

HASTINGS COUNTY STAFF REPORT
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

Agent/Applicant: MHBC/Freymond Lumber Ltd.
Civic Address: 2287 Bay Lake Road
Legal Description/Municipality: Part of Lots 51 and 52, Concession WHR, Township of Faraday

Official Plan Designation	Rural (subject Lands)
Proposed Official Plan Designation	Extractive (Active) and Rural
Current Zoning	Rural (RU) Zone, Industrial (M) Zone and the Environmental Protection (EP) Zone
Proposed Zoning	Extractive Industrial (MX-x) Exception Zone, Rural (RU) Zone, Industrial (M) Zone and the Environmental Protection (EP) Zone

Staff Recommendations:

THAT the County Planning Directors Staff report regarding Amendment No. 18 (Freymond Quarry) to the Hastings County Official Plan and Zoning By-law Amendment to the Township of Faraday Comprehensive Zoning By-law No. 21-2012 for lands located in Part of Lots 51 and 52, Concession WHR Township of Faraday, BE RECIEVED.

Planning Review and Comments:

Purpose/Description of Application:

The County of Hastings and the Township of Faraday have received an application for a site specific Official Plan Amendment (OPA No. 18 - Freymond Quarry), for lands located in Part of Lots 51 and 52, Concession WHR, Township of Faraday, in order to facilitate the development of a Class A (Category 2) quarry. The applicant has also submitted an application for a zoning by-law amendment (ZBLA) for the same lands/purpose, with the intent that the Official Plan Amendment and Zoning By-law Amendment processes under the Planning Act will run concurrently.

The subject lands are approximately 128 ha (316.3 ac) in area with frontage onto Bay Lake Road and a small portion of frontage onto Highway No. 62. Approximately 33.3 ha (82.3 ac) of the subject lands are proposed to be licensed under the Aggregate Resources Act. Proposed Official Plan Amendment 18 and the zoning by-law amendment would re-designate/rezone the 33.3 ha of lands proposed to be licensed. There is a Class B sand and gravel pit on the subject lands immediately north of the proposed quarry and a lumber mill to the south east of the quarry also located on the subject lands. The remainder of the lands are generally forested (**see attachment no. 1**).

In support of the application the applicant has submitted a number of studies and reports including:

- Planning Justification Report & Aggregate Resources Act Summary Statement, prepared by MHBC, dated December 2016;
- Visual Impact Analysis prepared by MHBC, dated December 2016;

- Proposed Freymond Quarry, Level 1 and 2 Hydrogeological Investigation Report, prepared by MTE Consultants Inc., dated December 1, 2016;
- Freymond Lumber Ltd. Quarry, Natural Environment Levels 1 and 2 Technical Report, prepared by Robin E. Craig, prepared November 2016;
- Stage 1 and 2 Archaeological Assessment, Part of Lots 51 and 52 Concession West of Hastings Road, Faraday Township, Ontario, prepared by Golder Associates Ltd., dated November 8, 2016;
- Freymond Aggregated Quarry, Traffic Impact Study, prepared by Tranplan Associates, dated November 2016;
- Blast Impact Analysis, Freymond Quarry, prepared by Explotech Engineering Ltd., dated December 13, 2016;
- Acoustic Assessment Report, Freymond Quarry, prepared by High Williamson Associates Inc., dated December 15, 2016;
- Aggregate Resources Act Site Plans, prepared by MHBC, dated December 2016.
- Updated Aggregate Resources Act Site Plans, prepared by MHBC, dated September 2018 (see attachment no. 2).

Provincial Policy Statement, 2014 (PPS) Consistency:

The “Planning Justification Report & Aggregate Resources Act Summary Statement” provided by the applicant provides a detailed review of the policies in the Provincial Policy Statement and how they relate to the proposed quarry (see attachment no. 3). County planning staff have reviewed their analysis and generally agree with the statements and conclusions in the report, subject to the County and Township’s peer reviewers being satisfied with the supporting studies/reports.

Official Plan Conformity:

The subject lands are designated **Rural** and located immediately north of an area designated as **Extractive (Reserve)**. In order to allow for the quarry use on the subject lands the applicant requires an Official Plan Amendment. The application for Official Plan Amendment is requesting to re-designate the portion of the owners lands proposed to be licensed under the Aggregate Resources Act from the **Rural** designation to the **Extractive (Active)** designation. The “Planning Justification Report & Aggregate Resources Act Summary Statement” provided by the applicant provides a detailed review of the policies of the County of Hastings Official Plan and how they relate to the proposed quarry (see attachment no. 4). County planning staff have reviewed their analysis and generally agree with the statements and conclusions in the report, subject to the County and Township’s peer reviewers being satisfied with the supporting studies/reports.

Zoning By-law:

The subject lands are currently zoned the **Rural (RU) Zone** and **Industrial (M) Zone**. The proposed zoning by-law amendment would rezone the 33.3 ha of lands proposed to be licensed to a site specific **Extractive Industrial (MX- *) Exception Zone**. The special exception zone would allow for aggregate recycling in addition to the typical permitted uses in the **Mineral Extraction (MX) Zone**. The amendment will also provide site specific setback to surrounding land uses, which include a minimum extraction setback of 30 m from a road and lands zoned residential and 15 m from all other property lines. All processing operations shall be setback 90 m from lands zoned residential. The site specific setbacks are based on the conclusions and findings of the supporting studies.

Supporting Studies and Peer Review:

Generally, the Official Plan seeks to allow for the extraction of primary resources (such as aggregate) while ensuring that any new extractive operation mitigate and/or minimize impacts on:

- 1) the natural environment;
- 2) water resources;
- 3) cultural and heritage resources; and
- 4) surrounding land uses (including noise and vibration, traffic and visual impacts).

As noted above a number of studies have been submitted in support of the application which address the above issues. The Level 1 and 2 Hydrogeological Investigation Report and Natural Environment Levels 1 and 2 Technical Report that were submitted demonstrate adverse impacts relating to the natural environment and water resources will be minimized. These studies have been peer reviewed on behalf of the County and the Township by Greer Galloway. Subject to some additional information and clarification that was provided, Greer Galloway is satisfied with the conclusions of the reports.

A Stage 1 and 2 Archaeological Assessment has been completed, which indicates that “no items of cultural heritage value or interest were recovered” and further that the study area be considered free from further archaeological concern. The Ministry of Tourism and Culture has reviewed the report and confirms the study has met the provincial standards and guidelines and has been added to the Ontario Public Register of Archaeological Reports.

With regards to impacts on surrounding uses an Acoustic Assessment Report and Blasting Impact Assessment were submitted indicating that any noise and vibrations impacts will be mitigated. These studies were peer reviewed by Valcoustics Canada Ltd. on behalf of the County and Township. While no major concerns have been identified, there are still some outstanding concerns relating to the Acoustical Assessment and Blasting Impact Analysis which planning staff understand are currently being addressed by the applicants and the County and Townships peer reviewers. The County and the Township will need to be satisfied that any concerns relating to Acoustical Assessment and Blasting have been adequately addressed.

A Traffic Impact Study has been submitted which indicates that “with improvements to the present southbound right turn taper at the Highway 62/Bay Lake Road intersection, adjacent roads and intersections will accommodate future site traffic from the new quarry”. The Traffic Impact Study has been peer reviewed on behalf of the County and the Township by Greer Galloway. Subject to some additional information and clarification that was provided, Greer Galloway is satisfied with the conclusions of the report.

With regards to potential visual impacts, the applicants have submitted a Visual Impact Assessment. The analysis indicated that while some of the observer locations will be able to see small areas of the proposed quarry, only when site preparation (e.g. construction equipment) and drilling operations occur at grade within a defined area, generally the surrounding areas will not be able to see the extraction, processing, stockpiling and shipping of aggregate on-site or the final rehabilitated site due to the topography in the area, existing tree cover and the elevations of the proposed quarry floor. In the location where portions of the quarry may be seen, views will be for a limited area, for a limited duration and will be located some distance from the subject site. The ability to view construction equipment for this limited area, for a limited duration from a distant view is typical of views that may exist in a rural area and overall the quarry will not result in any unacceptable visual impacts on the surrounding community.

The recommendations and conclusions of these studies have been incorporated into the most recent proposed Aggregate Resource Act site plan (**see attachment no. 2**), which if approved would form part of the licensing approval and would ensure the requirements of the studies are implemented.

Public Comments:

A number of comments and concerns have been received from members of the public. Attached are the comments that we have received to date (**see attachment no. 5**). A majority of the comments provided relate to concerns regarding water, environmental, noise and impact/enjoyment of surrounding lands. While many of the comments and concerns **may** be addressed by the supporting studies that have been submitted, the public meeting being held on September 30, 2018 will provide an opportunity for the applicants to present their application to Council and the public and an opportunity to address concerns. The public meeting further provides an opportunity for further public input/suggestions that could be valuable in improving upon the proposed quarry application.

Conclusions & Recommendation:

While a number of the supporting studies have been peer reviewed by the County and Township's peer review agents and any issues and concerns have been satisfactorily addressed, the Acoustical Assessment and Blasting Impact Assessment are still being reviewed. The County and Township peer reviewer must be satisfied that any concerns relating to blasting have been addressed prior to making any decisions on the applications. In addition, while a number of comments have been received to date, input and consideration of comments from the public meeting have not yet been received which is essential in consideration of the applications. In this regard, additional time is required to allow the applicants and County and Township Councils to consider public input prior to make any decisions on the applications.

Should you have any questions or require additional information, please contact the undersigned.

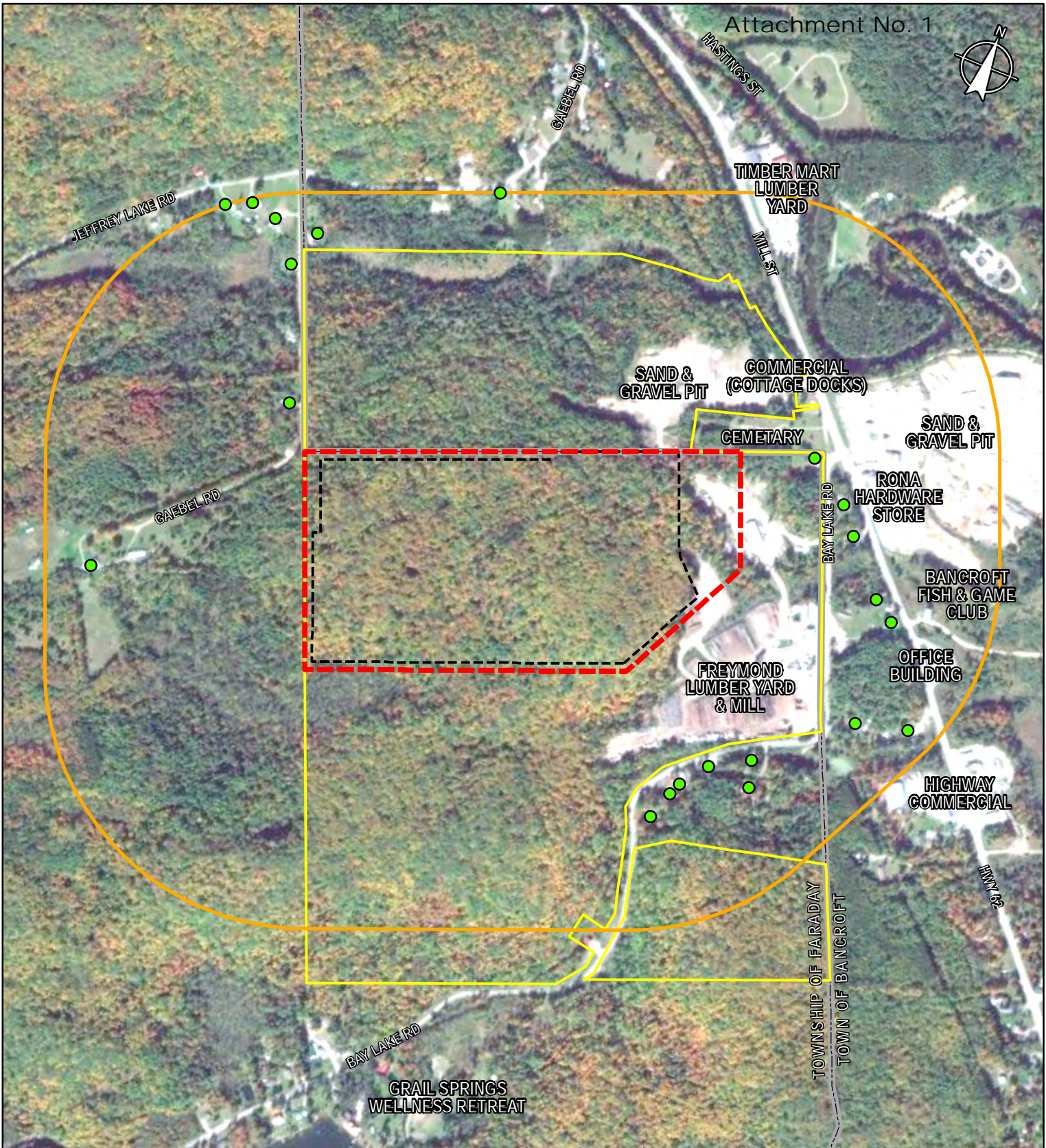
Respectfully Submitted,

Justin Harrow

Justin Harrow, MCIP, RPP
Director of Planning and Development

Attachments:

- 1) Site Environs and Surrounding land use map, prepared by MHBC dated December 2016;
- 2) Updated Aggregate Resources Act Site Plans, prepared by MHBC, dated September 2018;
- 3) Excerpt of Provincial Policy Statement review, prepared by MHBC Planning;
- 4) Excerpt of Hastings County Official Plan Review, prepared by MHBC Planning; and
- 5) Public comments received to date.



**FIGURE 3
SITE ENVIRONS &
SURROUNDING
LAND USES**

Freymond Quarry
RR#1, 2287 Bay Lake Road
Township of Faraday
County of Hastings

LEGEND

- Residential Buildings
- Proposed Licensed Boundary
- Proposed Extraction Limit
- 500m Boundary from License Area
- Additional Lands Owned by Applicant

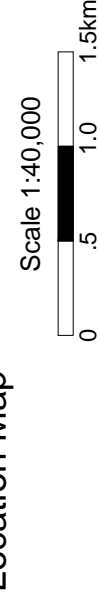
DATE	December, 2016
SOURCES	Contains information licensed under the Open Government Licence - Ontario
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Existing Features

NOTES:

- THESE SITE PLANS ARE PREPARED FOR SUBMISSION TO THE MINISTRY OF NATURAL RESOURCES AND FORESTRY IN CONJUNCTION WITH AN APPLICATION FOR A CLASS 'A' LICENCE (CATEGORY 2) UNDER THE AGGREGATE RESOURCES ACT AND ITS REGULATIONS.
- TOPOGRAPHIC INFORMATION PROVIDED BY MNRF - INFORMATION LICENCED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO. CONTOUR INTERVAL IS 1.0 METRE, INTERPOLATED FROM 5 METRE CONTOURS.
- PROPERTY BOUNDARY DESCRIPTION WAS COMPILED FROM SURVEY PREPARED BY GREG BISHOP SURVEYING AND CONSULTING LTD - JANUARY 24, 2014.
- SUBJECT LANDS ARE PRESENTLY ZONED RURAL (RU) AND INDUSTRIAL (M). ZONING INFORMATION OBTAINED FROM SCHEDULE 'A' - MAP 2 OF THE TOWNSHIP OF FARADAY ZONING BY-LAW NO. 21-2012 AND THE TOWN OF BANCROFT ZONING BY-LAW NO. 27-2006 - MAP 1.
- LAND USE INFORMATION COMPILED FROM AERIAL PHOTOGRAPHY. THE EXISTING VEGETATION IS BASED ON TOPOGRAPHIC INFORMATION LICENCED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO.
- AREA TO BE LICENCED: 33.3HA (82.3AC)
- AREA TO BE EXTRACTED: 27.7 HA (68.5AC)
- ELEVATION OF ESTABLISHED GROUND WATER TABLE IS 352 TO 376 M.A.S.L., HYDROGEOLOGIC ASSESSMENT, MTE CONSULTANTS INC., DECEMBER 1, 2016.
- ALL MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES.
- REFER TO SHEET 2 OF 3 FOR OPERATIONAL PLAN, 3 OF 3 FOR FINAL PROGRESSIVE REHABILITATION AND FOR CROSS-SECTIONS.

Location Map



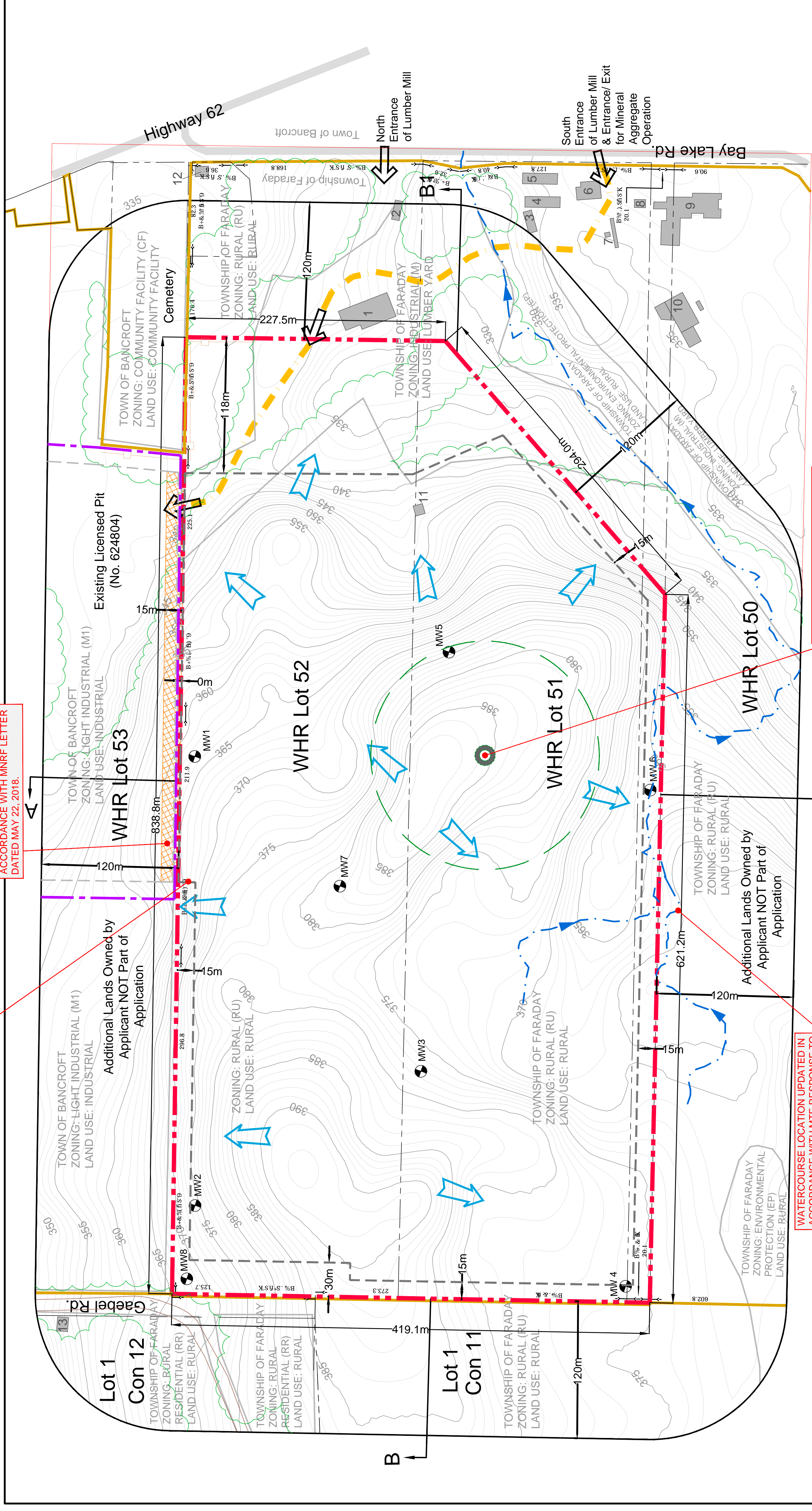
BUILDING LIST	
BUILDING #	USE
1-10	Freymond Lumber Operation
11	Sugar Shack (to be removed)
12	Residence (Owned by Applicant)
13	Residence

UPDATED LICENCE B PIT BOUNDARY IN ACCORDANCE WITH MHBC EMAIL TO MNRF DATED JUNE 25, 2018.

SETBACK TO BE REDUCED TO 0m IN ADJACENT LICENCE B PIT IN ACCORDANCE WITH MNRF LETTER DATED MAY 22, 2018.

WATERCOURSE LOCATION UPDATED IN ACCORDANCE WITH MTE RESPONSE TO GREER GALLOWAY CONSULTING ENGINEERS DATED MAY 1, 2018.

