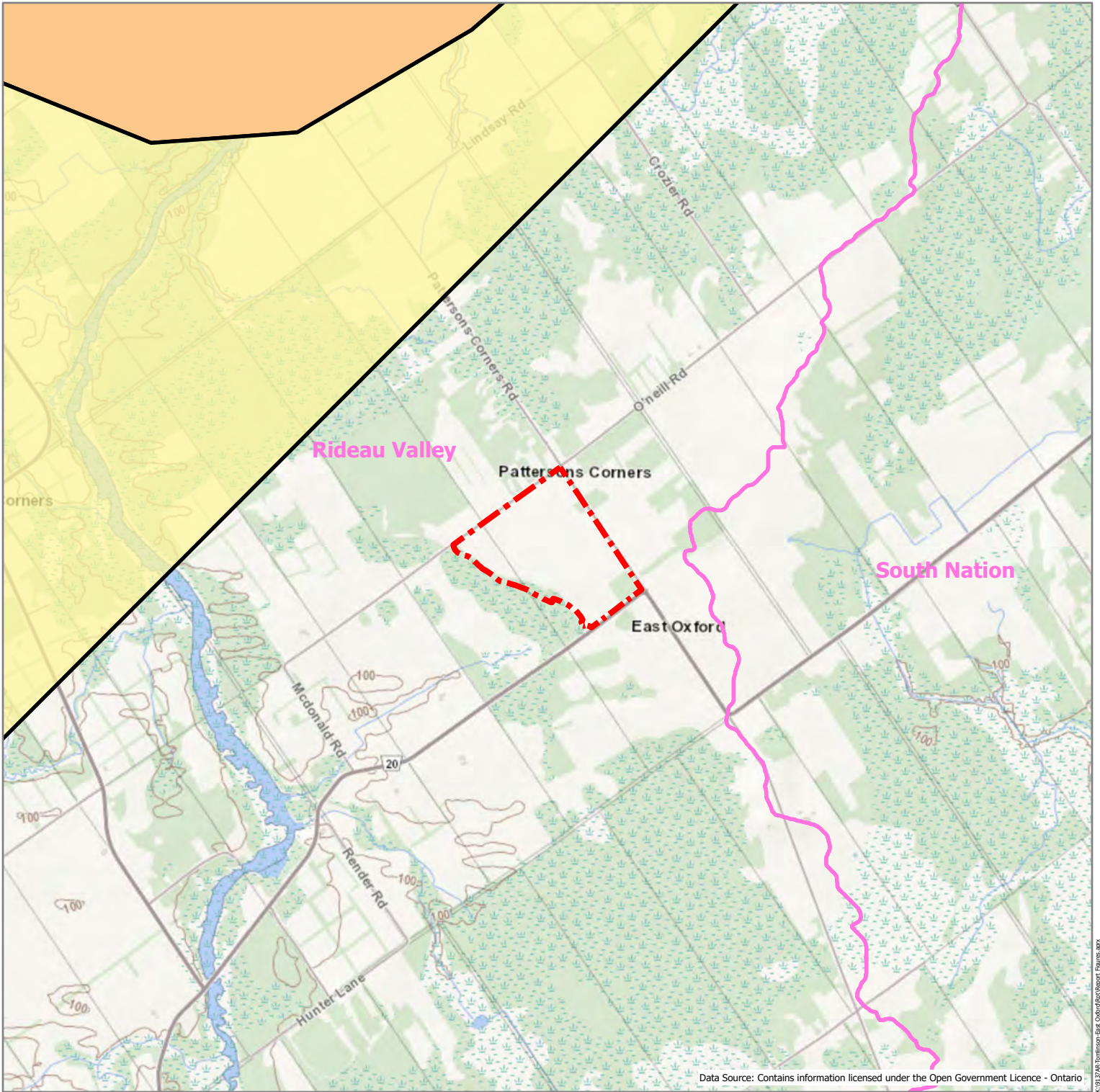
**Figure 10 - Municipality of North Grenville Official Plan Schedule A1  
–Natural Heritage & Constraints**









