

This Site Plan is prepared under the Aggregate Resources Act for a Class 'A' Licence for a pit above the groundwater table.

# North 1/2 of Lot 20 Concession 5 NDR Geographic Township of Bentinck Municipality of West Grey **Grey County**

CONTINUED OPERATIONAL PLAN NOTES:

#### H. Extraction Sequence

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- 1. Extraction shall commence in the southwest corner of Phase 1 and proceed northeasterly through Phase 2.
- 2. Phases may overlap as one phase is prepared for extraction and the previous phase is nearing depletion and undergoing progressive rehabilitation.
- 3. As the horizontal limit of extraction and/or maximum depth of extraction are reached in any depleted, inactive part of each phase, progressive rehabilitation shall commence as shown on the Rehabilitation drawing.

#### I. Extraction and Operational Details

- 1. Where the quality of material does not meet the operator's market requirements, the horizontal extent or depth of extraction may be reduced.
- 2. The maximum height of each lift shall be 10.8 m. The maximum number of lifts is estimated to be one (1), but could vary depending on the type of material encountered.
- 3. Aggregate stockpiles shall generally be located in close proximity to the working face, or in proximity to processing plants.
- 4. As extraction approaches the limit of extraction, the operator shall utilize one of the Slope Rehabilitation Techniques as illustrated on the Rehabilitation drawing, Detail "A".
- 5. All excavation faces shall be stabilized to prevent erosion into the setback area.
- 6. The following can be located on the site at any point during the operation of the site:
- a. Temporary building or structure that is incidental to the operation of the site;
- b. Scrap storage area (not located within 30 m of a body of water or the boundary of the site). Scrap, generated directly as a result of the aggregate operation, may only be stored on site on a temporary basis and shall be removed from the site on an ongoing basis;
- c. A stockpile of aggregate, topsoil, overburden, except for such stockpiles located to mitigate noise or dust; and d. Internal haul roads.

# J. Equipment

- 1. Equipment to be utilized on the site may include, but not be limited to: scrapers, excavators, loaders, bulldozers, trucks, screening plant, stacker, conveyors, power plant, feed bin, crushing plant, wash plant, and tool trailer.
- 2. Processing equipment will be portable and move throughout the site within the area identified on the plan view.
- 3. Equipment is subject to a noise restriction within the area shown on the plan view. Within this area, only equipment that operates at 104 dBA or lower, is permitted.
- 4. Crushing, screening, washing and processing within the licence area will occur on an ongoing basis as required, and will be carried out following all applicable safety and environmental regulations.
- 5. Portable Asphalt Plants and portable Concrete Plants used on public authority contracts shall be permitted on this site.

# K. Dust Control

- 1. The amount of dust generated at the site of the pit shall be mitigated to minimize any offsite impact.
- 2. Water or other provincially approved dust suppressant shall be applied to internal haul roads and processing areas, as necessary to mitigate dust.
- 3. Processing equipment will be equipped with dust suppressing or collecting devices where the equipment creates dust and is being operated within 300 m of a sensitive receptor.
- L. Fuel, Equipment Storage and Spills Contingency
- 1. Fuel storage tanks shall be installed and maintained in accordance with the Technical Standards and Safety Act, 2000, and shall be located in proximity to onsite processing equipment.
- 2. All fluid shall be drained from any discarded equipment, machinery or motor vehicle prior to storage and disposed of in accordance with the Environmental Protection Act.
- 3. A Spills Contingency Plan shall be developed prior to any operation of the pit, and followed during the operations.

#### M. Auxiliary Uses of the Site

- 1. Recycling of asphalt and concrete shall be permitted on this site in the processing area shown on the plan view.
- 2. Recyclable asphalt materials will not be stockpiled within: • 30 m of any water body or man-made pond; or

• 2 m of the surface of the groundwater table.

