



Teedon Pit Extension Application

February 5, 2019

Dufferin Aggregates Teedon Pit – Three Separate Projects

Teedon Pit

- Approved aggregate operation
- Produces primarily concrete & asphalt products

Teedon Pit PTTW

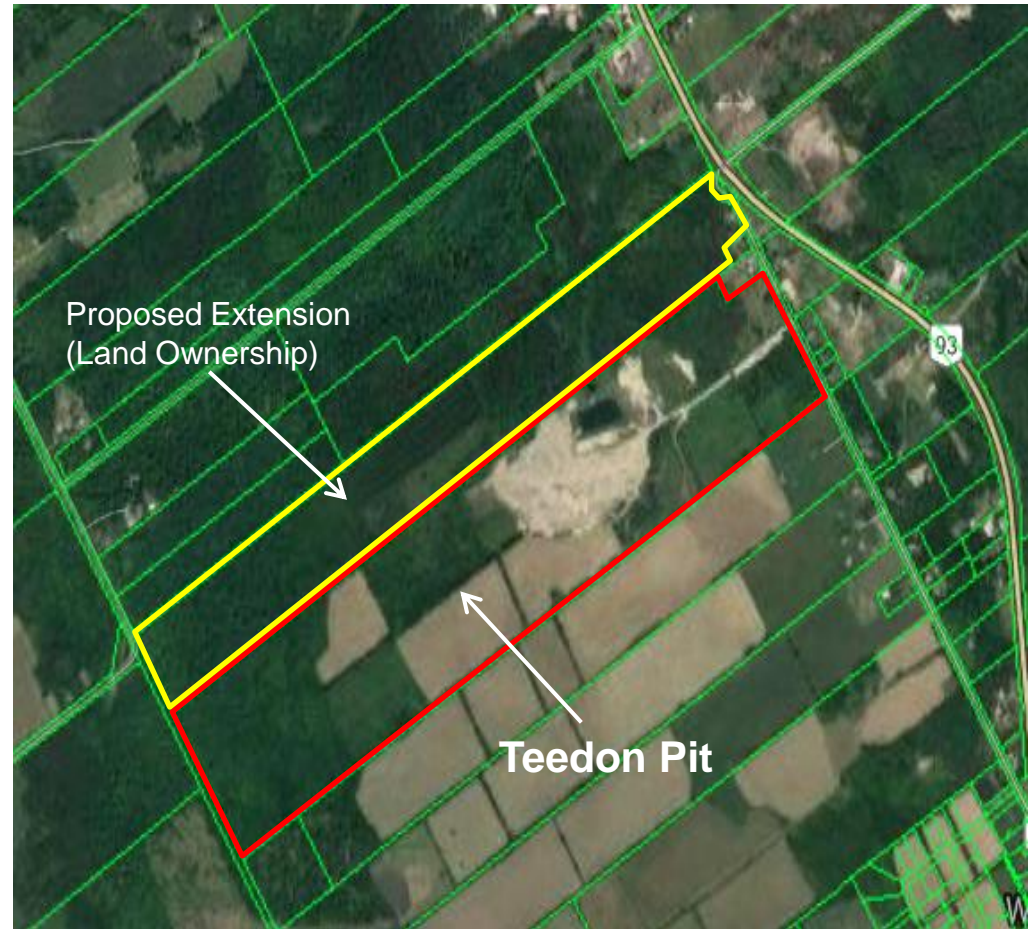
- Permit to Take Water expired in 2018.
- DFA applied to renew the permit with the same rates and volumes.
- The Ministry has not made a decision.

Teedon Pit Extension

- Applications to permit extraction for a parcel of land adjacent to the Teedon Pit.

