

**Stovel and Associates Inc.**  
*Planners, Agrologists and Environmental Consultants*

April 6, 2016

Township of Southgate  
Hopeville Administration Office  
185667 Grey Road 9  
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Attention: Clint Stredwick, Township Planner

**RE: Official Plan and Zoning By-law Amendment Application  
Proposed Peyton Pit  
Hustonville Sand & Gravel Limited (Southgate)**

Stovel and Associates Inc. has been requested by Hustonville Sand & Gravel Limited ("Hustonville") to prepare an update of the Planning Report, in support of their Proposed Peyton Pit application. This update of Planning Report provides a summary of the changes to the proposal, including updates to supporting documentation and clearance letters from peer review agencies:

- Site Plans and other documentation required under the Aggregate Resources Act;
- Hydrogeological Study;
- Traffic considerations;
- Noise and Dust considerations;
- Status of concerns from peer review agencies.

These matters are addressed in the following paragraphs.

**Site Plans (Aggregate Resources Act) – Summary of Changes**

Hustonville has reduced the overall area to be licensed and extracted from the original proposal. The area proposed to be licensed is 43.6 ha (a reduction of approximately 12 ha) and the area proposed to be extracted is 35.1 ha (reduction of approximately 6 ha).

The northernmost phase, Phase 1, has been eliminated from the project. The bridge crossing over the Beatty-Saugeen River has also been deleted from the proposal. In addition, a small portion has been eliminated from Phase 3, south of Grey Road 109.

As previously noted, the processing at the proposed pit will involve the use of a portable crusher, approximately 2-3 times per year subject to demand for product. However, we have incorporated an enclosure to minimize noise and dust emissions from the processing plant. The duration of crushing is anticipated to extend from 3-6 weeks, on each occasion. The crusher will operate on the pit floor, below the existing elevation of the adjacent farm fields. Agricultural activities will continue on lands not being used as part of the pit.

As part of the progressive and final rehabilitation plan, additional tree plantings will be completed in the northern portion of the site. Additional notes were provided, in consultation with the Saugeen Valley Conservation Authority ("SVCA"), to ensure that the tree plantings would include biologically appropriate, native trees and shrubs.

**Hydrogeological Study**

No additional work was completed for the hydrogeological component of the project, however, the

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technical recommendations were revised to include the provision for monitoring wells within each extraction phase and a monitoring report.

#### **Transportation Considerations**

Hustonville discussed the access requirements with the County of Grey ("County"). The entrance locations were revised, to the satisfaction of the County. These accesses provide clear sight lines. The County of Grey circulated a letter to the Township indicating that the County has no objections.

#### **Noise and Dust Considerations**

Hustonville completed a Noise Impact Study. The Site Plans were amended to include the Technical Recommendations from the Noise Impact Study. The proposed operational program was assessed to ensure consistency with Ministry of Environment requirements, NPC 300. As part of the assessment, an enclosure for the processing plant was recommended.

The applicant voluntarily reduced the hours of operation on Saturdays. There will be no processing on Saturdays and trucking and loading will only occur from the hours of 6 am to 2 pm on Saturdays. A further stipulation was added by the applicant that restricts Saturday operations to only 6 Saturdays per calendar year.

With regard to dust controls, the applicant has prepared a Best Management Plan ("BMP") for the control of dust. This Plan is similar to BMP's that are used at other Hustonville pits. The use of the enclosure for the processing plant will also help to reduce dust.

#### **Government Agencies – Status of Comments**

There are no outstanding concerns from related government agencies. The Township has been provided with "no objection letters" or clearance letters from the following agencies: SVCA, MNRF, County of Grey and the Ontario Ministry of Tourism, Culture and Sport (i.e. archaeology).

In summary, the proposed Peyton Pit will not negatively impact any of the following: natural environment features, water resources, road systems or neighbouring properties. As evidenced through the completion of this report, the proposed pit satisfies the policies and requirements of the SVCA, MNRF and County of Grey. We look forward to working with the Township of Southgate on this application.

I trust that you will find this updated report to be of satisfactory detail. Should you have any questions or concerns, please do not hesitate to contact me.

Yours truly,



Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P.Ag.

Cc Hustonville Sand & Gravel Limited

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