LOCATION OF PALE-BELLIED FROST LICHEN ADDED IN ACCORDANCE WITH RIVERSTONE REPORT DATED JULY, 2017 AND MNRF LETTER DATED MAY 22, 2018. ALSO ADDED TO LEGEND.



Legal Description

PART OF LOTS 51 & 52,
CONCESSION W.H.R.
TOWNSHIP OF FARADAY
COUNTY OF HASTINGS

- ### Legend
- Proposed Licensed Boundary
 - Proposed Limit of Extraction
 - Existing Licence Boundary
 - Existing Limit of Extraction
 - Boundary of Lands Owned by Applicant
 - Municipal Zoning Boundary
 - 120m from Licence Boundary
 - Cross-Section
 - Lot Line
 - Contour Line
 - Monitoring Well
 - Existing Tree Cover
 - Existing Entrance/Exit
 - Surface Drainage Direction
 - Existing Water Course
 - Existing Haul Route for Licence #624804
 - Existing Building
 - Paved Road
 - Area Subject to Separate ARA Site Plan Amendment to Reduce Setback from 15m to 0m
 - Pale-Bellied Frost Lichen Regulated Habitat under the Endangered Species Act

Site Plan Amendments

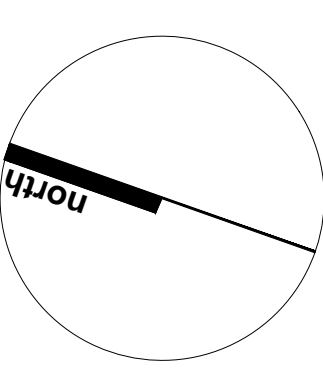
No.	Date	Description	By

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

MHBC ARCHITECTURE

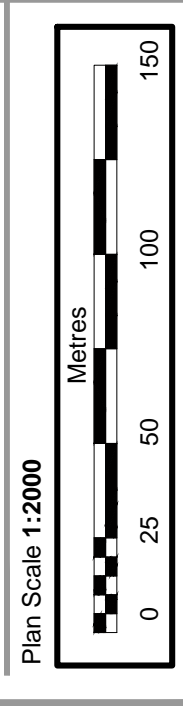
113 COLLIER STREET BARRIE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MNRF Approval Stamp



FREYMOND AGGREGATES
FREYMOND LUMBER LTD.
RR#1, 2287 Bay Lake Road
Bancroft, Ontario K0L 1C0

MNRF Licence Reference No.
Pre-approval review:
First Submission to MNRF, December 19, 2016
Second Submission to MNRF, September 7, 2018



File Name

Drawn By L.H.

Checked By B.Z.

File No. 15158B

Date SEPTEMBER 2018

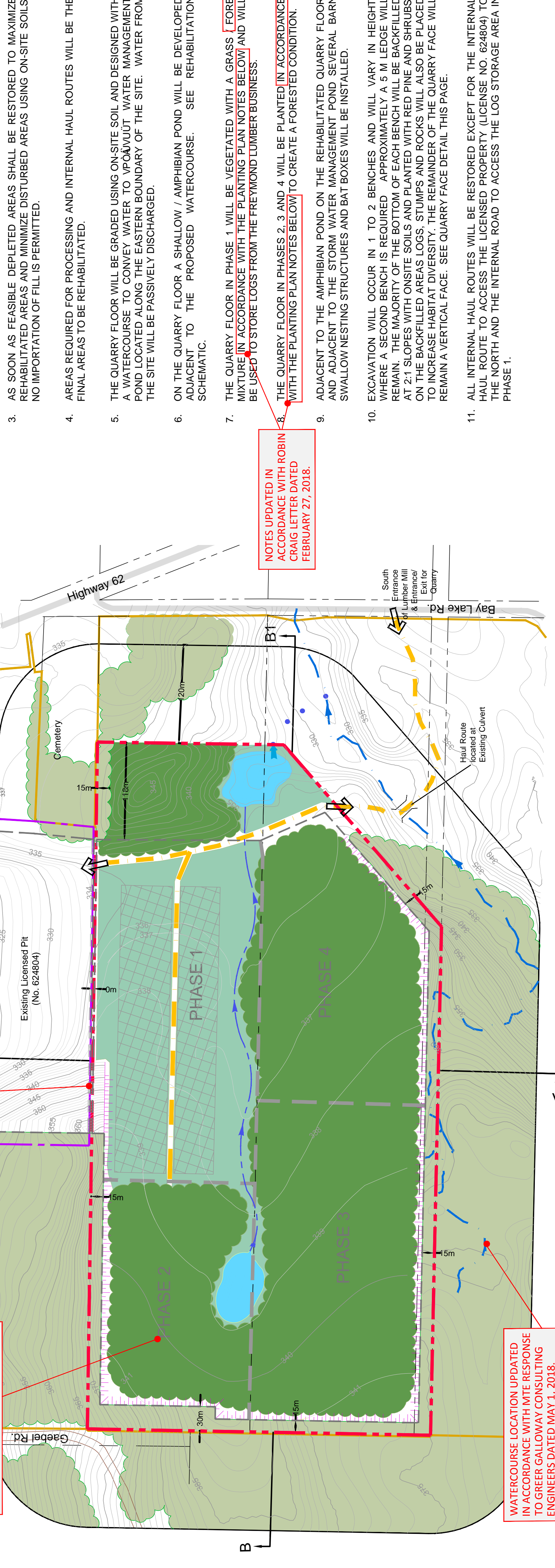
EXISTING FEATURES

1 OF 3

Drawing No.

Rehabilitation Plan

LEGAL DESCRIPTION
PART OF LOTS 51 & 52,
CONCESSION W.H.R.,
TOWNSHIP OF FARADAY
COUNTY OF HASTINGS



SETBACK TO BE REDUCED TO 0m IN ADJACENT LICENCE B PIT IN ACCORDANCE WITH MNRF LETTER DATED MAY 22, 2018.

NOTES

- AREA TO BE REHABILITATED 27.7HA (68.5AC).
- REHABILITATION WILL BE PROGRESSIVE GENERALLY IN ACCORDANCE WITH THE PHASING SCHEMATIC ON PAGE 2 OF 3.
- AS SOON AS FEASIBLE DEPLETED AREAS SHALL BE RESTORED TO MAXIMIZE REHABILITATED AREAS AND MINIMIZE DISTURBED AREAS USING ON-SITE SOILS. NO IMPORTATION OF FILL IS PERMITTED.
- AREAS REQUIRED FOR PROCESSING AND INTERNAL HAUL ROUTES WILL BE THE FINAL AREAS TO BE REHABILITATED.
- THE QUARRY FLOOR WILL BE GRADED USING ON-SITE SOIL AND DESIGNED WITH A WATERCOURSE TO CONVEY WATER TO APOUVIUT WATER MANAGEMENT POND LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE. WATER FROM THE SITE WILL BE PASSIVELY DISCHARGED.
- ON THE QUARRY FLOOR A SHALLOW / AMPHIBIAN POND WILL BE DEVELOPED ADJACENT TO THE PROPOSED WATERCOURSE. SEE REHABILITATION SCHEMATIC.
- THE QUARRY FLOOR IN PHASE 1 WILL BE VEGETATED WITH A GRASS FORB MIXTURE IN ACCORDANCE WITH THE PLANTING PLAN NOTES BELOW AND WILL BE USED TO STORE LOGS FROM THE FREYMOND LUMBER BUSINESS.
- THE QUARRY FLOOR IN PHASES 2, 3 AND 4 WILL BE PLANTED IN ACCORDANCE WITH THE PLANTING PLAN NOTES BELOW TO CREATE A FORESTED CONDITION.
- ADJACENT TO THE AMPHIBIAN POND ON THE REHABILITATED QUARRY FLOOR AND ADJACENT TO THE STORM WATER MANAGEMENT POND SEVERAL BARN SWALLOW NESTING STRUCTURES AND BAT BOXES WILL BE INSTALLED.
- EXCAVATION WILL OCCUR IN 1 TO 2 BENCHES AND WILL VARY IN HEIGHT. WHERE A SECOND BENCH IS REQUIRED APPROXIMATELY A 5 M LEDGE WILL REMAIN. THE MAJORITY OF THE BOTTOM OF EACH BENCH WILL BE BACKFILLED AT 2:1 SLOPES WITH ON-SITE SOILS AND PLANTED WITH RED PINE AND SHRUBS. ON THE BACKFILLED AREAS LOGS, STUMPS AND ROCKS WILL ALSO BE PLACED TO INCREASE HABITAT DIVERSITY. THE REMAINDER OF THE QUARRY FACE WILL REMAIN A VERTICAL FACE. SEE QUARRY FACE DETAIL THIS PAGE.
- ALL INTERNAL HAUL ROUTES WILL BE RESTORED EXCEPT FOR THE INTERNAL HAUL ROUTE TO ACCESS THE LICENSED PROPERTY (LICENSE NO. 624804) TO THE NORTH AND THE INTERNAL ROAD TO ACCESS THE LOG STORAGE AREA IN PHASE 1.

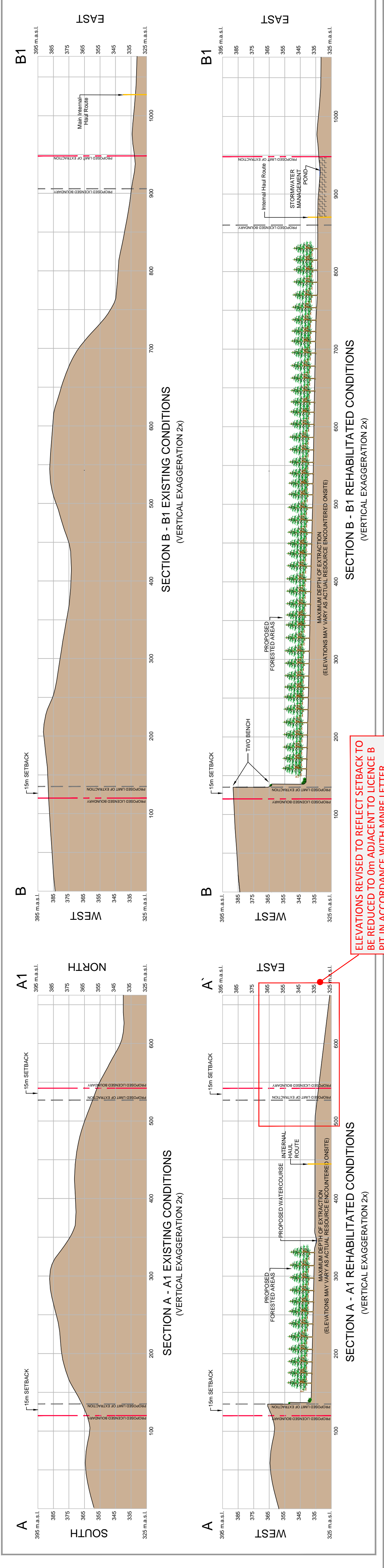
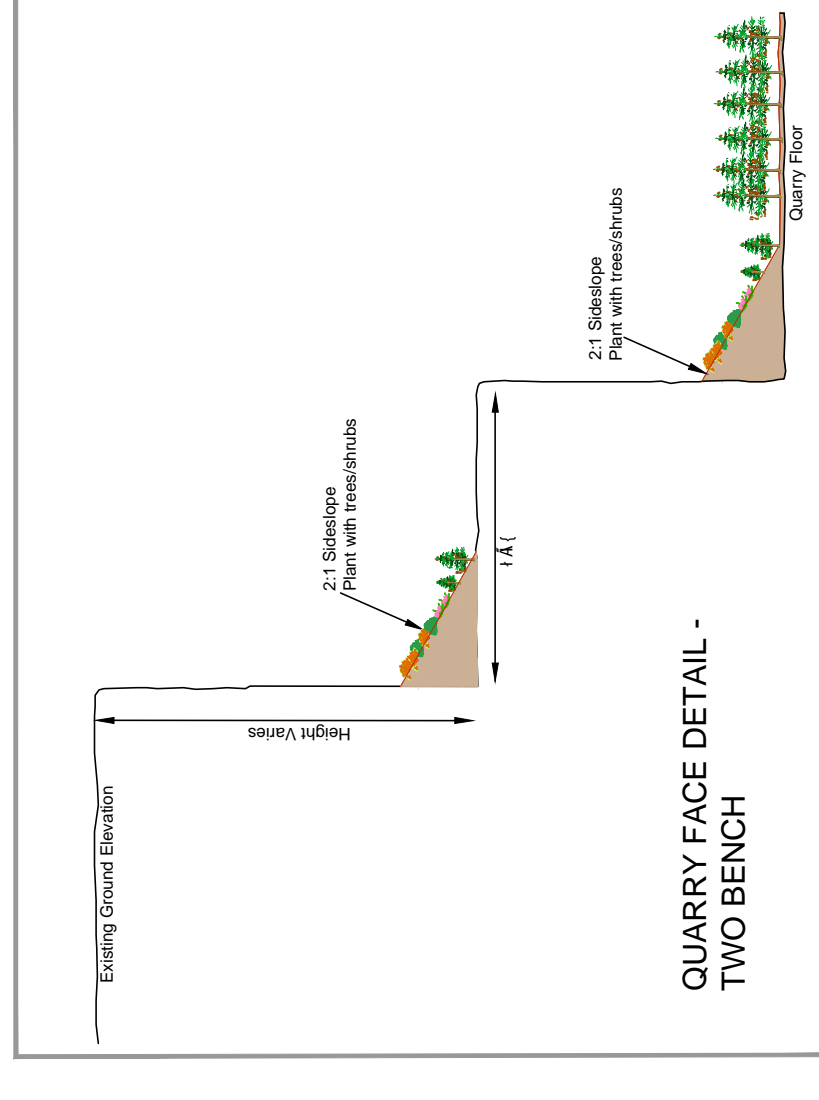
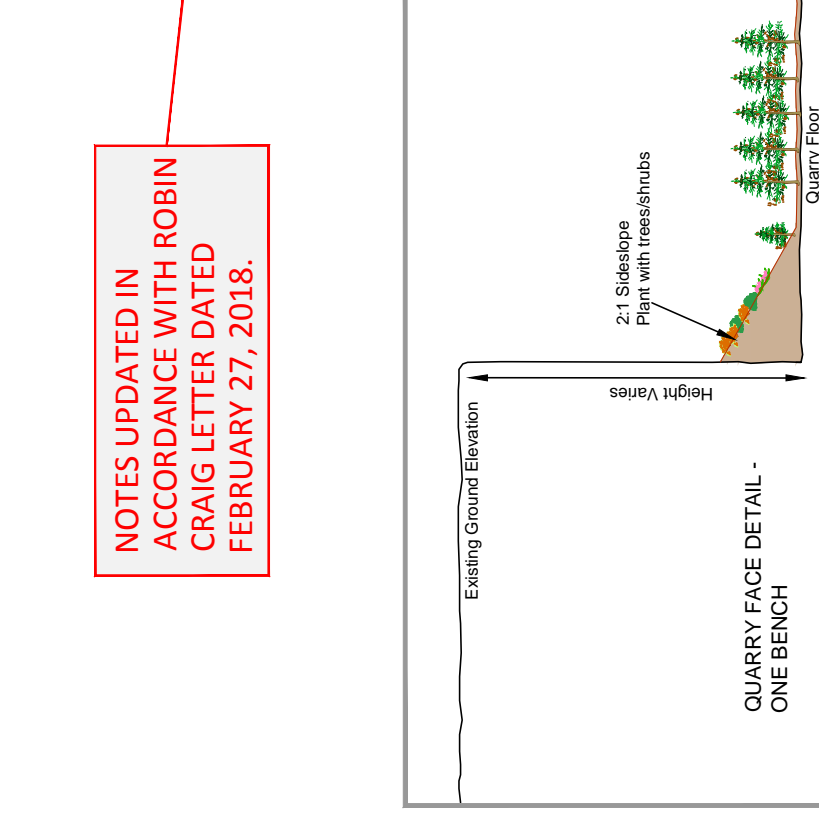
NOTES UPDATED IN ACCORDANCE WITH ROBIN CRAIG LETTER DATED FEBRUARY 27, 2018.

NOTES UPDATED IN ACCORDANCE WITH ROBIN CRAIG LETTER DATED FEBRUARY 27, 2018.

WATERCOURSE LOCATION UPDATED IN ACCORDANCE WITH MTE RESPONSE TO GREER GALLOWAY CONSULTING ENGINEERS DATED MAY 1, 2018.

- #### PHASE 1 PLANTING PLAN
- THE QUARRY FLOOR OF PHASE 1 WILL BE VEGETATED WITH A GRASS/FORB MIXTURE WHICH WILL INCLUDE THE FOLLOWING NATIVE AND NON-INVASIVE, NON-NATIVE SPECIES, SUBJECT TO AVAILABILITY. SUBSTITUTIONS MAY BE REQUIRED:
 - OAT (*Avena fatua*) FOR A COVER CROP
 - ALONG WITH:
 - PERENNIAL RYE (*Lolium perenne*)
 - CANADA WILD RYE (*Elymus canadensis*)
 - WHITE CLOVER (*Trifolium repens*)
 - COMMON MILKWEED (*Asclepias syriaca*)
 - NEW ENGLAND ASTER (*Symphiotrichum novae-angliae*)
 - GOLDENROD (*Solidago* sp.)
 - THE PLANTING OF PHASE 1 LANDS WILL BE IMPLEMENTED BY AN EXPERIENCED PROFESSIONAL AFTER DETERMINING THE SITE CONDITIONS AND THE APPROPRIATE SEEDING RATES.
- #### PHASE 2, 3 & 4 PLANTING PLAN
- THE QUARRY FLOOR IN PHASES 2, 3 AND 4 WILL BE PLANTED WITH A COVER CROP OF OATS. THIS WILL BE FOLLOWED BY PLANTING TREE SEEDLINGS INCLUDING RED PINE, EASTERN WHITE PINE, RED OAK AND SUGAR MAPLE. WHITE SPRUCE SEEDLINGS WILL BE CONSIDERED FOR MOIST SOIL AREAS. ALL THESE SPECIES ARE CURRENTLY FOUND ON THE SITE.
 - ALL TREE PLANTING WILL BE IMPLEMENTED BY AN EXPERIENCED PROFESSIONAL WHO WILL, AFTER ASSESSING THE SITE CONDITIONS AND DETERMINING APPROPRIATE SPECIES, DEVELOP PLANTING PLANS.
 - PLANTINGS WILL BE IN NODES OF ABOUT 900 SQ M AND EACH WILL INCLUDE THE FOUR ABOVE MENTIONED TREE SPECIES. THE NODES WILL BE PLACED IN A LINEAR CROSSING PATTERN TO PROVIDE FORESTED CONNECTIVITY TO ADJACENT LANDS. SPACES BETWEEN THE NODES WILL ALLOW FOR RENATURALIZATION OF NATIVE SHRUBS AND TREE SPECIES FROM ADJACENT FOREST AREAS.
 - TALUS SLOPES WILL BE CREATED AT THE BASE OF QUARRY FACES BY BACKFILLING 2:1 SIDE SLOPES WITH ON SITE MATERIALS. THESE SLOPES WILL BE PLANTED IN NODES WITH TREE SEEDLINGS OF THE ABOVE DESCRIBED SPECIES AND NATIVE SHRUBS SUCH AS RED ELDERBERRY (*Sambucus racemosa*).
 - ALL TREE AND SHRUB PLANTINGS WILL RECEIVE REGULAR TENDING DURING THE FIRST GROWING SEASON AFTER PLANTING.
 - TENDING WILL CONSIST OF THE INSTALLATION AROUND DECIDUOUS TREE GUARDS TO PROTECT THE SEEDLINGS FROM RODENTS. TREES AND SHRUB SEEDLINGS WILL BE WATERED DURING DROUGHT OR LOW RAINFALL PERIODS.

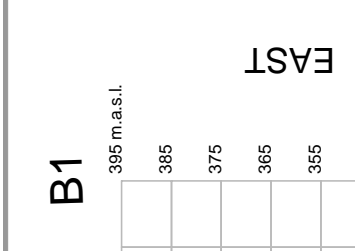
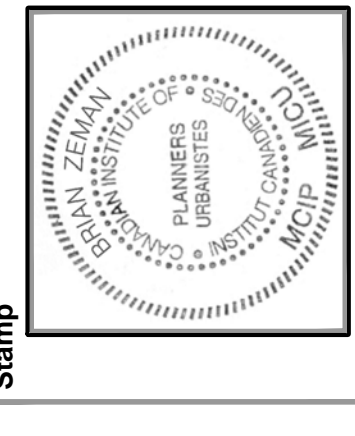
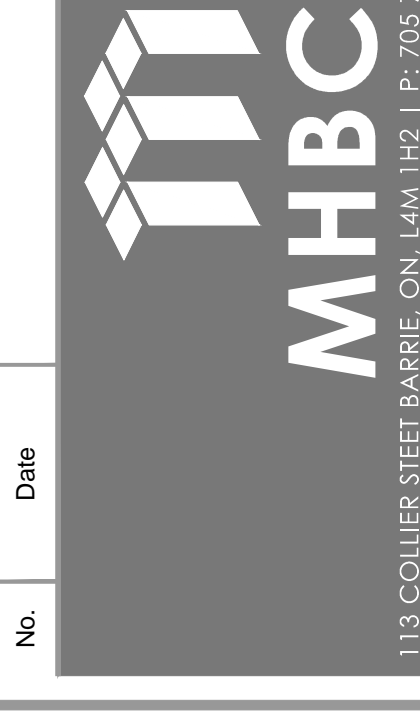
NOTES UPDATED IN ACCORDANCE WITH ROBIN CRAIG LETTER DATED FEBRUARY 27, 2018.



