



ARBOUR FARMS PIT

PUBLIC INFORMATION

SESSION

North Dufferin Community Centre

Saturday, June 21, 2014

Outline

- one History of the Application
- two Subject Site
- three Official Plan
- four Agency Review
- five Transportation
- six Adaptive Management Plan
- seven Hours of Operation
- eight Noise

OUTLINE

History of Application

Subject Site

Official Plan

Agency Review

Transportation

Adaptive Management Plan

Hours of Operation

Noise

History of the Application

- Planning Act applications (Official Plan and Zoning By-law Amendment applications) were originally submitted in 2000
- Following 12 years of consultation with the agencies and members of the public, the formal applications were revised in 2012 to address received comments
- The Statutory Public Meeting was held June 15, 2013

Subject Site

OUTLINE

History of
Application

Subject Site

Official Plan

Agency Review

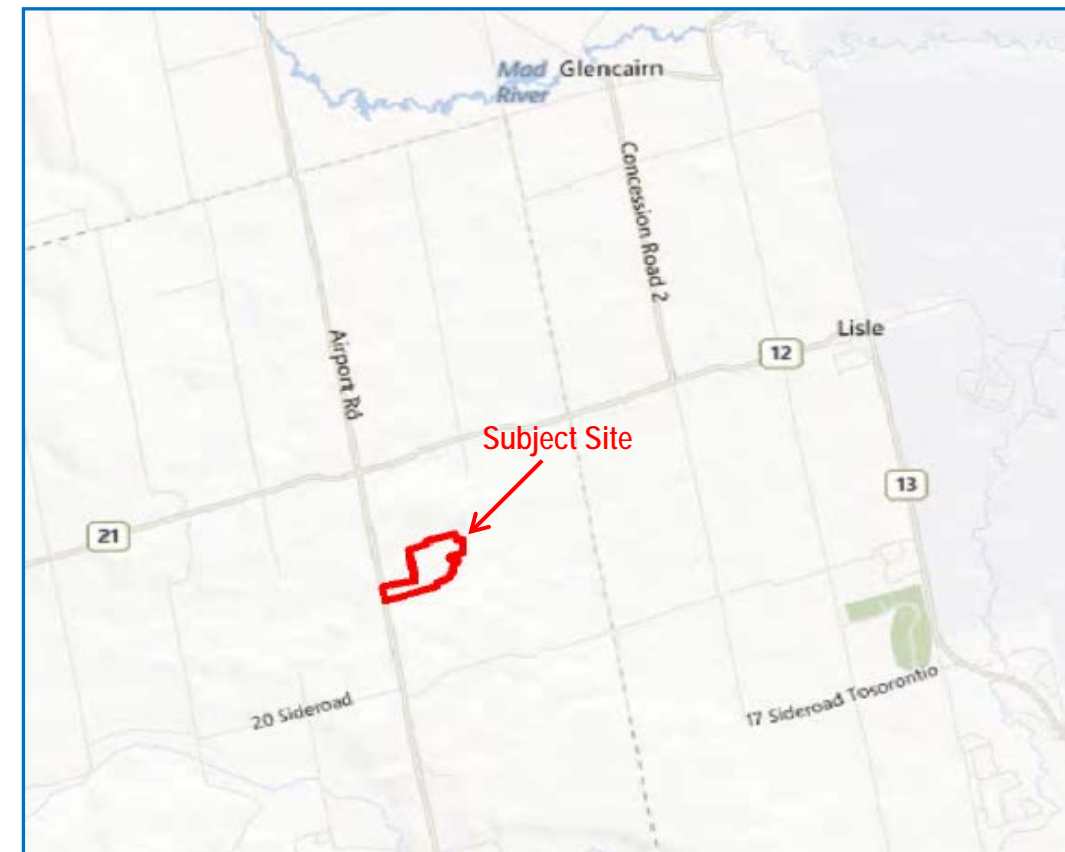
Transportation

Adaptive
Management Plan

Hours of Operation

Noise

- Site is located on the east side of Airport Road, +/- 1.5 km south of County Road 21
- Proposed licence area is 41.7 ha, of which 36 ha is proposed for extraction
- Arbour Farms owns an additional 38.2 ha of land that will remain as buffer lands



