

PLANNING JUSTIFICATION REPORT:

CUMBERLAND QUARRY

Applications to Amend the Township of Severn Official Plan and Zoning By-law

PART LOTS 12, 13, 14 CONCESSION 11
TOWNSHIP OF SEVERN
SIMCOE COUNTY

Prepared for:

SEVERN AGGREGATES LIMITED

Prepared by:

ESHER PLANNING INC.
133 Ayton Cres.
Woodbridge, Ontario L4L 7H6



APRIL 2025

TABLE OF CONTENTS

1.0 Introduction.....	3
1.1 Location and surrounding lands.....	4
1.2 Geology	4
1.3 Soil Capability	5
2.0 Description of the Proposal	5
2.1 Operational Plan	5
2.2 Rehabilitation Plan.....	6
3.0 Technical Reports	7
3.1 Archaeological Assessment (Kinickinick Heritage Consultants).....	7
3.2 Hydrogeological Investigation (MTE Consultants Inc.).....	8
3.3 Natural Environment Report (GHD LTD.)	9
3.4 Noise Impact Assessment (Valcoustics Engineering)	9
3.5 Blast Impact Assessment (Explotech Engineering).....	10
3.6 Traffic Impact Study (Skelton Brumwell Associates)	10
3.7 Functional Servicing (FSR) Breif (MTE Consultants Inc.).....	11
3.8 Site Plans (MTE Consultants Inc.).....	11
4.0 Planning Considerations	11
4.1 Planning Act.....	12
4.2 Provincial Planning Statement (PPS) 2024	14
4.3 Lake Simcoe Protection Act	19
4.4 Official Plan Policies: Simcoe County	20
4.5 Official Plan Policies: Township of Severn.....	23
4.5 Township of Severn Zoning By-Law	28
5.0 Planning Conclusion.....	29

FIGURES

Figure 1: Location	33
Figure 2: Surrounding Lands	34
Figure 3: Simcoe County Official Plan: Land Use Schedule.....	35
Figure 4: Simcoe County Official Plan: High Potential Mineral Aggregate Resource Areas	36
Figure 5: Township of Severn Official Plan: Land Use Schedule	37
Figure 6: Township of Severn Official Plan: High Potential Mineral Aggregate Resource Areas	38
Figure 7: Township of Severn Official Plan: Transportation	39
Figure 8: Township of Severn: Zoning Bylaw	40
Figure 9: OMAFRA Soils Mapping	41
Figure 10: Canada Land Inventory (CLI) Capability for Agriculture Mapping	42
Figure 11: Geology - Aggregate Resource Inventory (ARIP) Mapping	43

1.0 Introduction

Esher Planning Inc. is submitting applications on behalf of Severn Aggregates Limited to amend the Official Plan and Zoning by-law for the Township of Severn, in order to permit a mineral aggregate operation (Cumberland Quarry). An application under the Aggregate Resources Act (ARA) for a Class A, Quarry Below Water License was previously submitted to the Ministry of Natural Resources (MNR).

The subject property is located in Part of Lots 12, 13 and 14, Concession 11, in the Township of Severn, and can be accessed via the Nichol's Line road allowance which leads to the southwestern limit of the property.

According to the County and Township Official Plan Land Use Schedules, the property is currently designated as "*Greenland*" and is identified as a High Potential Mineral Aggregate Resource Area. An amendment to the Severn Township Official Plan is required to change the designation to "Licenced Pit or Quarry" in accordance with the Township's planning policies. The current zoning of the property is Greenland (GL). An application to rezone the lands to "Extractive Industrial" (M3) is also required to permit the proposed use. No change is proposed to the portion of the property that is zoned "Environmental Protection" (EP).

The Planning Act and Aggregate Resources Act applications are supported by a series of technical studies which have assessed the impact of the proposed operation on neighbouring residents, the natural environment, the agricultural capabilities of the land, the impact on roads, and municipal water supply. The Site Plans detail the manner in which operations will be carried out as described by the sequence of mining and progressive rehabilitation.

The following information and reports have been prepared for the Planning Act applications:

- Level 1 & 2 Hydrogeological Investigation: MTE Consulting Inc. April 11, 2025
- Natural Environment Report: GHD Ltd., March 21, 2025
- Level 1 & 2 and Level 3 Archaeological Assessments: Kinickinick Heritage Consultants, Oct. 2013
- Noise Impact Assessment Report, Valcoustics Engineering, April 2025
- Blast Impact Assessment: Explotech Engineering, January 2025
- Traffic Impact Study: Skelton Brumwell & Associates, January 14, 2025
- Functional Servicing Report Brief, MTE Consultants Inc. March 12, 2025
- Site Plans: MTE Consulting Inc., April 24, 2018

The proposed quarry operation has been designed in accordance with current industry best practices and reflects the recommendations of the accompanying technical reports. The operational notes on the license site plans under the Aggregate Resources Act, have incorporated conditions to reflect specific recommendations and measures to mitigate any potential negative effects on the environment and the surrounding area.

This report provides an overview of the applications and an analysis of the proposed quarry in the context of current provincial and municipal planning policy.

1.1 LOCATION AND SURROUNDING LANDS

The subject property is located north of Highway 11, west of Sparrow Lake Road in the geographic Township of Orillia North Division, now the Township of Severn. The Site is approximately 12 km north of Orillia, and 3 km west of Lake Couchiching (see **Figure 1**).

The site consists of a mix of forested and wetland area with cleared lands in the northern portion of the site for agricultural use. The property was historically used as a farmstead, with portions of the property cleared for agricultural fields, and logging activity for firewood and lumber. There are two unnamed intermittent watercourses (Watercourse 1 and Watercourse 2).

There are no buildings on the property.

A County Forest Tract is adjacent to the northern property limit and Grass Lake Wetland, a Provincially Significant Wetland, extends onto the southeastern portion of the property. There are operating quarries located on the adjacent lands to the west (Walker Aggregates) and east (CRH Canada/Dufferin Aggregates) of the property.

In the broader area near the site, land use includes limited agricultural uses, rural and/or seasonal residential uses, golf courses, as well as County owned forested lands and environmentally sensitive lands (see **Figure 2**).

1.2 GEOLOGY

The Ontario Geological Survey's Aggregate Resource Inventory Paper (ARIP) for Simcoe County identifies "Selected Bedrock Areas" where the underlying geology contains materials that are suitable for producing a wide range of aggregate products (see **Figure 11**). Areas with less than 8 metres of overburden and overlying the Gull River Formation, the Bobcaygeon Formation have been designated as selected bedrock resource areas in Simcoe County (see Figure 4 and Figure 6). The proposed Cumberland Quarry is within Selected Bedrock Resource Area 1, an area where the Gull River Formation is overlain by less than 8 m of overburden. Crushed stone from the Gull River Formation is extracted for a variety of aggregate uses in southern Ontario.

Across most of the Site, the Gull River Formation is found at ground surface. The thickness of the Gull River Formation at the Site ranges from 6.8 metres to 15.2 metres with an average thickness of 12.2 metres. Underlying the Gull River Formation and exposed at surface in one area of the Site, is the Bobcaygeon Formation, also an important aggregate resource capable of producing a range of construction products. Where present on the site, the thickness of the Bobcaygeon Formation is approximately 14 metres.

Geological investigations on Site included a number of boreholes which are described in detail in the MTE Hydrogeology Report. Based on the resource investigations, the Site contains almost 40 million tonnes of high quality aggregate resource.

1.3 SOIL CAPABILITY

According to the OMAFRA Soil Survey mapping, the soils on the Site are Farmington Loam and Tioga Sandy Loam, with the wetland area in the southeast portion of the area identified as Muck soils (see **Figure 9**). Farmington Soils are shallow and are generally developed from calcitic till which is less than 0.3 metres in depth. In some parts of the Site, limestone is found at the surface. Cedar vegetation is common, and the soils are considered marginal for crop production. The northern third of the Site is characterized by Farmington loam. The Tioga Sand Loam soils are found in areas with rugged topography, with stony soils and limestone boulders present. Forestry is common on these soils, with some area supporting mixed farming, with cereal grains, hay and pasture. The soils have low fertility and are very susceptible to erosion.

The Canada Land Inventory (CLI) Soil Capability for Agriculture mapping identifies the Farmington Loam soils as class 6 and the Tioga Sandy Loam soils as class 4 (see **Figure 10**). Class 1 – 3 soils are considered prime agricultural lands. The soils on the Site do not meet the provincial definition of prime agricultural lands.

The agricultural activities on the Site include historical modifications to drainage to create fields suitable for growing crops. Over the past 8-10 years, the landowner has been progressively restoring historical farming activities on this site and has planted hay in the open field area in the northern portion of the property. Although the property is not considered to be prime agricultural land, they have been successful in restoring some agricultural land on the property. This is carried forward in the rehabilitation plans as a proposed long term use of the land.

2.0 Description of the Proposal

The applications will permit the development of a Quarry, with extraction above and below the water table. The total area to be licensed is 138 hectares (ha), with extraction proposed for 118.5 ha within that area. The proposed maximum annual tonnage is 500,000 tonnes. The operational design and rehabilitation of the Quarry is based on the recommendations of a multi-disciplinary technical team and reflects current provincial policies and regulations. The technical reports assessed the potential impacts of the proposed quarry operation on groundwater and natural heritage features on the Site and adjacent lands.

2.1 OPERATIONAL PLAN

Extraction will occur sequentially in phases as shown in the Site Plans, proceeding from the southern portion of the site, and proceeding in a northerly direction. Extraction will commence in the south part of the Site in Phase 1a and proceed northerly through subsequent phases. Phase 1a will be the designated area for processing, shipping and recycling of aggregate. The disturbed area in each phase will be minimized using progressive rehabilitation.

The operational disturbed area in each phase will be 25 hectares on average and will include clearing, tree removal, stripping of soils, extraction of aggregate and areas undergoing rehabilitation. The operational phases are detailed on pages 6, 7 and 8 of the ARA Site Plans. The maximum depth of extraction will follow the top of the Shadow Lake Formation ranging in elevation from 216 masl to 217 masl.

The final rehabilitated state includes an agricultural area in the north portion of the Site, and a mix of forest corridors, wetlands and open field meadows across the rest of the Site. The rehabilitation plan has been designed to mimic the pre-operating drainage conditions so that water flowing onto the Site in the northern portion continues to exit the Site in the south and southeast portions.

The intermittent watercourse that enters the Site at the north inlet (Watercourse 1) will be realigned in stages as part of the operational plan, with a new drainage channel to be constructed on the quarry floor. A wetland compensation plan, as outlined in the Natural Heritage Report, will ensure that wetlands removed during extraction will be recreated in a timely manner to minimize impacts on wetland and wildlife habitat.

The aggregate operations will include blasting, and processing of limestone. A rock drill will operate on top of the working face to create blast holes. The blast will remove the rock from the working face and create a muck pile on the quarry floor. An excavator, also operating atop the working face, will load material from the muck pile at the base of the working face into the dedicated haul trucks. The trucks will haul the material to the permanent processing plant at the southwest corner of the site. The permanent processing plant will include crushing and screening plants. Stockpiles of final material will be located in this area. Two front end loaders will operate in the permanent plant location and will be used to load trucks which will ship the material off site.

The trucks would be loaded from stockpiles of aggregate at the permanent processing plant location at the southwest corner of the site. A maximum of 500,000 tonnes of aggregate per year could be shipped from the site.

The proposed hours of operation are 7 am to 7 pm for processing and 6 am to 6 pm for loading and shipping and 6 am to noon on Saturdays with no operations on Sundays or Statutory holidays.

2.2 REHABILITATION PLAN

The rehabilitation plan includes reforestation, creation of field meadows, wetland areas and agricultural lands. The diversity of mixed forest, meadow and wetland habitat will restore the site with a similar variety of plants and wildlife habitat that is currently present on the Site. Approximately one third of the site will be forested, with less than a third being open field meadow and wetland habitat. The remainder of the area will be agricultural fields. The final rehabilitation will reconnect the forest to the east and the proposed forest pocket to the west of the site providing a wildlife corridor across the property.