ELEVATIONS REVISED TO REFLECT SETBACK TO BE REDUCED TO 0m ADJACENT TO LICENCE B PIT IN ACCORDANCE WITH MNRF LETTER DATED MAY 22, 2018.

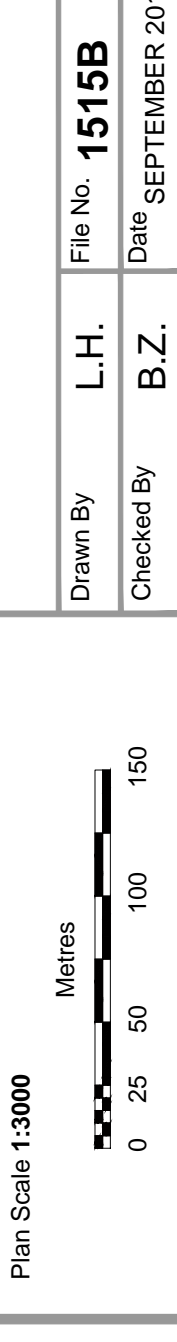
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Proposed Licensed Boundary	- - - - -	Red
Proposed Limit of Extraction	- - - - -	Black
Existing Licence Boundary	- - - - -	Green
Existing Limit of Extraction	- - - - -	Blue
Boundary of Lands Owned by Applicant	- - - - -	Yellow
120m from Licensed Boundary	---	Black
Cross-Section	A	Black
Contour Line	~ ~ ~ ~ ~	Grey
Entrance/Exit	⇨	Black
Existing Water Course	— — — — —	Blue
Proposed Watercourse	— — — — —	Light Blue
Connection to Existing Watercourse (Water Feature or Pipe)	— — — — —	Dark Blue
Surface Water Discharge Point	• • • • •	Blue
Approximate Location of Internal Haul Route	— — — — —	Orange
Paved Road	— — — — —	Grey
Pond (Approximate Location/Size)	◡	Light Blue
Quarry Face	▮	Red
Existing Forested Area	■	Green
Proposed Forested Area (Red Pine)	■	Light Green
Grass/Legume Area	■	Yellow-Green
Freymond Lumber - Storage Area for Logs	■	Light Blue

No.	Date	Description	By
Site Plan Amendments			



FREYMOND AGGREGATES
FREYMOND LUMBER LTD.
RR#1, 2287 Bay Lake Road
Bancroft, Ontario K0L 1C0

MNRF Licence Reference No.
Pre-approval review:
First Submission to MNRF, December 19, 2016
Second Submission to MNRF, September 7, 2018



REHABILITATION PLAN

Drawing No.

3 OF 3

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on April 30, 2014.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. (Part 1, Preamble).

The PPS is a policy-led planning approach that recognizes the complex inter-relationship among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning and recognizes linkages among policy areas (Part III, How to Read the Provincial Policy Statement).

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 protect essential ecological processes and public health and safety, minimize environmental and social impacts, and meet its long-term economic needs (Part IV, Vision for Ontario's Land Use Planning System).

The following are some of the policies from the PPS that are relevant to the proposed quarry application. A response follows each policy to demonstrate how the proposal is consistent with the PPS:

On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings);*
- c) limited residential development;(1.1.5.2)*

Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.(1.1.5.5)

The management or use of mineral aggregate resources is a permitted use in the rural area. The proposed quarry represents the wise management of a non-renewable resource. Additionally, the proposed quarry would use existing infrastructure.

Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.(1.6.7.1)

Efficient use shall be made of existing and planned infrastructure...(1.6.7.2)

The proposed quarry represents an efficient use of existing infrastructure by utilizing the existing south entrance/exit of the Freymond lumber yard to access Bay Lake Road and utilize an existing truck route.

Long-term economic prosperity should be supported by:

- a) *optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*
(1.7.1a)

Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.(1.2.6.1)

The proposed quarry optimizes the long term availability of mineral aggregate resources, utilizes existing infrastructure and has been appropriately designed, buffered and/or separated to prevent or mitigate adverse effects.

Section 2 of the PPS is titled "Wise Use and Management of Resources". The introduction to this section reads:

Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.(2.0)

Making this site available for aggregate extraction represents the wise use and management of resources, providing economic benefits, while minimizing potential impacts.

Natural features and areas shall be protected for the long term.(2.1.1)

Natural features and areas will be protected for the long term.

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.(2.1.2)

Extraction on site will be phased and the long term biodiversity of the site will be improved.

Development and site alteration shall not be permitted in:

- a) *significant wetlands in Ecoregions 5E, 6E and 7E1; and*
b) *significant coastal wetlands.*(2.1.4)

There are no significant wetlands or significant coastal wetlands on or adjacent to the subject site.

Development and site alteration shall not be permitted in:

- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
d) *significant wildlife habitat;*
e) *significant areas of natural and scientific interest; and*
f) *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.(2.1.5)

Development and site alteration is proposed within significant wildlife habitat, and it has been demonstrated there will be no negative impact to these features or their ecological function.

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 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.(2.18)

Adjacent lands include fish habitat, and it has been demonstrated there will be no negative impact to these features or their ecological function.

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. (2.1.6)

There is no development or site alteration proposed within fish habitat.

Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.(2.1.7)

No development or site alteration is proposed within habitat of endangered and threatened species.

(2.2.1) Planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
- b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
- c) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;*
- d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;*

The proposed quarry will protect the quality and quantity of water.

e) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*

There are no municipal drinking water supplies or designated vulnerable areas in vicinity of the proposed quarry.

- 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;*

There are no sensitive surface water or sensitive ground water features on site. Adjacent features will be protected.

- f) *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;*

The application includes a proposed stormwater management pond to efficiently manage on-site water resources.

Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.(2.2.2)

Sensitive surface and groundwater features will be protected and monitored.

Mineral aggregate resources shall be protected for long-term use.(2.5.1)

The subject site is designated as Rural in the County of Hastings Official Plan and is located directly north of an area identified as an Extractive Reserve area on Schedule A5-1. This general area is protected for future extraction.

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. (2.5.2.1)

The proposal makes available a mineral aggregate resource that is located close to the Town of Bancroft and surrounding market areas.

Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts. (2.5.2.2)

The operation has been designed in a manner which minimizes social, economic and environmental impacts.

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.(2.5.3.1)

Rehabilitation of the site will be progressive, and the site will predominately be returned to a forested condition consistent with the adjacent lands. Part of the phase 1 area will be restored as a grass/legume area and used to store lumber from the adjacent Freymond lumber yard.

In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition.(2.5.4.1)

The proposed quarry is not within a prime agricultural area and rehabilitation back to agriculture is not required.

Significant built heritage resources and significant cultural heritage landscapes shall be conserved. (2.6.1)

There are no significant built heritage or significant cultural heritage landscapes identified on-site.

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.”(2.6.2)

A stage 1-2 archaeological assessment was completed and no significant archaeological resources were encountered on the site.

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.(2.6.3)

There are no protected heritage properties on adjacent lands. The adjacent cemetery has been considered and will be protected.

3.1.1 *Development shall generally be directed to areas outside of:*

- a) *hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) *hazardous sites.*

There are no hazard lands on or adjacent to the site.

3.1.2 *Development and site alteration shall not be permitted within:*

- a) *the dynamic beach hazard;*
- b) *defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);*
- c) *areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*
- d) *a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.*

The subject site is not within an area subject to flooding hazards.

Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.(3.2.1)

The proposed quarry represents the wise use and management of an aggregate resource in an area directly adjacent to an existing sand and gravel pit, and is located directly north of an area identified for future extraction in the County of Hastings Official Plan.

In summary, the proposed Freymond Quarry is consistent with the policies set forth in the Provincial Policy Statement, 2014.

County of Hastings Official Plan

The application for the proposed quarry is required to conform to the County of Hastings Official Plan.

As required by the County of Hastings Official Plan an Official Plan Amendment is needed to designate the site from "Rural" to "Extractive (Active)". Attached as **Appendix 2** is a copy the proposed County of Hastings Official Plan Amendment.

The application to amend the Official Plan was originally submitted to the County by Freymond Lumber Ltd. in 2013. Since that time, all of the technical reports have been updated based on a revised operational and rehabilitation plan and resubmitted to the County.

The following are the land use designations that currently apply to the proposed quarry based on Schedule A5-1 of the County of Hastings Official Plan. In summary, the proposed quarry site:

- Is designated as "Rural";
- Is located directly north of an area identified as an "Extractive Reserve" and this area is protected for future extraction;
- Is not located within an "Environmental Protection", "Environmentally Sensitive", "Significant Wetlands" or "Cold Water Fisheries" designation;
- Is not located within a "Floodline" designation;
- Is not located within the "Agricultural" designation and not considered a Prime Agricultural Area; and,
- Is located on a Municipal Road that is used as an existing truck route.

See **Figure 7**.

The following are some of the sections of the County of Official Plan that are relevant to the proposed quarry application. A response follows each section to demonstrate how the proposal conforms to the County of Hastings Official Plan:

"1.0 INTRODUCTION

The County of Hastings comprises both rural and urban municipalities that function cooperatively in advancing a common planning program. The County, as a unit, represents the "upper tier" level of planning responsibility and the local municipalities form the "lower tier". All municipalities in the County are governed by the policies of this Official Plan.

Development within each of the municipalities must conform to the policies of the Plan. However, conditions may change and uses of land not currently contemplated in the Plan may be proposed. In such cases, County Council shall consider an amendment to the Official Plan.

Zoning by-laws that implement the policies of the Official Plan are passed by the lower tier municipal Councils. The zoning by-laws include specific classes of land use, which conform to the designations of land in the Official Plan. They also provide development standards to ensure that new construction or changes to existing land uses are undertaken with regard for safety, privacy and the peaceful enjoyment of neighbouring land uses and the protection of ratepayers from undue expenses related to development."

The subject site is located within the lower-tier municipality of the Township of Faraday. The proposed quarry requires an amendment to the County of Hastings Official Plan and an amendment to the Township of Faraday Zoning By-law.

Attached as **Appendix 2** is a copy the proposed County of Hastings Official Plan Amendment and **Appendix 3** includes a copy of the proposed Municipality of Faraday Zoning By-law Amendment.

"1.1 Purpose of the Official Plan

The purpose of this Official Plan is to provide goals, objectives and policies to guide the physical development of Hastings County while having regard for relevant social, economic and environmental matters."

The proposed quarry has been designed in a manner which minimizes social, economic and environmental impacts in conformity with the County of Hastings Official Plan.

"2.0 GOALS AND OBJECTIVES

2.3 Economic Goals & Objectives

2.3.1 Goal

To maximize the economic and employment potential of the County by:

- a) Developing policies that enhance the primary resource capabilities of the County,*
- d) Promoting sustainable development and resource use."*

Making this site available for aggregate extraction represents the wise use and management of resources, providing economic benefits within the County.

"2.3.2 Objectives

To ensure that the economic utilization of the natural resources by primary industry is achieved in a manner which preserves and rehabilitates the natural environment,

- a) To ensure that the economic utilization of the natural resources by primary industry is achieved in a manner which preserves and rehabilitates the natural environment,*
- b) To safeguard resource reserves and existing resource-based industries by minimizing land use conflicts,"*

The quarry has been designed in a manner which preserves and rehabilitates the natural environment and minimize impacts on surrounding land uses.

"2.4 Environmental Protection

2.4.1 Goals

- a) To protect and preserve the County's natural heritage features, areas and related ecological functions, permitting only compatible uses that will not adversely affect them,"*

The proposed quarry will not result in a negative impact to natural heritage features, areas and related

ecological functions. In the long term the rehabilitation plan will promote biodiversity and restore ecological conditions.

"2.4.2 Objectives

- a) To ensure that, when necessary, environmental impact statements are prepared before the development of land adjacent to or within identified natural heritage features and areas."*

An environmental impact statement was completed.

"2.5 Agricultural

2.5.1 Goal

To preserve "Agricultural" land and to promote the agricultural industry,"

"2.5.2 Objectives

- a) To protect arable, productive agricultural land from urban encroachment. This shall be done by restricting, wherever possible, non-agricultural uses from locating on "Agricultural" land and encouraging the location of such uses in designated hamlets or urban centres or on non-productive lands.*
- b) To maintain land designated for agricultural purposes in economically viable units by preventing the fragmentation of such land,"*

The site is mapped as Class 6 and 7 agricultural land and is designated Rural in the County of Hastings Official Plan. The site and surrounding area has not been identified as a prime agricultural area and land uses in the area do not include agricultural operations.

"2.6 Water

2.6.1 Goals

- a) To ensure that surface and groundwater quality and quantity are protected, conserved and managed in a sustainable fashion,*
- b) To eliminate or minimize negative land use impacts on water recharge and discharge areas, ground water aquifers, producing wells, stream base flow and drainage patterns."*

"2.6.2 Objectives

- b) To discourage development which would impair surface or subsurface water quality and quantity,*
- d) To work co-operatively with federal and provincial ministries and local agencies to promote water quality and quantity protection."*

A water resources assessment was completed. The proposed quarry is not anticipated to have any adverse effects to groundwater/surface water resources and a monitoring program will be implemented to verify this. Annual reports will also be submitted to the Ministry of Environment and Climate Change and Ministry of Natural Resources and Forestry.

"2.7 Historical Preservation

2.7.1 Goal

To conserve and protect archaeological resources, cultural heritage features and significant historical elements of the County's built environment."

"2.7.2 Objectives

- a) To encourage the preservation of archaeological resources and historic sites,*
- e) To assess the need for the preparation of an adequate heritage and archaeological impact assessment when development proposals affect significant cultural heritage resources or areas having archaeological potential,"*

There are no significant built heritage resources, cultural heritage landscapes or areas of archaeological potential on-site.

"2.8 Transportation

2.8.1 Goal

To provide a transportation network that optimizes the movement of people and goods throughout the County."

"2.8.2 Objectives

- b) Through good management, ensure that the long term capacity of arterial roads can accommodate the higher speeds and volumes that are necessary to provide convenient access to industry and tourism throughout parts of the County,"*

A traffic impact study was prepared by Tranplan Associates and concluded that with improvements to the present southbound right turn taper at the Highway 62/Bay Lake Road intersection, the existing road network has sufficient capacity to accommodate both the roadway growth and traffic generated from the proposed quarry.

"2.10 Extractive (Aggregate and Minerals)

2.10.1 Goal

To protect significant aggregate and mineral resources to ensure their future economic development."

"2.10.2 Objectives

- a) To designate significant resource areas for aggregate and mineral production.*
- b) To protect significant aggregate and mineral resource areas by restricting incompatible development or uses on or adjacent to designated areas.*
- c) To provide policies to achieve the proper management of aggregate areas.*
- d) To ensure that the aggregate areas shall be rehabilitated by the operator to facilitate sequential use."*

Schedule A5-1 of the County of Hastings Official Plan identifies an Extractive (Reserve) area directly south of the site. Site specific investigations confirm the presence of a significant resource area on-site.

Making this site available for aggregate extraction represents the wise use and management of resources, providing economic benefits, while minimizing social and environmental impacts.

"3.0 LAND USE POLICIES

3.2 Environmental Protection

The "Environmental Protection" designation comprises lands that play an important role in the preservation of the County's wetland natural heritage systems. This designation also includes natural hazard lands that may pose a threat to life and property because of inherent physiographic characteristics such as floodplains, erosion hazards, poor drainage, organic soil, steep slopes or other similar physical limitations. Those areas designated "Environmental Protection" and identified with the symbol 'W' on the Land Use Schedules delineate provincially significant wetlands in accordance with the Provincial Policy Statement.

The "Environmental Protection" designation also includes an overlay that identifies natural heritage areas and systems that should be protected and preserved in the long term. Such lands are described as "Environmentally Sensitive" and include lands identified to have significant biological, geological, zoological or other unique natural features such as wildlife habitat, areas of natural and scientific interest, habitat of threatened or endangered species, woodlands and valley lands. Development of these lands shall be in accordance with the underlying land use designation while having regard to the Environmentally Sensitive policies of this Plan."

Schedule A5-1 of the County of Hastings Official Plan does not identify any portion of the site to be Environmental Protection, Environmentally Sensitive, Cold Water Fisheries or Significant Wetlands.

"3.2.13 Endangered/Threatened Species

The County shall require protection of all Endangered and Threatened Species habitat through local zoning by-laws. In the consideration of development and/or site alteration applications, the County shall require municipalities to consult with the Ministry of Natural Resources to ensure that the significant portions of the habitat are protected, review available information on Endangered/Threatened Species location that is available from the Ministry of Natural Resources and do so in a confidential manner so as not to disclose the location information related to the species, accept updates of this information as it becomes available, and require the submission of an EIS prior to any consideration of the application."

An environmental impact study has been completed and the site does not contain any endangered or threatened species habitat.

"3.3 Rural

3.3.1 General

- a) The policy of this Official Plan is to protect important natural resources wherever possible. Although many areas are separately designated as "Environmental Protection", other sensitive features are located in the "Rural" designation and have not yet been studied intensively. Council shall consider undertaking works programs to update relevant information in a timely fashion and incorporate relevant information collected by other public bodies.*

- b) *Limited development for uses described in Section 3.3.2 is permitted in the "Rural" designation. Applications for approval of these uses should be located in areas that do not create any adverse social, financial, environmental or public safety impacts.*
- c) *The "Rural" designation applies to most of the County and permits a range of uses. While it is not intended that sub-categories in the "Rural" designation be identified on the Land Use Schedules, particular areas of concern shall be described in the text and specific policies listed covering the future uses of land for those purposes.*

The proposed quarry is designated "Rural" in the County of Hastings Official Plan. As required by the County of Hastings Official Plan an Official Plan Amendment is needed to designate the site from "Rural" to "Extractive (Active)".

Attached as **Appendix 2** is a copy the proposed County of Hastings Official Plan Amendment.

"3.8 Extractive

3.8.1 General

For the purposes of this Plan, a distinction in policy is not made between operations established under the Mining Act or Aggregate Resources Act. The policy applies to the associated extraction uses and activities.

Lands designated "Extractive" include licensed or permitted mines, pits and quarries that involve the extraction of either minerals or aggregates. A quarry, pit or mine shall be defined in accordance with the Mining Act or Aggregate Resources Act, as may apply.

Lawfully existing mineral or aggregate operations shall be permitted to continue without the need for an Official Plan amendment, rezoning or development permits under the Planning Act, in accordance with Section 34 (9) of the Planning Act.

Areas of the County with a high mineral or aggregate potential are identified as "Extractive (Reserve)". within the "Rural" designation on the individual Land Use Schedules. These mineral and aggregate resources are to be protected for future extraction by discouraging the location of any land use on or adjacent to the areas, which would significantly preclude or hinder future extraction. Extraction operations will be permitted by amendment to the Plan.

The application is to permit a quarry under the Aggregate Resources Act.

Schedule A5-1 of the County of Hastings Official Plan identifies an Extractive (Reserve) area directly south of the site. Site specific investigations confirm the presence of a significant resource area on-site.

As required by the County of Hastings Official Plan an Official Plan Amendment is needed to designate the site from "Rural" to "Extractive (Active)". Attached as **Appendix 2** is a copy of the proposed County of Hastings Official Plan Amendment.

Extraction activities should not be established in areas where an adverse impact on adjacent uses is expected."

The County of Hastings Official Plan identifies the potential area of influence for a quarry as 500 m from the proposed extraction operation. Technical studies have been completed related to water wells, noise, air, visual and traffic and the quarry has been designed to prevent adverse impact on adjacent uses.

"3.8.2 Permitted Uses

- a) The uses permitted within the "Extractive" designation shall include pits and quarries, wayside pits and quarries, mines, portable asphalt plants, concrete batching plants, washing plants, agricultural uses excluding any accessory building or structure, forestry uses excluding any accessory building or structure, conservation and natural resource management uses excluding any accessory building or structure, value-added operations to mineral and aggregate resources, including but not limited to drying, colouring, cutting, and bagging and uses accessory to an aggregate extraction operation, such as crushing and screening operations and aggregate storage areas.*

The application includes the request to permit a quarry including a processing plant (crushing and screening operation), value-added operations to mineral aggregate resources (aggregate recycling) and forestry uses (log storage area within a portion of phase 1 once rehabilitated) which conform to the permitted uses of the Extractive designation.