Mineral Resource Areas

OUTLINE

History of
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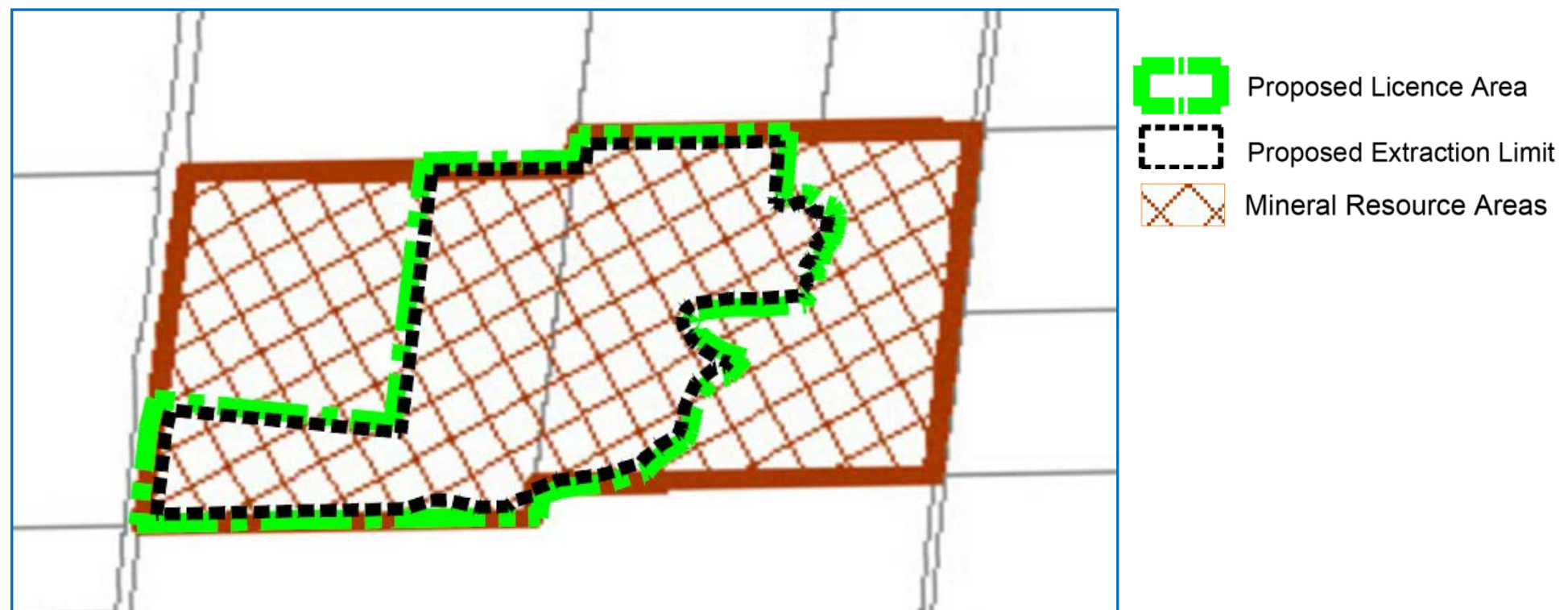
Transportation

Adaptive
Management Plan

Hours of Operation

Noise

- Subject site is mapped as a “Mineral Resource Area” in the Township Official Plan
- Contains +/- 8-9 million tonnes of aggregate