Topsoil and overburden stored in the berms will be utilized to create sideslopes around the perimeter of the excavated area. Due to the thin layer of overburden on the Site, imported fill may be required for rehabilitation purposes.

The agricultural fields will be planted in a variety of crops including hayfields. Those areas will also provide habitat for several grassland bird species currently not found on the Site such as Bobolink and Meadowlark.

The new drainage channel will continue to run through the Site from north to south and will contain wetland and forested areas.

The Site will be progressively rehabilitated and with the proposed phasing, the cleared area will be restricted to approximately 25 hectares at any given time. As extraction in each phase is completed, the areas will be progressively rehabilitated.

Please refer to the ARA Site Plans for further details about the sequence and phasing of quarry operations and the planned progressive and final rehabilitation.

3.0 Technical Reports

The Planning Act applications are supported by a series of technical studies which evaluated the potential impacts of the proposed operation on the natural environment, cultural heritage, water resources and neighbouring landowners. The technical reports were prepared in accordance with the requirements for licence applications under Aggregate Resources Act and also meet the requirements of the related Planning Act applications. With the exception of the Archaeology Assessment Report, all of the reports that were prepared for the original ARA application have been updated to reflect current site conditions. A brief description of the report's methodology together with key findings and recommendations is presented below.

3.1 ARCHAEOLOGICAL ASSESSMENT (KINICKINICK HERITAGE CONSULTANTS)

Kinickinick Heritage Consultants prepared a Stage 1&2 archaeological assessment of the subject property in May 2007. The Stage 1 assessment provides a background review of archaeological sites in the study area vicinity, and a review of the surficial geology, post-glacial landscape evolution, historical land use, and present condition of the property. The Stage 2 archaeological assessment is a field survey to determine the presence or absence of archaeological material, cultural features, or human remains in the study area.

The Stage 2 assessment resulted in the identification of seven archaeological sites including four sites identified as pre-contact sites characterized by stone artifacts and three sites identified as historical, with some pre-contact components. The pre-contact sites are campsites or workshops, or resource gathering stations, and are affiliated with a hunter-gatherer culture of undetermined age, possibly

from early postglacial times, since they are on relic shorelines. The historical homestead sites are representative of late 19th century European settlement.

Based on the findings, Stage 3 archaeological work was recommended for five of the sites identified in the Stage 1&2 assessment. The purpose of the site-specific Stage 3 assessment was to obtain a representative artifact collection and determine the nature and cultural affiliation of the archaeological deposits. The fieldwork was carried out by Kinickinick in 2013 in accordance with the provincial technical Guidelines.

The Stage 3 report (October 2013) concluded that the archaeological deposits in the proposed quarry are of low significance because of poor depositional integrity, low artifact density, and low scientific potential. No further archaeological work was indicated.

The Ministry of Tourism Culture and Sport issued a clearance letter dated January 14, 2014¹ confirming that the Stage 1, 2 and 3 reports were consistent with the 2011 Ministry Standards and Guidelines for Consultant Archaeology. The Ministry confirmed that, based on their review, the fieldwork and recommendations of the reports are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

3.2 HYDROGEOLOGICAL INVESTIGATION (MTE CONSULTANTS INC.)

The objectives of the hydrogeological and hydrological assessment were to:

- Establish baseline groundwater and surface water conditions on the site and surrounding lands;
- Establish a baseline water budget for the proposed license area and vicinity;
- Identify potential effects of a quarry and end use operations on the quantity, quality, and function of groundwater and surface water resources; and
- Provide a monitoring program framework that will include an assessment process that will enable transparency and an on-going assessment of compliance with the Site Plan conditions

As part of the field studies, 29 groundwater monitoring wells were installed, and 16 surface water monitoring stations were established across the area to be licenced. The proposed quarry will be extracted below-water-table and will require dewatering to maintain safe and dry operating conditions. Dewatering will be a gravity driven process only (i.e. no dewatering wells or sumps will be used in dewatering).

A final extraction elevation at approximately 216 masl will create a zone of influence within the bedrock groundwater system. Groundwater flow modelling predicts a measurable (1 metre) drawdown up to 2,000 metres from the western Site boundary and 800 metres from the eastern Site boundary. There are twenty-six (26) private wells located within the predicted zone of influence but only three private domestic wells and one spring are identified as having the potential to be affected by extraction at the Site.

¹ A copy of the clearance letter is provided in Appendix A

No adverse impacts to groundwater or surface water quality are predicted. Water discharged from the proposed Cumberland Quarry will be a combination of groundwater and precipitation that infiltrates into the extraction area. Under the proposed water management plans, water will be directed to existing surface water exit points and groundwater discharge zones. Total suspended solids will be mitigated through storm water management ponds.

3.3 NATURAL ENVIRONMENT REPORT (GHD LTD.)

The Natural Environment Report (NER) includes an inventory of the significant features on the site and adjacent lands and evaluates the potential impact of the quarry on natural heritage features and functions. Notable features identified in the report include the Provincially Significant Wetland (Grass Lake Wetland), Habitat for Species at Risk, fish habitat, and significant wildlife habitat. The report recommends setbacks from the Provincially Significant Wetland, and a 90 metre buffer from the pond/swamp located on lands owned by the County of Simcoe (County Forest Tract) north of the Site. These buffers are reflected on the Site Plans.

Since the original NER submission in 2017 for the ARA application, several environmental policies and legislation changes have occurred. The NER being submitted with the 2025 Planning Act applications was updated to reflect these changes including the current Provincial Planning Statement (2024), Ontario Wetland Evaluation System (2023), DFO Fish and Fish Habitat Protection Policy (August 2019) and the Endangered Species Act. The assessment of habitat and impacts on Species at Risk (SAR), has been updated based on the latest status lists (federal and provincial) for the SAR documented on Site.

The report includes a number of recommendations to mitigate potential impacts include restrictions on the timing of vegetation clearing, a proposed wetland compensation plan, and a species at risk management plan. The phasing of the extraction coupled with the rehabilitation, is intended to minimize impacts and restore habitat for wildlife and species at risk.

Hydrological functions will be maintained and flows and water quality outletting to the Grass Lake Wetland from the on-site watercourse will be controlled through rehabilitation efforts. A water balance calculation confirmed the runoff, and flows will be similar pre to post-construction.

With the proposed mitigation measures in place, and considering the proposed rehabilitation of the site, the report concludes that there will be no negative impacts on key natural heritage features or functions.

3.4 NOISE IMPACT ASSESSMENT (VALCOUSTICS ENGINEERING)

The Noise Report was prepared to identify the potential noise sources from the quarry operation and outline the sound exposure levels expected at surrounding noise sensitive receptors (residences) during the operation of the quarry. The report provides recommendations for mitigation measures required to meet the provincial environmental noise guidelines.

There were five (5) noise sensitive receptors identified in the report, including four (4) homes located east of the Site and one (1) located south of the Site. Recommended mitigation measures include noise barriers near the processing equipment and along the eastern limit of the site.

3.5 BLAST IMPACT ASSESSMENT (EXPLOTECH ENGINEERING)

Explotech assessed the potential impacts of quarry blasting and provided input into the phasing and direction of operations to minimize impacts. The opening cut (southwest area of Phase 1A) will be located approximately 1,000 metres from the closest sensitive receptor, namely 2670 South Sparrow Lake Road. Extraction will proceed from the opening cut location generally in a northerly direction through the remaining phases of the operation. The direction of operations will help mitigate blast impacts on the neighbouring properties and blast monitoring will be analyzed and blast designs adjusted accordingly to ensure compliance with applicable guideline limits for ground vibration and overpressure.

The Explotech report also considered potential impacts of blasting on the TransCanada pipeline located southeast of the Site as well as on fish habitat in the watercourse that transverses the extraction area. No adverse impacts on either of these features is anticipated.

The report provides a number of recommendations including an attenuation study and regular monitoring of blasts through the life of the quarry. All of the recommendations are included as conditions on the Site Plans.

3.6 TRAFFIC IMPACT STUDY (SKELTON BRUMWELL ASSOCIATES)

The proposed access to the Site is Nichols Line, which is identified as a “Major Haul Route” in the Township Official Plan (see **Figure 7**). The applicant proposes extending the built portion of Nichol’s Line approximately 800 metres along the existing unopened road allowance, to provide access to the proposed quarry.

Trucks would travel along Nichols Line for approximately 3.1 kilometers to reach Highway 11. At maximum levels of production, the traffic from the quarry would generate up to 8 trucks entering and 8 trucks leaving the Site.

Access to and from Highway 11 is restricted to the southbound lanes as there is no interchange at this location. For product being shipped south, loaded trucks will take Nichols Line to Highway 11 and then proceed south on Highway 11. Empty trucks returning northbound to the Site would exit Highway 11 at South Sparrow Lake Road, cross over the highway to access the southbound lanes and then proceed south to the Nichols Line exit. Trucks shipping product northward would take Highway 11 south to the New Brailey Line/ Bayou Road exit and then cross over the highway to access the northbound lanes. Southbound returning empty trucks would exit at Nichols Line.

The Traffic Study concludes that the level of service for trucks travelling on Nichols Line will be excellent as the total truck traffic volume will be relatively low and there are no turning movements that would cause delays in traffic. Similarly, the additional truck traffic from the quarry will have no impact on the traffic conditions for Highway 11 according to the Traffic Study.

3.7 FUNCTIONAL SERVICING (FSR) BREIF (MTE CONSULTANTS INC.)

As part of the Planning Act submission, MTE prepared an FSR Memo outlining the proposed sanitary and water servicing for the quarry operation. As outlined in the memo, no permanent water or sanitary systems are proposed. Staff would utilize a portable washroom, and bottled water would be supplied for workers. This portable/temporary servicing arrangement is typical of other quarry operations of similar size and scale.

3.8 SITE PLANS (MTE CONSULTANTS INC.)

The Site Plans detail the manner in which operations will be carried out as described by the sequence of operations and progressive rehabilitation. The Site Plan conditions are enforceable by MNR.

The proposed quarry has been carefully designed and reflects recommendations of the accompanying technical reports, together with comments from review agencies. The operational notes on the license site plans under the Aggregate Resources Act, have incorporated conditions to reflect specific recommendations and measures to mitigate any negative environmental effects.

4.0 Planning Considerations

The subject lands fall within the Planning jurisdiction of the County of Simcoe and the Township of Severn. This report evaluates the proposed land use within the context of the Official Plans for the County and the Township, as well as within the context of Provincial legislation including the Planning Act, and the Provincial Planning Statement (PPS 2024).

The protection and management of aggregate resources has been deemed to be of provincial significance and their development is regulated by specific legislation. In addition to the Aggregate Resources Act (ARA), the development of aggregate extraction operations must respect the provisions of the Planning Act and consider the policy framework established by the regional and municipal planning documents.

When making any land use planning decision, it is necessary to review provincial interests and determine how they may be impacted through development. In the case of aggregate development, often more than one provincial interest exists, and it is the goal of sound land use planning to balance and protect these competing interests in the most effective manner, keeping in mind the long term planning horizon.

The Provincial Policy Statement and the County and Township Official Plans recognize the unique role that Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. Meaningful early engagement helps to facilitate knowledge-sharing and inform decision-making in land use planning. Severn Aggregates is committed to ongoing engagement with indigenous communities and providing information to those who may have an interest in the Cumberland Quarry project.

The property is currently designated as "Greenland" in the County and Township Official Plans (see **Figure 3 and Figure 5**) and is currently zoned Greenland (GL) in the Township Zoning By-law (see **Figure 8**). Amendments to the Township Official Plan and Zoning Bylaw are required to permit the proposed use.

The following analysis provides an assessment of the proposed quarry in the context of relevant Provincial and Local planning policies. For ease of reference, the following tables review the proposal against the applicable current planning policies. The evaluation is based on the findings of the technical studies forming part of the application submission, an evaluation and an analysis of the surrounding land use, and the environmental impact of the proposal.

4.1 PLANNING ACT

When carrying out its responsibilities under the Planning Act, a municipality or any other authority which affects a planning matter must have regard for the provincial interests as identified in Section 2 of the Planning Act.