- 3. Any rebar and other structural metal shall be separated from recyclable aggregate material during processing.
- 4. Recycling activities on the site shall not interfere with the operational phases or rehabilitation of the site.
- 5. The licensee shall track and report the quantity of recycled aggregate removed from the site each month in an annual production report.
- 6. Aggregate products from offsite may be imported and temporarily stored on site for the purpose of resale and/or blending with on site
- 7. All imported aggregate, asphalt and concrete shall be removed from the property prior to final rehabilitation of the site.

#### N. Variations from Ontario Regulation 244/97

No.	Description	Reference to O. Reg. 244/97	Comments
	15 metre setback reduced to 0 metres along western licenced boundary		The property abutting the western licenced boundary is a licenced pit, operated by the licensee.
	Maintenance of existing fenceline along the western licenced boundary is not required.		The property abutting the western licenced boundary is a licenced pit, operated by the licensee.

#### O.Recommendations of Technical Reports

#### Stage 1-2 Archaeological Assessment, AMICK Consultants Limited

- 1. The Cultural Heritage Value or Interest (CHVI) of the Allan Park Road Site (BbHf-10) has not been completely documented. There is potential for further CHVI for this location. The Allan Park Road Site (BbHf-10) requires Stage 3 Site-specific Assessment to gather further data to determine if Stage 4 Mitigation of Development Impacts will be required.
- 2. A Stage 3 Site-specific assessment of the Allan Park Road Site (BbHf-10) Site must be completed for this site in accordance with the Standards and Guidelines for Consultant Archaeologists (MTC 2011) and the SON Archaeology Standards and Guidelines (Saugeen Ojibway Nation 2011). The Stage 3 Site-specific assessment will consist of the excavation of 1 by 1 metre square test units on a 5 by 5 metre square grid; the grid squares will be referred to by the intersection coordinates of their southwest corner. Infill units will amount to 20% of the grid unit total, focusing on areas of interest within the site extent. Each test unit will be excavated stratigraphically by hand into the first 5 centimetres of subsoil. Each unit will be examined for stratigraphy, cultural features, or evidence of fill, and all soil was screened through wire mesh of 6-millimetre width. All artifacts will be retained and recorded by the corresponding grid unit designation and will be held at the Exeter corporate offices of AMICK Consultants Limited until such time that they can be transferred to an agency or institution approved by the Ontario MCM (MCM) on behalf of the government and citizens of Ontario.
- 3. The Stage 3 Site-specific Assessment of the Allan Park Road Site (BbHf-10) Site must include further archival research in order to establish the details of the occupation and land use history of the rural township lot of which the study area was a part.
- 4. A CSP has been completed as part of the Stage 2 Property Assessment and is not required as part of the Stage 3 Site-specific Assessment of the Allan Park Road (BbHf-10) Site as this component of the Stage 3 requirements is already satisfied.

# Natural Environment Report Level 1 & 2, Skelton Brumwell &

- 1. During operation of the pit, the operator shall adhere to the recommendations of "The Best Management Practices for the Protection, Creation and Maintenance of Bank Swallow Habitat in Ontario", developed by the Ministry of Natural Resources.
- 2. Any tree removal of scattered or hedgerow trees shall occur between October 1st and March 31st to ensure no killing, harming, or harassment of incidental endangered bats or migratory breeding birds. If tree removal is to occur outside this window, it should be done in accordance with site investigations and recommendations by a qualified ecologist to ensure that no harm occurs to bats, bat habitat, migratory breeding birds, or nesting habitat.
- 3. No clearing of any trees containing Pileated Woodpecker nests shall occur at anytime of year, unless the nest has been abandoned, the appropriate waiting period has elapsed, and the nest is declared abandoned in accordance with regulatory requirements under the Migratory Birds Act.

- 4. No clearing of any trees containing stick nests or owl nesting cavities shall occur at any time of year, unless the proposed clearing area has been reviewed by a qualified ecologist who determines no active or viable long-term nests of species of concern are present.
- 5. Erosion and sediment controls shall be installed as outlined on the Operational Plan (Drawing 2 of 5) prior to any stripping occurring on the site., and shall be maintained and remain in place until rehabilitation is complete to ensure sediment does not enter the wetland or Saugeen River.
- 6. Any Species at Risk encountered on the site should be reported to the NHIC. No handling of Species at Risk should occur. If any Species at Risk is injured on the site it should be brought to an appropriate wildlife animal hospital for treatment. Any observed uninjured Species at Risk should be left to leave the site on its own.