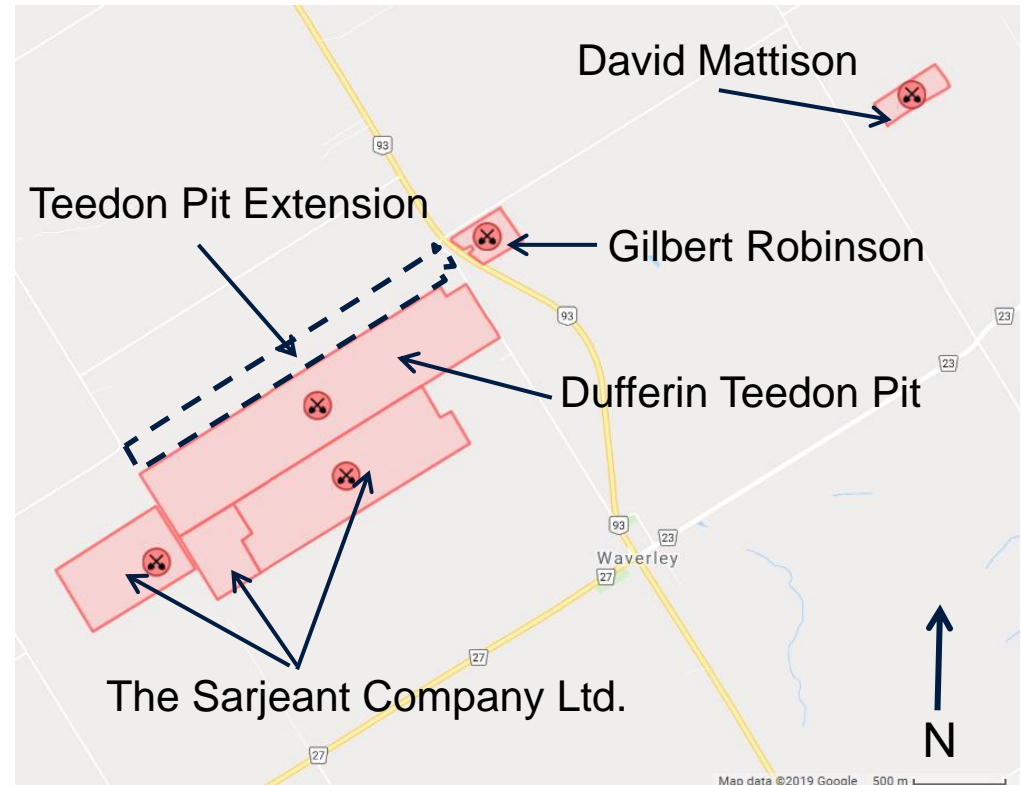
Teedon Pit & Proposed Extension

- Dufferin Aggregates acquired these sites in May 2017 as part of larger purchase of some Beamish assets.
- Located at north ½ of Lot 80, Concession 1 W.P.R. and Part of the original road allowance between Lots 80 & 81, Concession 1, W.P.R. Township of Tiny, County of Simcoe
- Teedon Pit (ID No. 3670):
 - ± 85 ha licensed
 - ± 76 ha to be extracted
 - Maximum annual tonnage 600,000 tonnes



Teedon Pit & Proposed Extension

- The proposed Teedon Pit Extension will be operated in conjunction with the Teedon Pit.
- The extension property consists of 44.3 ha. Dufferin is proposing to licence 15.3 ha of which 13.5 ha are to be extracted.
- The Teedon Pit and the extension will have a combined maximum annual tonnage limit of 600,000 tonnes.



Proposed Teedon Pit Extension Application

- In 2011 the previous owner (Cedarhurst Quarries and Crushing Limited) submitted:
 - *Aggregate Resources Act Class A Category 3 Pit Application* to extract material no closer than 1.5m above the established groundwater table.
 - *Township of Tiny Zoning By-law and Official Plan Amendment* to convert the land use to allow extraction.
- The Ministry of Natural Resources and Forestry and the Township of Tiny deemed the applications complete.
- The public consultation process for the Zoning and Official Plan amendment has been ongoing since 2011:
 - Circulation of the planning applications was completed, public meeting held & peer reviews of the technical reports were completed.
 - The Township technical peer reviewers were completed: *“The Township of Tiny consultants have completed the peer review to ensure that all the studies and reports are complete and have met all the engineering and environmental requirements.”* Staff report to Council November 26, 2014.
 - Township Council did not make a decision.
 - CRH appealed the land use application to the Local Planning Appeal Tribunal (LPAT). First pre-hearing conference was Dec 5. The second is scheduled for April 2019.

Proposed Teedon Pit Extension Application

- The consulting team consists of:
 - Site Plans – **MHBC** (originally CT Strongman Surveying)
 - Noise – **Theakston Environmental**
 - Planning – **MHBC** (originally Selby Consulting Services)
 - Archaeology – **The Central Archaeology Group Inc.**
 - Natural Environment – **Goodban Ecological Consulting** (originally The Lindsay Environmental Services)
 - Hydrogeology – **GHD** (originally Alpha Environmental)
- Reviewing the application with our new consultant team, facilitated a revision to the original proposed licence area and a few other modifications and considerations.

Teedon Extension Revisions to Original Application Summary:

Detail

- Reduced proposed licensed area and extraction area.
- Equipment list is smaller.
- Original natural environment report completed in 2011.
- Additional monitoring wells installed.

Action

- MHBC updated site plans.
- Theakston Engineering completed new noise assessment.
- Goodban Ecological completed field survey in 2018.
- GHD field work resulted in revised water table elevation.