Non-Prime Agricultural Lands

OUTLINE

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Application

Subject Site

Official Plan

Agency Review

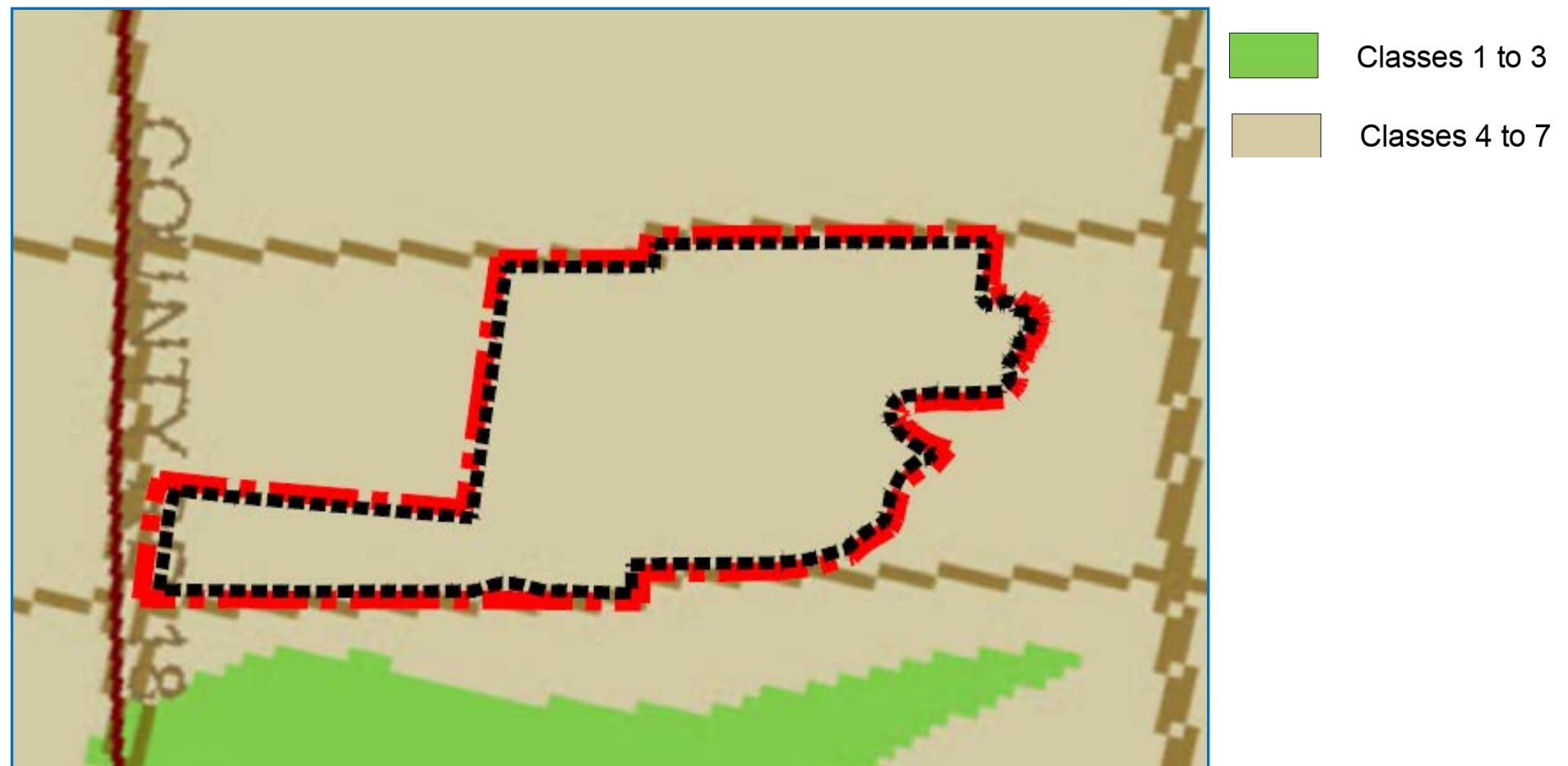
Transportation

Adaptive
Management Plan

Hours of Operation

Noise

- Subject site does not contain prime agricultural lands
- Site consists of a mix of Class 4 to 7 farmland