**Figure 11 - Municipality of North Grenville Zoning By-law No. 50-12 – Schedule A-2**

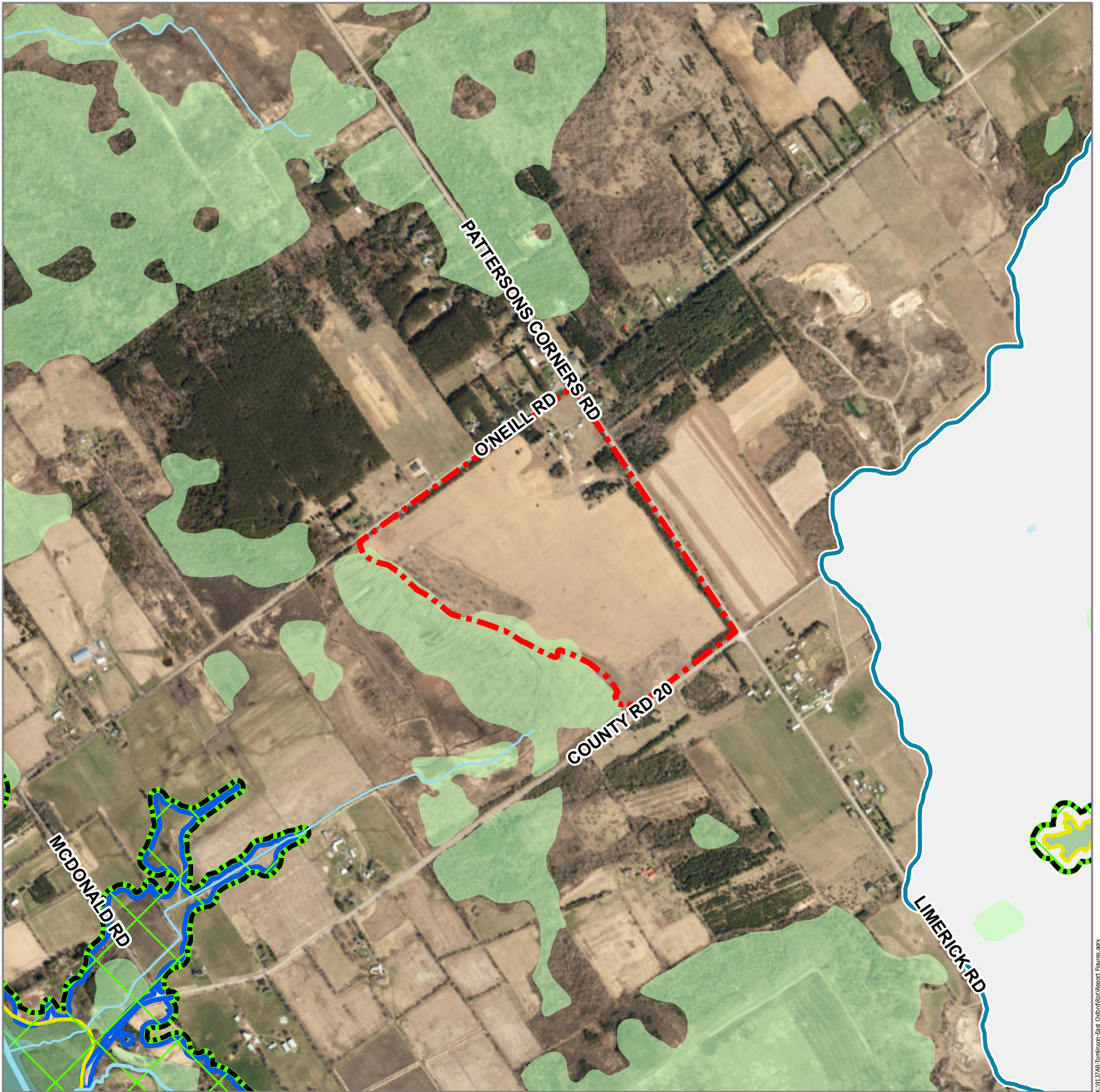
	Subject Lands				
<b>A1</b>	AGRICULTURE	<b>R2</b>	RESIDENTIAL DENSITY 2	<b>C5</b>	BUSINESS ENTERPRISE
<b>A2</b>	AGRICULTURE PROHIBITED	<b>R3</b>	RESIDENTIAL DENSITY 3	<b>C6</b>	RURAL COMMERCIAL INDUSTRIAL
<b>RU</b>	RURAL	<b>R4</b>	RESIDENTIAL DENSITY 4	<b>C7</b>	TOURIST COMMERCIAL
<b>RR</b>	RURAL RESIDENTIAL	<b>C1</b>	DOWNTOWN COMMERCIAL	<b>M</b>	INDUSTRIAL
<b>LSR</b>	LIMITED SERVICE RESIDENTIAL	<b>C2</b>	LOCAL COMMERCIAL	<b>MXP</b>	MINERAL EXTRACTIVE PIT
<b>RMHP</b>	RESIDENTIAL MOBILE HOME PARK	<b>C3</b>	HIGHWAY COMMERCIAL	<b>MXQ</b>	MINERAL EXTRACTIVE QUARRY
<b>R1</b>	RESIDENTIAL DENSITY 1	<b>C4</b>	SHOPPING CENTRE COMMERCIAL	<b>MXAP</b>	MINERAL AGGREGATE PRESERVATION
				<b>SRK</b>	SPECIAL RURAL KENNEL
				<b>SAK</b>	SPECIAL AGRICULTURAL KENNEL
				<b>WM</b>	WASTE MANAGEMENT
				<b>I</b>	INSTITUTIONAL
				<b>FEP</b>	FLOODING & EROSION PROTECTION
				<b>EP</b>	ENVIRONMENTAL PROTECTION
					SETBACK FROM ENVIRONMENTAL PROTECTION, PROVINCIALY SIGNIFICANT WETLAND (120m), LOCALLY SIGNIFICANT












**Figure 12 - Rideau Valley Source Water Protection Area**

-  Subject Lands
-  Source Protection Areas
- Wellhead Protection Zones
-  C
-  D