The provincial interests contained in Section 2 of the Planning Act are outlined in the table below. The Cumberland Quarry proposal has been evaluated in the context of these prescribed provincial interests:

Planning Act, Section 2 Evaluation

Provincial Interests	Cumberland Quarry Proposal
<i>2(a) The protection of ecological systems, including natural areas, features and functions.</i>	The proposed extraction operations have been assessed for impacts on the natural environment. The recommendations of the GHD report have been incorporated into the quarry design, thereby protecting ecological systems, natural areas, features and functions.

Provincial Interests	Cumberland Quarry Proposal
<i>2(b) The protection of the agricultural resources of the Province</i>	The proposed quarry allows for the interim use of the site for aggregate extraction while returning the lands to an appropriate use once extraction is complete. Over half of the site will be rehabilitated to an agricultural after use. This represents wise resource management and protects the resources of the area for the long term.
<i>2(c) The conservation and management of natural resources and the mineral resource base.</i>	Aggregate resources are a provincial interest and should be protected from incompatible land uses and developed responsibly. The proposed quarry will provide a high quality supply of mineral aggregate material to the local and regional markets.
<i>2(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.</i>	The Archaeology Assessment Report evaluated the presence of archaeological features on the site. The Stage 1-2 Report has been provided the Ministry of Citizenship and Multiculturalism (MCM) and a clearance letter has been provided by the Ministry acknowledging that the report meets the provincial requirements for archaeology studies.
<i>2(e) The supply, efficient use and conservation of energy and water</i>	Ground and surface water features have been studied and documented in the Hydrogeological Assessment Report. Mitigation measures included on the Operations Plan such as, groundwater level monitoring and restriction of surface activities will minimize the potential for groundwater disturbance or contamination in accordance with provincial guidelines.
<i>2(k) The adequate provision of employment opportunities.</i>	The proposed quarry will provide local employment opportunities in the Township.

Provincial Interests	Cumberland Quarry Proposal
<i>2(l) The protection of the financial and economic well-being of the Province and its municipalities.</i>	The Township and the County will see an ongoing source of revenue through property tax assessment and annual tonnage contributions (TOARC) fees.
<i>2(m) The coordination of planning activities of public bodies.</i>	The interests of public bodies and agencies are considered by the circulation requirements of the Planning Act and the ARA.
<i>2(n) The resolution of planning conflicts involving public and private interests.</i>	The land use planning process, as well as the ARA licensing process, enables municipalities, agencies and the public to participate in the evaluation of this proposal.
<i>2(o) The protection of public health and safety.</i>	The operational plan contains a variety of mitigation measures which have been developed to minimize the social impact of the proposed quarry operation. The requirements of the Operation Plan and site plan notes therein are legally binding as per the ARA.
<i>2(p) The appropriate location of growth and development.</i>	Rural areas are prime location for the development of this non-renewable resource. On- site investigations confirmed the quality and extent of this resource. The quarry will provide a supply of construction materials for the local market. With the proposed mitigation measures in place, no significant natural or cultural heritage features will be negatively impacted by the proposed quarry operation. Rehabilitation plans will return the lands to a use that is compatible with surrounding lands.

4.2 PROVINCIAL PLANNING STATEMENT (PPS) 2024

The Minister of Municipal Affairs and Housing, under Section 3 of the Planning Act, can issue policy statements that provide direction to other ministries, municipalities, and agencies on matters of provincial interest as they relate to land use planning. These policy statements are developed in consultation with other ministries and are updated from time to time. The Province introduced a new Provincial Planning Statement which came into effect on October 20, 2024. The PPS 2024 is issued

under *section 3 of the Planning Act*, which requires that all decisions affecting planning matters shall be consistent with the minimum standards set in the Provincial Planning Statement.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The PPS recognizes that the Province’s natural heritage resources, water, agricultural lands, mineral aggregate resources, cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fiber, minimize environmental and social impacts and meet its long term economic needs.

The following table provides an evaluation of the proposal in the context of the relevant policies of the PPS. The evaluation is based largely on findings of various technical studies referenced previously in this report.

Provincial Planning Statement – Consistency Analysis

PPS (2024) Policies	Cumberland Quarry Proposal
<p><i>2.5. Rural Areas in Municipalities</i> <i>Healthy, integrated and viable rural areas should be supported by:</i> <i>f) promoting the diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.</i></p>	<p>The proposed quarry is located in a rural area and is within an area that has been identified as a High Potential mineral aggregate resource area. The sustainable management or use of mineral aggregate resources contributes to the local economic base. The proposed quarry represents sustainable resource management.</p>
<p><i>2.6.1 Rural Lands in Municipalities:</i> <i>On rural lands in municipalities, permitted uses are:</i> <i>a) the management or use of resources;</i></p>	<p>The proposed quarry represents the use of a provincially significant natural resource (mineral aggregate) and is an appropriate rural land use. The subject property is recognized as an important Mineral Aggregate Resource Area.</p>

PPS (2024) Policies	Cumberland Quarry Proposal
<p><i>3.5 Land Use Compatibility</i></p> <p><i>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.</i></p>	<p>The site plans for the proposed quarry have been designed to ensure that appropriate mitigation measures are in place to minimize the effects of noise and dust from the operation.</p>
<p><i>4 Wise Use and Management of Resources</i></p> <p><i>4.1 Natural features and areas shall be protected for the long term.</i></p>	<p>The Natural Environment Report has evaluated the impacts of the proposal on significant wetlands, woodlands, fish habitat, and habitat of endangered species and threatened species. The recommended mitigative measures and enhanced habitat creation as part of the rehabilitation plan, are incorporated to ensure no negative impacts on these natural features or their functions.</p>
<p><i>4.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:</i></p> <p><i>b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;</i></p> <p><i>f) implementing necessary restrictions on development and site alteration to:</i></p> <ol style="list-style-type: none"> <i>1. protect all municipal drinking water supplies and designated vulnerable areas; and</i> <i>2. protect, improve or restore vulnerable surface and ground water and their hydrologic functions;</i> 	<p>No municipal drinking water sources are located within the proposed licensed area. Operational best practices have been included on the Operations Plan in order to minimize any potential for surface activities to impact groundwater quality. These include groundwater level monitoring, and restriction of surface activities (fuel storage and refueling, spills plan, etc.) in accordance with provincial guidelines. The MTE report concludes that, with the recommended mitigation measures in place, the proposed quarry will not have any adverse effect on surface and groundwater in the area.</p>

PPS (2024) Policies	Cumberland Quarry Proposal
<p>4.3 Agriculture</p> <p><i>4.3.2 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.</i></p>	<p>The subject property is identified in the Canada Land Inventory Agricultural Capabilities Mapping as predominantly class 5-7 soils. The soils do not meet the criteria to be defined as prime agricultural lands.</p>
<p>4.5 Minerals Aggregate Resources</p> <p><i>4.5.1.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.</i></p> <p>4.5.2 Protection of Long-Term Resource Supply</p> <p><i>4.5.2.1 As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.</i></p> <p><i>Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.</i></p>	<p>The technical studies prepared in support of the proposed quarry demonstrate that, with the recommended mitigation measures in place, there will be no negative impact natural heritage or cultural heritage features. The hydrogeological study has confirmed groundwater elevations, and a series of operational practices designed to restrict activities which could present threats to groundwater have been included on the operations plan. Adherence to provincial standards for noise and dust will minimize any potential social impacts and nuisances. The TOARC contributions will provide a sustained fund to the Township for road maintenance along the proposed haul route and ensure safe vehicular access to and from the site is provided over the long-term with minimal disruption to existing traffic flows.</p>
<p><i>4.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.</i></p>	<p>The site plans for the proposed quarry have been designed to ensure that appropriate mitigation measures are in place to minimize the potential social, economic and environmental effects of the quarry operations.</p>

PPS (2024) Policies	Cumberland Quarry Proposal
<p>4.5.3 Rehabilitation</p> <p><i>2.5.3.1 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.</i></p> <p><i>4.5.3.2 Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.</i></p>	<p>The proposed rehabilitation plan has been designed with the input of the ecology and hydrogeology experts working on the project and will progressively restore the Site to a mix of forested, wetland, meadow and agricultural uses. Connections to the natural features on adjacent lands have been considered in the development of the rehabilitation plan.</p> <p>The plan also takes into consideration the proposed rehabilitation of the adjacent quarry properties to ensure that there is consistency in grading and drainage where possible.</p>
<p>4.5.4 Extraction in Prime Agricultural Areas</p> <p><i>4.5.4.1 In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that</i></p> <p><i>a) impacts to the prime agricultural areas are addressed, in accordance with policy 4.3.5.2; and</i></p> <p><i>b) the site will be rehabilitated back to an agricultural condition.</i></p>	<p>The soils on the property have been mapped as class 4-7 soils and therefore do not meet the definition of prime agricultural lands.</p> <p>Despite the inherent limitation of the soils on the site, the landowner has been working to restore some agricultural uses will continue on a portion of the proposed licenced area that is not being actively mined.</p>
<p>4.6 Cultural Heritage and Archaeology</p> <p><i>4.6.2 Planning authorities shall not permit development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.</i></p>	<p>An Archeological Assessment (Stage 1, 2 and 3) was completed for the proposal quarry and has been accepted by the Ministry of Culture and Sport. The PPS policies have been satisfied in this regard.</p>

4.3 LAKE SIMCOE PROTECTION PLAN

The Subject Lands are located within the Lake Simcoe watershed and therefore the proposed applications are required to conform to the policies of the Lake Simcoe Protection Plan (LSPP). The following LSPP policies apply to the proposed quarry.

The proposed Cumberland Quarry is considered a new mineral aggregate operation under the policies of the LSPP and is located outside of the Greenbelt area and the Oak Ridges Moraine area. As such, the following policies apply:

LSPP Policies	Cumberland Quarry Proposal
<p><i>6.42-DP No new mineral aggregate operations and no wayside pits and quarries, or any ancillary or accessory use thereto shall be permitted in the following key natural heritage features and key hydrologic features:</i></p> <ul style="list-style-type: none"> <i>a. significant wetlands;</i> <i>b. significant habitat of endangered species and threatened species; and</i> <i>c. significant woodlands unless the woodland is occupied by young plantation or early successional habitat (as defined by the MNR).</i> 	<p>The Natural Environment Report (NER) for the proposed quarry identifies the significant natural heritage features, including significant wetlands, habitat for species at risk and significant woodlands, on the site and adjacent lands. A number of recommendations are provided in the NER to mitigate impacts on natural heritage features and functions. The NER concludes that, with the mitigation measures in place, there will be no negative impact on natural heritage features or functions. Where MECP SAR permits are required, they will be obtained prior to commencement of quarry operations.</p>
<p><i>6.43-DP An application for a new mineral aggregate operation or a new wayside pit or quarry may only be permitted in a key natural heritage feature, a key hydrologic feature or its related vegetation protection zone, other than a feature mentioned in policy 6.42, where the application demonstrates the following:</i></p> <ul style="list-style-type: none"> <i>a. the health, diversity and size of these key natural heritage features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health; and</i> <i>b. any permitted extraction of mineral aggregates that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.</i> 	<p>The NER provides recommendations to mitigate impacts on natural heritage features and functions and informs the proposed rehabilitation plan with an overall objective of achieving a net environmental gain. The phasing of the quarry has been designed to ensure that progressive rehabilitation will occur as early as possible in the life of the operation.</p>

<p><i>6.44-DP Every application for a new mineral aggregate operation must demonstrate:</i></p> <p><i>a. how the connectivity between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregates; and</i></p> <p><i>b. how the operator could immediately replace or restore any habitat that would be lost from the site with equivalent habitat on another part of the site or adjacent lands.</i></p>	<p>The recommendations of the NER are included as Site Plan conditions and ensure that connectivity between key natural heritage and hydrologic features is maintained.</p>
--	---

4.4 OFFICIAL PLAN POLICIES: SIMCOE COUNTY

The Simcoe County Official Plan provides a policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and development decisions within the County. The policies and land use schedules establish locational and development review requirements for various land uses (residential, commercial, industrial, institutional, parks, etc.), set out how agricultural land and other natural features and cultural heritage resources are to be protected and provide direction on how environmental constraints are to be addressed. The Official Plan is designed to assist in growth management to achieve a balance between the demands for economic development, community building, and environmental conservation.