Limited Environmental Features

OUTLINE

History of
Application

Subject Site

Official Plan

Agency Review

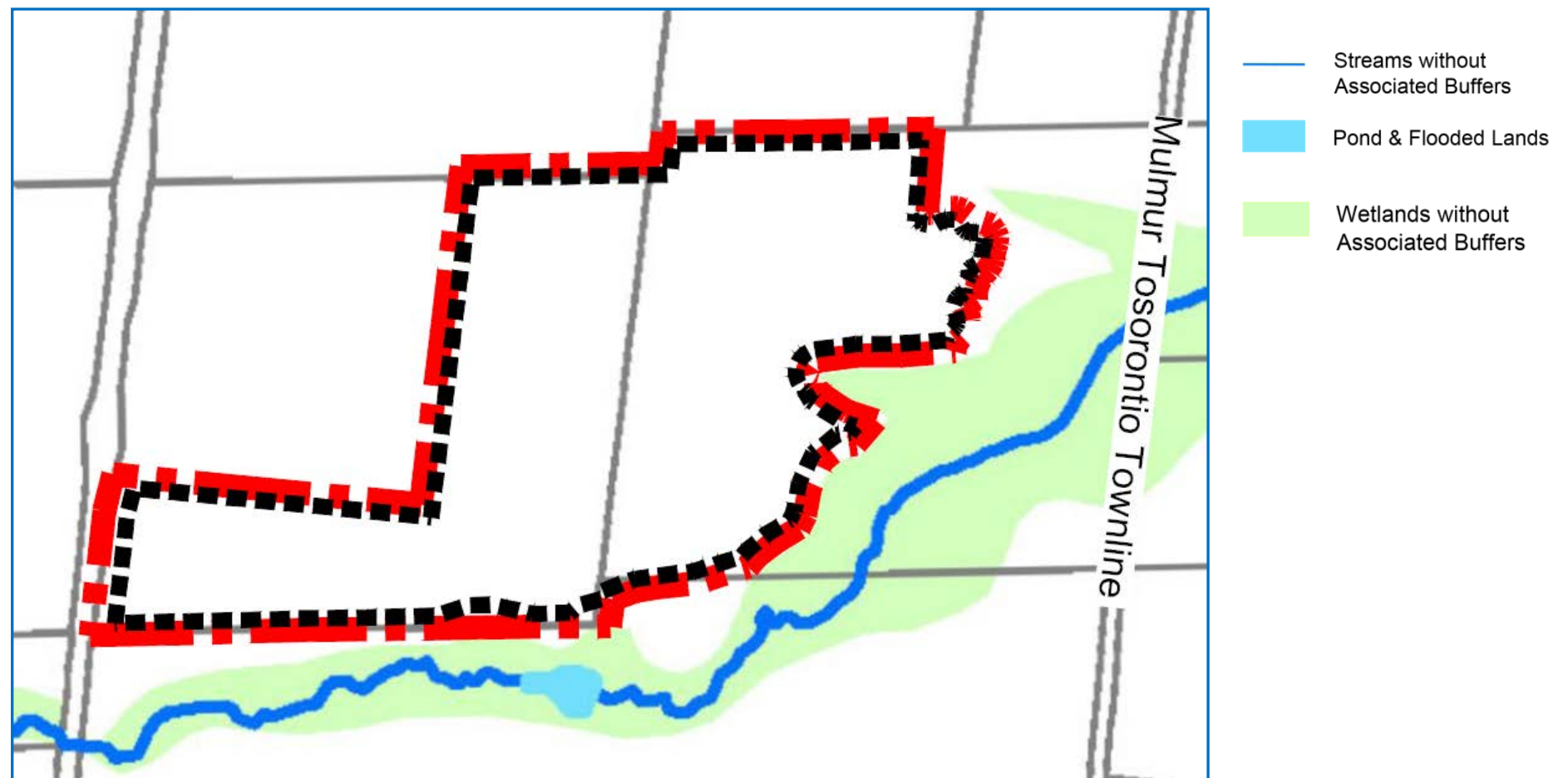
Transportation

Adaptive
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Hours of Operation

Noise

- Subject site does not contain streams, ponds or wetlands



Limited Environmental Features

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Agency Review

Transportation

Adaptive
Management Plan

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- Subject site does not contain stream buffers, wetland buffers, Earth Science ANSI or Life Science ANSI
- Site contains 2 small fingers of a larger woodland. The woodlands proposed for removal do not contain any unique ecological features or attributes