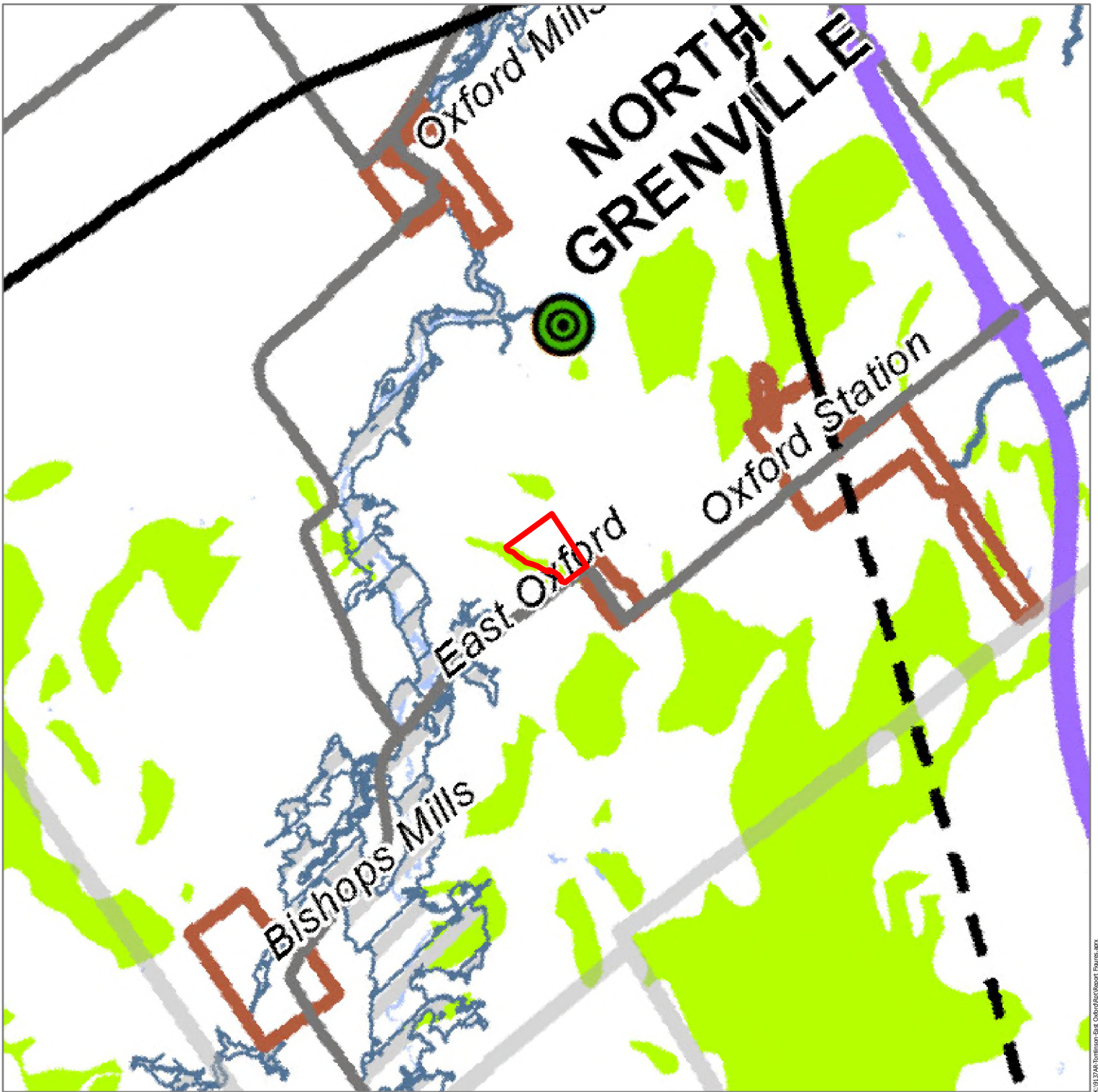


**Figure 13 - Rideau Valley Conservation Authority Mapping**

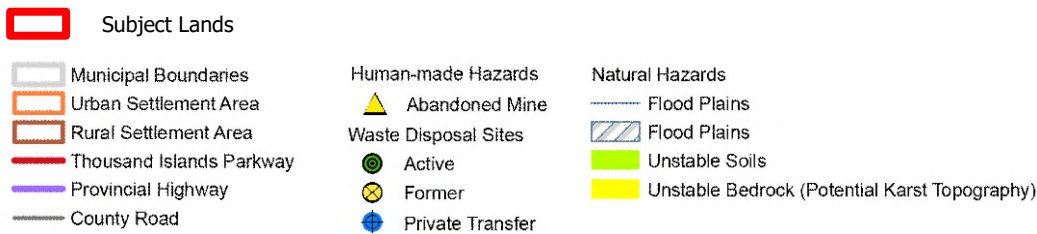
- |  |                            |   |  |
|--|----------------------------|---|--|
|  | Subject Lands              |  | Conservation Authorities (Eastern Ontario) |
|  | Regulation Limit           |  | Watershed - RVCA                           |
|  | Regulated Wetlands         |  | Waterbody                                  |
|  | Floodplain                 |   |  |
|  | Evaluated-Provincial (PSW) |   |  |
|  | non-PSW Wetlands           |   |  |