This report references the 2023 Office Consolidation of the Official Plan.

The guiding Planning Strategy for the County is outlined in Section 3.1 and is based on the following 4 themes:

1. *Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas.*
2. *Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation.*
3. *Protection and enhancement of the County's natural heritage system and cultural features and heritage resources, including water resources.*
4. *Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.*
- 5.

The second theme recognizes the importance of mineral aggregate resources to the County and sets out the principle for development of resource areas based on managing the use of these resources to achieve the economic benefits and ensuring wise resource management.

The General Development policies in Section 3.3, outline the restrictions for development and site alteration in natural heritage areas, however, as noted in Section 3.3.15, the policies for natural

heritage considerations in the development of mineral aggregate resources are excluded from this section and are found in Section 4.4 which contains the policies for Aggregate Developments.

Section 3.8 outlines the objectives for the Greenlands designation, which broadly includes the features that make up the County's natural heritage system, including, wetlands, woodlands, habitat for species at risk and other environmental features. Section 3.8.13 states:

"Notwithstanding this policy, it is recognized that the Provincial Policy Statement directs that as much of the mineral aggregate resources as close to market as possible be made available. Therefore, the official plans of local municipalities shall allow consideration of new or expanded mineral aggregate operations within local natural heritage systems and local natural heritage features and areas, subject to completion of a satisfactory EIS which demonstrates that impacts on any remaining components of the natural heritage system have been minimized and that the proposed rehabilitation includes elements intended to contribute to the local natural heritage system."

As noted previously, and consistent with the County Official Plan, an application to amend the Township Official Plan is required to permit the proposed quarry development.

Simcoe County Official Plan Policies	Cumberland Quarry Proposal
<p><i>4.4.1 Mineral aggregate operations are not subject to Sections 3.3.15, 3.3.19, 4.5.6 and 4.5.18 and shall be located according to the following criteria: i.) Shall not be located in significant wetlands or significant coastal wetlands; ii.) Shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and coastal wetlands (not subject to 4.4.1(i)) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions; iii.) Shall not be permitted in fish habitat except in accordance with provincial and federal requirements; iv.) Shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements; v.) Shall not be permitted on adjacent lands to the natural heritage features and areas identified above 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;</i></p>	<p>The Natural Environment Report evaluates the proposed quarry operation for potential impacts on significant natural heritage features on and near the site. The provincially significant Grass Lake Wetland is located outside the proposed area of extraction and a 30 metre setback has been incorporated into the Site Plans to provide a buffer between the extraction area and the wetland limit.</p> <p>The proposed rehabilitation plan is designed to restore the features and habitats that exist on the site pre-development. This includes reforestation and creation of wetland areas. Other mitigative measures are designed to ensure the protection of habitats for species at risk and replacement of significant wildlife habitat.</p>

<p><i>In assessing negative impact, proposed mitigation measures, rehabilitation and ecological enhancements, if any, shall be considered.</i></p>	
<p><i>4.4.2 High potential mineral aggregate resource areas shall be protected for potential long-term use. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.</i></p>	<p>The Site is within an area that is identified as a High Potential Mineral Aggregate Resource Area (see Figure 4). The proposed quarry will make available a source of high quality mineral aggregate resource.</p>
<p><i>4.4.5 High potential mineral aggregate resource areas include all identified Sand and Gravel and Bedrock Aggregate Resources shown on Schedule 5.2.1. The mapping is approximate and can be further refined through detailed information and consultation with the Province and the County. Such areas shall be protected to allow as much of the resource as is realistically possible to be made available for use to supply resource needs, as close to markets as possible, in a manner which minimizes social and environmental impacts. All applications for new or expanded mineral aggregate operations shall satisfy the requirements of the ARA or its successor and be supported by an EIS and meet all applicable policies of this Plan, including Sections 3.3.5, 3.8, and 4.5. A County Official Plan amendment is not necessary to permit aggregate development however County interests and issues will be addressed through a local municipal Official Plan amendment. .</i></p>	<p>The applications for amendments to the Severn Township Official Plan and Zoning Bylaw include all of the technical reports prepared for the ARA application, together with additional information requested by Township and County planning staff through preconsultation.</p>
<p><i>4.4.6 Mineral aggregate operations shall minimize impacts to adjacent or nearby uses by reason of dust, noise, effects on water table and quantity or other effects from mining activities or transportation of aggregates.</i></p>	<p>Operational measures to mitigate the impacts related to the proposed quarry operation, including noise, dust, transportation and water impacts, have been assessed through the technical reports submitted with the applications. The recommended measures to mitigate any adverse impacts have been incorporated as conditions on the Site Plans.</p>

<p><i>4.4.7 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.</i></p>	<p>The phasing and sequence of operations and progressive rehabilitation is detailing on the Site Plans. The design will limit the extent of the active operation to approximately 25 hectares at any given time during the life of the operation. The final rehabilitation considers the adjacent land uses and compatibility of the proposed end use with surrounding lands.</p>
<p><i>4.4.8 The County may require a Cultural Heritage Report in support of a proposed new or expanded mineral aggregate operation to identify significant cultural features as outlined in Section 4.6. If significant cultural features are identified they shall be conserved which may include mitigation measures and/or alternative development approaches.</i></p>	<p>As part of the applications, a Stage 1, 2 and 3 Archaeology Assessment was completed. The assessment was reviewed by the province and the application meets the requirements of the County OP in this regard.</p>
<p><i>4.4.12 The County may enter into agreements with the owners and operators of mineral aggregate extractive developments to determine the appropriate use of County Roads as haul routes. The County will seek to establish haul routes on County Roads that are suitable for the function based on traffic patterns and existing and proposed land uses served by the roads.</i></p> <p><i>Where there are two or more alternative haul routes, the haul route having the least impact shall be selected. The costs of upgrading the roads shall be borne by the operators who require the upgrading.</i></p>	<p>The application proposes the extension of the built portion of Nichols Line, at the applicant's expense, to provide access to the Site. The proposed haul route is Nichols Line, which is an existing haul route in Simcoe County.</p>

4.5 OFFICIAL PLAN POLICIES: TOWNSHIP OF SEVERN

The Township of Severn Official Plan includes goals, objectives and policies to guide growth and development in the municipality through to 2046.

The objectives include ensuring that as much of the Mineral Aggregate Resource area in the Township, as is realistically possible, is available to supply mineral aggregate needs, provided the extraction can occur with minimal environmental and social impacts.

Severn Township Official Plan	Cumberland Quarry Proposal
<i>a) All new Mineral Aggregate Operations and expansions to existing Mineral Aggregate Operations shall require an Amendment to the Official Plan to the Aggregate Resources designation and an Amendment to the implementing Zoning By-law as well to satisfy the requirements of the Aggregate Resources Act or its successor.</i>	Applications for an Official Plan and Zoning amendment have been submitted for the proposed quarry
<i>b) Applications for proposed new and/or expansions to existing Mineral Aggregate Operations shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment, and evaluated in accordance with Provincial policy, Provincial standards, regulations and guidelines, as well as the applicable policies of this Plan, and, if approved under the Aggregate Resources Act, will operate under a site-specific license/permit as issued by the Ministry of Northern Development, Mines, Natural Resources and Forestry or its successor.</i>	The applications are supported by a series of Technical Reports (see section 3 of this report for details). The reports are based on the requirements of the Aggregate Resources Act for new licence applications and have been prepared in accordance with current provincial policies and guidelines. The ARA application includes a set of Site Plans which incorporate the technical recommendations of the various technical reports.
<i>It is an objective of this Plan to ensure that mineral aggregate resources are protected for long-term use while ensuring that extraction occurs in a manner that minimizes potential social, economic and environmental impacts on the Township.</i>	The proposed quarry application supports the objective to make mineral aggregate resource available in a manner than minimizes potential impacts.
<i>It is an objective of this Plan to ensure that as much of the mineral aggregate resources located in the Township as is realistically possible is made available to supply mineral aggregate needs provided the extraction can occur such that environmental and social impacts are minimized in accordance with Provincial standards and regulations.</i>	The proposed quarry has been designed to minimize environmental and social impacts by including all of the recommended measures to mitigate impacts on water resources, natural heritage features, cultural heritage features, as well as minimizing impacts from noise, dust, traffic and blasting.
16.2.1 <i>Areas having high aggregate or mineral resource potential are identified on Schedule F attached to this Plan as Aggregate Potential. Areas of Aggregate Potential shall be protected for long-term use for aggregate extraction. The underlying land use designations shown on the Schedules to this Plan have been determined to</i>	The proposed quarry is located in an area that has been identified in the Official Plan as having High Mineral Aggregate potential for bedrock resources (Schedule F). The underlying Greenland designation allows mineral aggregate extraction subject to meeting the other tests of this plan together with the relevant provincial policy requirements.

<p><i>be compatible with the long-term protection of these areas for aggregate extraction.</i></p>	
<p>16.2.5 <i>Some of the lands identified as Aggregate Potential are also designated Environmental Protection or Greenlands. New aggregate development or expansion to existing uses within the Environmental Protection or Greenlands designation can only take place in accordance with the of this Plan and the PPS. There may be cases where it can be shown that mineral aggregate extraction will not have a negative impact on the key natural heritage features and key ecological features. In such cases, the Township shall be satisfied that the criteria set out in Section 16.3.1.5 are met to its satisfaction prior to approving new mineral aggregate operations in these areas.</i></p>	<p>The Natural Heritage Report includes an inventory of the significant features on the site and adjacent lands and evaluates the potential impact of the quarry on natural heritage features and functions. With the proposed mitigation measures in place, and considering the proposed rehabilitation of the site, the report concludes that there are no negative impacts on key natural heritage features or functions.</p> <p>We note that 16.3.1.5 relates to the former Growth Plan polices which are no longer in place and have been updated and consolidated with the 2024 PPS.</p>
<p>16.2.8 <i>Strategies to conserve mineral aggregate resources within the Township shall be encouraged, including: a) The recovery and recycling of manufactured materials derived from mineral aggregate resources for reuse in construction, manufacturing, industrial, or maintenance projects as a substitute for new mineral aggregate resources; b) Recycling of manufactured materials derived from mineral aggregate resources may not be appropriate for every licensed aggregate site. Proposals shall be subject to the policies of approvals and licensing; and, c) The wise use of mineral aggregate resources, including utilization or extraction of on-site mineral aggregate resources prior to development occurring.</i></p>	<p>The proposed quarry operation includes provisions to recycle concrete and asphalt for use in aggregate products, using the current Site Plan conditions that are provided by MNR.</p>
<p>16.3.1.2 <i>Applications for proposed new and/or expansions to existing mineral aggregate operations shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment, and evaluated in accordance with Provincial policy, Provincial standards, regulations and guidelines, as well as the applicable policies of this Plan and, if approved under the Aggregate Resources Act,</i></p>	<p>The applications are supported by a series of Technical Reports (see section 3 of this report for details). The reports are based on the requirements of the Aggregate Resources Act for new licence applications and have been prepared in accordance with current provincial policies and guidelines.</p> <p>The ARA application includes a set of Site Plans which incorporate the technical</p>

will operate under a site- specific license/permit as issued by the Province.	recommendations of the various technical reports.
<p>16.3.1.4</p> <p><i>The Township will consider an Official Plan Amendment to permit a new or expanded mineral aggregate operation based on the following: a) The effect of the mineral aggregate operation and mitigation measures to minimize impacts on: i. ii. iii. The natural features and ecological functions in accordance with the policies of this Section; Nearby Settlement Areas or concentration of residential uses; The agricultural resources in accordance with the policies of this Section; iv. Sensitive land uses; v. The quality and quantity of sensitive groundwater features; vi. The quality and quantity of sensitive surface water features; vii. Nearby wells used for drinking water purposes; viii. The groundwater recharge and discharge functions on the site and in the immediate area; ix. The effect of the noise, odour, dust and traffic generated by the proposed use on adjacent land uses; x. How the impacts from the proposed mineral aggregate operation will be mitigated in order to lessen those impacts; and, xi. How the site will be progressively rehabilitated, as per the policies of this Section and a license under the Aggregate Resources Act, to accommodate subsequent land uses after the extraction is completed. Rehabilitation shall consider approved and surrounding land uses and, where a concentration of mineral aggregate operations exists, comprehensive rehabilitation planning is encouraged.</i></p>	<p>The matters outlined In this section are addressed in the various technical reports prepared for the ARA and Planning Act applications, and include the recommended measures to mitigate impacts.</p> <p>The rehabilitation plans have taken into consideration the proposed rehabilitation of the adjacent licenced quarry operations particularly the final proposed grades and landform</p>
<p><i>b) An evaluation of cumulative impact, which shall address: i. ii. Existing mineral aggregate operations in the immediate area; and, The proposed mineral aggregate operations on lands. In considering the added impact of the new mineral aggregate operation to existing known impacts, the Township shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required.</i></p>	<p>The Hydrogeology, Natural Environment, Noise, Traffic and Blasting reports recognize the presence and effects of the 2 existing quarry operations located on the lands adjacent to the west and east of the Cumberland Quarry site. An assessment of cumulative impacts is incorporated into the analysis of the proposed quarry, particularly as related to combined impacts to groundwater, noise and traffic from the existing and proposed quarry operations.</p>