Not Within a Scenic Resource Area

OUTLINE

History of Application

Subject Site

Official Plan

Agency Review

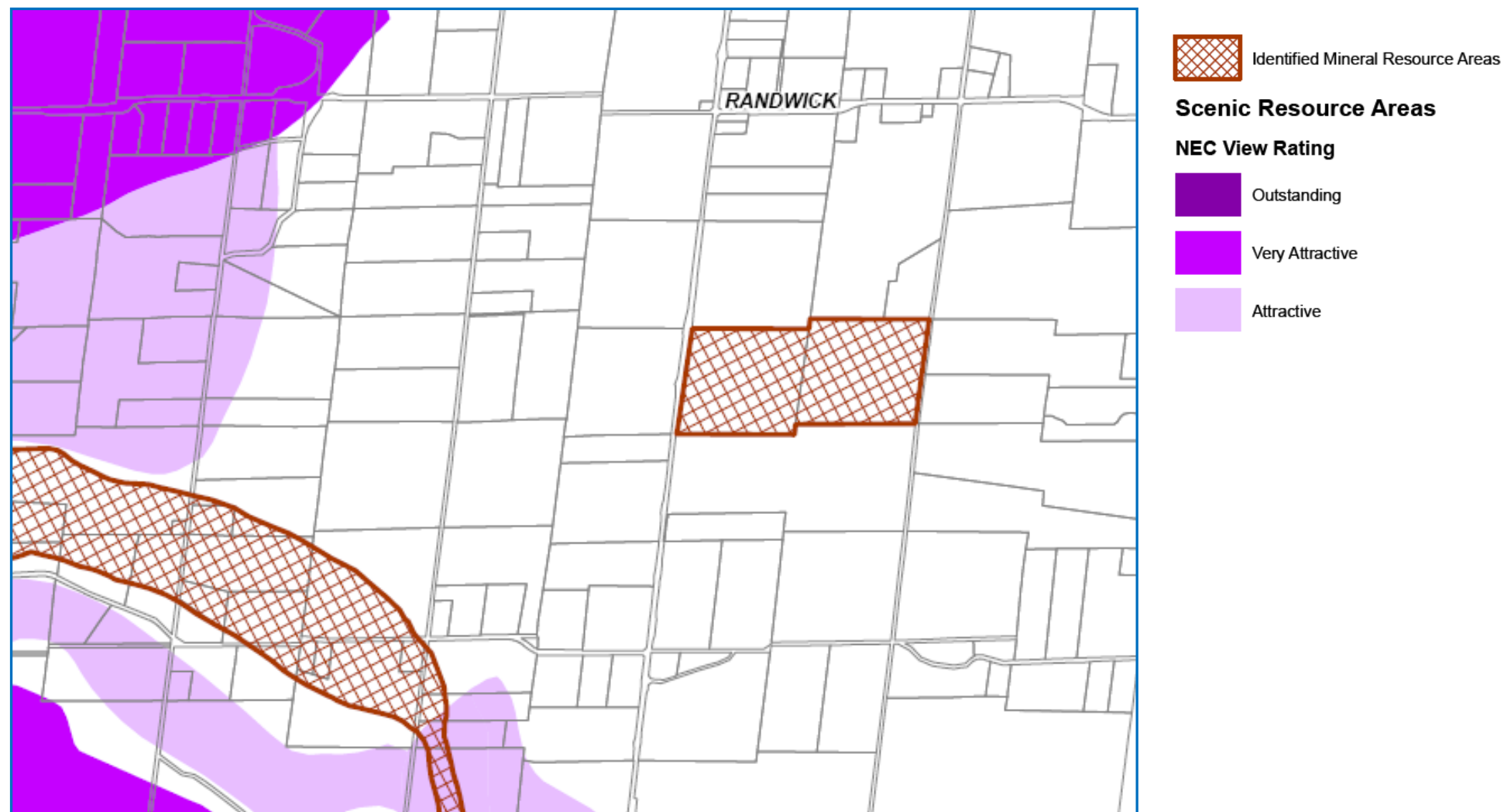
Transportation

Adaptive Management Plan

Hours of Operation

Noise

- Subject site is not within a Scenic Area as shown in the Township Official Plan



Direct Access onto Arterial Road

OUTLINE

History of Application

Subject Site

Official Plan

Agency Review

Transportation

Adaptive Management Plan

Hours of Operation

Noise

- Airport Road is an Arterial Road in the Township Official Plan
- Airport Road is intended to accommodate high volumes of traffic, including truck traffic



OUTLINE

Application is Well Studied

- The following technical reports have been prepared for the application:
 - “Hydrogeology and Aquatic Level 1 and Level 2 Technical Report”, Golder Associates Ltd., October 2012.
 - “Aggregate Reserves Study”, Dalhousie Materials Engineering Ltd., May 2003.
 - “Natural Environment Report”, Azimuth Environmental Consulting Inc., October 2012.
 - “Stage I-II Archaeological/Heritage Assessment”, North York Archeological Services, July, 1999.
 - “Stage I-II Archaeological/Heritage Assessment”, North York Archeological Services, August 2000.
 - “Updated Traffic Impact Study”, MMM Group Limited, (originally prepared in 2011) updated Addendum October 2012.
 - “Sound Impact Analysis”, Valcoustics Canada Ltd., October 2012.
 - “Geometric Analysis Study Addendum Report”, MMM Group Limited, (originally prepared in 2011) updated Addendum October 2012.
 - “Peer Review Letter - Updated Traffic Impact Study and Geometric Analysis Study Addendum Report”, Intus Road Safety Engineering Inc., (originally prepared in 2011) updated Addendum October 2012.”
 - “Aggregate Resources Act Summary Statement”, MHBC, October 2012.
 - “Arbour Farms Planning Report”, MHBC, January 2013.
 - Aggregate Resources Act Site Plans, Skelton Brumwell, December 18, 2012.