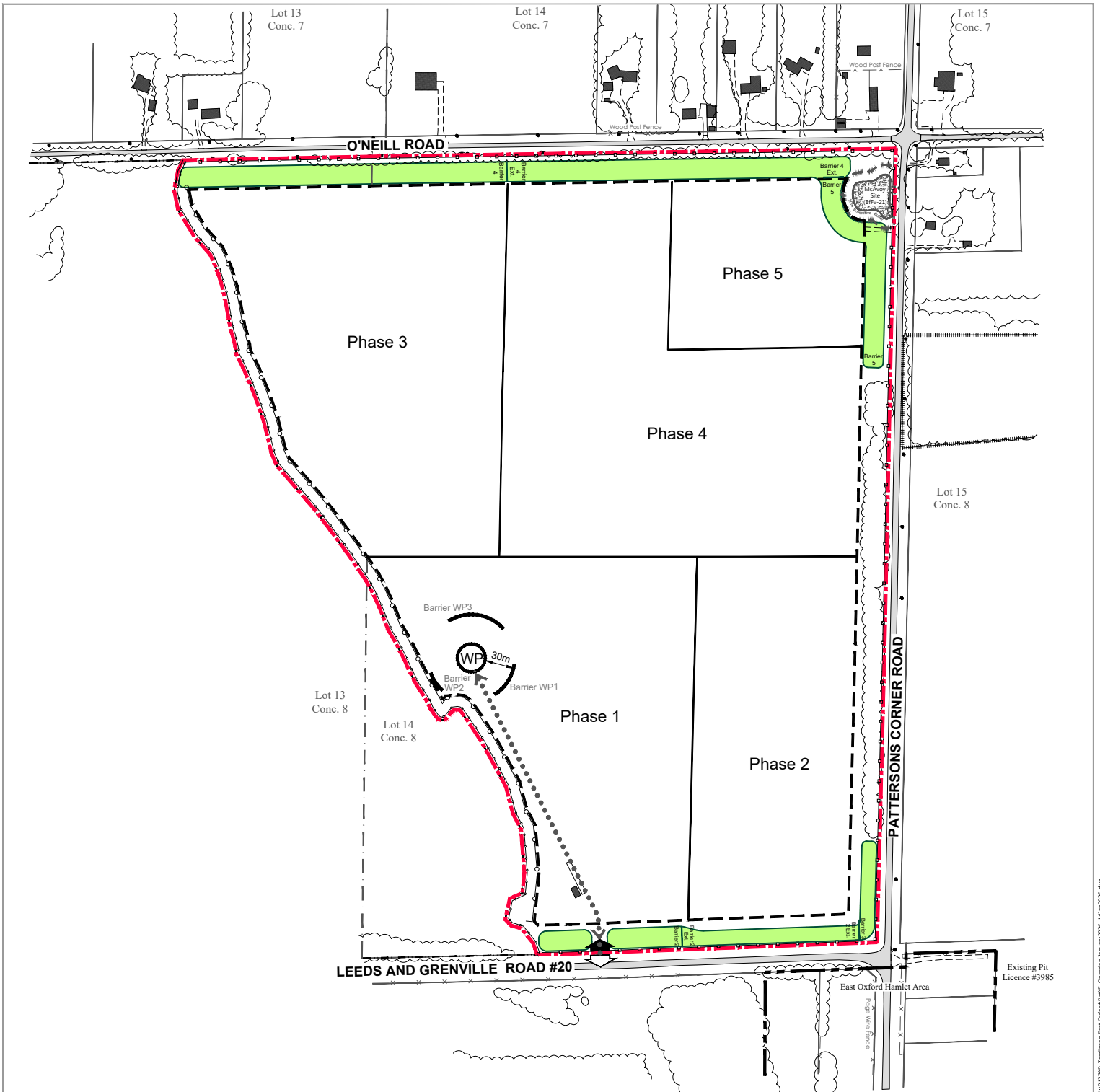
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
**Figure 14 - United Counties of Leeds and Grenville Official Plan Schedule D Natural and Human-made Hazards**



K:\01\2740\Bourneau\GIS\Output\Report\_Figure.aprx



**Figure 15 - Proposed East Oxford Pit Operational Plan**

-  Limits of Licence (44.1 ha.)
-  Limits of Extraction (37.2 ha.)
-  Wash Plant
-  Internal Haul Route
-  Operational Entrance
-  Archaeological Site
-  Berms



K:\1913\1913\_Tomlinson-East-Oxford\1913-Operational-Plan\1913-Operational-Plan-2025-14-Nov-2025.dwg

# A

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## **Appendix A: Draft Municipality of North Grenville Official Plan Amendment Text and Schedule**

**THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**

**BY-LAW NO. XXX-2026**

*A By-law to Adopt Amendment No. 2 to the Official Plan of the Municipality of North Grenville*

The Council of the Corporation of the Municipality of North Grenville, in accordance with the provisions of the *Planning Act*, as amended, hereby enacts as follows:

1. Amendment No. XX to the Official Plan of the Municipality of North Grenville, consisting of the attached text and Schedule 'A', is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the United Counties of Leeds and Grenville for approval of the aforementioned Amendment No. XX to the Official Plan of the Municipality of North Grenville.
3. That this by-law shall come into force and effect on the day of passing.

PASSED AND ENACTED

THIS \_\_\_ DAY OF \_\_\_\_\_ 2026.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**Official Plan Amendment No. XX**

**To**

**The Official Plan of the Municipality of North  
Grenville**

1486 O'Neill Road

Part of Lots 13 and 14, Concession 8

Geographic Township of Oxford on Rideau

Now the Municipality of North Grenville

County of Leeds and Grenville

XX Month 2026

## **THE STATEMENT OF COMPONENTS**

### **PART A – THE PREAMBLE**

Introduces and provides context for the Amendment but does not constitute part of the Amendment to the Municipality of North Grenville Official Plan.