- b) Incompatible uses on lands surrounding and within "Extractive" areas shall be discouraged through careful review of amendments to the Official Plan and zoning by-laws, applications for consent and plans of subdivision and other development proposals, in consultation with the Ministry of Natural Resources, the Ministry of Northern Development and Mines, the Ministry of the Environment and the County peer review agent, as may be required.*

The lands immediately to the south of the subject site are designated "Extractive (Reserve)" and the proposed quarry is not an incompatible land use.

- c) The concept of a potential "influence area" surrounding "Extractive" and "Extractive (Reserve)" areas (300 metres for a pit and 500 metres for a quarry) shall be used in order to protect affected land uses from proposed extraction activities and to protect existing extraction uses from encroachment by incompatible uses. In areas of "Extractive (Reserve)", development that would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*

- (i) resource use would not be feasible, or*
- (ii) the proposed land use or development serves a greater long term public interest and*
- (iii) issues of land use compatibility, public health, public safety and environmental impact are addressed.*

The protection of lands designated "Extractive" and lands identified as "Extractive (Reserve)" from conflicting uses, shall be undertaken through the inclusion of appropriate separation distances in the implementing zoning by-laws.

The application is not for a use that would preclude or hinder access to the "Extractive (Reserve)" area designation located directly to the south of the subject site.

- d) The rehabilitation of extraction sites to a condition compatible with the adjacent land uses shall be required, preferably by progressive means. In "Agricultural" areas, on prime agricultural land, extraction of mineral aggregate is permitted as an interim use provided that rehabilitation of the site shall be carried out, restoring substantially the same areas and same average soil quality for agriculture.*

On these prime agricultural lands, complete agricultural rehabilitation is not required if:

- (i) a substantial quantity of minerals or aggregates exists below the water table warranting extraction, or
- (ii) the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible, and
- (iii) other alternatives have been considered by the applicant and found unsuitable, and
- (iv) agricultural rehabilitation in remaining areas is maximized."

The site is not within a prime agricultural area and does not include prime agricultural land.
"3.8.3 Amendments to the Official Plan

An amendment to this Plan, and an amendment to the implementing zoning bylaw shall be required for a new or expanded extraction (mineral or aggregate) operation in accordance with the following policies:

a) *Area, Location and Potential*

Areas identified as "Extractive" or as "Extractive (Reserve)" on the Land Use Schedules of this Plan shall be used as a guide in determining the location of new mines, pits or quarries. The proponent shall furnish County Council with an estimate of the quantity and value of material available.

Schedule A5-1 of the County of Hastings Official Plan identifies an Extractive (Reserve) area designated directly south of the site. The Extractive (Reserve) area designation protects this area from incompatible land uses that would preclude or hinder future aggregate extraction.

The subject site is located directly to the north of the Extractive (Reserve) area designation and on-site testing confirms the presence of a known deposit of mineral aggregate resources. In total, the proposed extraction contains approximately 15 million tonnes of a high quality aggregate that is suitable for most road building and construction projects.

b) *Excavation Boundaries*

No mine, pit or quarry may be excavated in such a way that its face is at a point less than the minimum distance permitted in the implementing zoning by-law from the limit of any road or other property boundary.

Freymond Lumber Ltd. owns approximately 128 ha of land, of which only 33.3 ha is proposed to be licensed under the Aggregate Resources Act or designated/zoned to permit the quarry. Of the 33.3 ha site only 27.5 ha is proposed for extraction. Overall the subject site is well separated from adjacent roads, other property boundaries and surrounding land uses.

The application does include portions of the proposed quarry that do not maintain the minimum distance for interior side yard, rear yard and residential, commercial, community facility or industrial use as outlined in Section 4.13.2.2 of the Township of Faraday Zoning By-law No. 21-2012.

However, as noted in Section 3.8.7 of the Official Plan the zoning by-law for an aggregate operation shall establish a setback from incompatible uses as may be determined by the technical impact assessments or licensing under the Aggregate Resources Act. The setback provisions included in Section 4.13.2.2 may be modified based site-specific studies and the provision of the Aggregate Resources Act.

As part of the application, the proposed excavation setbacks have been established based on site specific studies to determine compatibility with adjacent lands uses and the setbacks included in the application are consistent the setbacks required under the Aggregate Resources Act.

c) Impact Assessments

Councils shall have regard for the potential adverse impacts of the proposal to on-site and off-site conditions including adjacent uses, structures, facilities or the natural environment. To determine conformity with this policy, Councils shall require the assessment of the following:

- i) noise, dust, vibration, air or water discharges, bright light, erosion, sedimentation, and*
- ii) potential for interference with wildlife, vegetation, hydrogeology, surface drainage, roads, and aesthetic appearance.*

The applicant has completed the studies requested by the County of Hastings and these studies have confirmed the application will not have adverse impact on surrounding land uses.

d) Cultural and Heritage Resources

Before beginning extraction works, an assessment of cultural and heritage resources of any lands affected by the operation shall be completed, as may be required, in accordance with Provincial Cultural and Heritage Resources guidelines.

Cultural and heritage resources have been studied and there are no significant cultural heritage resources located on site.

e) Site Development Plan and Agreement An application to operate a mine, pit or quarry shall be accompanied by a Site Development Plan that shall include the following information:

(i) Physical Features

A sketch map illustrating the shape, topography, contours, dimensions, area, location of the property to be developed and the extent of adjacent property intended for future extractive operations.

See **Figure 2** and Aggregate Resources Act site plans.

(ii) Existing Land Use

A sketch map indicating the existing use of all land and the location and use of all buildings and structures lying within a minimum of 300 metres of the boundary of a property on which a pit is proposed (or 500 metres, in the case of a proposed quarry).

The Aggregate Resources Act site plan identifies the location and use of all building and structures within 120 m of the proposed quarry as required by the Aggregate Resources Act. See **Figure 2**. For the location other land uses and buildings within 500 m of the proposed quarry see **Figure 3**.

(iii) Characteristics of Operation

A description of the location, height, dimension and use of all buildings or structures existing or proposed to be erected on the property as well as existing and anticipated final grades of excavation and cross-sections shown by contours, where necessary, excavation setbacks, stockpiles, drainage provisions and proposed entrances, exits and trucking routes to and from the operation.

See Section 2.1 for a description of the proposed quarry and the Aggregate Resources Act site plans for the requested information.

(iv) Hydrogeological Assessment

A hydrogeological assessment prepared by a qualified professional indicating any impacts on groundwater and its availability, in support of cold water fish habitat. Cold water streams require sources of groundwater and pits should not interfere with the quantity and quality of groundwater that reaches these streams. Where extraction is not proposed within 2 metres of the established groundwater table, the application must be accompanied with information respecting the elevation of the existing water table.

A hydrogeological assessment has been completed and submitted as part of the application.

(v) Environmental Impact Study

An Environmental Impact Study shall be conducted to identify and mitigate any adverse impacts on any natural heritage features or areas that may be influenced by on site activities. An assessment of cultural resources of any lands affected by the operation shall be completed.

An environmental impact study has been completed and submitted as part of the application.

(vi) Restoration and Future Use

A description of the proposed rehabilitation of the property upon the termination of operations including leveling, grading and replacing of topsoil and the intended future use of the land shall be included.

Rehabilitation of the site will be progressive and as soon as possible depleted areas shall be restored to maximize rehabilitated areas and minimize disturbed areas. The rehabilitation plan has been designed to include:

- The quarry floor will be contoured using on-site soils and designed with a watercourse to convey water to the proposed stormwater management pond located along the eastern boundary of the site;
- The quarry floor in phase 1 will be vegetated with a grass/legume mixture and will be used to store logs from the Freymond Lumber business;
- The quarry floor in phases 2, 3 and 4 will be planted with Red Pine to create a forested condition;
- A shallow amphibian pond/wetland will be developed adjacent to the proposed watercourse on the quarry floor in phase 2;
- A minor portion of the quarry face will be backfilled at 2:1 sideslopes with on-site material to create talus slopes. These slopes will be planted with Red Pine and native shrubs. Logs, stumps and rocks will be placed among the plantings to increase habitat diversity; and

- Adjacent to the proposed amphibian pond/wetland on the quarry floor in Phase 2 and adjacent to the storm water management pond along the eastern boundary of the site several Barn Swallow nesting structures and bat boxes will be installed.

The rehabilitation plan developed for the site will ensure that a variety of habitats will occur, thus increasing biodiversity of the site. The plan will also ensure that ecological functions of the site will be restored in the long term.

(vii) Development Agreement

An agreement shall be entered into between the extractor and the local municipal Council to address matters contained in this Plan, including scale and timing of the operation. In addition, this agreement may provide for the requirements of the Ministry of the Environment, the Ministry of Northern Development and Mines and the Ministry of Natural Resources, as may apply, including provision for groundwater monitoring, blasting, noise and dust control, vegetative buffers and/or berms to mitigate off-site influences and minimum separation between conflicting land uses. An agreement shall be entered into before the rezoning of the land to ensure that provision is made for site rehabilitation and to address the impact assessments noted above and as follows:

- *Rehabilitation*

The rehabilitation of worked-out areas to an approved after use, preferably by progressive means, shall be guaranteed.

- *Screening*

Adequate screening by vegetation and/or earth berms and the protection of the public by the erection of adequate signs and fences shall be required. Such screening shall be an effective visual barrier between the proposed pit or quarry and any adjacent land use areas. Until such screening has been provided, no excavation other than for earth berm construction shall be permitted.

- *Water, Wastes and Emissions*

All pit and quarry operations shall satisfy the Ministry of the Environment or the County peer review agent, as the case may be, concerning pumping and dewatering, water supply, waste water, solid and liquid waste disposal and all emissions to the atmosphere including dust, noise and vibration.

- *Municipal Road Maintenance*

Provisions shall be made for the adequate protection and continued maintenance of "haul route" roads to ensure that they are maintained to an acceptable municipal standard at all times. A traffic impact assessment may be required by the local Council in consultation with the County peer review agent.

- *Extraction below Roads*

If a proposal to extract includes deposits located below a road or road allowance or other municipal land, the proponent shall provide an estimate of the quantity and value of the material and shall enter into an agreement to compensate the local municipality."

The applicant is prepared to enter into an agreement with the Municipality, however it is important to note that the Aggregate Resources Act site plan and license govern the details of the operation and rehabilitation plan. The Ministry of Natural Resources and Forestry is the agency responsible to administer and enforce the requirements of the Aggregate Resources Act.

Section 66 (1) of the Aggregate Resources Act states *"This Act, the regulations and the provisions of licenses and site plans apply despite any municipal by-law, official plan or development agreement and, to the extent that a municipal by-law, official plan or development agreement deals with the same subject-matter as this act, the regulations or the provisions of a licence or site plan, the by-law, official plan or development agreement is inoperative."*

As a result, the development agreement should only address items that are not covered by the Aggregate Resources Act site plans, such as the road improvements at the intersection of Hwy 62 and Bay Lake Road. Freymond Lumber Ltd, is prepared to have further discussions with the Township and the Ministry of Natural Resources to confirm that other operational and rehabilitation requirements included on the Aggregate Resources Act site plan must be adhered to and are legally enforceable.

"3.8.6 Extractive (Reserve)

Areas identified on Land Use Schedules of this Official Plan as "Extractive (Reserve)" are lands that have a high potential for future extraction. These lands shall be protected for future use by preventing the location of any land use on or adjacent to these areas that would significantly preclude or hinder future extraction. County, local Councils and the Land Division Committee should be satisfied that any rezoning, subdivision or land severance does not preclude future development of "Extractive (Reserve)" areas for future extraction purposes."

Schedule A5-1 of the County of Hastings Official Plan identifies an Extractive (Reserve) area designated directly south of the site. The Extractive (Reserve) area designation protects this area from incompatible land uses that would preclude or hinder future aggregate extraction.

The subject site is located directly to the north of the Extractive (Reserve) area designation and on-site testing confirms the presence of a known deposit of mineral aggregate resources. In total, the proposed extraction contains approximately 15 million tonnes of a high quality aggregate that is suitable for most road building and construction projects.

"3.8.7 Zoning

Lands designated "Extractive (Active)" or as "Extractive (Reserve)" shall be placed in separate classifications in the implementing zoning by-laws. The zoning by-law shall establish a setback for incompatible uses as may be determined by the technical impact assessments or licensing.

In the absence of site-specific assessment of impacts, a general buffer between incompatible uses and any adjacent mine, pit or quarry and related processing uses shall be established in the local zoning by laws. An appropriate "influence area" shall also be established relating to "Extractive" and "Extractive (Reserve)" areas as identified by this Plan."

Site specific studies were completed and the proposed zoning by-law amendment includes the setbacks from adjacent land uses as established by the technical reports and the requirements of the Aggregate Resources Act.

Heintzman, Cristal

From: Peter Wagner <quarg2016@gmail.com>
Sent: March-31-17 8:57 AM
To: Heintzman, Cristal
Subject: Re: Freymond Quarry

Dear Ms. Heintzman,

Thank you for your quick acknowledgement, it is much appreciated. In response to your question regarding notifications, we are on the lists. We also would appreciate to be notified together with the proponent when the application is accepted as complete.

Kind regards,
Peter Wagner

On Fri, Mar 31, 2017 at 8:40 AM, Heintzman, Cristal <heintzmanc@hastingscounty.com> wrote:

Thanks Peter for the information. I have received.

As I'm sure you are aware, the Municipality and the County are in the process of beginning the Planning Act applications for this proposal. I will add this communication to the file for reference.

Do you know if you have requested to be on the municipal notification list for receiving notices for the Official Plan Amendment and the Zoning By-law Amendment? If not, would you like to be added?

Hope you have a nice weekend.

Thanks,

Cristal Heintzman

Planner

Department of Planning & Development

Tel: [\(613\) 966-6712 ext. 4003](tel:(613)966-6712)

From: Peter Wagner [mailto:quarg2016@gmail.com]
Sent: March-31-17 7:06 AM
To: Heintzman, Cristal <heintzmanc@hastingscounty.com>
Subject: Freymond Quarry

Dear Ms. Heintzman,

Attached please find a copy of our letter of objections to the proposed Freymond quarry development submitted to the Proponent and MNRF for the County's information and records.

Yours respectfully,

Peter Wagner

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March 27, 2017

Freymond Lumber Ltd. (c/o MHBC Planning)
113 Collier Street
Barrie, ON, L4M 1H2
bzeman@mhbcplan.com

RE: Freymond Quarry
Quarry License Application
2287 Bay Lake Road, Part of Lots 51 and 52, Concession W.H.R
Township of Faraday, County of Hastings

On behalf of myself and QUARG (Quarry Awareness Research Group, a group of concerned permanent and seasonal residents of Bancroft), I respectfully submit our objections to this development for the following reasons:

1. Economic Impact:

While the Planning Report goes to great length to promote the development as a “wise use and management of resources, providing economic benefits” etc., it fails to provide any supporting data for the latter claim entirely. Given that Bancroft and area depend to a large degree on tourism and recreational activities for its social and economic wellbeing, the impact of the operation of quarry activities 6 days a week from May to November can only be negative. In support of this claim, we refer to a study by THE CENTRE FOR SPATIAL ECONOMICS (C4SE) published in February 2009 titled: The Potential Impacts of the Proposed Rockfort Quarry. The study clearly demonstrates that the financial effects of a quarry to municipalities and regions are negative, even without accounting for the negative effects on tourism that will compound the problem here.

2. Effect on Property Values:

The Planning report fails to acknowledge and address the proven negative effects of quarries and pits on property values within a radius of up to 2.5 kilometers of the development. We refer to the study listed above and the report by Lansink Appraisals and Consulting dated January 2014: MARKET STUDY PIT or QUARRY. The study found that property values within the influence zone of a quarry or haul route diminished by an average of 22%.

We believe that the offering of a “Property Value Protection Program” by the proponent to property owners within a radius of up to 2500m of the proposed quarry would be an absolute minimum measure acceptable to affected owners.

3. Traffic:

The traffic study has been revised to reflect the reduction of aggregate production to 300,000T per year, resulting in 200 additional truck movements per day from May to November. The study still does not address the potential negative effects on traffic conditions at the two intersections of highways 62 south and 62 North with highway 28 in town. The new site plan suggests future asphalt recycling operations on the site. No additional truck movements resulting from such activities are accounted for, nor are regular logging truck movements considered.

4. Operation Plan

As mentioned above, the new operation plan allows for storage of recycled asphalt on the site. It is a well-known fact that these materials contain PCBs and other toxic contaminants that threaten ground water and runoff.

Such operations represent an exception to the Operational Standards for Quarries and must be rejected as such.

5. Groundwater:

HTE's first hydrogeological report has been re-written as a result of its shortcomings as identified by Professor Cowling's review in 2015. The new report again limits the study of the zone of influence to 500m around the boundary of the quarry (as required by the aggregate act). Again no regard is given to the potential damage to the wider hydrogeological system of the watershed. This despite the fact that the recorded test results of the newly drilled well clearly prove the existence of hydraulic conductivity values on this site that are 4300 times higher (3.4×10^{-6} vs 7.9×10^{-10}) than the value used to calculate the zone of influence.

This fact provides little confidence that blasting and extraction operations on this site will not have serious negative effects on the water balance of the spring-fed lakes nearby, not to mention the wells located in the immediate surroundings.

6. Blasting:

Other than for the site specific description of existing conditions and phasing, Explotech's blasting report appears to be a carbon copy of similar reports submitted for other Ontario quarries that are mining rocks of different physical characteristics, such as Limestone, than the Gneiss present on this site. But more importantly, the report completely omits to address the always present danger of fly-rock associated with blasting operations. When questioned about this omission at the public meeting, Explotech's representative simply pointed to the low probability of accidents and furthermore delegated the final responsibility for blasting design and execution to the operator of the quarry, who in turn depends on the competence of the blasting subcontractor.

This latter practice can only increase the risk of errors that can result in serious injuries or even death caused by fly-rock, in particular where blasting is carried out within populated areas. There are documented incidents of injuries and property damage caused by fly-rock as far away from blasting sites as 480m.

To illustrate this concern, Explotech investigated a fly-rock incident at a quarry near Pakenham, Ontario, in September 2009. The report's closing statement reads:

WE STRONGLY RECOMMEND THAT THE HAZARD ZONE BE INCREASED TO 500m WHEN FIRING ANY BLASTS IN THIS QUARRY.

The record of the above accident investigation by Explotech makes its omission of addressing fly-rock risks in the current report all the more disturbing, especially given the fact that the proposed quarry is located in a populated area.

2 residences are located within 200m of the license boundary, 8 within 250m, 6 within 350m, 3 within 400m and 11 within 520m for a total of 30 residences. In addition there are 4 busy commercial yards and the busy highway 62 located within 300m of the boundary.

Recommended setbacks for safe blasting operations can be calculated using Ministry accepted methods developed by the United States Bureau of Mines.

Using the same parameters as Explotech used in its report to calculate vibration and noise velocities (PPV & PSPLs), the recommended setback for persons calculates to 774m using a recommended safety factor of 4. (based on Terrock R&M model)

Given these facts, one must question how open pit blasting can be justified within this populated tourist area.

7. Noise:

Any person living near an active quarry or similar industrial site will attest to the fact that MOECC sound level limits are not conducive to healthy and quality living in general, and in areas with health retreats and recreational ECO-Tourism dependency in particular.

Theoretically, the noise from compressors, hydraulic rock drills, crushers and the constant beep-beep of loaders from 7am to 7pm may well meet MOECC noise level limits at the selected receptor locations.

But these activities are simply incompatible with the existing residential and recreational uses of the surrounding area.

8. Compliance enforcement, Inspections, Reporting:

It is a well-known fact in the resource development industry that satisfactory compliance enforcement is generally lacking due to the Ministry's limited resources to employ sufficient inspectors to carry out the necessary inspections and enforce regulations. The fact that licensees are basically self-reporting compounds this problem.

Further eroding communities' trust in pit and quarry development proposals is the fact that future site plan changes may be granted by the Ministry at its discretion without public consultations.

We would also like to point out that, while the Planning Report emphasizes the favourable aspects of resource development as regulated by the Provincial Policy Statement 2014 extensively, it does not mention the statements in Part IV of that same document that are most important affecting communities, namely:

"It is equally important to protect the overall health and safety of the population. Strong communities, a clean and healthy environment and a strong economy are inextricably linked. Long-term prosperity, human and environmental health and social well-being should take precedence over short-term considerations".