Extension licence area

2012 ORIGINAL PROPOSAL








2013 REVISED PROPOSAL



2018 CURRENT PROPOSAL



Legend

-  EXISTING TEEDON PIT
-  PROPOSED TEEDON PIT
EXTENSION LICENSED BOUNDARY
-  PROPOSED TEEDON PIT
EXTENSION EXTRACTION AREA
-  SETBACK AREAS (NO EXTRACTION)
-  ENVIRONMENTAL BUFFER
(NO EXTRACTION)

Teedon Extension Revisions to Original Application

- Dufferin and its new consulting team have reviewed the original applications and technical work. Dufferin had a new consulting team do additional field work.
- The additional field work has resulted in a reduction in the proposed licenced area and the area to be extracted:

	Licensed Area	Extraction Area
2012	42.6 ha	39.0 ha
2013	42.6 ha	30.0 ha
2018	15.3 ha	13.5 ha

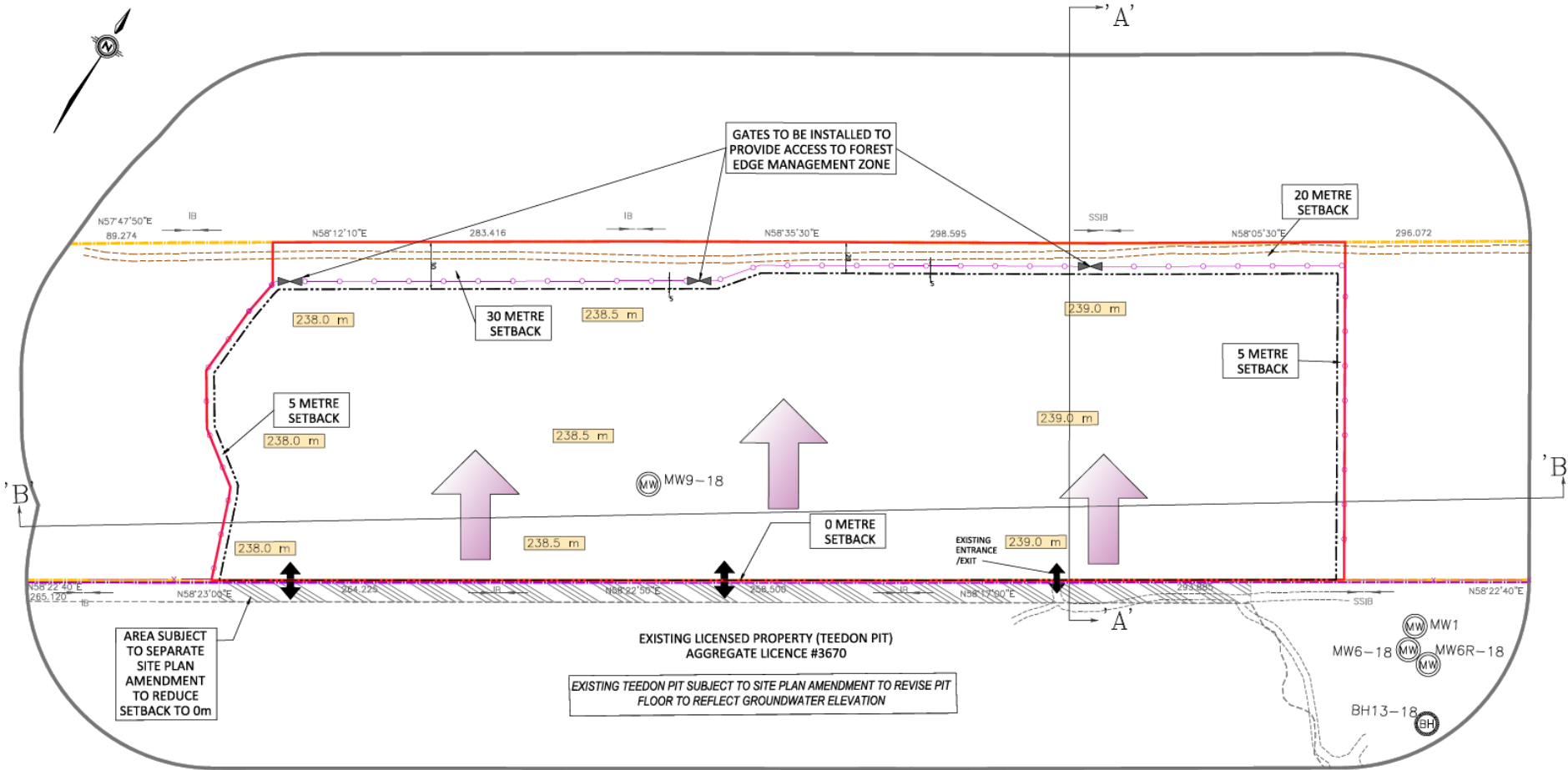
2018 CURRENT PROPOSAL



Legend

- EXISTING TEEDON PIT
- PROPOSED TEEDON PIT EXTENSION LICENSED BOUNDARY
- PROPOSED TEEDON PIT EXTENSION EXTRACTION AREA
- SETBACK AREAS (NO EXTRACTION)
- ENVIRONMENTAL BUFFER (NO EXTRACTION)

Teedon Extension Application – Operational Plan



Proposed Teedon Pit Extension Application

Operations

- A portable processing plant will operate at the pit face on the extension lands.
- Aggregate to be washed will be conveyed to the wash plant which will remain in the Teedon Pit.
- No aggregate washing will occur on the extension lands.
- No recycling of concrete or asphalt will occur on the extension lands.