### **PART B – THE AMENDMENT**

Consists of a text and a map, which constitutes the Amendment to the Municipality of North Grenville Official Plan.

DRAFT

## **PART A – THE PREAMBLE**

### **1.0 Purpose**

The purpose of this Amendment is to amend Schedule 'A' of the Official Plan of the Municipality of North Grenville to change the land use designation for the subject lands from 'Rural', 'Agriculture', and 'Mineral Aggregate Reserves' to 'Licenced Pit'.

### **2.0 Location**

This Amendment affects the lands located at 1486 O'Neill Road describes as Part of Lots 13 and 14, Concession 8, in the Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville.

In conjunction with a licence application under the *Aggregate Resources Act*, this application proposed to licence 44.1 ha (109.0 acres) of land of which 37.2 ha (91.9 acres) are proposed for extraction. The subject lands are located within the Rural Area of the Municipality of North Grenville. The surrounding lands consist of natural areas to the west and rural residential and agricultural uses to the north, east and south.

Schedule 'A' attached hereto, and forming part of this Amendment, shows the location of the lands affected by the Amendment.

### **3.0 Basis**

The lands affected by the Amendment are presently designated on Schedule 'A' of the Municipality of North Grenville Official Plan as 'Rural', 'Agriculture' and 'Mineral Aggregate Reserves'. Section 2.2.2 of the Official Plan provides that:

“Aggregate reserve areas will be protected across the Municipality to serve future needs, in locations where the aggregate extraction will be compatible with adjacent uses and accessible to major haul routes. Once mined, these areas should be rehabilitated to appropriate uses that are in keeping with surrounding land uses.”

To permit the proposed pit, an amendment to the Municipality of North Grenville Official Plan is required to redesignate the subject lands from 'Agriculture', 'Rural' and 'Mineral Aggregate Reserves' to 'Licenced Pit'.

The proposed extraction area contains approximately 7.8 million tonnes of high-quality sand and gravel resources. Resources will be extracted both above and below the water table.

The maximum annual tonnage limit is proposed to be 1,000,000 tonnes. There will be a processing plant on the subject lands along with washing ponds. The proposed haul route will be along County Road 20 towards Highway 416.

The subject lands are within the 'Rural Lands' and 'Agricultural Area' designations of the United Counties of Leeds and Grenville Official Plan, on Schedule 'A'. The subject lands are identified within the 'Sand and Gravel Resource Area (Tertiary)' on Schedule 'B' of the Official Plan. These lands have been identified based on geological information in the Ministry of Energy and Mines Aggregate Resources Inventory Paper (ARIP No. 183) or are areas licenced for a pit or quarry.

An amendment to the Official Plan of the United Counties of Leeds and Grenville to permit a sand and gravel pit is not required.

DRAFT

## **PART B – THE AMENDMENT**

### **1.0 Introductory Statement**

All of this document entitled The Amendment, consisting of the following text and attached Schedule 'A' constitutes the Amendment to the Municipality of North Grenville Official Plan.