Submitted respectfully for your consideration and follow-up,
Sincerely,

Peter Wagner
23 Jade Bay Road, RR1
Bancroft, ON, K0L 1C0

Ministry of Natural Resources and Forests
Freymond Lumber
MHBC
Township of Faraday

To whom it may concern,

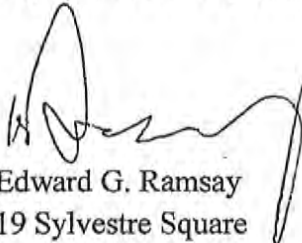
My wife and I (the undersigned) are seasonal residents at our cottage, which we have owned on Bay Lake (194 Bayshore Drive) for over 25 years, **Please accept this correspondence as our official objection to any approval and/or construction and/or operation of the Freymond Quarry as proposed to date, at 2287 Bay Lake Rd (or Part of Lots 51 and 62, Concession W.H.R., Township of Faraday).**

Based on our careful review of the project, as set out in the Freymond website, including discussions with its consultants and Hastings County, our main objections are as set out below:

1. First and foremost, we strongly believe that the area in question, comprising mainly small commercial, residential, rural and recreational uses in near, if not immediate proximity to the property, is entirely at odds with the request to effectively rezone it extractive/industrial so as to facilitate the construction of this large 300,000 tpa Category 2, Class A Below Water Quarry.
2. We specifically object to such a large scale quarry being built immediately beside the Catholic cemetery, and the obvious implications of noise, blast vibrations, etc on this place of final rest and tranquility for so many.
3. We object to the increased gravel truck traffic over and above the lumber trucks already operating from this site. Be it at the intersection of Bay Lake Road and Highway 62, the intersection of Highways 62 and 28, or increased congestion in Bancroft, or on Highways 28 or 62 generally, we cannot support that the benefits of this project to Bancroft/Faraday (including very new few jobs based on our understanding) outweigh the costs to local residents (permanent or seasonal) and businesses from such incremental traffic volumes, noise, emissions, potential for accidents, road wear, etc.
4. We object to the strong potential the development of this quarry would hold for lowering the market values of all residential and recreational properties in its immediate and near (ie. within 2 km) proximity. Not only would lower property values impact individual property owners, but also future Township property tax revenue streams.

5. While we accept that straight gravel quarrying is without doubt among the most environmentally benign of the extractive mining sectors, and for the most part Freymond's project plan appears to have been thoughtfully and professionally prepared, we are very concerned that between the small print in such plans, and the nuances of the extractive industrial rezoning required and sought, Freymond appears to intentionally or unintentionally be securing the ability to also construct an asphalt processing facility, a much less environmentally friendly product given such issues as the odor and volatile organic compound/carcinogenic attributes of its bitumen content. **To this end, we would clarify that in addition to our formally objecting to the Freymond Quarry as proposed to date, we also officially oppose any related or unrelated construction of an asphalt processing facility.**

Signed this 31st day of March, 2017.



Edward G. Ramsay
19 Sylvestre Square
Toronto, ON
M1W 3V1



Mary Ramsay
19 Sylvestre Square
Toronto, ON
M1W 3V1

Heintzman, Cristal

From: Ted Ramsay <ramsayeg@rogers.com>
Sent: March-31-17 4:20 PM
To: 'Brian Zeman'; 'Peter A. Gray'; 'Jay B. Flanagan'
Cc: 'Mary Ramsay'; 'Patrick Townes'; Heintzman, Cristal; 'Lou Freymond'
Subject: RE: Freymond Quarry Query

Thanks Brian,

Appreciate this.

As you will no doubt have seen, after careful consideration given the April 3 deadline, my wife and I have simply not been able to reconcile ourselves to this project and have accordingly recorded our official objection.

That said, we commend you, the Freymond's and the County people we have dealt with for everyone's promptness and professionalism.

Ted

From: Brian Zeman [mailto:bzeman@mhbcplan.com]
Sent: Friday, March 31, 2017 3:33 PM
To: ramsayeg@rogers.com; 'Peter A. Gray'; 'Jay B. Flanagan'
Cc: 'Mary Ramsay'; Patrick Townes; heintzmanc@hastingscounty.com; 'Lou Freymond'
Subject: RE: Freymond Quarry Query

Good morning Ted

The Aggregate Resources Act Site Plans, governs all of the uses that may be permitted on the site and the Aggregate Resources Act Site Plans do not include permission for an asphalt plant. As part of the planning act application, Freymond Lumber applied to rezone the site to Extractive Industrial (MX) Zone. The Town's MX zone includes a list of permitted uses and one of those uses is an asphalt plant. We did not specifically apply for this (it is just one of many uses permitted within the MX zone) and as can be seen on the site plans the application does not include the request for an asphalt plant.

Regards,

BRIAN ZEMAN, BES, MCIP, RPP | President

MHBC Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 226 | F 705 728 2010 | C 705 627 9004
| bzeman@mhbcplan.com

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From: Ted Ramsay [<mailto:ramsayeq@rogers.com>]
Sent: March-28-17 9:58 PM
To: Brian Zeman; 'Peter A. Gray'; 'Jay B. Flanagan'
Cc: 'Mary Ramsay'; Patrick Townes; heintzmann@hastingscounty.com; 'Lou Freymond'
Subject: RE: Freymond Quarry Query

Brian,

As you are aware, I have been monitoring the subject quarry and indeed have taken some comfort from the responses of you and your various colleagues to my past queries.

This said, regrettably I was unable to make the March 20 Info session and have been unable to track down any public reporting on it (via internet) up through today's date. Was there anything new raised from what was posted on Freymond's website?

I am particularly concerned by an E-Mail (albeit possibly biased/inaccurate) from the "No place for Quarry" folks received today (March 28) suggesting the project has been expanded to include an asphalt processing facility. If this is true, could you direct me to where this is described on the Freymond website as I certainly saw no reference to it. Hopefully this is misinformation as it suggests a whole new area of concern.

Could you please get back to me on this or arrange for an appropriate colleague to do so. I will forward the referenced "No place for a Quarry" E-Mail under separate cover.

Regards,

Ted and Mary Ramsay

From: Brian Zeman [<mailto:bzeman@mhbcplan.com>]
Sent: Monday, March 06, 2017 10:22 AM
To: ramsayeq@rogers.com; Peter A. Gray; Jay B. Flanagan
Cc: Mary Ramsay; Patrick Townes; heintzmann@hastingscounty.com; Lou Freymond
Subject: RE: Freymond Quarry Query

Good morning Mr and Mrs Ramsay

Thank you for your email. I have included Peter Gray and Jay Flanagan from MTE to provide a response to your inquiry.

Regards,

BRIAN ZEMAN, BES, MCIP, RPP | President

MHBC Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 226 | F 705 728 2010 | C 705 627 9004
| bzeman@mhbcplan.com

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From: Ted Ramsay [<mailto:ramsayeg@rogers.com>]
Sent: March-04-17 4:37 PM
To: Brian Zeman; heintzmanc@hastingscounty.com
Cc: Mary Ramsay
Subject: Freymond Quarry Query

Hi Brian/Cristal,

Further to our recent correspondence, as you are aware the main comfort we have been seeking is that per our below copied original note, the proposed quarry, by virtue of its well below water table nature, will not impact the water levels of the seven or so lakes (including our own Bay Lake) in relatively close proximity to the quarry should it proceed. To this end, I have reviewed the December 1, 2016 Final Hydrological Report prepared by MTE. While I take some comfort on page 22 wherein it states these lakes fall "outside the zone of influence for the proposed quarry" this is tempered on page 5 wherein the report stated such lakes "were outside the study area".

While the report is very thorough and very technical, my layman's take on this issue is that between the 1.5 km or so Bay Lake is away from the quarry site, and the cited minimal porosity of the bedrock (ie. 2.7 litres per year of groundwater flow) our lake albeit being significantly spring fed, etc should not be impacted in terms of water levels by the quarry as proposed.

Brian, could you or one of your colleagues at MHBC (or MTE) respond to me if this is a reasonable take away from their report.

Cristal, can you confirm that the independent review to be conducted by the Ministry (or whoever) will include this hydrological matter.

Ted and Mary Ramsay

From: Ted Ramsay [<mailto:ramsayeg@rogers.com>]
Sent: Monday, February 27, 2017 2:45 PM
To: 'paul.shalla@ontario.ca'
Cc: 'bzeman@mhbcplan.com'; Mary Ramsay (mary.ramsay@rogers.com)
Subject: Query re Proposed Quarry at Part of Lots 51 and 52 in Faraday.

Hi Paul,

My wife and I are cottagers owning a property on Bay Lake (194 Bayshore Dr). We have been following with some concern the proposed quarry, all the more so now in light of Freymond's having made formal application to so proceed earlier this month. We are aware that a meeting has been set for March 20 wherein details of the application will be presented and we may well come up from Toronto where we principally reside.

As you are aware there has been much work done by Freymond and its consultants, all of which to my layman's eyes seems to have been professionally done. That said, I have not been able to find any independent review of this work, and to this end, I expect the closest we can expect will be that done by the provincial or local governments by its own experts (ie engineers/geologists etc). To this end while we would prefer the quarry not proceed as presently proposed for a wide array of socio-economic factors, our greatest single concern revolves around those issues raised by Sharon Cowling in regards to the potential hydrological impact of underground fractures/fissures and whether that could impact the water quality and levels of surrounding lakes (including obviously our own Bay Lake). While I accept the argument that Professor Cowling can hardly be viewed as being impartial herself as a Jeffrey Lake cottager, nonetheless I am wondering if the Ministry has reviewed this matter in terms of this being a legitimate concern. If so, I would have thought this alone would give cause to granting approving this quarry, at least to the extent of being Below Water designated.

If you could get back to us on this matter as to any feedback you can provide (or direct us to in terms of publicly available reports) it would be greatly appreciated.

We are sending this note as a preliminary query prior to deciding whether to file a formal objection pursuant to the Notice of Application for a License.

Thanks,

Ted and Mary Ramsay
19 Sylvestre Sq.
Toronto, ON
M1W 3V1

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Heintzman, Cristal

From: Redden, Andrew
Sent: April-03-17 11:01 AM
To: Heintzman, Cristal
Subject: FW: Freymond quarry objection

Hi Cristal,

See below. Justin suggested I send to you.

Andrew

From: Harrow, Justin
Sent: April-03-17 8:40 AM
To: Redden, Andrew <ReddenA@hastingscounty.com>
Subject: RE: Freymond quarry objection

No I did not, you may want to respond and direct them to Cristal with their comments so that you do not continued to receive.

Justin

From: Redden, Andrew
Sent: April-03-17 8:33 AM
To: Harrow, Justin <HarrowJ@hastingscounty.com>
Subject: FW: Freymond quarry objection

Hi Justin,

Did you or one of the Planners receive the following?

Andrew

From: Brian Waters [<mailto:brianmariwaters@sympatico.ca>]
Sent: April-02-17 8:32 PM
To: Redden, Andrew <ReddenA@hastingscounty.com>
Subject: Freymond quarry objection

Dear Mr. Redden, please find below my letter objecting to the Freymond quarry proposal in Farady township:

"This letter documents my concerns and objections to the proposed Freymond Quarry.

Hospital Access and Health Concerns:

1. The Bancroft hospital (Quinte Health Care North Hastings Hospital), that provides 24/7 Emergency care for the whole area, is west of the junction of Highway 28 and Highway 62. Highway access for the proposed

quarry is a short distance south of this junction along the York River on Highway 62, with no alternate routes from there to the hospital for all the residents and communities stretching south to beyond Hwy 7. Increased 2-way traffic density through Bancroft from 62N and 28E will also impact emergency access to the hospital, as it must be channeled through the downtown core.

2. There is no consultant's report on the impact of noise and diesel fumes, air-borne stone dust and other contaminants, stress and adverse health effects caused by a substantial fleet of large, stone and lumber-carrying trucks on the roadside residents of and visitors to Hwy 62S, Hwy 28S, Hwy 28E and Hwy 62N. This of course, also includes the busy downtown area of Bancroft, 10 hours a day, 6 days a week in spring, summer and fall and 5 days a week for the rest of the year.

Safety & Traffic Issues:

The Freymond consultant's traffic capacity study *only* analyses the *direct* entry to, and exit from their operations onto Hwy 62S, without addressing the operation's impact on critical paths for police, ambulance, fire, other emergency vehicles in the area and everyday town traffic. The obvious traffic bottlenecks are at the intersections of Hwys. 62 and 28 and the town traffic lights. The issues are:

1. The stop sign just west of the bridge at the Hwy 28-62 intersection is already subject to considerable traffic line-ups, and these will increase substantially with a projected traffic rate of 27 trucks per hour. Also, a truck accelerating away from the stop sign and heading towards Apsley on Hwy 28 will make very slow progress up the rise past the Baragar funeral home and slow all traffic heading in the same direction. This will add considerably to the traffic line-ups at the intersection.
2. This fleet of massive trucks headed to or hauling from the Freymond quarry site, as well as their expanding lumber operations, will be driving through our busy downtown streets. The same streets are used by business staff and customers, shoppers, restaurant and theatre goers, school children, tourists and others accessing their homes, businesses, schools and local attractions. Bancroft *cannot* be forced to "absorb" this traffic influx.
3. Residential streets being used regularly by intimidating, aggregate-carrying trucks with massive 20T payloads (no weight details on the lumber loads) *must* increase the dangers of driving: decreased visibility around the vehicles, noise, dust, crowding, accelerated road surface deterioration, etc. Not a concern for the Freymonds and their employees? This profit-oriented report offers no suggestions as to how the impact of their operations might be softened, e.g. replace stop signs with traffic lights (especially near the high school at Monck Rd (28) and Chemaushgon Rd), and where Mill St (62S) meets Bridge St W(28), install right turn lanes at main intersections.

Noise Issues:

The consultant's noise study not only ignores the impact on Bancroft's quality of life, but also ignores the loss of tranquility and impact on the natural environment for the rural residents of 62S and cottage communities at nearby Spurr, Bay and Jeffrey Lakes. This is an enormous concern and should have been within the study's scope.

Being part of the Faraday and Bancroft communities for 45 years, I suggest that the following indications of our quality of life would not survive the implementation of the proposed Freymond quarry:

- Faraday township website: "... the quiet beauty of our lakes, rivers and forests...." and "..... return to the tranquility of the area...."

- Faraday road signs: "Experience a Different Kind of Lifestyle".

- Bancroft, proud of its 2004 designation by TVO as "most talented town in Ontario" because of its extensive artist community.

There appears to be a lack of concern for tax paying residents, and for the visitors that the local economy so relies on, and must therefore be addressed.

Thank you for your time and consideration."

Brian Waters, 55 Balmoral Ave., Toronto, ON, M4V 1J5 (and Jeffrey Lake Rd, Bancroft)

cc: report to Steve Paikin: An Update on Bancroft, "The Most Talented Town in Ontario"

cc: Bancroft hospital (Quinte Health Care North Hastings Hospital)

Heintzman, Cristal

From: Cathy Bujas <cbujas@hotmail.com>
Sent: April-03-17 8:14 PM
To: bzeman@mhbcplan.com; paul.shalla@ontario.ca; Heintzman, Cristal;
d.switzer@faraday.ca; john.macdonald@ontario.ca
Subject: [Possible Spam] Freymond Lumber Ltd., Category 2, Class A Quarry Application, Part of
Lots 51 and 52, Concession W.H.R., Township of Faraday
Importance: Low

To:
The Applicant: Freymond Lumber Ltd. (c/o MHBC Planning), 113 Collier Street, Barrie, Ontario, L4M 1H2

MNRF: Ministry of Natural Resources and Forestry, Bancroft District, 106 Monck Street, PO Box 500, Bancroft,
Ontario, K0L 1C0

From: Cathy Bujas, Mailing Address: P. O. Box 306, Bancroft, Ontario, K0L 1C0

Sirs:

I am a resident of Faraday Township, residing at 35 West Mullett Lake Drive, Faraday, approximately 3 kilometres from the proposed quarry site.

I have concerns regarding the approval of an aggregate licence submitted, as follows:

The traffic analysis prepared appears flawed to me as there were no statistics reviewed with respect to the traffic to and from Lebel Cambium, the driveway for which is directly beside the parking area for Rona Lumber, which was reviewed. The representative at the March 20th, 2017 public information meeting confirmed to me that Lebel Cambium was not considered in the analysis. Lebel Cambium is a lumber processing plant and surely has numerous employees and heavy truck traffic on a daily basis, probably at "peak hours" as referred to in the Traffic Assessment.

Additional trucks carrying aggregate entering and exiting the Freymond Lumber site entrance will pose an increased danger to the local traffic. The MTO study stated a sight line of approximately 90 metres with 85 metres being a safe stopping sight distance at 60 km per hour. Where was the safe stopping sight line measured?, was it from Bay Lake Road, or from the fence line at the entrance? Did the study take into account the fact that there are numerous stacks of lumber sitting along the fence line bordering Bay Lake Road to the south of the entrance, which could impact the sight line of the trucks exiting the mill/quarry site? Should Freymond Lumber be cautioned against stacking lumber along that section of the yard to avoid sight line impedements?

I spoke with Lou Freymond at the March 20th meeting and he said they had considered lowering the hill to the south of the entrance to improve (lengthen) the sight line to the entrance of the subject property. Lou also suggested that the exit would need to be at a 90 degree angle in order to avoid a "blind spot" for the drivers looking to the south along Bay lake Road.

I suggested to Lou Freymond at the March 20th meeting that they install a "Stop" sign at the exit and educate the drivers of all contractors and employees to actually stop before entering Bay Lake Road. I would rather be driving slowly behind a heavy laden transport headed for Highway 62 than be involved in a collision because the driver left the Freymond Lumber yard at a speed at which he could not stop for another vehicle driving along Bay lake Road.

When I asked the Tranplan Associates representative "who will pay to repair the roads" he replied "Town of Bancroft and Township of Faraday". I understand that Freymond Lumber has contributed significant funds to upgrade Bay Lake Road from Highway 62 to their entrance, however, the condition of this section of road currently is very poor compared (for example) to the 2 km section to the south of the Freymond Lumber entrance. The intersection of Bay Lake Road and Highway 62 is constantly in need of repair! Tranplan Associates states that the section of Highway 62 from the Bay Lake Road intersection north into Bancroft and south to where the Ministry of Transportation assumes responsibility will be up to the Town of Bancroft to maintain. This section of road is already in poor condition and will only worsen with a greater volume of heavy trucks, we all know how costly it is to repair a highway, can the Town of Bancroft afford this? If not, who will pay to keep Highway 62 in safe condition?

An application for a licence to extract 300,000 tonnes per annum appears to be excessive to the needs of Freymond Lumber as it was explained to me that the aggregate is for their own business use with perhaps some local sales. A lesser tonnage would require less heavy laden trucks along an already burdened highway and municipal road, and perhaps prolong the life of the roads as well as protect the safety of the local residents.

The idea of a quarry of this magnitude does not appear to be in keeping with the vision of the Township of Faraday, stated on a sign along side the Freymond Lumber yard as "Experience a different kind of lifestyle".

Is this type of land use the direction we wish to see in this community?

Can we afford the impacts of this industry to the infrastructure of the area?

I trust the independent third party peer review will be charged to seek out any flaws in the science presented by Freymond Lumber's consultants to ensure that the environment, natural heritage and residents are protected.

Kindly provide the writer with the following items as they become available:

- Notice of the Public Meeting for the update on the status of the peer review
- Notice of Decision - Official Plan Amendment
- Zoning Bylaw Amendment

Thank you for taking the time to review my concerns.

Cathy Bujas

P. O. Box 306

Bancroft, Ontario, K0L 1C0

Heintzman, Cristal

From: Melanie Veenstra <melanie@harmanieyoga.ca>
Sent: June-29-17 9:28 AM
To: Heintzman, Cristal
Subject: Objection to Quarry Proposal in Faraday Township
Attachments: Objection to Quarry Proposal.docx; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your consideration.

NOTE: This electronic message and attachment(s), if any, contains information which is intended solely for the designated recipient(s). Unauthorized disclosure, copying, distribution, or other use of the contents of this message or attachment(s), in whole or in part, is prohibited without the express authorization of the sender of this message.

Thursday, June 29, 2017

ATT: Cristal Heintzman, Planner | County of Hastings |

235 Pinnacle Street, P.O. Bag 4400 |

Belleville, Ontario, K8N 3A9 |

Re: Faraday Township Proposed Official Plan Amendment & Rezoning

My name is Melanie Veenstra and I am writing on behalf of myself, my husband and our two children. I am a yoga instructor/massage therapist and my husband is a truck driver. We live and work primarily in Prince Edward County. Three years ago, after 7 years of looking at real estate, we purchased our retreat cabin on Bay Lake in Faraday Township. We selected this property because of the pristine water of Bay Lake, the beautiful forest and the peacefulness of the area. As residents of Wellington, Prince Edward County we have seen the water quality of Lake Ontario and West Lake deteriorating. The lakes are often posted unsafe for swimming and fish my son catches are sometimes inedible. People travel to Prince Edward County for the beaches, fishing and of course wineries, but we have polluted the natural beauty of this area with chemicals from farming, pollution from industry along Lake Ontario and poor sewage management as well.