#### Noise Impact Assessment, HGC Engineering

- 1. The pit shall be limited to the following hours of operation:
- All pit activities are permitted Monday to Saturday between 07:00
- No operations are permitted on Sundays or statutory holidays.

#### 2. Acoustical Shielding

- The processing plant shall be located as close as possible to maintained perimeter stockpiles on the north, east and south sides of the equipment, which may be constructed of any earthen material (i.e. overburden or extracted/processed aggregate materials).
- The following subsections refer to noise berms, the locations of which are depicted in Figure 5, and heights/extents are tabulated

Berm No.	Height (m)	Length (m)
1	3	295
2	5.5	320

- The berms noted above may be constructed of any earthen material (i.e. overburden or extracted/processed aggregate materials) and shall be constructed prior to commencement of operations.

# 3. Equipment Restrictions

- The processing equipment employed within the subject licensed sound power levels not greater than those in Table A1. In addition, extraction within the Restricted Noise Area as depicted on the Operational Plan (Drawing 2 of 5) shall be carried out with a front-end loader having a sound power level not greater than
- All mobile construction equipment used to prepare for, rehabilitate, or maintain the operations shall produce sound levels which comply with MECP Publication NPC-115.

- It is recognized that advancements of equipment or different configurations may allow additional equipment or equipment to be substituted for certain activities while still meeting MECP guidelines.
- Variations to the noise control measures may be permitted, provided that the sound level revisions can demonstrably meet the applicable MECP limits as confirmed through documentation by a professional engineer. Prior to modification, notification shall be given to the MNR.

# Vacant Lots

- An updated Noise Impact Assessment, prepared by a Professional Engineer qualified to provide Acoustical Engineering services in the Province of Ontario, will be submitted to the MNR within 12 months following the pit operator receiving notification of a building permit issued for a noise sensitive use on the properties designated as VL1.
- If the updated study concludes that the sound levels of the pit may not comply with the applicable limits, the report must include the following:
- Details regarding the noise control measures required to reduce the sound levels of the pit to comply with the applicable limits;
- A timetable for implementation of the noise control measures, including dates for achieving compliance with specific milestones;
- A timetable for submitting further assessments to demonstrate compliance with the applicable sound level limits at the property designated as VL1.

# Traffic Impact Study, Skelton Brumwell & Associates

1. Trucks from the expanded pit will use the existing pit driveway onto Concession 4 and the existing haul route to Grey Road 3.

# Combined Level 1 & 2 Hydrogeological Assessment, Tatham

- 1. Long-term groundwater level monitoring program shall include continuous monitoring and quarterly manual groundwater level measurements of the on-site monitoring wells (OW1 through OW5) for the first two years of operation and semi-annually, thereafter.
- 2. Long-term groundwater level monitoring program shall include continuous monitoring and quarterly groundwater level measurements of the off-site domestic water supply wells DW1 through DW5) for the first two years of operation and semi-annually, thereafter.

#### 3. A complaints response program shall be implemented, as follows:

- Following receipt of a complaint from a water well user, the licensee will provide a representative and/or an agent to visit the property within 24 hours and assess the complaint.
- If deemed applicable, a licensed water well technician will be hired to complete a well inspection including a review of the pump, well condition, pump depth and condition, etc.
- If deemed applicable, a hydrogeologist may be obtained to review the water well inspection data and supporting information, water level data and on-going operations at the pit to provide an assessment of the cause of the complaint. The hydrogeologist will prepare an opinion as to the likelihood the well compliant is related to the pit operation.
- If the well interference is attributed to the pit operations and activities and the water supply is at risk, a temporary water supply should be made available to the water well user. In addition, if deemed necessary a water supply restoration program should be implemented.
- The water supply restoration program includes:
  - Step 1: Well system rehabilitation: this includes the replacement or lowering of pumps, flushing the pump lines, well deepening, etc.
- Step 2: Well Replacements: if system rehabilitation is not an option, the well could be replaced with a new well further from
- Step 3: Water treatment considerations: appropriate water treatment will be incorporated into any restored water supply
- 4. During the rehabilitation phase, if imported fill and/or topsoil materials are required to achieve 3:1 slopes, permeable materials should be used to promote infiltration. Less permeable materials such as clays should not be used. Required approvals from MNRF under the Aggregate Resources Act shall be in place prior to the importation of any material.