Teedon Pit Extension Licence Application

Archaeology

- A stage 1 and 2 archaeological assessment was completed by The Central Archaeological Group Inc. in 2010.
- No archeological resources were identified.
- The Ministry of Tourism and Culture reviewed the report and issued a letter indicating there are no further archaeological concerns.
- The Site Plans include the following notes:
 - 46. Should previously undocumented archaeological resources be discovered, they are a new archeological site and therefore subject to section 48 (1) on the Ontario Heritage Act. The person discovering the archeological resources must cease alteration of the affected area immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the Ontario Heritage Act.
 - 47. The Cemeteries Act required that any person discovering human remains must notify the police or coroner and the registrar of cemeteries, Ministry of Government and consumer services.

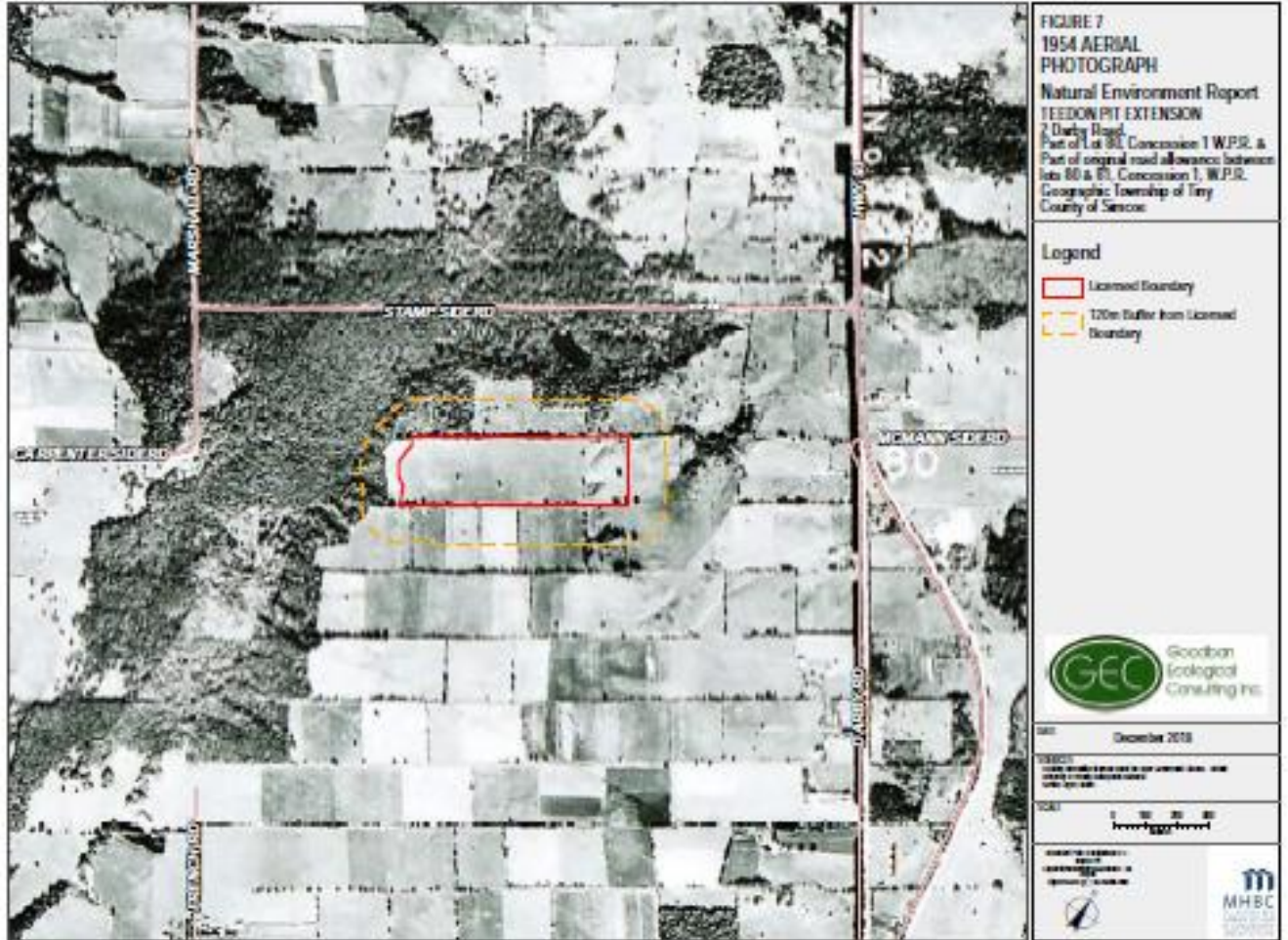
Teedon Pit Extension Licence Application