<p><i>c) The Township may require an Archaeological Assessment and/or Cultural Heritage Report in support of a proposed new or expanded mineral aggregate operation to identify significant cultural features. If significant cultural features are identified, they shall be conserved, which may include mitigation measures and/or alternative development approaches.</i></p>	<p>An Archaeology Assessment has been completed and a clearance letter from the Ministry of Multiculturalism has been provided.</p>
<p><i>The Township recognizes that one of the most significant impacts of aggregate extraction is the use of area roads to transport mineral aggregates to market. On this basis, the Township will require a review of all transportation options, including rail, when reviewing an application. If it is determined that the most appropriate means of transportation is by truck, it is a policy of this Plan to encourage the establishment of new mineral aggregate operations on the Existing Major Haul Routes and Existing Minor Haul Routes as shown on Schedule E. Any new haul route shall be identified on Schedule E, and will not require an amendment to this Plan. If a new haul route is being considered, Council shall be satisfied that the new haul route: a) Will not have an impact on existing residents and businesses along the proposed haul route, taking into account the scale, nature and location of existing development; b) Is, or will be, constructed to an appropriate standard for truck traffic; and, c) Will have a minimal impact on the character of the area.</i></p>	<p>Severn Aggregates proposes the upgrade of the Nichol's Line roadway between the proposed quarry entrance and Cambrian Road and will continue to discuss the details of the required road improvements with the Township. Nichols Line is identified as a "Major Haul Route" (OP Schedule B – Severn Transportation and Servicing)</p>
<p>16.3.1.12 <i>The rehabilitation of an existing mineral aggregate operation shall be progressive and in accordance with the Aggregate Resources Act Site Plan governing the operation.</i></p>	<p>The progressive and final rehabilitation plan reflects the current industry standards and meets the requirements of the ARA.</p>
<p>16.3.1.13 <i>It is the intent of this Plan that the after use of a rehabilitated aggregate operation shall be compatible with and will have minimal impact on the surrounding natural environment, vistas and views and existing uses</i></p>	<p>The final rehabilitation plan considers the surrounding land uses and is designed to provide connections and enhancement to the natural features in the area.</p>

<p>16.3.1.14</p> <p><i>For rehabilitation of new mineral aggregate operation sites, the following policies apply: a) The disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long term ecological integrity will be maintained or enhanced; b) If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of the application: i. ii. The health, diversity and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and, Any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated as early as possible in the life of the operation. ii. The health, diversity and size of these key natural heritage features and key hydrologic features will be maintained or enhanced; and, Any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated as early as possible in the life of the operation. c) Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or eco-district; d) Progressive rehabilitation shall be undertaken where aggregate extraction occurs in stages</i></p>	<p>The progressive and final rehabilitation is staged to ensure that restoration of natural features and functions occurs as soon as possible as operations proceed, to limit disruption to habitat on and near the site. The proposed wetland compensation plan and monitoring program are designed to protect and enhance the habitat on the Site and gauge the success of the restoration on an ongoing basis.</p>
--	---

4.5 TOWNSHIP OF SEVERN ZONING BY-LAW

An application for a zoning by-law amendment is required, to rezone the lands from “Greenland” (GL) Zone to Extractive Industrial (M3) Zone to permit the establishment of a Class A, Quarry below water table. There is no change proposed to the portion of the property that is currently zoned “Environmental Protection” (EP) located outside of the proposed area of extraction.

The ARA Site Plans set out the following setbacks and buffers, in accordance with ARA regulations:

- 30 metre setback along the southeast boundary, from the Provincially Significant Wetland

- 15 metres from the south property limit and the east property limit (adjacent to Lot 14)
- 0 (zero) metre setback along the west boundary, and east boundary (adjacent to Lot13 and adjacent to the municipal road allowance along the western boundary)
- A 90 metre buffer area is proposed along the northern property limit for a tree nursery

Please refer to Page 2 of the Site Plans (Operational Plan) and notes 20, 21 and 22 as well as Table 4 for the details of the proposed setbacks and buffers.

5.0 Planning Conclusion

To permit the establishment of the Cumberland Quarry, Severn Aggregates Ltd. is submitting applications for amendments to the Township of Severn Official Plan and Zoning By-law, which would redesignate a portion of the lands from 'Greenlands' to 'Licenced Pit or Quarry' and rezone the lands from "Greenlands" (GL) to Extractive Industrial (M3).

A Licence application was submitted to the Ministry of Natural Resources (MNR) for a Class A, Quarry Below Water license under the Aggregate Resources Act (ARA). The ARA Notification and Consultation process was completed in 2020. As there were unresolved objections, the Ministry will refer the application to the Ontario Land Tribunal (OLT) for a decision. The referral will be made after a decision on the Zoning application is available, so that the ARA and Planning Act matters can be considered together.

The Official Plan and Zoning by-law amendment applications are supported by the land use planning analysis, the Site Plans, and the associated technical reports referenced in this document.

Based on these submissions it is concluded that:

- 1) The proposed quarry is located in a recognized mineral aggregate resource area and contains a substantial quantity of commercial aggregate resource.
- 2) The aggregate resources can be extracted in such a manner that potential environmental and social impacts are minimized.
- 3) The matters of provincial interest as identified in Section 2 of the Planning Act have been properly assessed and the proposal has appropriate regard to these provincial interests.
- 4) The proposed quarry, through its Operations Plan, Rehabilitation Plan and the recommendations of the supporting technical reports, is consistent with provincial policy as set out in the 2024 Provincial Planning Statement.
- 6) The Provincial Planning Statement contains policies requiring mineral aggregate resources to be protected and that as much of the resource as possible be made available as close to market as is possible. The proposal is consistent with this provincial objective as well as

provincial policy related to the protection of natural heritage, water and cultural resources and the protection of public health and safety.

- 7) The proposal is consistent with the relevant policies of the Official Plans for Simcoe County and the Township of Severn with regard to proposals for mineral aggregate operations.
- 8) The ARA site plans, prepared by taking into consideration the technical studies, surrounding land uses and legislative requirements, will minimize any environmental and social impacts in accordance with the Provincial Standards established under the ARA.

The proposed quarry reflects the recommendations of the accompanying technical reports. The operational notes on the license site plans under the Aggregate Resources Act, have incorporated conditions to reflect specific recommendations and measure to mitigate any negative environmental effects.

In my professional opinion, the proposal is in the public interest and represents good land use planning.

This report has been prepared by:

A handwritten signature in black ink, appearing to read 'MH', is positioned above the printed name of the preparer.

Melanie Horton, MCIP, RPP
Esher Planning Inc.