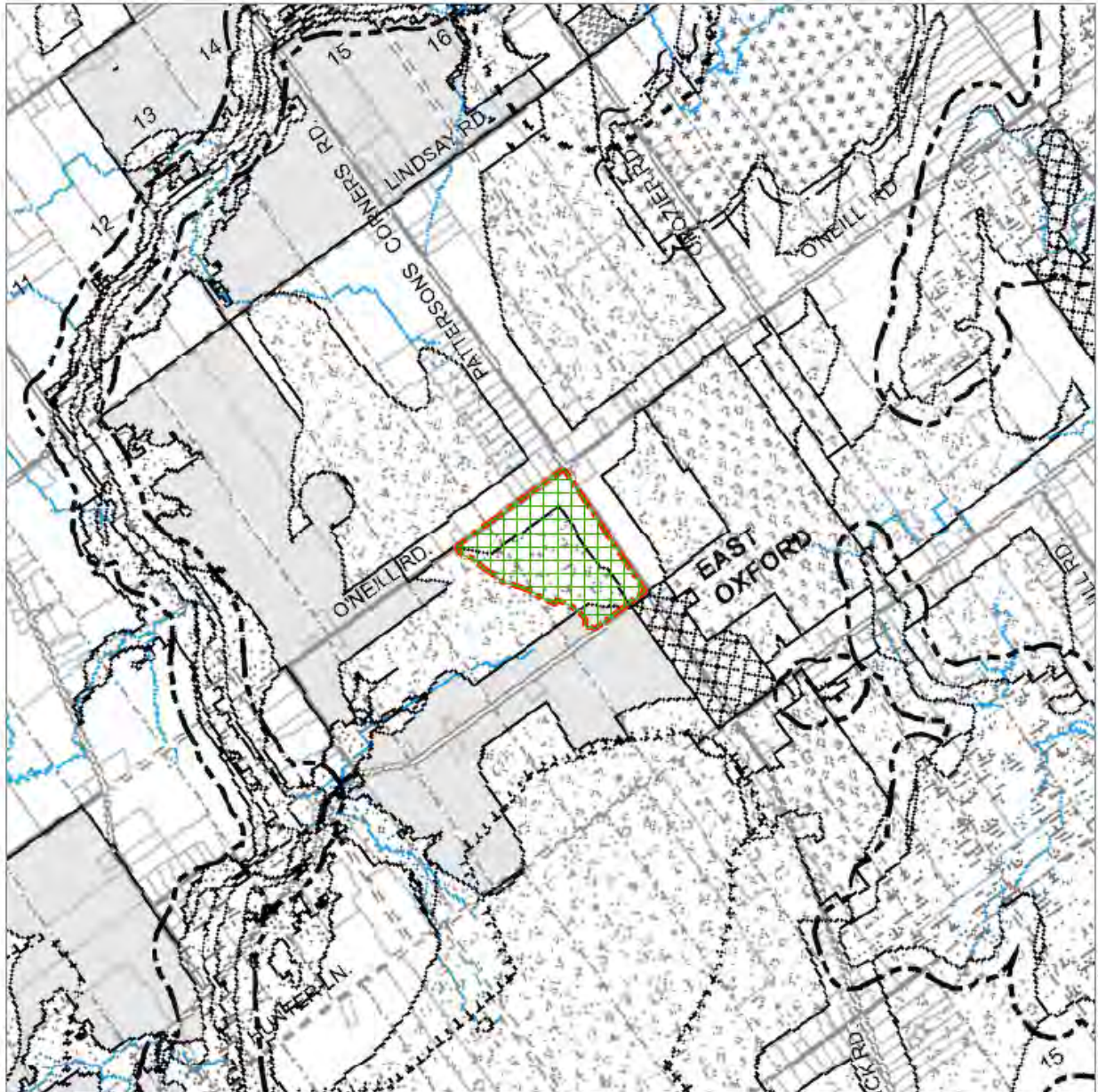
### **2.0 Details of the Amendment**

That Schedule 'A' of the Municipality of North Grenville Official Plan is hereby amended to change the land use designation from 'Agriculture', 'Rural' and 'Mineral Aggregate Reserves' to 'Licenced Pit'.

DRAFT

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

Schedule 'A' to Amendment No. XX



Official Plan Amendment, Schedule A, Land Use



# B

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## **Appendix B: Draft Municipality of North Grenville Zoning By-law Amendment Text and Schedule**

**THE CORPORATION OF THE MUNICIPLITY OF NORTH GRENVILLE**

**BY-LAW NUMBER 2026-XXX**

**A BY-LAW TO AMEND BY-LAW NUMBER 50-12, AS AMENDED, BEING THE NORTH GRENVILLE COMPREHENSIVE ZONING BY-LAW**

**WHEREAS**, the Council of the Corporation of the Municipality of North Grenville deem it appropriate and in the public interest to amend By-law 50-12 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE ENACTS AS FOLLOWS:**

1. THAT Schedule “A-2” of the By-law 50-12 as amended is hereby amended by Part of Lots 13 and 14, Concession 8 within the Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville, 1486 O’Neill Road from Agriculture (A1), Rural (RU) and Mineral Aggregate Preservation (MXAP) Zones to the Mineral Extractive Pit (MXP) Zone as shown on Schedule ‘A’ of this By-law.

2. THAT Schedule “A-2” of the By-law 50-12 as amended is hereby further amended by adding the following to Section 25.4 thereof:

MXP-\_\_\_

Notwithstanding the provisions of Section 25, the following regulations shall apply to lands zoned MXP-\_\_\_ on Schedule ‘A-2’ of this By-law:

- a. In addition to the uses permitted by Section 25.1, recycling of aggregate shall be permitted.
- b. Minimum setback from a watercourse/waterbody shall be 15 metres.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ OF \_\_\_\_\_, 2026.

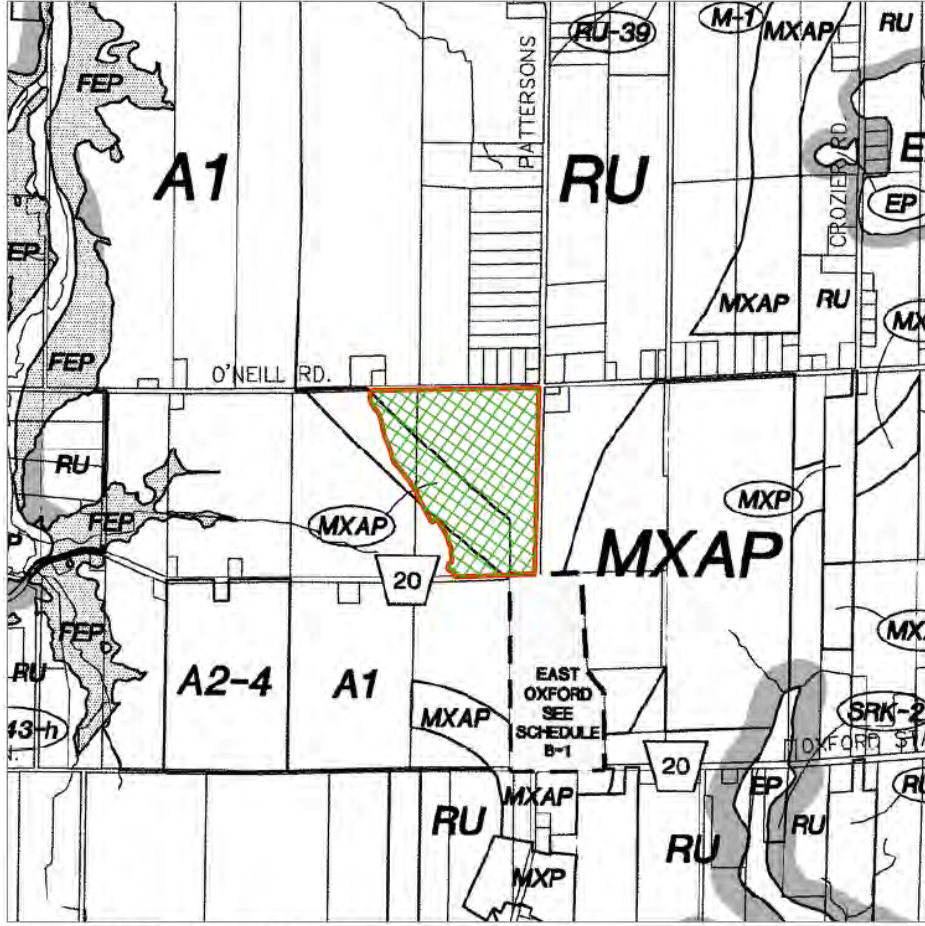
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NUMBER 2026-XXX