Natural Environment

- Purpose of natural environment report is determine if any of the following features exist on or within 120 m of the site:
 - Significant wetlands, woodlands or valley lands;
 - Significant portions of the habitat for endangered and threatened species or wildlife habitat;
 - Significant areas of natural and scientific interest
- If any of the above are identified, the applicant is required to determine if there will be a negative impact on the natural features or ecological function for which it was identified and any proposed preventative, mitigative or remedial measures.
- Original natural environment report completed by The Lindsay Environmental Services Group September 20, 2011 and revised March 2, 2015.
- Goodban Ecological Consulting Inc. was retained to supplement the original report.

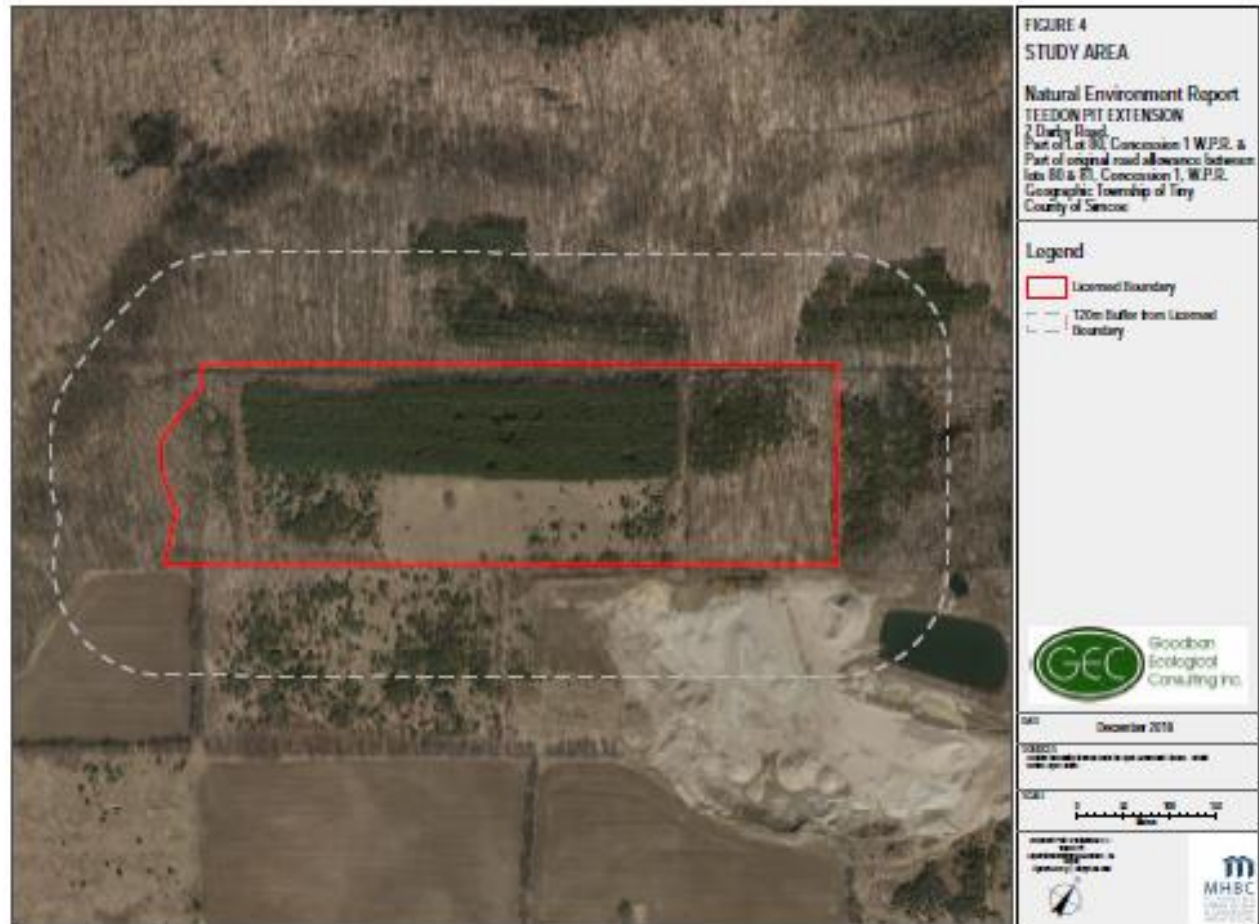
Teedon Pit Extension Licence Application