Prior to filing the reports, Arbour Farms consulted with the Township and confirmed that the list of required reports to address the policy requirements of the new Mulmur Official Plan had been satisfied.

OUTLINE

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Official Plan

Agency Review

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Adaptive Management Plan

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Agency Review Has Been Comprehensive

The following Agencies no longer have any concerns:

- Ministry of Municipal Affairs
- Ministry of Natural Resources
- Ministry of the Environment
- Ministry of Culture
- County of Dufferin

Arbour Farms has responded to the NVCA's comments and Arbour Farms is of the opinion that they have adequately addressed all relevant issues.

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Subject Site

Official Plan

Agency Review

Transportation

Adaptive
Management Plan

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Major Changes as a Result of Agency Review of Updated Reports

- Updated Adaptive Management Plan to protect the natural environment and water resources
- Reduced extraction area to increase setback from adjacent butternut tree
- Removed certain berms from environmental setback areas
- Completed noise assessment for vacant lot analysis
- Significant updates to entrance / exit design and relocated the driveway location

Haul Route

OUTLINE

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Subject Site

Official Plan

Agency Review

Transportation

Adaptive
Management Plan

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Noise

- Airport road is the identified main route. The Township Official Plan directs truck traffic to utilize this road and it is the only arterial road in the Township
- A traffic and a safety analysis was completed and peer reviewed by the Township

- The peer reviewer agrees Airport Road has capacity and can accommodate truck traffic to and from the site, subject to an appropriate entrance/exit design



Significant Changes to Entrance / Exit to Address County's Concerns

OUTLINE

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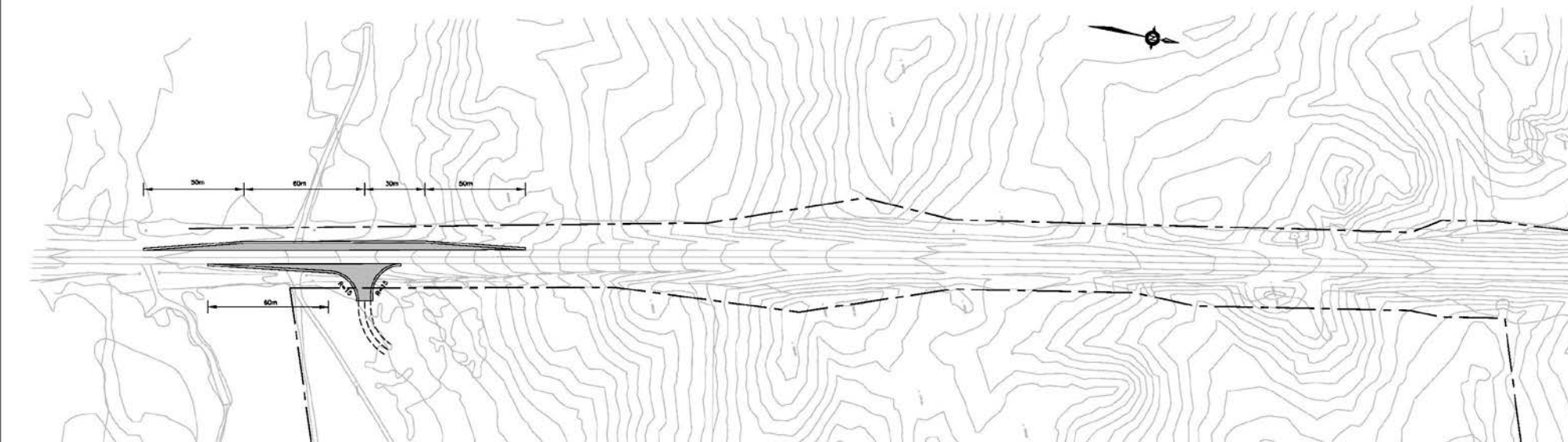
Adaptive Management Plan