April 2025

FIGURES

FIGURE 1: LOCATION

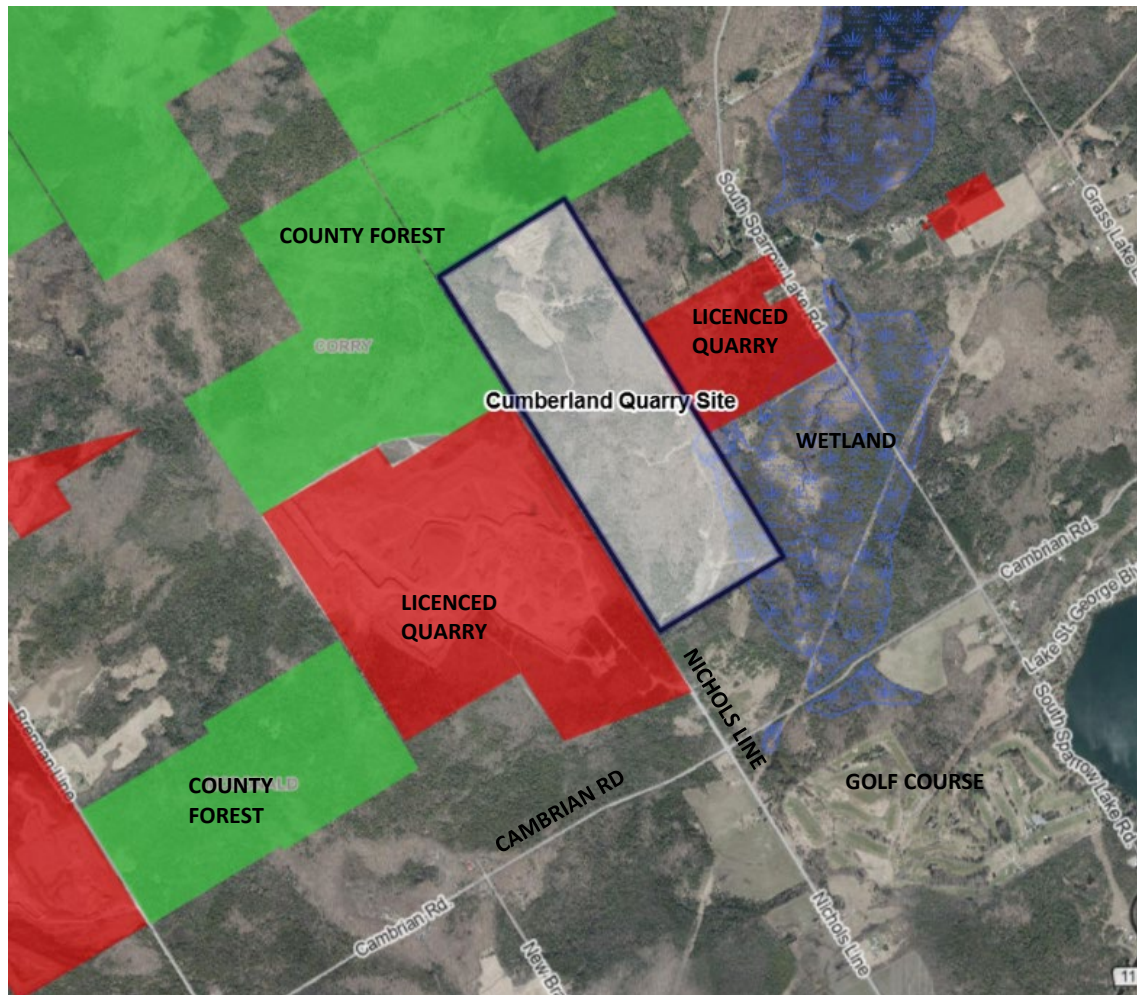


SEVERN AGGREGATES
CUMBERLAND QUARRY

Part Lots 12, 13, 14 , Concession 11
Township of Severn, Simcoe County



FIGURE 2: SURROUNDING LANDS

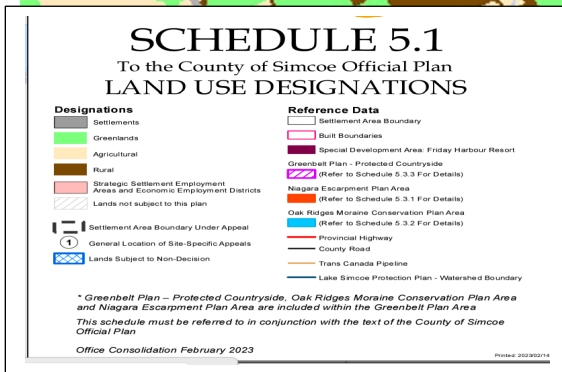
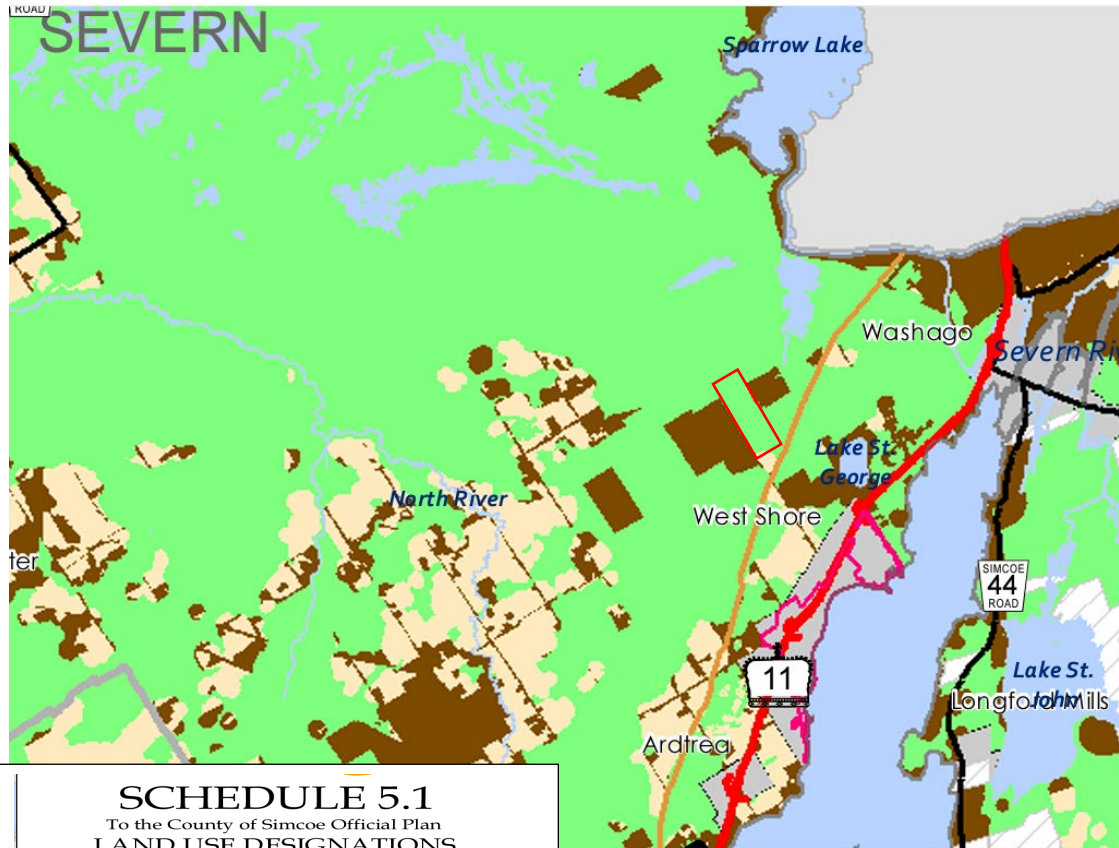