Natural Environment



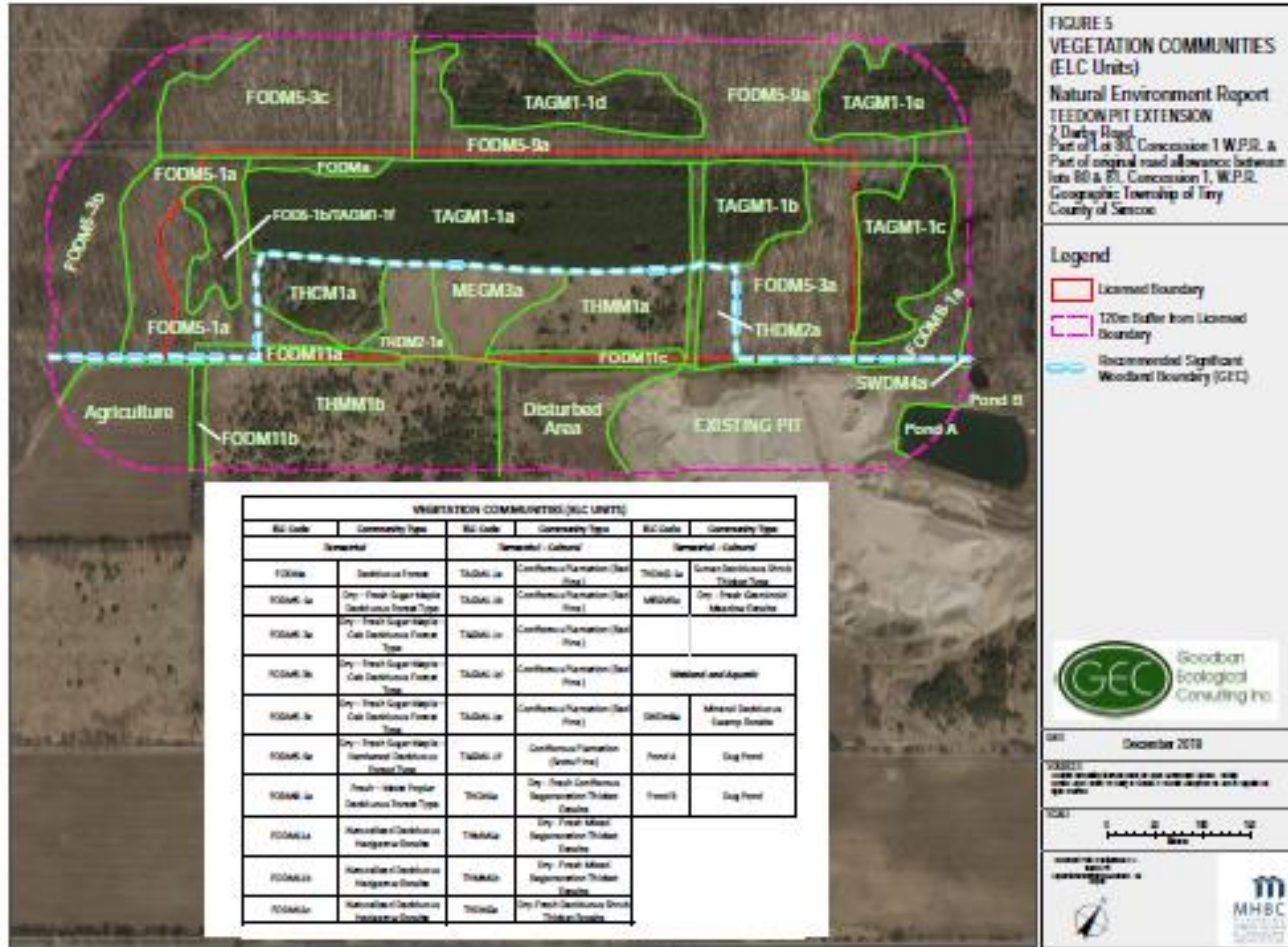
Teedon Pit Extension Licence Application

Natural Environment



Teedon Pit Extension Licence Application

Natural Environment



Teedon Pit Extension Licence Application

Natural Environment

- The review of field work identified the following:
 - There are no wetlands, water courses, valley lands, significant areas of natural and scientific interest or species at risk on the proposed area to be licensed;
 - 5.84 ha of conifer plantation and 3.36 ha of young deciduous forest will be temporarily removed and rehabilitation will include replanting these areas plus an additional 2.7 ha;
 - Temporary removal of the plantation and young deciduous forest will not impact wildlife or species at risk;