Bancroft still represents a place of natural beauty, where wildlife is still plentiful, lakes clean and forests intact. It is Bancroft's calling card. The earth cannot speak in words, but is speaking with bizarre weather patterns being experienced globally. I can write about the effect a quarry would have financially on my family who are investing our future in Faraday Township, but the key factor in this proposal is the impact it would have on the environment. As human beings, we have a duty to be stewards of this earth, the one habitable planet in our solar system. The drilling, blasting and vehicle traffic involved with a quarry are not acceptable in this location. Air pollution, noise pollution and the potential pollution of the pristine lakes in the vicinity are not acceptable. This location is too close to lakes and the residents of Bancroft and Faraday Township.

I urge to have the courage to be a guardian of the natural beauty of Faraday Township and to DENY this proposal. It is the right thing to do.

With Gratitude,

Melanie Veenstra

45 Jade Bay Road, Bancroft

Heintzman, Cristal

From: Doug Jackson <djackson23@cogeco.ca>
Sent: July-04-17 10:08 PM
To: Heintzman, Cristal; Dawn Switzer
Cc: Carl Tinney; Marg Nicholson; Jim Thomson; Anna Wilson; Dennis Purcell
Subject: [Possible Spam] OBJECTION TO APPLICATION FOR OFFICAL PLAN AMENDMENT 18 AND ZONING BY-LAW AMENDMENT
Attachments: Official Plan Amendment Objection - Doug and Pat Jackson - Jeffrey Lake.pdf; Freymond Quarry Objection - Doug and Pat Jackson - Jeffrey Lake.pdf
Importance: Low

To: Cristal Heintzman, Planner, County of Hastings
Dawn Switzer, Clerk-Treasurer and Tax Collector, Township of Faraday

re: Objection to Applications for Official Plan Amendment 18 and Zoning By-Law Amendment

Please find attached our objection letter to the applications submitted for the amendments which would permit the establishment of a Class A, Category 2 Quarry at the designated location.

Our objection is filed in two parts, the first being the objection specific to the proposed Amendments, which is supported by the second, being the objection filed March 27 2017 against the Freymond Lumber Quarry. The latter provides the details of our objection, while the first summarizes our objections, with reference to the March 27 objection letter.

We trust this email and the attached letters meet all the requirements for submitting an objection to said amendments.

Regards,

Pat and Doug Jackson
3066 Sandpiper Trail, RR 1
Camlachie, ON, N0N 1E0
(519)869-4727
djackson23@cogeco.ca

**OBJECTION TO THE PROPOSED OFFICAL PLAN AMENDMENT No. 18 (SECTION 22 (6.1))
AND ZONING BY-LAW AMENDMENT (SECTION 34 (10.4))**

July 4, 2017

To: Cristal Heintzman, Planner, County of Hastings
 Dawn Switzer, Clerk-Treasurer and Tax Collector, Township of Faraday

This letter is in response to the NOTICE OF COMPLETE APPLICATION REGARDING PROPOSED OFFICIAL PLAN AMMENDMENT No. 18 (SECTION 22 (6.1)) AND ZONING BY-LAW AMENDMENT (SECTION 34 (10.4)).

We object to the proposed amendments because they will then permit the establishment of a Class A, Category 2 quarry, per the application submitted by Freymond Lumber Ltd. earlier this year. Our objections for the amendments are the same as our objections to the quarry, as summarized below, and explained in detail in our OBJECTION TO THE PROPOSED FREYMOND QUARRY, which was submitted March 27, 2017. A copy of that objection is attached and forms part of our objection to the proposed amendments.

OBJECTIONS:

Our primary concerns are the impact the quarry will have on the value of our property on Jeffrey Lake, and on the enjoyment we have using the cottage: for the peace and quiet and serenity it offers. We ask you to give fair consideration to our concerns, and in consideration of these plus the concerns expressed by many other residents impacted by the potential quarry, we ask that you deny the applications.

We have heard many people express concerns about the impact on the environment, the impact on the condition of the roads and highways, and the impact on the congestion in the immediate area and in Bancroft itself. These would seem to be valid concerns as well, but ones in which we have less knowledge. We also support those concerns, based on what seems to make very common sense.

We expect you to give due consideration to the concerns expressed by all who respond to the proposed amendments, and trust you will see the concerns are valid, based on facts, and worthy of justifying the denial of the applications for amendments.

Regards,

William Douglas Jackson and Patricia Rae Jackson

Residence:
3066 Sandpiper Trail
RR 1, Camlachie, ON
N0N 1E0
(519)869-4727
djackson23@cogeco.ca

Cottage:
76 Rocky Drive
Faraday CON 10 W PT RD ALLOW
RCP 2314 LOT 5 RP 21R21611 PARTS 6
AND 19 IRREG 1.20AC 175.00FR
Roll No. 12 58 000 015 29300 0000

OBJECTION TO THE PROPOSED FREYMOND QUARRY

March 27, 2017

To Whom it may concern:

This letter is in response to the application submitted by:

Freymond Lumber Ltd., 2287 Bay Lake Road, RR 1, Bancroft, ON K0L 1C0

for a licence to construct and operate a Category 2, Class A Quarry Below Water, to excavate and ship aggregate from a quarry of 33.3 hectares, located in:

Parts of Lots 51 and 52, Concession W.H.R., Township of Faraday, Hastings County

OBJECTIONS:

Our primary concerns are the impact the quarry will have on the value of our property on Jeffrey Lake, and on the enjoyment we have using the cottage: for the peace and quiet and serenity it offers. We ask you to give fair consideration to our concerns, and in consideration of these plus the concerns expressed by many other residents impacted by the potential quarry, we ask that you deny the application. The details of our concerns are described below.

Property Value:

There have been studies done on the impact of quarry operations on the assessed value of surrounding properties, such as that done by Lansink Appraisals and Consulting, "Market Study Pit or Quarry – January 2014" – see their web site <http://www.lansinkappraisals.com> for their report.

The conclusion is quite evident that quarries do have a significant negative effect on property values, at times well above a 30% decline in value. This would suggest the cottage we own, which has been in the family for over 50 years, will be worth far less in the future if the quarry is approved.

Admittedly our property taxes will be less, as will the property taxes collected by Faraday Township, but this may well trigger increases in the mill rate to compensate for the Township's lost revenue, thereby increasing taxes not only for us, but as well, all residents and businesses within Faraday Township.

Presumably the Township will see some increase in tax revenue from the Freymond quarry, although perhaps only a quarter of what they might have expected, per an article in The Wellington Advertiser:

<http://sg.crcrockwood.org/wp-content/uploads/2017/01/The-Wellington-Advertiser-MPAC-County-councillors-digging-in-to-oppose-gravel-pit-assessment-change.pdf>

Has Faraday Township done a complete fiscal analysis of the impact of the quarry, using worst case scenarios with respect to tax revenue reductions for all surrounding properties, and minimal tax revenue contribution by the new quarry? Can you guarantee the financial risk you place on all the surrounding property owners will be far outweighed by the revenue gains you perceive in the quarry? Are you sure

you are not compromising future cottage and residential development in the area, because of the real, and perhaps more dangerous, perceived threat of the quarry on the “enjoyment of life” and the “peace and quiet and purity” of our pristine woods and hills and lakes in this area, which is what draws people to buying property here? Is it worth negatively impacting all of these residents, at the request of one?

Peace and Quiet:

Our cottage is an oasis of enjoyment, peace, and tranquility, away from the ever increasing hustle and bustle of life in towns and cities. It is where we come to hear the birds sing and the breeze whispering through the trees. We come for the quietness – the absence of human-based noise – broken only sporadically by fellow cottagers as they drive by in their car or boat, or by children happily playing in the woods or lake. Yes there is noise at times, some self-generated of course, but you must understand what we mean – it is quiet at the cottage, and thus so peaceful.

But will it be so peaceful when the quarry is in full operation, despite the quarry being located about 2.5 km from our cottage? We are quite sure it won't – we are sure we will hear it much of the time, especially when they are operating full bore from 6 in the morning to 7 at night, five days a week, plus 7 to noon on Saturday, all summer long.

Doug has reviewed all the reports located on the Freymond Lumber web site, and we thank them for making all the reports easily accessible. Our noise concerns are based on what he learned from the Acoustic Assessment Report prepared by Hugh Williamson Associates Inc. It was clear from their assessment that for all of the scenarios they modelled, the noise levels at the eight Points of Reception (POR) were at or just slightly below the maximum daytime levels, as shown in Table 6. At first glance this suggests the quarry would indeed comply, just barely, with the legal limits of operation.

BUT – we have two concerns with this information.

The first is the noise level measurement itself, and how it relates to “peace and quiet”. As stated in the report, the numbers represent the “One-Hour Equivalent Sound Level” as measured in decibels. So this is an “average” sound level over an hour of operation, but is this a fair representation of what we will hear at our cottage? At one web site he found when searching using the query “what does construction noise of 50 db sound like”, www.noisehelp.com, the chart indicated 50 db was like the sound of a refrigerator running when standing right next to it. So does that mean a person standing in the front yard of those PORs will experience this constant hum throughout the day, from 6 in the morning to 7 at night? On average it might, but in reality, does heavy equipment pulverizing rocks and loading trucks create a constant, steady level of noise 13 hours straight? We think not! We believe there will be many times when the noise is much louder, and many times when it is much quieter, so what residents will hear is not the steady drone of a refrigerator running in their front yard, annoying as that would be compared to what they hear today, but instead we think they will hear frequent and persistent loud bangs and crashes throughout the day, from 6 in the morning until 7 at night, five days a week, plus 7 to noon Saturday. Does this still meet our expectations of “peace and quiet”? Of course not, yet still the report says the quarry will meet the noise level requirements for proper operation.

But this brings out our second concern – the quarry just barely meets requirements. This is achieved only if a lengthy list of mitigation measures are implemented, and enforced, as described in section 7.0. The extent of these measures indicates the quarry is indeed a very noisy operation, with many operational and procedural details to be implemented in order to just barely meet the requirements. What monitoring and enforcement of these measures will be put in place to ensure compliance? What recourse do residents have when the measures are bypassed or ignored? It may sound “okay” on paper, but in reality, what if these models and predictions are wrong? Will the quarry be forced to implement further mitigating measures, perhaps even to the point of ceasing operations, if noise levels exceed the limits? Or will the residents be left to endure more than just the sound of a refrigerator running in their front yard, from 6 in the morning to 7 at night, 5 days a week, plus 7 to noon on Saturday?

These two concerns, the impact on Property Value and Peace and Quiet, are, we feel, concerns as well for virtually all the residents within a reasonable distance of the proposed quarry. They have a direct bearing on our family’s assets and our enjoyment of our property, as they will on all other residents.

We have heard many people express concerns about the impact on the environment, the impact on the condition of the roads and highways, and the impact on the congestion in the immediate area and in Bancroft itself. These would seem to be valid concerns as well, but ones in which we have less knowledge. We also support those concerns, based on what seems to make very common sense.

We expect you to give due consideration to the concerns expressed by all who respond to the quarry application, and trust you will see the concerns are valid, based on facts, and worthy of justifying the denial of the application.

Regards,

William Douglas Jackson and Patricia Rae Jackson

Residence:
3066 Sandpiper Trail
RR 1, Camlachie, ON
N0N 1E0
(519)869-4727
djackson23@cogeco.ca

Cottage:
76 Rocky Drive
Faraday CON 10 W PT RD ALLOW
RCP 2314 LOT 5 RP 21R21611 PARTS 6
AND 19 IRREG 1.20AC 175.00FR
Roll No. 12 58 000 015 29300 0000

Heintzman, Cristal

From: Michael Freeman <mfreemanet@hotmail.com>
Sent: July-05-17 2:59 PM
To: Heintzman, Cristal
Subject: Freymond Quarry Objection
Attachments: Objection.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi

Please accept this as our official objections to the Freymond Quarry and would like to be notified of any meetings to be held on the applicaton.

Michael and Suzan Freeman

Michael and Suzan Freeman

18 Hawthorn Street Belleville ON K8P 5M5

88 D Rocky Drive

Lake Jeffery

OBJECTION TO THE PROPOSED FREYMOND QUARRY

To Whom it may concern:

THE PROPOSED AGGREGATE MINE

The proposed site is 2287 Bay Lake Road, Bancroft ON. It is applying for a license to mine and crush 300,000 tonnes of aggregate annually at a current selling price of approximately \$4,000,000 FOUR MILLION DOLLARS each year for the Freymond Operation.

OBJECTIONS

GRAVEL TRUCK TRAFFIC

Trips

In order to deliver the aggregate to market gravel trucks are used to haul the material to the customers. These trucks have a capacity of between 11 and 22 tonnes depending on the number of wheels and the physical size of the unit. (1) <https://www.reference.com/science/many-tons-gravel-can-fit-dump-truck-89dc08c93ac5e34d?qo=contentSimilarQuestions#>

For the delivery of 300,000 tonnes this would require the use of between 13,225 and 25,445 trucks or 36 to 70 trucks per day every day. Since that is the capacity for hauling the material out that means 72 to 140 trips per day of large noisy gravel trucks up and down Bay Lake Road, everyday.

The Tranplan Study shows a May to November loading operation 5 days a week 10 hours per day. We have confirmed that the Quarry has no control over the size of truck that the customer sends to pick up materials so that the actual number of trips could be as high as 390 trips per day with an 11 ton capacity truck. This would be a truck at the intersection of Bay Lake Road and 62 Highway every 90 seconds.

The study only incorporated the intersection of 62 and Bay Lake Road and did not look at the effect on 28 and 62 intersection or the impact on downtown Bancroft or on the Town of Madoc with this huge increase in traffic.

Obviously a study of the total impact to all stakeholders is needed to avoid the gridlock which will be created by this increased truck traffic.

Air Pollution

Besides the huge traffic problems which will be created by such an enterprise there will be an immense increase in exhaust gases produced by this large number of trucks.

However, this is not the only source of air pollution. Fugitive Dust Emissions are also generated from the plant yard due to vehicular traffic and wind. (2)

<https://businessimpactenvironment.wordpress.com/2012/01/08/environmental-issues-in-stone-crushers/>

This dust settles on the vehicles during loading operation and is then blown off as the truck moves down the highway. This fugitive dust is then deposited on the highway where it is then spread by all vehicles in the air as the tires pick it up.

The dust is then in the air to be spread by the wind and is deposited on the surrounding environment where it can kill both vegetation and aquatic life depending on the formulation of the compound and its toxicity levels.

Noise Pollution

Obviously, the addition of that number of vehicles to the area will result in a huge noise increase from engines, air brakes, gear changes, back up alarms etc. This will destroy the quiet enjoyment of all residents.

MINING OPERATIONS

Excavation and Processing

The aggregate is mined by using explosives to break the material into movable pieces by heavy machinery where the material is crushed into product and transferred to stockpiles for loading into trucks for transport.

Air Pollution

All operations will produce fugitive dust sources which will contaminate the air and be harmful to surrounding environment. Although mitigating measures will be employed no effective measures for controlling particulate emissions from blasting are available. (2)

<https://businessimpactenvironment.wordpress.com/2012/01/08/environmental-issues-in-stone-crushers/>

Noise Pollution

Blasting, extracting, crushing and conveying equipment will produce sound levels which will affect wildlife habitat and quiet enjoyment of surrounding properties. Low frequency sound will be transmitted into fish spawning areas as well as blasting shockwaves.

Potential Pop Ups

Occasionally pop-ups occur in the quarries, such as Marmoraton Mine near Madoc, Ontario, and stress relief fracturing can be catastrophic when they create underground mining "rockbursts."(4)

<https://uwaterloo.ca/wat-on-earth/news/pop-physics>

As documents, have shown, there have already been incidents where Long's Quarry experienced "pop-ups" in its floor and affected the water table in the area – a water table already fragile, by most accounts. (5) <http://www.intelligencer.ca/2014/08/14/chris-malette-a-quarry-quandary>

LAKE TROUT SPAWING BEDS LAKE JEFFERY

Lake Trout Habitat

Of the quarter of a million lakes in Ontario, only two thousand some odd (or 1 percent) have been identified as capable of supporting lake trout. Few of these lakes are close to population centres, accessible as a recreational source. Slightly over 50 of these lakes are in the Bancroft area, and the 1980 Ministry of the Environment/Ministry of Natural Resources report has identified 52 lakes in the northern portion of the Southeastern Region as containing water quality conditions suitable for the survival of lake trout. Such lakes require a sufficient volume of water below a temperature of 10 Degrees Celsius, and containing dissolved oxygen in excess of 5Mg/L. Reductions in dissolved oxygen increase with an increase of nutrient supply. (3) OMB Ruling S8400110840073R840170

Most Highly Sensitive Lake

Jeffery Lake having an area of only 42 hectares and a flushing rate of only 0.2 times per year is rate amongst the most highly sensitive lakes. (3) OMB Ruling S8400110840073R840170

Any changes to the flushing rate, water temperature caused by changes to the water table or changes to the oxygen content caused by the deposit of fugitive dust sources from aggregate mining will result in the loss of this spawning bed and the lake trout population.

Official Plan

2.2 Environmental Goal

To maximize the quality of the environment of the Planning Area by establishing guidelines and policies for the utilization of land and water resources, by minimizing the pollution of water, air and land and by preserving the distinctive features of the landscape. All other goals should satisfy the requirements of the environmental goal so as to improve the quality of life for the people of Hastings County. (3) OMB Ruling S8400110840073R840170

2.3 Environmental Objectives

© To protect the natural habitat of flora and fauna by preserving such areas for conservation, recreation and study purposes. (3) OMB Ruling S8400110840073R840170

SURROUNDING PROPERTY VALUE REDUCTION

The quarry proponents claim there will be no impact on property values surrounding the mine. MPAC has made property value adjustments for tax purposes.

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

October 11 2012

Don MacDow Director, PitSense pitsense@gmail.com

Dear Mr. MacDow:

Thank you for meeting with us on Friday, August 30. Please find below some details on the Municipal Property Assessment Corporation's (MPAC) next steps.

As we discussed at our meeting, we found that a lot of the impact of proximity to a gravel pit was accounted for within the location or neighbourhood adjustments. Based on our analysis, MPAC has applied a -4% adjustment to residential properties that abut an active or proposed gravel pit for the 2012 Assessment Update. A -2% adjustment will be applied to residential properties that do not abut but are within one kilometre of an active or proposed gravel pit.

In addition, we have asked local staff in MPAC's Mississauga field office to review the assessed values of the residential properties around the proposed gravel pits in Halton and Peel. We will endeavor to have this review completed within the next couple of months. Property Assessment Notices will be mailed to ratepayers in Halton and Peel in late October and November. If any members of your group have questions about their property's assessed value, please have them review their Property Assessment Notice to ensure that it contains the most up-to-date information about their property. Ask them to visit www.aboutmyproperty.ca to learn how and why their property was assessed the way it was by

comparing it to others in the neighbourhood and community. If they feel their property is incorrectly assessed, they can file a Request for Reconsideration (RfR) until March 31, 2013. The RfR form is available at www.mpac.ca.

If you have any questions or feel that I have not included an item discussed at the meeting, please feel free to contact me directly.

Yours truly,

Jay Moore Valuation Manager, Assessment Standards and Mass Appraisal T: 905 688-1968 ext. 275 1 877-511-1182 ext. 275 E: jason.moore@mpac.ca

PO Box 9808, Toronto ON M5S 5T9 Toll Free: 1.866.296.6722 Fax: 1.866.297.6703

Exhaustive case studies and surveys also show property value reductions more than THIRTY NINE PERCENT (39%). (6)

<http://www.lansinkappraisals.com/downloads/Lansink's%20Case%20Study%20Pit%20or%20Quarry%20Jan%202014.pdf>

http://www.pitsense.ca/uploads/mpacsubmissiondec_2011b.pdf

Unfunded Liability

There are no adequate financial instruments such as bonds and liability insurance in place to compensate for:

Unforeseen consequences from operations on the environment

Diminution in price of surrounding properties and businesses.

Protection for the County and Township should the company become insolvent through liability exposure.

No Social Impact Study

A Social Impact Study (SIS) or Social Impact Assessment (SIA) would determine the social changes likely to occur as a direct or indirect result of an Industrial Aggregate Extraction operation. The SIS/SIA process involves:

- describing the existing social conditions,
- predicting the social changes that may result from the project;
- assessing the significance of the predicted changes, and;
- identifying ways of lessening potential impacts.

Studies or Assessments of social impacts are generally associated with five types of change:

- Demographic change including the size and composition of the resident population, influx of temporary work force or new recreational users, community facility and social infrastructure requirements;
- Economic change including new patterns of business, employment/income, local economic effects, real estate property values & speculation, crime and public safety, accommodation and housing;
- Health and well-being changes, both immediate and cumulative, including cultural, family, leisure, recreation and community health issues, community safety, needs of social groups, heritage & social amenity issues;
- Environmental change including alterations to air quality, land use, natural habitat and hydrological regime; and
- Institutional change including the structure of local government or traditional leadership, zoning by-laws or land tenure, legal issues.