SEVERN AGGREGATES
CUMBERLAND QUARRY

Part Lots 12, 13, 14 , Concession 11
Township of Severn, Simcoe County



**FIGURE 3: SIMCOE COUNTY OFFICIAL PLAN
 SCHEDULE 5.1: LAND USE DESIGNATIONS**

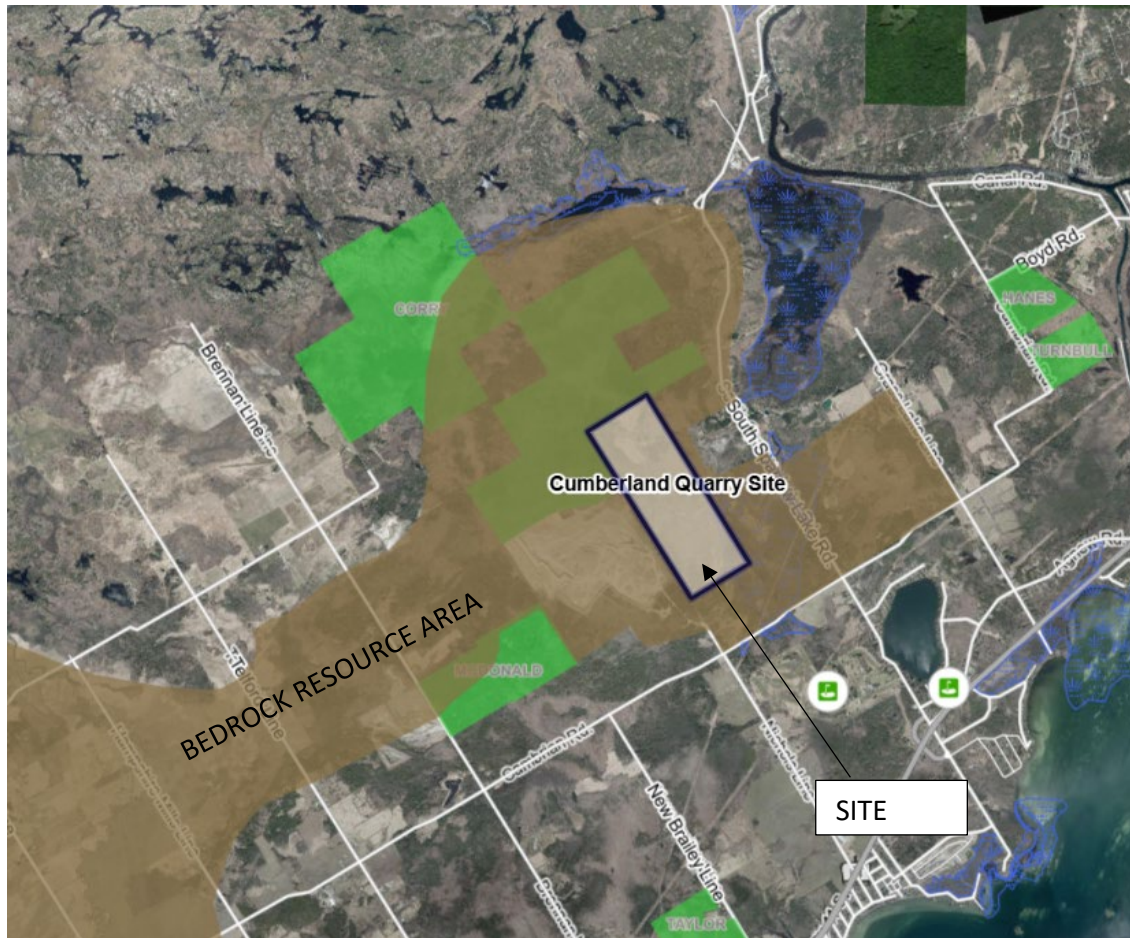


**SEVERN AGGREGATES
 CUMBERLAND QUARRY**

Part Lots 12, 13, 14 , Concession 11
 Township of Severn, Simcoe County



**FIGURE 4: SIMCOE COUNTY OFFICIAL PLAN
SCHEDULE 5.2.1, HIGH POTENTIAL MINERAL AGGREGATE RESOURCES AREA**

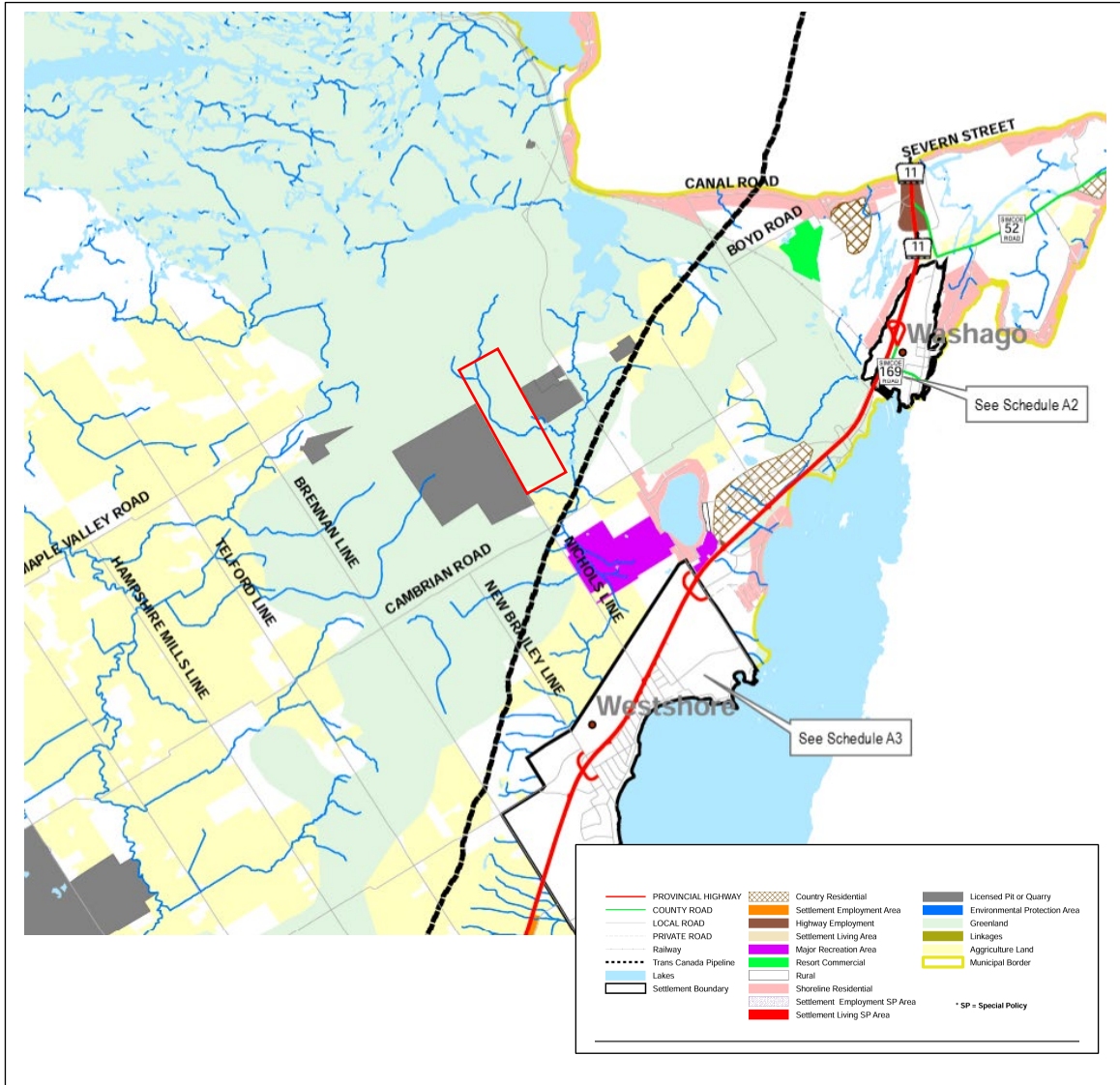


SEVERN AGGREGATES
CUMBERLAND QUARRY

Part Lots 12, 13, 14 , Concession 11
Township of Severn, Simcoe County



**FIGURE 5: TOWNSHIP OF SEVERN OFFICIAL PLAN
 LAND USE SCHEDULE A SOUTH**

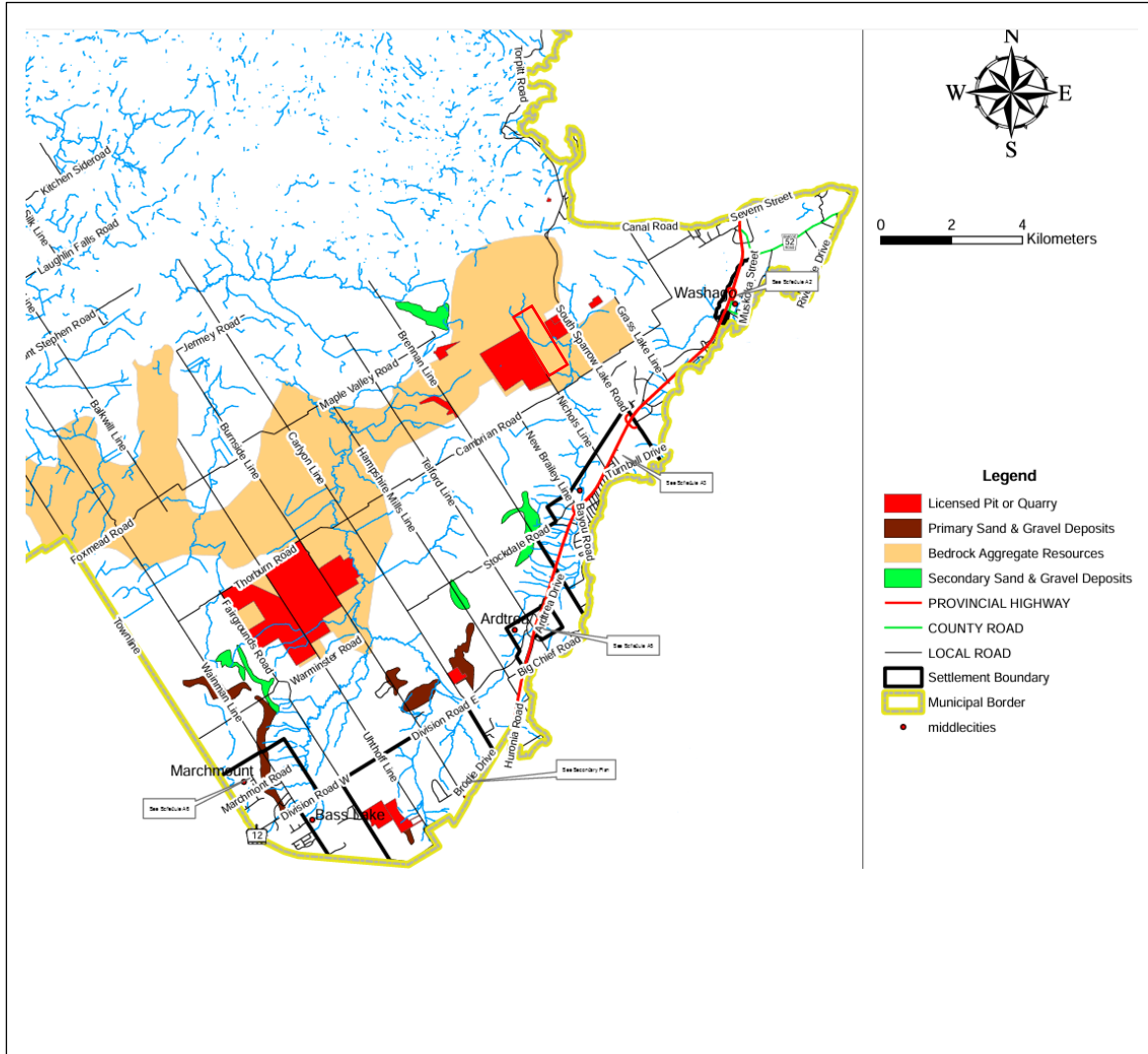


**SEVERN AGGREGATES
 CUMBERLAND QUARRY**

Part Lots 12, 13, 14 , Concession 11
 Township of Severn, Simcoe County



**FIGURE 6: TOWNSHIP OF SEVERN OFFICIAL PLAN
 SCHEDULE C: AGGREGATE RESOURCE POTENTIAL AREA**

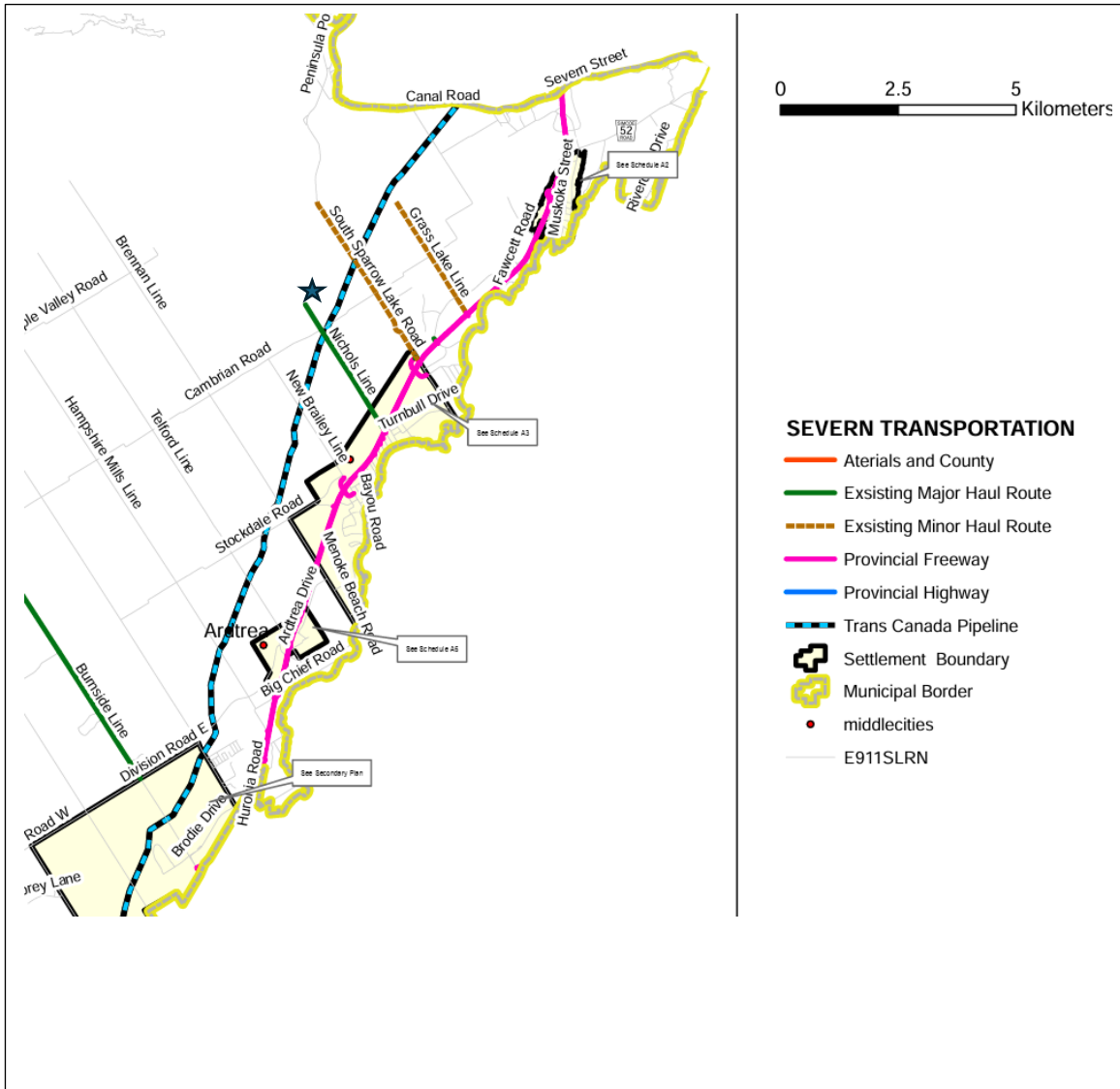


**SEVERN AGGREGATES
 CUMBERLAND QUARRY**

Part Lots 12, 13, 14 , Concession 11
 Township of Severn, Simcoe County