### Agricultural Impact Assessment, Colville Consulting Inc.

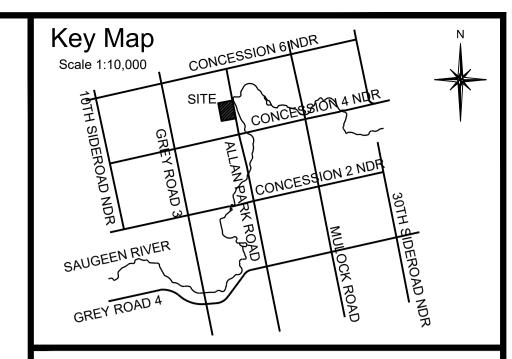
- 1. Strip and store topsoil, subsoil, and overburden separately in berms until there are sufficient depleted areas ready for rehabilitation Stripping of soil should be limited to what is required for a season
- of operations. 2. Handle soil and overburden under dry, unfrozen conditions.
- 3. Rehabilitated pit floor slopes between 2-5% to allow surface
- 4. Initiate progressive rehabilitation as soon as there are sufficient depleted areas. Soil from areas being prepared for extraction can be moved directly to prepared pit floor. Subsoil to be placed on pit floor, followed by topsoil on top of subsoil.
- 5. Balance newly disturbed areas with areas being rehabilitated to maintain consistent size of disturbed area.
- 6. Perimeter slopes to be rehabilitated by backfilling then grading soil, with a topsoil depth of 10-15 cm and a minimum depth of 5cm where limited.
- 7. Mitigate compaction by ripping/tilling each layer of soil as it is applied; avoid mixing different soil layers. The replaced soil must be free from stones, debris, and harmful substances.
- 8. Establish a grass-legume cover crop that is annually plowed under to improve soil organic matter. Monitor crops twice per growing season and reseed as necessary to manage weed growth and ensure establishment of cover crop.
- 9. Conduct annual lab soil testing to inform amendment/fertilizer application and ensure post-extraction conditions are similar to pre-extraction conditions.
- 10. All equipment, buildings, stockpiles, and pit infrastructure to be removed during final rehabilitation.

# Best Management Practices Plan - Fugitive Dust Control, RWDI Inc.

- 1. Dust will be mitigated on site.
- 2. Water or another provincially approved dust suppressant will be applied to internal haul roads and processing areas as often as required to mitigate dust.
- 3. Processing equipment will be equipped with dust suppressing or collection devices, where the equipment creates dust and is being operated within 300 metres of a sensitive receptor.
- 4. The site shall take the following general steps to control fugitive
- Increase the application rate of dust suppression systems when Adapt or reduce certain activities during windy/dry conditions;
- fugitive dust control activities ineffective; Maintain vegetation around perimeter/inside property for dust screening (vegetation over 2 metres tall that provides year-round

• Consider ceasing operation(s) when weather conditions make

- density is preferred); • Train employees in the importance of controlling fugitive emissions of dust; and,
- Maintain enclosures around aggregate processing equipment and drop areas where possible.