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Natural Environment

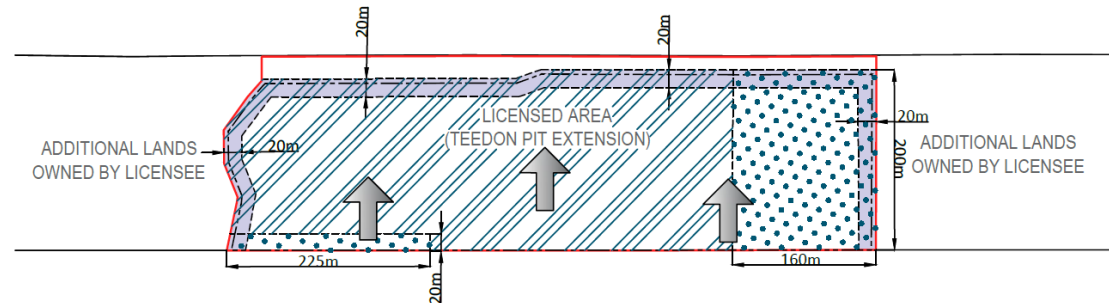
- No species at risk were identified on the extension lands however a Cerulean Warbler (threatened) was heard singing on the lands to the north (owned by others). Forked three-awned grass (endangered) was found in a disturbed area of the existing Teedon Pit. It has been registered and a mitigation plan is being developed.
- Severn Sound Environmental Association (SSEA) reviewed the original footprint and report.
- In November 2014 SSEA signed off on the original footprint and report after their comments on the application were addressed:
 - Revisions to the final rehabilitation tree planting plan (which includes planting in the existing Teedon Pit);
 - Defining when tree clearing can occur.

Teedon Pit Extension Licence Application


Natural Environment


- The site plans included detailed notes on tree clearing and tree planting.


TREE CLEARING SCHEMATIC



LEGEND

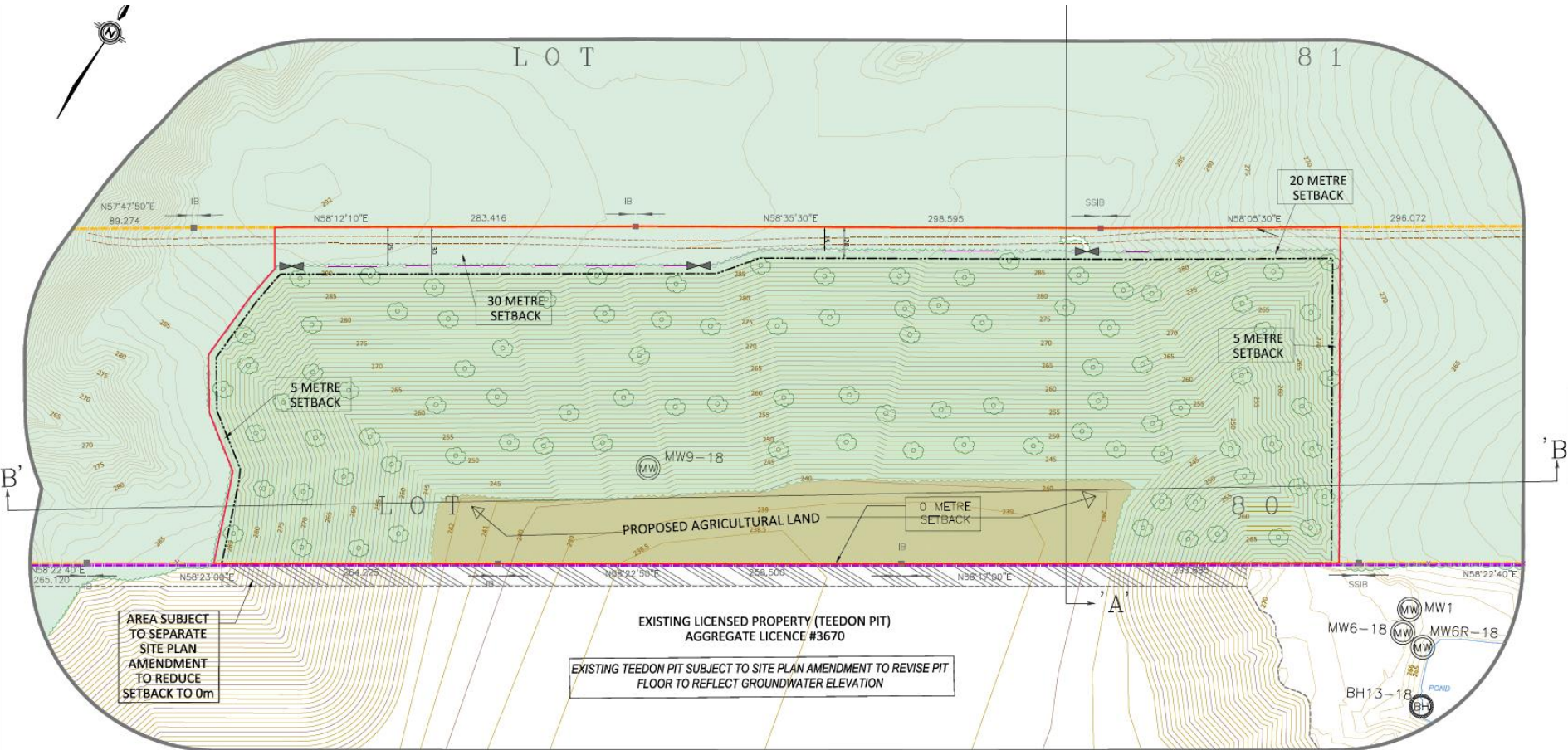
 TREE CLEARING WITHIN 3 YEARS OF LICENCE ISSUANCE - 20m (INCLUDES 5m OF SETBACK BEYOND EXTRACTION AREA AND 15m OF EXTRACTION AREA) SEE SCHEMATIC FOR LOCATION