In light of these unanswered objections to the Freymond Quarry it should not be allowed to proceed.

Heintzman, Cristal

From: Nancy Byrski <nbyrski60@gmail.com>
Sent: July-05-17 3:33 PM
To: d.switzer@faraday.ca
Cc: Heintzman, Cristal
Subject: zoning change for proposed quarry

Follow Up Flag: Follow up
Flag Status: Flagged

Please don't change the zoning for this quarry. We are full time residents on Jeffrey Lake, have been here for 31 years, and love the serenity and beautiful clean limestone bottom lake. It will make a major impact on our environment in this area which is against what we stand for today in trying to protect it. We are asking that you please don't let this go through. Below are reasons why the zoning should not be changed to allow this quarry. Please read.

THE PROPOSED AGGREGATE MINE

The proposed site is 2287 Bay Lake Road, Bancroft ON. It is applying for a license to mine and crush 300,000 tonnes of aggregate annually at a current selling price of approximately \$4,000,000 FOUR MILLION DOLLARS each year for the Freymond Operation.

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For the delivery of 300,000 tonnes this would require the use of between 13,225 and 25,445 trucks or 36 to 70 trucks per day every day. Since that is the capacity for hauling the material out that means 72 to 140 trips per day of large noisy gravel trucks up and down Bay Lake Road, everyday.

This assumes a 24 hour per day 7 day a week operation. If the operation time of the quarry is limited to 12 hours per day 6 days per week the truck trips would be one every 4 to 8 minutes pulling on to Bay Lake Road or 62 highway. When merge times are added for existing vehicle use the obvious result of this huge traffic increase will cause gridlock for everyone using 62 highway or Bay Lake Road.

Air Pollution

Besides the huge traffic problems which will be created by such an enterprise there will be an immense increase in exhaust gases produced by this large number of trucks.

However, this is not the only source of air pollution. Fugitive Dust Emissions are also generated from the plant yard due to vehicular traffic and wind. (2)

<https://businessimpactenvironment.wordpress.com/2012/01/08/environmental-issues-in-stone-crushers/>

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Obviously, the addition of that number of vehicles to the area will result in a huge noise increase from engines, air brakes, gear changes, back up alarms etc. This will destroy the quiet enjoyment of all residents.

MINING OPERATIONS

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<https://businessimpactenvironment.wordpress.com/2012/01/08/environmental-issues-in-stone-crushers/>

Noise Pollution

Blasting, extracting, crushing and conveying equipment will produce sound levels which will affect wildlife habitat and quiet enjoyment of surrounding properties. Low frequency sound will be transmitted into fish spawning areas as well as blasting shockwaves.

Potential Pop Ups

Occasionally pop-ups occur in the quarries, such as Marmoraton Mine near Madoc, Ontario, and stress relief fracturing can be catastrophic when they create underground mining "rockbursts."(4)

<https://uwaterloo.ca/wat-on-earth/news/pop-physics>

As documents, have shown, there have already been incidents where Long's Quarry experienced "pop-ups" in its floor and affected the water table in the area – a water table already fragile, by most accounts. (5)

<http://www.intelligencer.ca/2014/08/14/chris-malette-a-quarry-quandary>

LAKE TROUT SPAWNING BEDS LAKE JEFFREY

Lake Trout Habitat

Of the quarter of a million lakes in Ontario, only two thousand some odd (or 1 percent) have been identified as capable of supporting lake trout. Few of these lakes are close to population centres, accessible as a recreational source. Slightly over 50 of these lakes are in the Bancroft area, and the 1980 Ministry of the Environment/Ministry of Natural Resources report has identified 52 lakes in the northern portion of the Southeastern Region as containing water quality conditions suitable for the survival of lake trout. Such lakes

require a sufficient volume of water below a temperature of 10 Degrees Celsius, and containing dissolved oxygen in excess of 5Mg/L. Reductions in dissolved oxygen increase with an increase of nutrient supply. (3) OMB Ruling S8400110840073R840170

Most Highly Sensitive Lake

Jeffrey Lake having an area of only 42 hectares and a flushing rate of only 0.2 times per year is rate amongst the most highly sensitive lakes. (3) OMB Ruling S8400110840073R840170

Any changes to the flushing rate, water temperature caused by changes to the water table or changes to the oxygen content caused by the deposit of fugitive dust sources from aggregate mining will result in the loss of this spawning bed and the lake trout population.

Official Plan

2.2 Environmental Goal

To maximize the quality of the environment of the Planning Area by establishing guidelines and policies for the utilization of land and water resources, by minimizing the pollution of water, air and land and by preserving the distinctive features of the landscape. All other goals should satisfy the requirements of the environmental goal so as to improve the quality of life for the people of Hastings County. (3) OMB Ruling S8400110840073R840170

2.3 Environmental Objectives

© To protect the natural habitat of flora and fauna by preserving such areas for conservation, recreation and study purposes. (3) OMB Ruling S8400110840073R840170

SURROUNDING PROPERTY VALUE REDUCTION

The quarry proponents claim there will be no impact on property values surrounding the mine. MPAC has made property value adjustments for tax purposes.

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

October 11 2012

Don MacDow Director, PitSense pitsense@gmail.com

Dear Mr. MacDow:

Thank you for meeting with us on Friday, August 30. Please find below some details on the Municipal Property Assessment Corporation's (MPAC) next steps.

As we discussed at our meeting, we found that a lot of the impact of proximity to a gravel pit was accounted for within the location or neighbourhood adjustments. Based on our analysis, MPAC has applied a -4% adjustment to residential properties that abut an active or proposed gravel pit for the 2012 Assessment Update. A -2% adjustment will be applied to residential properties that do not abut but are within one kilometre of an active or proposed gravel pit.

In addition, we have asked local staff in MPAC's Mississauga field office to review the assessed values of the residential properties around the proposed gravel pits in Halton and Peel. We will endeavor to have this review completed within the next couple of months. Property Assessment Notices will be mailed to ratepayers in Halton and Peel in late October and November. If any members of your group have questions about their property's assessed value, please have them review their Property Assessment Notice to ensure that it contains

the most upto-date information about their property. Ask them to visit www.aboutmyproperty.ca to learn how and why their property was assessed the way it was by comparing it to others in the neighbourhood and community. If they feel their property is incorrectly assessed, they can file a Request for Reconsideration (RfR) until March 31, 2013. The RfR form is available at www.mpac.ca.

If you have any questions or feel that I have not included an item discussed at the meeting, please feel free to contact me directly.

Yours truly,

Jay Moore Valuation Manager, Assessment Standards and Mass Appraisal T: 905 688-1968 ext. 275 1 877-511-1182 ext. 275 E: jason.moore@mpac.ca

PO Box 9808, Toronto ON MIS 5T9 Toll Free: 1.866.296.6722 Fax: 1.866.297.6703

Exhaustive case studies and surveys also show property value reductions more than THIRTY NINE PERCENT (39%). (6)

<http://www.lansinkappraisals.com/downloads/Lansink's%20Case%20Study%20Pit%20or%20Quarry%20Jan%202014.pdf>

http://www.pitsense.ca/uploads/mpacsubmissiondec_2011b.pdf

Unfunded Liability

There are no adequate financial instruments such as bonds and liability insurance in place to compensate for:
Unforeseen consequences from operations on the environment
Diminution in price of surrounding properties and businesses.
Protection for the County and Township should the company become insolvent though liability exposure.

No Social Impact Study

A Social Impact Study (SIS) or Social Impact Assessment (SIA) would determine the social changes likely to occur as a direct or indirect result of an Industrial Aggregate Extraction operation. The SIS/SIA process involves:

- describing the existing social conditions,
- predicting the social changes that may result from the project;
- assessing the significance of the predicted changes, and;
- identifying ways of lessening potential impacts.

Studies or Assessments of social impacts are generally associated with five types of change:

- Demographic change including the size and composition of the resident population, influx of temporary work force or new recreational users, community facility and social infrastructure requirements;
- Economic change including new patterns of business, employment/income, local economic effects, real estate property values & speculation, crime and public safety, accommodation and housing;
- Health and well-being changes, both immediate and cumulative, including cultural, family, leisure, recreation and community health issues, community safety, needs of social groups, heritage & social amenity issues;
- Environmental change including alterations to air quality, land use, natural habitat and hydrological regime; and
- Institutional change including the structure of local government or traditional leadership, zoning by-laws or land tenure, legal issues.

In light of these unanswered objections to the Freymond Quarry it should not be allowed to proceed.

Thank you for reading N. Byrski.

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Heintzman, Cristal

From: office@grailsprings.com
Sent: July-05-17 4:28 PM
To: Heintzman, Cristal
Subject: Emailing - Grail Letter In Opposition to Cristal Heintzman.pdf
Attachments: Grail Letter In Opposition to Cristal Heintzman.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Cristal,

Please find attached our letter of concerns regarding the proposed Freymond Quarry.

We wish to be notified of any public meetings, hearings, approvals and or refusals regarding this plan.

Please respond that you have received the attachment in good order.

Kind regards,

Andrew Norrie
GM Grail Springs
877 553 5772

Disclaimer: This email is intended only for the use of the individual or entity to which it is addressed, and may contain information which is privileged, confidential, proprietary or exempt from disclosure under applicable law. If you are not the intended recipient or the person responsible for delivering the message to the intended recipient, you are strictly prohibited from disclosing, distribution, copying or in any way using this message. If you have received this communication in error, please notify the sender, and destroy and delete any copies you may have received.

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July 5, 2017

To: Cristal Heintzman, Planner
County of Hastings
235 Pinnacle Street, P.O. Bag 4400
Belleville, Ontario, K8N 3A9

From: Grail Springs Spa
2004 Bay Lake Road
Bancroft, ON
K0L 1C0

Re: Freymond Lumber Ltd.
Class A Category 2 Quarry Application
2287 Bay Lake Rd, Part Lots 51&52, Concession W.H.R
Township of Faraday, County of Hastings

As the owner, management and staff of Grail Springs Spa, i.e. Grail Springs Retreat for Wellbeing Inc., at 2004 Bay Lake Road, lots 45,46,47 and Part Lot 48, totaling 80 acres in Faraday Township, we respectfully submit our objections to the approval for an aggregate license and or the development of a quarry on the Freymond Lumber property.

Background

Grail Springs Spa (Grail) has steadily raised its standards over the past 24 years to the level of excellence that has made it an award-winning lakeside health and wellness retreat that is adjacent to and/or borders the Freymond Lumber Ltd. property.

Grail offers a luxurious boutique-style hotel accommodations with continual investments and upgrades over the past three years alone to the tune of \$250,000 dollars with further improvements and planning in the works to further bolster the brand and attract more visitors creating more jobs. Grail Springs is beginning to stretch it's legs and the future looks great for wellness based eco tourism. Grail Springs attracts in excess of 5000 clients per year from all parts of the globe pumping real money into the local economy all with as green as possible low impact environmental attitude. Grail's programs offer a unique experience in this busy world and offer's the chance for it's clients to hit the reset button literally for their personal wellbeing. The tranquility and the purity of air, water and sound is a huge part of what we offer and we fear the proposed quarry puts in danger these essential elements of our well established business. This unique purity of nature, excellent service and services has helped sustain a 4 1/2 star (5 being the highest) rating on TripAdvisor for the past three years and generates awards from this tourism rating organization as well as the Travellers' Choice Award in 2015 and 2016. In 2016 it was judged Canada's Best Wellness Retreat by World Spa Awards, one of the Top 25 Spas in Canada by Canadian Spa and Wellness and it received the County of Hastings' top tourism award for a major event it created. On March 29 owner Madeleine Marentette announced the retreat had just received the title of Most Outstanding Full Service Wellness Retreat from the Global Excellence Awards and Corporate Vision magazine. Grail's premier ranking make it Canada's first wellness destination to qualify for the Healing Hotels of the World organization.

Grail has consistently drawn guests from across the province and the country. It has continually drawn seven per cent of its guests from the United States, United Kingdom and Europe and from farther afield including Hong Kong and Australia, making it unique among resorts in the region. Contra to a bogus letter in the Bancroft Times September 8 2016 by a pseudo named John Dean Houser Grail employs 27 full time and 17 regular contractors including therapists, life coaches, and workshop facilitators. They also use local accountants, maintenance, groundskeeping and numerous professional contractors. Its annual payroll is \$750,000 dollars minimum but that number is steadily increasing as Grail attracts more visitors and increases it's level of service and services. Our goal is to be the best in Canada for price point and services. There are no minimum wage positions. The wages are well above the regional average.

Guests pay between \$300 to \$500 per night per person and the staff and management encourage them to shop in the Town of Bancroft and the region at The Old Tin Shed for example, gem and mineral shops, the high end clothing store, the four art galleries, the restaurants in town and the region. This supplements revenue, year round, in a mostly seasonal economy. Grail is also a corporate contributor to the local arts and culture sector.

For the past three years the whole team at Grail has done the research and development toward a September build of a Nordic-style outdoor thermal spa circuit, a growing and sustainable trend confirmed by the Global Wellness Institute. In 2015/16 it re-invested \$50,000 in its trail system in response to the rising eco-tourism demands. The team is also ready to build a duplex artisan cabin for a luxury outdoor experience.

Guests come to Grail to meditate and contemplate in its quiet restful atmosphere. They enjoy the outdoor activities of hiking, horseback riding,, equine meditation, the outdoor healing beds and talks on the unique geology as they reconnect with nature.

Here are our concerns regarding proposed quarry which will be less than one kilometre away.

Noise

The risk to Grail Springs is unique among all the properties near the proposed quarry. It stems from the the way hospitality companies are rated by TripAdvisor and other sector rating agencies. Just one complaint because of the noise disturbed or if ruined a guest's stay at the retreat would lower its hard-won and enviable rating. Multiple complaints would be disastrous and could be seen as a pattern by the market that would be hard to reverse. The retreat is the one two resorts within 3 kilometres of the quarry but the closest compared to the trailer and tent resort. The disturbance of incessant noise will affect the enjoyment of the property by its owner, at and near her private home on the property, and that of the 5000 plus paying guests. The nearby commercial properties will not lose customers due to the noise so Grail is the exception and the most at risk of lost revenue and jobs.

For the five, or more, blast days per year the management has already had to consider cancelling horse riding due to safety concerns in the event of an explosion spooking the horses and injuring a rider. That equals a reduction of a favourite service which could be cause for more complaints. We were very surprised at the March 20 open house to see that Grail Springs Spa was not one of the properties tested in the Acoustic Assessment report. We have questioned the reason for this with the consultant and are wondering if the proponent directed the consultants to avoid the property. The acoustic assessment did not mention the existing background noise from the sawmill operation. Grail had to rely on the "estimates" on the maps that noise from the quarry crusher, screener, and rock drill will be felt on its land as 40 decibels to some areas of the property and 30 decibels over most of property. The map did not cover the 80 acres of the Grail

land, making a clear assessment by the owners impossible. (Hugh Williamson Associates Inc. Pages 27-35.) As Grail's trail network abuts very close to the Freymond property and because our guests go into the trails for peace and solitude this feature of the Grail Experience is at risk. The overall and continual background noise levels are not conducive to good health for the residential population or the visitors to this retreat and this recreational and tourism locale even if it meets the MOECC noise limits. It is certainly not conducive to someone's peace while meditating in a quiet garden.

The addition of more trucks hauling aggregate and beeping in reverse is of concern as is the fact that the traffic study did not consider that trucks will also be used to haul in and out the asphalt for storage or recycling.

The offices, restaurant, its deck and the hotel is 850 meters from the edge of the south boundary of the quarry and 1200 meters from the "stationary" location of the crusher in Phase 1 or 2. The main building is 1100 meters from the south face of Phase 1. The tent/cabin locations are closer to the sites and their construction offers no sound muffling ability.

Jobs

The estimate for jobs at the proposed quarry specifically and originally (in 2016) was 3-5 positions. This has been inflated to a larger number by adding truck drivers, which, based on a rather flat market and the lack of large projects, is definitely questionable.

Fowler Construction, at least, has a "business arrangement" with Freymond Lumber (CEO Miller) but some responses given to the public was that it could be the "operator of the quarry". The proponent said Fowler would "provide equipment and expertise" without describing what the latter term means. The question arises as to whether the machine operators jobs would be given to local people. It seems more likely that it would mimic sector practices in that the crusher, screener and rock drill would be Fowler's and it would move in with expert operators for each, also provided by Fowler.

Doubt and distrust in the proponents' intentions and plans is pervasive and it was fostered by the denial in 2016 that Fowler was involved though that company name appeared on a document with others studies and the proponent added when questioned that the product was only for forestry applications and that, "it would not be going on highways."

Regardless, the real risk of lost jobs in higher numbers and possibly in rates of pay, would mean a net loss of local jobs. As noted above the expenditures by scores of retreat guests in the town and region also support jobs.

Property Devaluation

Some Faraday Township residential property owners have, since 2016, already filed Requests For Assessment Adjustments from the Ontario Municipal Assessment Corporation. Two properties have already shown the impact of a proposed quarry. One offer-ready buyer chose not to purchase a lakefront home on Spurr Lake near Grail Springs after confirming the rumour of quarry was a reality. One seller had accepted an offer on an expensive nearby lakefront home when the buyer learned of the quarry causing them to request from their realtor and the seller a significant reduction in the price. They were successful. These are losses to sellers and the realtors.

The January 2014 "Market Study Pits and Quarry", by Lansink Appraisals & Consulting, London, Ontario determined that an operating quarry or even a proposed quarry or the request for a quarry expansion, lowered property values in the area by an average of 23.19 per cent. In

small townships similar to Faraday, like Braeside McNab on the Ottawa River the losses were 19.48 per cent and 35.19 per cent when a Miller Paving pit requested an expansion. The township and the residents fought with their own finances and they won.

In Beachville six houses were sold during similar circumstances with losses as high as 39.03 per cent and a low of 12.18 per cent.

The Centre for Spatial Economics found similar results and statistics in its study for the Town of Caledon. (www.town-caledon.on.ca/contentc/townhall/departments/planningdevelopment/ScheduleB to CAO Report 2009-001pdf).

In the United States researcher Diane Hite “verified that pits and quarries have a negative effect on the value of nearby residential properties and these impacts are substantial”. She surveyed close to 2,500 properties. A property immediately adjacent to a pit could experience a loss of over 30 per cent while a property, even as much as three miles away could experience a 5 per cent loss. She stated that the losses were immediate upon the application for a pit being filed and they were “not contingent on the pit actually being in operation.” She also found the losses were permanent even when general home prices rose. (D. Hite 2006 “Summary Analysis: Impact of Operational Gravel Pit on House Values” Delaware County, Ohio) (www.gravelwatch.org) (Ontario Gravel Watch).

Grail Springs Spa’s large acreage is both residential and commercial and when devaluation happens (or is happening) it will be the biggest loser in the neighbourhood.

In real terms with the residential devaluation, alone, the Township of Faraday could see a net loss in overall tax revenue even though its industrial levy will go up if the quarry is approved. Many of the nearby homes are lake frontage, a sector townships rely on heavily.

Local Aggregate Supply

Sector marketing statements aside that “Ontario has a shortage of aggregate” (St. Mary’s Cement/BCM), North Hastings does not. The lone provider of granite (Gneiss) like Freymond would mine is Leveque Bros. a major employer in highway construction and concrete supply. Owner Tim Leveque told us, “Based on our average over the five years we have a 550 to 650 years supply of product. The market just isn’t there and I don’t expect it to grow more than 10 to 20 per cent.” He did agree that if the Freymond quarry is approved it would not be good for his company as it could affect price and jobs.

Property Rights

While property rights are not enshrined in The Constitution or the Canadian Charter of Rights and Freedoms there is considerable pressure on the upper tier governments stop do so by organizations including the Ontario Property and Environmental Rights Association, the Ontario Land Rights Movement and the infamous Ontario Landowners Association.

Notwithstanding, Bill 57 The Land Rights and Responsibilities Act of 2006 amended the Ontario Human Rights Code so it now includes “recognize, subject to specific limitations at law, the right to peaceful enjoyment of one’s land, the moral responsibility to maintain it and the right to freedom from search on one’s property and home and from seizure of anything from it.” The Canadian Bill of Rights 1960 affirms, “the right of the individual to life, liberty security of the person and enjoyment of property.”

Traffic

The addition of more trucks on the Freymond yard and Bay Lake Road will raise more dust, increase pollution thus negatively affecting the air quality and pose an increased safety risk for guests arriving and leaving Grail Springs Spa and residents, alike. The site plan did not account for or adequately account for the additional trucks for the recycled asphalt storage operations an activity which is likely, with the involvement of Fowler to be very active.