# Schedule of Revisions (Pre-Licencing) Date Approved Description ugust 21, 2025 Issued for Zoning Bylaw Amendment Applicat MJB Schedule of Amendments Description Approved



Walker Aggregates Redford Pit Expansion Municipality of West Grey, Grey County

Date

Walker Aggregates 323545 East Linton Side Road West RR #2 Kemble, ON N0H 1S0

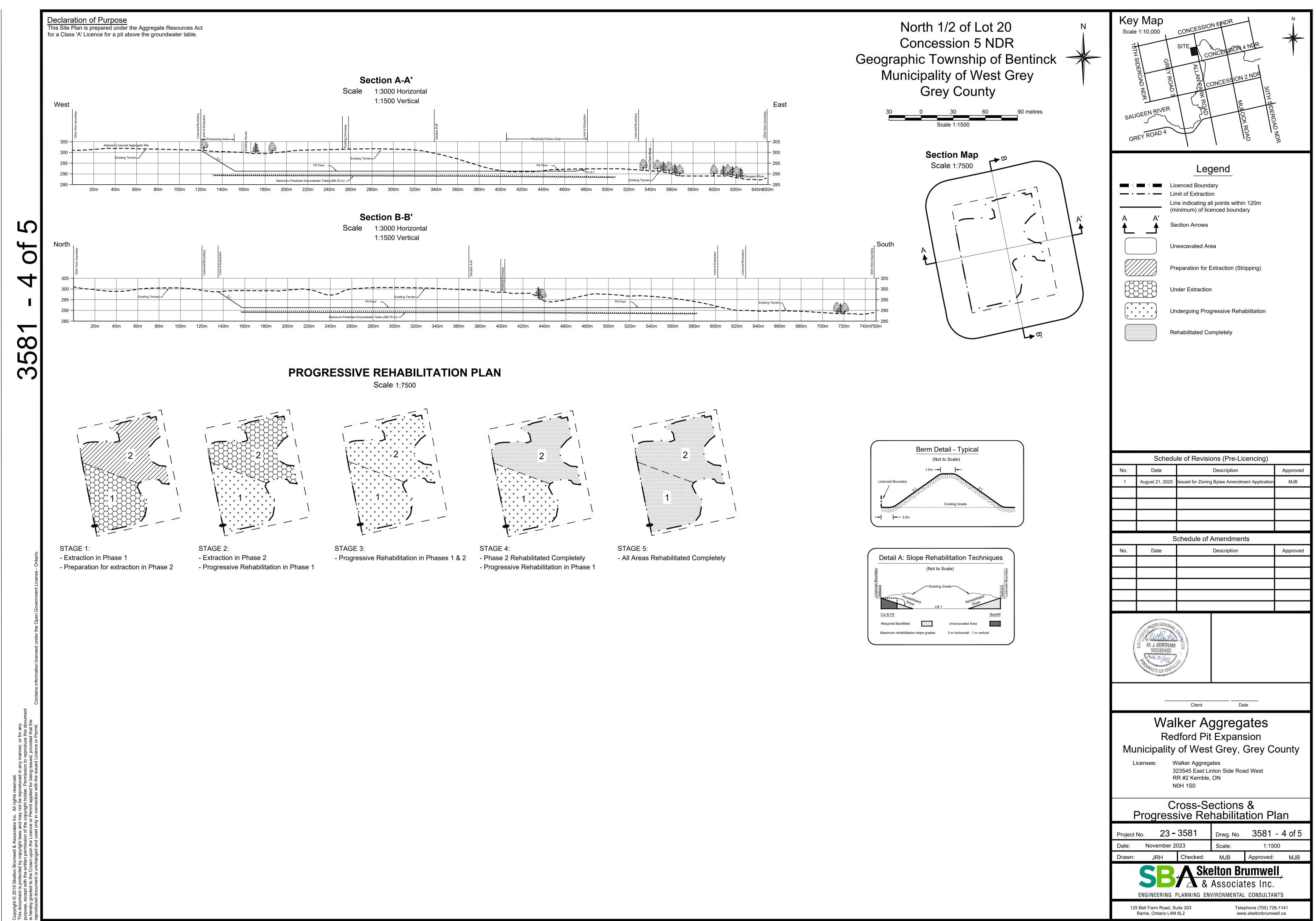
Client

**Technical Recommendations** 

Project No. 23 - 3581 3581 - 3 of 5 Drwg. No. November 2023 Approved: MJB Checked: JRH MJB Skelton Brumwell

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