Schedule 'A'



Zoning By-law Amendment, Schedule A

Subject Lands	<b>A1</b> AGRICULTURE	<b>R2</b> RESIDENTIAL LOW DENSITY 2	<b>C5</b> BUSINESS DEVELOPMENT	<b>SRK</b> SPECIAL SERVICES (SEWER)
Area to be rezoned from rezoned from Agriculture (A1), Rural (RU) and Mineral Aggregate Preservation (MXAP) Zones to Mineral Extractive Pit (MXP) Zone	<b>A2</b> AGRICULTURE (PROTECTED)	<b>R3</b> RESIDENTIAL LOW DENSITY 3	<b>C6</b> BUSINESS DEVELOPMENT (RESIDENTIAL)	<b>SAK</b> SPECIAL SERVICES (SEWER)
	<b>RU</b> RURAL	<b>R4</b> RESIDENTIAL LOW DENSITY 4	<b>C7</b> TOURIST COMMERCIAL	<b>WM</b> WASTE MANAGEMENT
	<b>RR</b> RURAL PROFESSIONAL	<b>C1</b> COMMERCIAL GENERAL	<b>M</b> INDUSTRIAL	<b>I</b> INDUSTRIAL
	<b>LSR</b> LIMITED SERVICE RESIDENTIAL	<b>C2</b> COMMERCIAL GENERAL (LOCAL)	<b>MXP</b> MINERAL EXTRACTIVE PIT	<b>FEP</b> FLOODING HAZARD PROTECTION
	<b>RMHP</b> RESIDENTIAL MEDIUM DENSITY	<b>C3</b> COMMERCIAL GENERAL (LOCAL)	<b>MXD</b> MINERAL EXTRACTIVE DRAINAGE	<b>EP</b> ENVIRONMENTAL PROTECTION
	<b>RT</b> RESIDENTIAL TOWNHOUSE	<b>C4</b> COMMERCIAL GENERAL (LOCAL)	<b>MXAP</b> MINERAL AGGREGATE PRESERVATION	<b>EP</b> ENVIRONMENTAL PROTECTION

Passed this \_\_\_\_\_ of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# C

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## Appendix C: Curriculum Vitae of Report Authors

## Education

### University of Waterloo

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

## Professional Associations

Full Member, Canadian Institute of  
Planners (CIP)

Full Member, Ontario Professional  
Planners Institute (OPPI)

Member, Pragma Council (University  
of Waterloo)

## Contact

200-540 Bingham Centre Dr.  
Kitchener, ON  
N2B 3X9

T: 519 576 3650 x733  
nderuyter@mhbcplan.com  
www.mhbcplan.com

# Neal DeRuyter

## BES, MCIP, RPP

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 and Ontario Professional Planners Institute. He has provided expert evidence before the Ontario Municipal Board, Local Planning Appeal Tribunal and Ontario Land 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

**Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited  
(2017 – Present)

**Associate**, MacNaughton Hermsen Britton Clarkson Planning Limited  
(2013 – 2017)

**Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited  
(2009 – 2013)

## 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)



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

## 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. including consultations with Indigenous Communities.
- 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.
- 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/Ontario Land Tribunal.
- Planning research and assessment for expropriation matters on behalf of public and private sector clients.