Hours of Operation

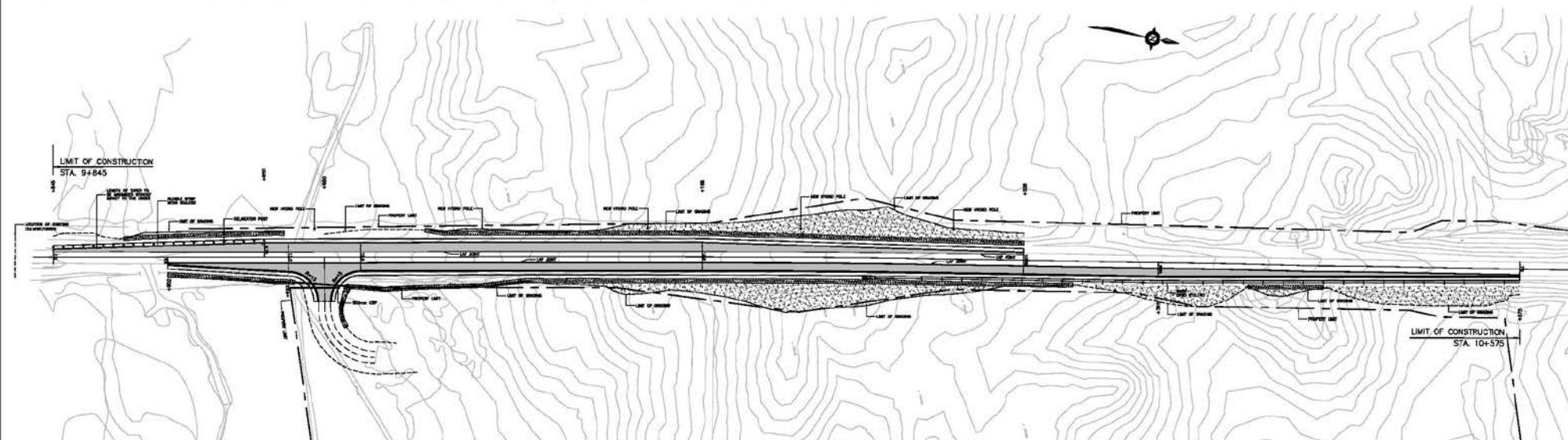
Noise

ARBOUR FARMS ENTRANCE/EXIT DESIGN

APRIL 2013 – MMM GROUP & INTUS ROAD SAFETY



APRIL 2014 – INCORPORATING REVISIONS REQUIRED BY DUFFERIN COUNTY



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Subject Site

Official Plan

Agency Review

Transportation

Adaptive Management Plan

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Significant Changes to Entrance / Exit to Address County's Concerns

- The extent of the revisions to the entrance / exit exceeded the requirements of the Peer Reviewer
- County of Dufferin is satisfied and is prepared to issue the entrance/exit permit
- The revised driveway location meets the County's sight line requirements
- The County of Dufferin has said that they will be adding "No Truck Stopping" signs to this section of Airport Road
- The site has sufficient area to accommodate on-site marshalling
- Ongoing maintenance to Airport Road is addressed through taxes and levies

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Updated Adaptive Management Plan Protects the Natural Environment / Water Resources / Fisheries

- An updated Adaptive Management Plan dated October, 2013 has been filed with the Agencies. The Ministry of Natural Resources and the Ministry of the Environment have signed off on the Plan.
- The updated Adaptive Management Plan will be included on the Site Plans and any operator will be required to comply with the conditions of the Adaptive Management Plan

OUTLINE

Hours of Operation

Site Preparation – Rehabilitation - Production

- Monday to Saturday: 7:00 am to 7:00 pm, excluding vegetation clearing May 1st through July 31st
- Washing operations or combined below water extraction and washing operations will not occur between September 15 and April 15

Shipping

March to October

- Monday to Thursday: 7:00 am to 6:00 pm
- Friday: 7:00 am to noon
- No Shipping from Friday at noon until Monday at 7:00 am

November to February

- Monday to Thursday 8:00 am to 5:00 pm
- Friday: 8:00 am to noon
- No Shipping from Friday at noon until Monday at 8:00 am
- 24/7 for winter sand operation

Hours of operation will be included on the updated site plans and any operator will be required to comply with these hours.

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Noise

- The noise impact of the haul route and winter / night time sand operation were included in the noise impact assessment
- As requested by the MOE, a vacant lot analysis was completed
- The Ministry of the Environment has reviewed the noise impact assessment and additional analysis by Valcoustics Canada Ltd. and concurs that the MOE Guidelines are satisfied