FIGURE 7: TOWNSHIP OF SEVERN OFFICIAL PLAN SCHEDULE B: TRANSPORTATION AND SERVICING

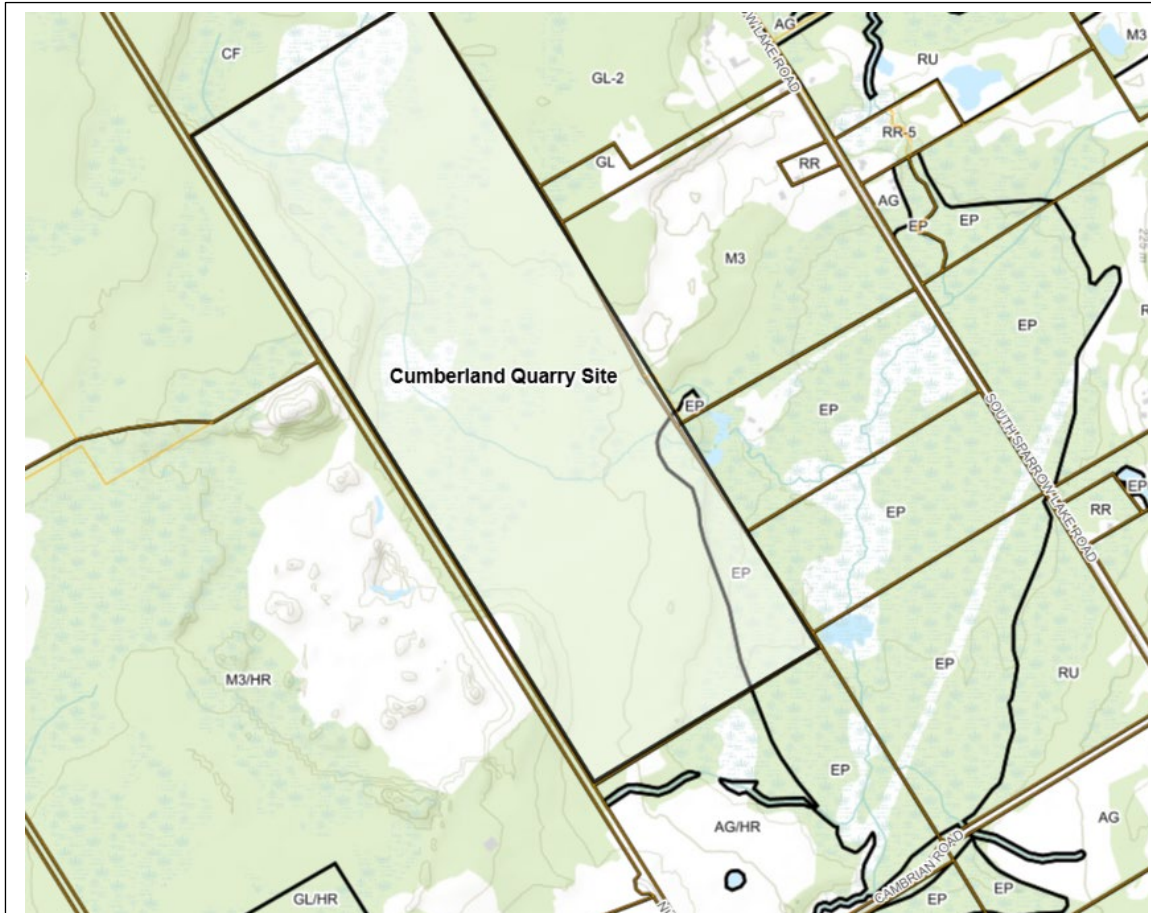


SEVERN AGGREGATES CUMBERLAND QUARRY

Part Lots 12, 13, 14 , Concession 11
 Township of Severn, Simcoe County



FIGURE 8: TOWNSHIP OF SEVERN ZONING By-LAW 2010-65

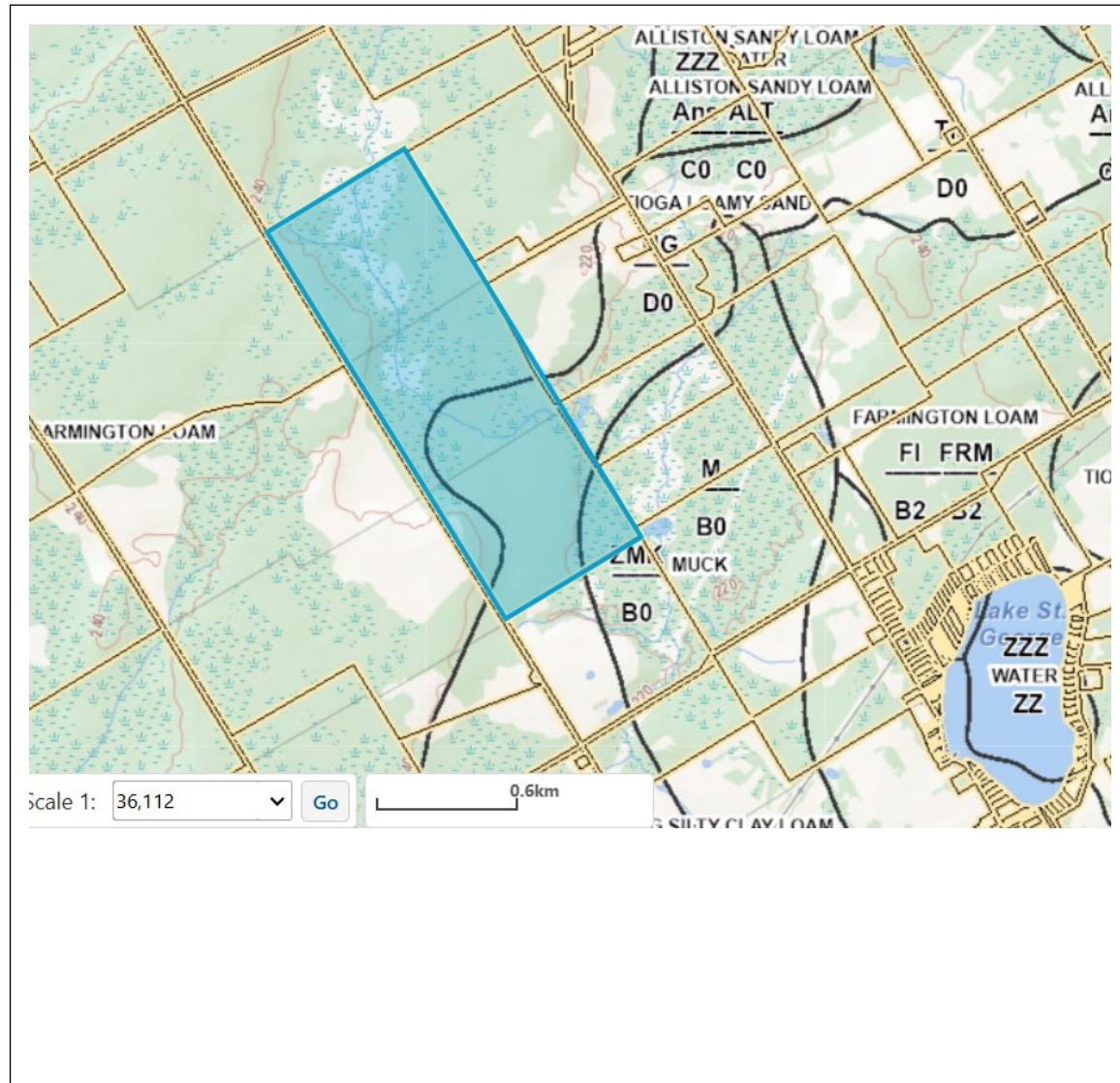


SEVERN AGGREGATES
CUMBERLAND QUARRY

Part Lots 12, 13, 14 , Concession 11
Township of Severn, Simcoe County



FIGURE 9: SOILS MAPPING
Source: OMAFRA AgMaps

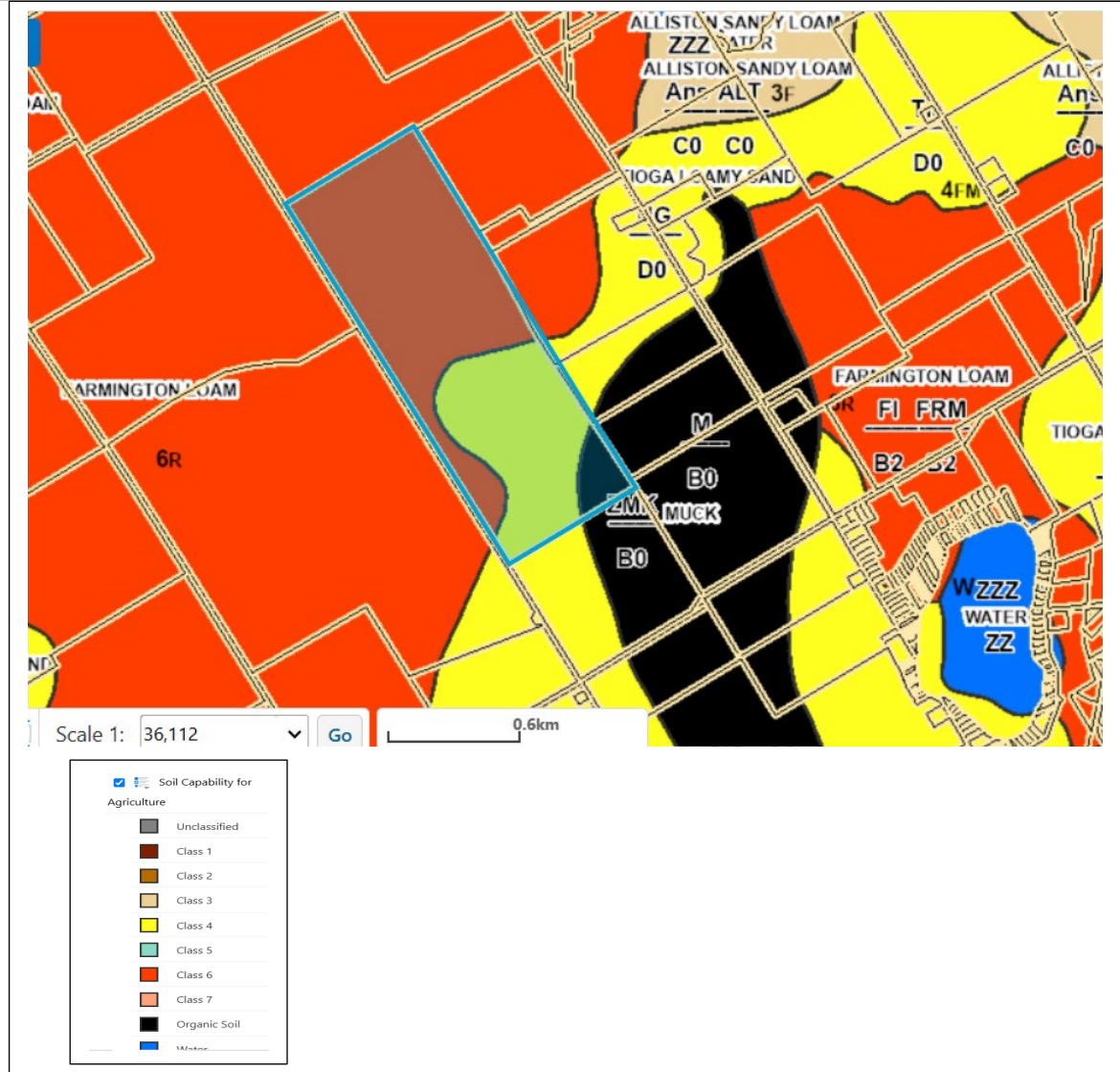


SEVERN AGGREGATES
CUMBERLAND QUARRY

Part Lots 12, 13, 14 , Concession 11
Township of Severn, Simcoe County



FIGURE 10: SOIL CAPABILITY FOR AGRICULTURE (CLI MAPPING)
 Source: OMAFRA AgMaps



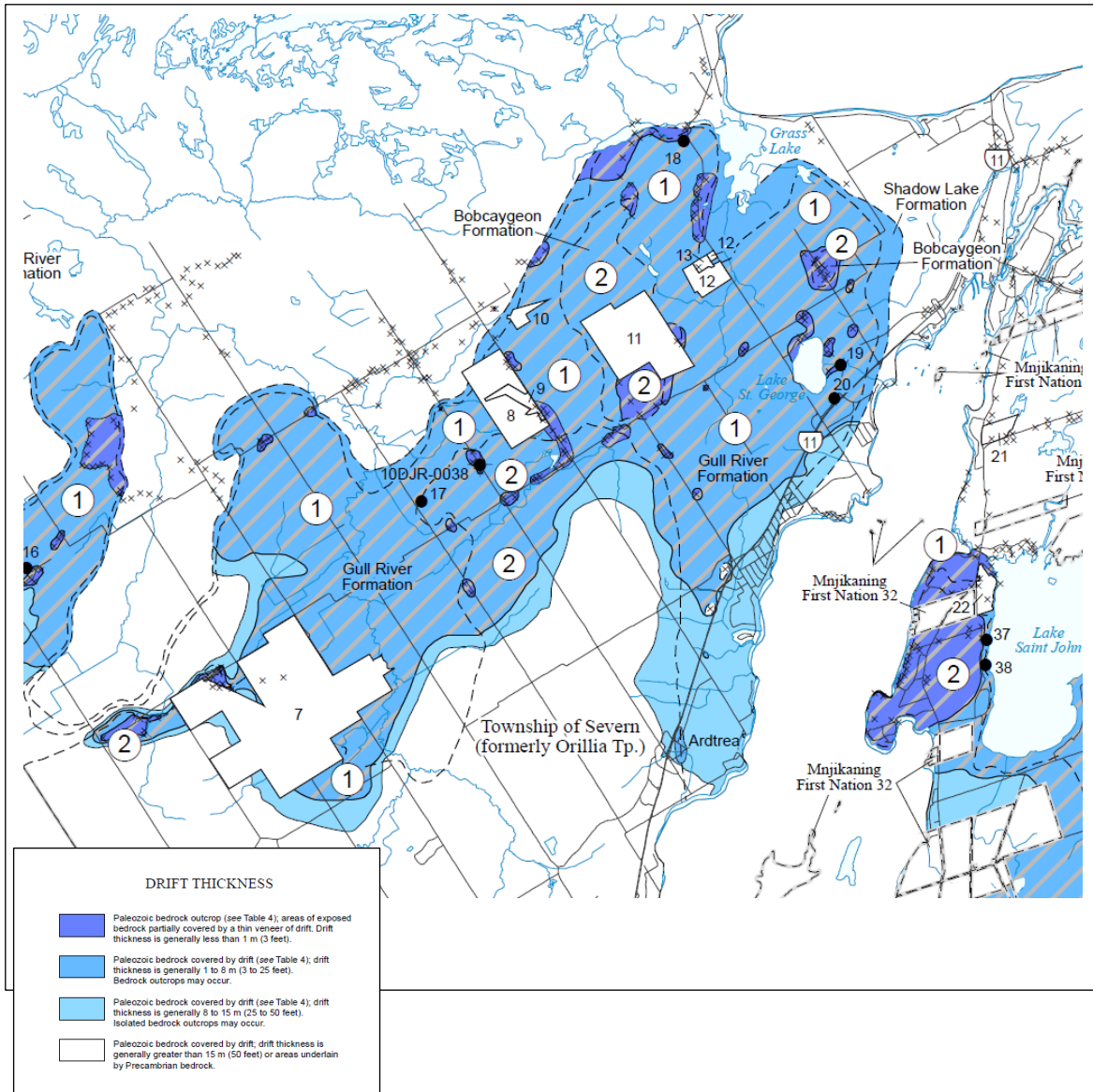
**SEVERN AGGREGATES
 CUMBERLAND QUARRY**

Part Lots 12, 13, 14 , Concession 11
 Township of Severn, Simcoe County



FIGURE 11: GEOLOGY MAPPING

Aggregate Resource Inventory Paper (ARIP) 188, Simcoe County



SEVERN AGGREGATES CUMBERLAND QUARRY

Part Lots 12, 13, 14 , Concession 11
 Township of Severn, Simcoe County