## Selected Project Examples

- Bell Sand Farms Grose Pit Extension, Perth County
- Blueland McCormick Pit, Town of Caledon
- Brock University, Niagara Escarpment Plan Lands, City of St. Catharines
- Cambridge Aggregates Inc. Edworthy West Pit, Township of North Dumfries
- CBM Ayr Pit, Township of North Dumfries
- CBM Brantford Pit, 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, 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
- Fidelity Construction Colborne Pit, Township of Cramahe
- Gallo Contracting Industrial Use, Township of Puslinch
- Halton Crushed Stone Erin Pit Extension, Town of Erin
- J-AAR Materials Ltd. Bardoel Pit, Township of Southwest Oxford
- 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, Township of Ramara
- James Dick Construction Ltd. Reid Road Quarry, Town of Milton
- Kaneff Properties, Royal Niagara Golf Club, City of St. Catharines
- KPM Brantford Plant Expansion, Brant County
- Lafarge Canada Inc. Brantford Pit Expansion, County of Brant
- Lafarge Canada Inc. Hagersville Quarry, County of Haldimand
- Lafarge Canada Inc. Navan Quarry Extension, City of Ottawa
- Lafarge Canada Inc. Talbot Pit, City of London
- Lafarge Canada Inc. West Paris Pit, County of Brant
- Lillycrop Highway 6 Expropriation, Township of Puslinch
- Limehouse Clay Products Ltd. Georgetown Quarry, Town of Halton Hills
- Miller Aggregates Paris Plains Pit, Brant County
- 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
- Nunavut Association of Municipalities Aggregate Resource Management Plans
- 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. East Oxford Pit, Municipality of North Grenville
- R.W. Tomlinson Ltd. Environmental Services, Joyceville Environmental Centre, City of Kingston
- 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
- Sunrock Canada Burnt River Quarry, City of Kawartha Lakes
- Sunrock Canada Hockley Pit, Town of Uxbridge
- Tackaberry Construction, Woods Quarry Expansion, Elizabethtown-Kitley Township
- Thomas Cavanagh Construction West Carleton 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
- Thomas Cavanagh Construction Pembroke Quarry, Renfrew County
- Township of Guelph-Eramosa, Review of Tri-City Spencer Pit
- 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
- "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

## Presentations

- "2024 Planning and Policies Update"- Ontario Stone Sand and Gravel Association, 2024 AGM
- "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

## Education

### University of Waterloo

Doctorate- School of Planning  
(ongoing)

### University of Guelph

Master of Science in Rural Planning &  
Development  
2000

### University of Waterloo

Bachelor of Environmental Studies  
Honours Environment & Resource  
Studies  
1988

## Professional Associations

Registered Professional Planner

Full Member, Ontario Professional  
Planners Institute (OPPI)

## Contact

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vdeschamps@mhbcplan.com  
www.mhbcplan.com

# Vince Deschamps

## M.Sc, MCIP, RPP

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 History

**Associate**, MacNaughton Hermsen Britton Clarkson Planning Limited

(2020-Present)

**Director of Sustainability**, Moneta Gold Inc.

(2021-2023)

**Senior Land Use Planner**, Gwich'in Land Use Planning Board

(2020-2022)

**Midwestern Ontario Program Director**, Nature Conservancy of Canada.

(2017-2019)

**Senior Planning Ecologist**, Beacon Environmental

(2016-2017)

**Senior Environmental Planner**, Stantec Consulting Ltd



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

(2011-2016)

**Senior Environmental Planner**, AECOM

(2009-2011)

**Senior Environmental Planner**, ERM Canada Corp

(2007-2009)

**Senior Environmental Planner** (RJ Burnside & Associates Ltd)

(2005-2007)

**Senior Project Manager** (ESG International Inc/Stantec Consulting Ltd)

(2001-2005)

## **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

## **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
- Animbiigoo 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

## 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

## 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.

## Education

### University of Waterloo

Bachelor of Environmental Studies,  
Honours of Urban and Regional  
Planning  
2024

## Professional Associations

Candidate Member, Ontario Professional  
Planners Institute (OPPI)

## Contact

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# Yara Elmahdy

## BES, Candidate RPP

Yara joined MHBC in June of 2024 after receiving her Bachelor of Environmental Studies Honors Co-op Planning (BES) with specializations in Environmental Planning and Management; and Land Development Planning from the University of Waterloo. Yara has worked for regional and township planning departments for the review of aggregate and development applications.

Yara provides a variety of land use planning consulting services to private sector clients including project coordination and management, due diligence, policy research and review and assistance in Aggregate Resources Act Licence Applications and a variety of planning approvals (Official Plan and Zoning By-law Amendments, Plans of Subdivision and Condominium, Site Plan Approvals, Consents and Minor Variances).

Yara is a candidate member of the Canadian Institute of Planners.

## Professional History

**Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited

(2024 – Present)

**Community Planning Intern**, Region of Halton

(2022 – 2023)

**Planning Administrative Support**, Township of Ramara

(2022)



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

## Professional Experience

Experience in all facets of development applications including applications for minor variance, severance, Plan of Subdivision, Plan of Condominium, Site Plan approval, Zoning By-law and Official Plan Amendment.

### Project Management

- Coordination of technical requirements with sub-consultants.
- Minor Variance, Severance, Site Plan, Official Plan and Zoning By-law amendment approvals.

### Aggregate / Industrial

- Preparation of due-diligence reports identifying the detailed requirements for the approval of residential, commercial and Industrial developments in municipalities across Ontario.
- Property investigations and planning assessments for due diligence reviews for mineral aggregate and concrete and asphalt plant projects
- Research, preparation and co-ordination of reports / applications under the *Planning Act* (Zoning By-law Amendment, Official Plan Amendment) and the *Aggregate Resources Act* (licence and site plan amendment applications).

### Residential / Mixed-Use / Commercial

- Various Consent and Minor Variance Applications across south and central Ontario
- Preparation of planning assessments and due diligence reviews to identify development potential of properties for a range of clients

### Other

- Presentation and representation at public meetings, committees and municipal Council on behalf of clients.
- Extensive research of land use policy and regulation and prepare planning justification reports in support of development applications.