 TREE CLEARING ZONE '1' (NOV 1ST - JAN 31ST)

 TREE CLEARING ZONE '2' (NOV 1ST - MAR 31ST)

- WITHIN THREE (3) YEARS OF LICENCE ISSUANCE, TREES 5m BEYOND THE EXTRACTION AREA SHALL BE CLEARED (BUT NOT GRUBBED).
- WITHIN THREE (3) YEARS OF LICENCE ISSUANCE, AN ADDITIONAL 15m WIDE AREA SHALL BE CLEARED OF TREES ALONG THE WEST, NORTH AND EAST EDGES OF THE EXTRACTION AREA.
- AS EXTRACTION PROGRESSES NORTH TREE CLEARING SHALL OCCUR AS REQUIRED TO ADVANCE EXTRACTION AND MINIMIZE THE DISTURBED AREA.

Site Plan – Rehabilitation Plan



Teedon Pit Extension Licence Application

Noise

- Theakston Environmental completed an acoustic assessment report.
- As the proposed extension will be operated in conjunction with the existing Teedon Pit, the assessment took both operations into consideration.
- Operational noise mitigation notes on the site plan include:
 - The portable processing plant shall be located within 30 m of the working face on the first lift when operating within 200 m of the western boundary;
 - If required, the portable processing plant shall obtain an Environmental Compliance Approval (air);
 - Portable generators shall be oriented to reduce potential noise impacts;
 - Restrictions on the number of pieces of equipment operating.

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Traffic

- The existing entrance will be used for the proposed extension.

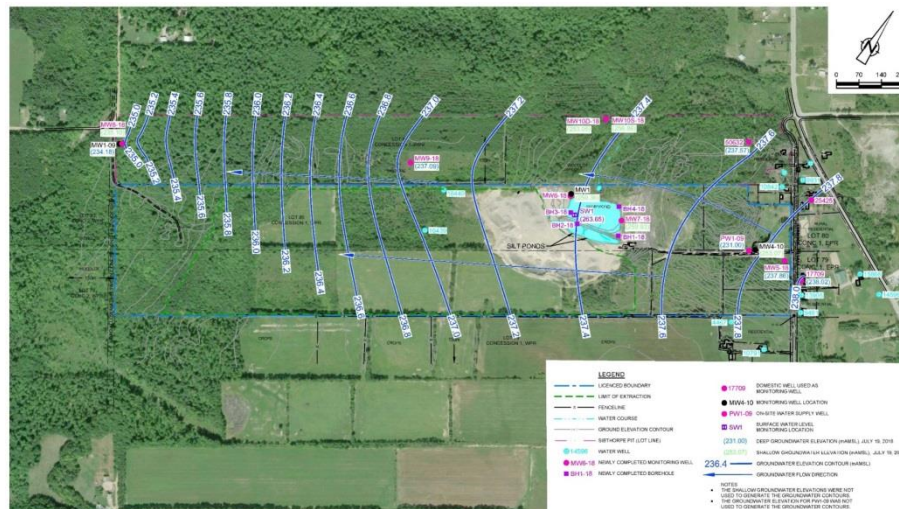
Hours of Operation

- Shipping – Monday to Friday 5 am to 7 pm, Saturdays 5 am to 4 pm.
- Extraction, processing, site preparation and rehabilitation – Monday to Friday 7 am to 7 pm.
- Extraction and processing – Saturdays 9 am to 4 pm.
- Maintenance – no restrictions.
- No operations on Sundays or statutory holidays.

Teedon Pit Licence Application

Water

- The maximum depth of extraction will be 1.5 m above the high water table.
- Dufferin and its consultants will review water level data to confirm the pit floor is 1.5 m above the high water table.
- Dufferin has installed 7 additional wells and added data loggers to the ground water monitoring program.
- The Township of Tiny hydrogeologic consultant has stated: *“Burnside agrees that the 1.5 m buffer will serve to protect the water table.”*



Dufferin Aggregates, a division of CRH Canada Group Inc.

Teedon Pit Extension Application - Important Dates 2019

- Day 1 of the 45-Day process
 - February 7, 2019.
- Upcoming CLC Meeting
 - February 5, 2019 – 6:30pm to 8:30pm - Wyebridge Community Center
- Public Information Session
 - March 5, 2019 - 4pm to 7pm - Wyebridge Community Center
- Day 45 & Last Day to submit Comments/Objections with Issue List
 - March 25, 2019



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