The entrance to Highway 62 from Bay Lake Road is owned by the Town of Bancroft and this area is already stressed by the heavy loads and the cost future repairs will be borne by the Bancroft taxpayers. Bancroft receives no financial consideration in this venture so this corner and town roads north of it will suffer without compensation.

Wildlife Impact Beyond the Quarry

Observations by the owner of Grail Springs Spa over 24 years have shown an increase of birds and animals on that property since the closure of a marble quarry on its south eastern border about 21 years ago. The concern is the noise of blasting and crushing will interrupt this revived wildlife corridor to the lake and reduce the enjoyment of the guests, staff and the family.

Planning Approach

The Proponent appears to be submitting concurrent/joint applications to the regulatory authorities for the proposal. It appears to include:

- An Official Plan amendment to the County of Hastings (2013 submission, appears under review by County).
- A Zoning By-law amendment to the Township of Faraday, to re-zone the subject lands from Rural and Industrial to Extractive Industrial.
- An application for a Category 2, Class A Quarry Below Water to the Ontario Ministry of Natural Resources and Forestry, per the *Aggregate Resource Act*.

It is our opinion that each of the above-noted applications should be reviewed independently and in the proper sequence and not considered concurrently, due to the complexity of the project's proposal, potential overall environmental impacts, and other pertinent aspects relative to each application. For each application and associated authority having jurisdiction (County, Municipality, Province), independent, third-party technical peer reviews should be commissioned, in accordance with standard site plan control application guidelines consistent with the size and nature of the applications. We note that the Township of Faraday's site plan control by-law is possibly non-existent, and that the municipality may have requested the County's support as a result – this is a common deficiency in small, rural municipalities, which comes to light when an application of this type and magnitude presents itself.

We can appreciate the Applicant's concurrent application approach to this, in an effort to streamline the process and contain costs at this stage of the project. We are also not

aware if the governing authority, possibly the County, may have given permission for the Applicant to proceed under the concurrent application approach.

Hydrogeological Review

The Proponent has included a Level 1 and Level 2 Hydrogeological Investigation Report dated December 1, 2016, prepared by MTE Consultants Inc. (hydroG report). We have not reviewed any previous versions of any hydrogeological reports, or associated reviews.

The primary concerns that we have with the hydroG information presented are related to the following:

- Overall inadequacy of groundwater monitoring network related to the proposal.
- Insufficient monitoring of groundwater outside the quarry limits, in particular to the southwest.
- Insufficient field testing for aquifer characterization, groundwater drawdown and zone of influence. Only theoretical modelling has been presented, without proper justification, technical support, or reliable field data.

The majority of groundwater monitoring locations are either within the proposed quarry footprint, or sparsely located and randomly separated from the proposed quarry site. Of the 7 new groundwater monitoring locations constructed by the Applicant, it appears that only 2 of these wells have been constructed to sufficient depth consistent with proposed quarry operations (quarry floor elevation ~333 to 340masl). No new groundwater monitoring wells appear to have been installed outside the quarry limit and within a reasonable distance from the proposed quarry limit. Instead, the use of Private Well information, without sufficient well elevation benchmarking, consistent measurement, or confirmed well construction information has been ambiguously presented. Section A on Figure 2 of the report includes existing well information that are significantly offset from the indicated section line, and present artificial information to the general public, favouring the existing condition. Section B on Figure 2 of the hydroG report is incorrectly depicted with inconsistent section view orientation, and may result in inaccurate presentation of groundwater-related information. No near proximity monitoring of groundwater appears to have been considered to the southwest of the proposed site, including impacts to an existing surface water course (south stream), and towards Spurr Lake and Bay Lake, with highly sensitive receptors and property values.

At the recent public meeting, we asked a hydroG representative about the groundwater zone of influence field testing. we were told that they were unable to perform any effective field testing and had to resort to theoretical modelling, which is

what is presented in their 2016 report. The report includes a “pumping test” relative to a single well only, MW7, which has been constructed short of the proposed quarry floor elevation. The reported 120 minute test is specific only to MW7, and provides effectively little information related to groundwater conditions.

The aquifer evaluation in the report suggests that the bedrock aquifer in the proposed quarry is, *“not capable of supplying large quantities of groundwater, as evidenced not only by the results of the on-site testing undertaken and reported herein, but also by the fact that the Town of Bancroft utilizes a Clark Lake as its potable water source.”* This statement is unjustified in that on-site field testing is insufficient and incomplete, and the Town’s use of Clarke Lake as their water source is not only very common and practical for any urban drinking water source, but the geological and hydrogeological conditions in the vicinity of Clark Lake are completely independent of this application. The MOE well record for well# 2916021, within 100m of the site (south) indicates a very high yield at 75gpm, at considerable depth.

Further regarding the existing groundwater condition, the hydroG report references groundwater levels and conditions of existing water wells that are well outside the noted areas of influence. The hydroG report references groundwater conditions at wells outside the area of examination, i.e. using groundwater levels of wells greater than 500m away from the proposed site to represent groundwater conditions within 500m of the site. The consultant has further “surmised” groundwater conditions that are not justified by the information available.

Below the proposed quarry floor elevation (~333 to 340masl), the hydroG report references groundwater data from private wells PW3 and PW13, which are approximately 500m from the site, with ground surface elevations significantly lower than the site’s ground elevations which are related to hydroG conditions. Although on the private well monitoring list, groundwater level monitoring data is absent for private wells PW2 and PW4, which are closer to the site’s limits.

Based on the above, it’s very difficult to accept a number of the hydroG report’s conclusions, in particular that with a proposed quarry floor elevation at 30m below existing, that only 1m of drawdown will be realized within 500m of the site, if developed.

Stormwater Management

We have not completed a detailed review of the application with respect to stormwater management. Stormwater information is presented in the hydroG report (referenced above).

We understand that recycled asphalt storage may have recently been included in the proposed quarry operations. If so, and perhaps as a minimum standard, stormwater quality will need to account for site specific environmental control and quality management related to hydrocarbon capture and treatment, whether from runoff from asphalt material stockpiles, and/or spills within the operation of the proposed quarry. This measure is anticipated to complicate the safe and efficient management of stormwater generated from the site's proposed development, to minimize impacts to the natural environment.

Natural Environment

The Natural Environment Report dated November 2016 prepared by Robin E. Craig makes blanket statements with respect to species and habitat that are conclusive despite limited field study. For example, the existence of the very elusive eastern hog-nosed snake (threatened) has been reported in the area of the site, however, were not observed during limited field visits. It appears that unqualified personnel (the Proponent) may have undertaken some of the field studies.

Sensitive Receptors

Within 1000m of the proposed quarry site exists a number of land uses, the most sensitive being residential properties and the Grail Springs Spa on Spurr Lake. The supporting technical documents to the application do not appear to adequately/sufficiently consider these sensitive receptors near the site. The application does not appear to address odour issues associated with the reported proposed inclusion of recycled asphalt storage.

On Behalf of the Staff,
Madeleine Marentette, Owner, Grail Springs Retreat Centre for Wellbeing Inc.
Andrew Norrie, General Manager

Heintzman, Cristal

From: Raymond McDougall <mcdougallray@gmail.com>
Sent: July-05-17 6:38 PM
To: Heintzman, Cristal
Cc: d.switzer@faraday.ca
Subject: Addendum and Objection Letters
Attachments: Municipal Applications Letter, Freymond Proposal.pdf; Letter re Freymond Proposal.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

I am attaching both the addendum from our earlier emails and the original objection letter, for ease of having them both attached to the same email (but the original objection letter is the same I sent earlier, so if it has been printed, no need to print this one).

Many thanks again -

Ray

Wednesday, July 5, 2017

County of Hastings
Department of Planning and Development
235 Pinnacle Street,
Belleville, ON
K8N 3A9

Faraday Council (c/o The Municipality of Faraday Township)
29860 Highway 28 South
Bancroft, ON
K0L 1C0

Dear Sirs/Mesdames,

I refer to my letter dated Thursday March 30, 2017, addressed to each of the Ministry of Natural Resources and Forests, Freymond Lumber and Faraday Council (c/o The Municipality of Faraday Township), (the "**March 30 Letter**") a copy of which is attached hereto for ease of reference.

The March 30 Letter states the reasons for my objection to the quarry proposal by Freymond Lumber (the "**Quarry Proposal**"). Please consider this letter an addendum to the March 30 Letter.

This letter is to clarify that my objection to the Quarry Proposal specifically includes an objection to any and all zoning by-law amendments in connection with the Quarry Proposal, and an objection to any and all amendments to the Official Plan of the County of Hastings in connection with the Quarry Proposal.

This letter also confirms that it is my intention that the March 30 Letter be considered in connection with all municipal considerations in respect of the Quarry Proposal.

Sincerely,

"Raymond McDougall" (Signed)

Raymond McDougall
P.O. Box 1924
Bancroft, ON
K0L 1C0

Thursday, March 30, 2017

Ministry of Natural Resources and Forests

106 Monck Street,
PO Box 500
Bancroft, ON K0L 1C0

Freymond Lumber (c/o MHBC Planning)

113 Collier Street
Barrie, ON L4M 1H2

Faraday Council (c/o The Municipality of Faraday Township)

29860 Highway 28 South
Bancroft, ON K0L 1C0

Dear Sirs/Mesdames,

I have invested significant time understanding what is being proposed. We live on Jeffrey Lake and would be impacted by the proposed quarry.

This is not a form letter. It has been drafted in consideration of all that I have read and the information given to me at the March 20, 2017 public information session (the "**Public Session**").

Freymond Lumber Ltd. (the "**Applicant**") is proposing to construct and operate a hard-rock quarry, crushing operation and trucking operation. The proposed site is 2287 Bay Lake Road, Bancroft ON. The Applicant is applying for a license to quarry and crush 300,000 tonnes of aggregate annually.

SUMMARY

The impacts of the proposed quarry are fundamentally and diametrically opposed to the key characteristics of this quiet rural residential area that led us all to buy and build our homes and cottages here. Studies and answers provided by the Applicant's consultants do not assuage my concerns. This proposal places me in a difficult situation as it would create negative impact, and I am left with no alternative but to object to it.

(1) TRUCKING AND OTHER INDUSTRIAL VEHICLE TRAFFIC

(a) Traffic Congestion

At the Public Session, I was surprised to learn of the limited methodology and scope of the "traffic study". I was also surprised to learn that no proposals (other than a single right-hand exit lane in one location) are being offered to address the significant impact of the actual level of traffic involved in the proposal. No stoplights are proposed. No roadbed or road surface improvements are proposed. I use these

roadways and intersections daily and have no doubts about how they would generally be impacted.

In order to deliver the aggregate to market gravel trucks are used to haul the material to the customers. These trucks have a capacity of between 11 and 22 tonnes depending on the number of wheels and the physical size of the unit.

(1) <https://www.reference.com/science/many-tons-gravel-can-fit-dump-truck-89dc08c93ac5e34d?qo=contentSimilarQuestions#>

The delivery of 300,000 tonnes would require the use of between 13,225 and 25,445 trucks or 36 to 70 trucks per day every day. Since that is the capacity for hauling the material out that means 72 to 140 trips per day of large noisy gravel trucks every day. These trucks will be on Bay Lake Road, and then, depending on their destination, Highways 62 and 28.

This assumes a 24-hour per day 7 day a week operation, which would not be the case. If the operation time of the quarry is limited to 12 hours per day 6 days per week the truck trips would be one every 4 to 8 minutes pulling on to Bay Lake Road and Highway 62. When merge times are added for existing vehicle use, the obvious result of a traffic increase of this magnitude would be serious congestion for everyone using Highway 62 or Bay Lake Road. For example, it is hard to understand how traffic would continue to move effectively through the intersection of Highways 62 and 28, an intersection that is already highly congested on a regular basis and dysfunctional in high season.

(b) Air Pollution

In addition to the traffic increase that would be created by such an enterprise, there would be an increase in exhaust gases produced by this large number of trucks and other vehicles.

In addition, dust emissions would be generated from the quarry area due to vehicular traffic and wind. Quite aside from studies which demonstrate this fact,

(2) <https://businessimpactenvironment.wordpress.com/2012/01/08/environmental-issues-in-stone-crushers/>

all one has to do to establish this is to stand by the current lumber yard on a windy day, particularly if it's dry. Now increase that, to take into account a quarry with periodic blasting, drilling, a constantly active crusher, active truck loading, together with an open quarry cut area over half a kilometre in extent (the pit extent alone is 700m). I drive past this site on dry windy days, regularly.

Clearly, dust would settle on the vehicles during each loading operation and would then be blown off as the trucks move down the highway. This dust would then be deposited on the highway where would then be further spread by all vehicles in the air as the tires would pick it up.

The dust would then in the air to be spread by the wind and deposited on the surrounding environment where it can kill both vegetation and aquatic life. Given that

an asphalt processing plant seems to now form part of the proposal, additional toxicity would be an issue.

(c) Noise Pollution

I will discuss the quarry operation noise separately below, under Quarrying Operations.

However, obviously, the addition of that number of vehicles to the area would result in a major noise increase due to engines, air brakes, gear changes, back up alarms etc. This will negatively impact the quiet enjoyment of this rural residential neighbourhood by all residents, as discussed below.

(2) QUARRYING OPERATIONS

(a) Air Pollution

As noted above, operations would produce dust emissions, which would contaminate the air and be harmful to the surrounding environment. Specifically, dust would be generated by drilling, blasting, crushing, on-site transportation of blasted material, loading and unloading of materials, and winds across the quarry pit, crushing plant and other areas exposed by the operations.

Although it has been proposed that some level of mitigating measures would be employed, no effective measures for controlling particulate emissions from blasting are available, and any mitigation of dust from these operations would, at best, be a fraction of the dust generated.

(2) <https://businessimpactenvironment.wordpress.com/2012/01/08/environmental-issues-in-stone-crushers/>

(b) Noise

Noise would be a fundamental deleterious effect of the proposed quarry operation.

This is a quiet rural residential neighbourhood.

There is no question that the proposed quarry operation would cause significant noise – this is not in any dispute, including by the Applicant or the Applicant's consultants.

There is also no question that the residents of this neighbourhood have bought and built here specifically because it is a quiet natural setting. This is the essential value of living here.

No study could erase the fact that these impacts would occur. The Applicant has understandably attempted to present the proposed quarry by delivering consultants' studies that attempt to show that the extent of the impacts like noise would be, in its view, "low".

At best, if the facts actually supported it, the Applicant's consultants' studies could subjectively establish a picture what it believes is "low" impact (when the *fact* of these impacts is the problem in our quiet rural residential neighbourhood).

Having said which, I was keenly interested to understand at the Public Session what was being proposed and what had been studied in this regard.

I was surprised by the responses given at the Public Session in respect of the noise of the proposed operations.

It was explained to me that the noise study excluded most areas where the noise would be heard. It did not even consider them. The noise study considered only a small fraction of the properties affected, essentially those immediately adjacent to the site of the proposed quarry.

I asked about what was measured, and references were made to the study's data specifics. Looking at some of those, it is not clear to me how accurate this noise study's data is, and whether its conclusions could fairly be applied to the proposed quarry. For example, no crusher was tested on site. A crusher considered comparable by the study authors, in a different location, was tested for a different study in a different sound environment in 2010 and those figures were transposed into this study.

I asked about what consideration was given to the noise beyond the adjacent properties and was told that what was done conforms to "Ministry Guidelines". I asked what "Ministry Guidelines" were being used for quarry noise in a rural residential neighbourhood and the answer was "applicable ones." When I asked what that meant, the answer was repeated.

I asked what consideration was given to the fact that sound carries and echoes across landforms and lakes. The answer was that the landforms and lakes are beyond the area required to be studied.

I even asked, out of curiosity, about the "Low Noise Drill" described prominently in the materials, given that a significant portion of drilling noise comes from the percussion of a drill bit on rock, as well as from engines, generators and so on. The answer provided was that one engine component in the type of drill proposed to be used is marketed by its manufacturer as "Low Noise" because that component emits somewhat lower noise than competitors' comparable component. The drilling will in fact contribute significant noise.

I hope that the Applicant will understand why these answers are of concern. Noise would be a fundamental reality. No consideration was given to the noise impact at our property – we were disregarded for the purpose.

(3) GROUND WATER AND LAKE IMPACT

The altitude of the quarry is below the surface levels of nearby lakes and landforms. At the Public Session, I was advised that there would be no impact to groundwater or to the lakes – Bay Lake, Jeffrey Lake, Spurr Lake. I was interested in understanding

how this conclusion was reached. Unfortunately, the answers I received in the discussion that followed included statements about Ontario geology and local geology that I know to be incorrect, and I was unable to become satisfied that there is an adequate understanding of the impact on ground water and the lakes.

(4) POP-UPS

Occasionally pop-ups occur in quarries, such as Marmoraton Mine near Marmora, Ontario. Stress relief fracturing can be catastrophic.

(4) <https://uwaterloo.ca/wat-on-earth/news/pop-physics>

As documents have shown, there have already been incidents where Long's Quarry experienced "pop-ups" in its floor and affected the water table in the area – a water table already fragile, by most accounts.

(5) <http://www.intelligencer.ca/2014/08/14/chris-malette-a-quarry-quandary>

(5) LAKE TROUT SPAWNING BEDS – JEFFREY LAKE

(a) Lake Trout Habitat

Of the quarter of a million lakes in Ontario, only approximately two thousand (or 1 percent) have been identified as capable of supporting lake trout. Few of these lakes are close to population centres, accessible as a recreational source. Slightly over 50 of these lakes are in the Bancroft area, and the 1980 Ministry of the Environment/Ministry of Natural Resources report has identified 52 lakes in the northern portion of the Southeastern Region as containing water quality conditions suitable for the survival of lake trout. Such lakes require a sufficient volume of water below a temperature of 10 degrees Celsius, and containing dissolved oxygen in excess of 5Mg/L. Reductions in dissolved oxygen increase with an increase of nutrient supply. (3) OMB Ruling S8400110840073R840170

(b) Most Highly Sensitive Lake

Jeffery Lake, having an area of only 42 hectares and a flushing rate of only 0.2 times per year, has been rated amongst the "most highly sensitive" lakes. (3) OMB Ruling S8400110840073R840170

Any changes to the flushing rate, water temperature caused by changes to the water table or changes to the oxygen content caused by the deposit of dust emission sources from the proposed quarrying would result in the loss of this spawning bed and the lake trout population.

(c) Hastings County Official Plan – Excerpts

The proposed quarry is at odds with the following provisions, excerpted from the Hastings County Official Plan. I note that these provisions are applied to all residents/ratepayers when activities that would have impact are proposed to be conducted on our properties, and we all are obligated to comply.

2.2 Environmental Goal

To maximize the quality of the environment of the Planning Area by establishing guidelines and policies for the utilization of land and water resources, by minimizing the pollution of water, air and land and by preserving the distinctive features of the landscape. All other goals should satisfy the requirements of the environmental goal so as to improve the quality of life for the people of Hastings County. (3) OMB Ruling S8400110840073R840170

2.3 Environmental Objectives

(c) To protect the natural habitat of flora and fauna by preserving such areas for conservation, recreation and study purposes. (3) OMB Ruling S8400110840073R840170

(6) SURROUNDING PROPERTY VALUE REDUCTION

I am advised that quarry proponents claim there would be no impact on the values of properties in the area of the quarry.

Any such assertion by the Applicants, if made, would be unsupportable.

The Municipal Property Assessment Corporation ("MPAC") has confirmed in precedent matters that property values are diminished by the impact of a quarry. This is simply not an open question.

The only question is the quantum attributed to the impact. The impact in this area is greater than in precedent areas considered in the past by MPAC. The properties in our neighbourhood derive a significant component of their value from their quiet natural setting. The proposed quarry would inevitably impact that quiet. There would be a negative impact on property values.

Case studies and surveys have shown property value reductions more than 39%.

(6) <http://www.lansinkappraisals.com/downloads/Lansink's%20Case%20Study%20Part%20or%20Quarry%20Jan%202014.pdf>

http://www.pitsense.ca/uploads/mpacsubmissiondec_2011b.pdf

(7) UNFUNDED LIABILITIES

There is significant risk of a class-action lawsuit.

There are no adequate financial instruments such as bonds and liability insurance in place to compensate for:

- Unforeseen consequences from operations on the environment

- Diminution in price of surrounding properties and businesses.
- Protection for the County and Township should the company become insolvent though liability exposure.

(8) NO SOCIAL IMPACT STUDY

A Social Impact Study (SIS) or Social Impact Assessment (SIA) would determine the social changes likely to occur as a direct or indirect result of an Industrial Aggregate Extraction operation. The SIS/SIA process involves:

- describing the existing social conditions,
- predicting the social changes that may result from the project;
- assessing the significance of the predicted changes, and;
- identifying ways of lessening potential impacts.

Studies or Assessments of social impacts are generally associated with five types of change:

- Demographic change including the size and composition of the resident population, influx of temporary work force or new recreational users, community facility and social infrastructure requirements;
- Economic change including new patterns of business, employment/income, local economic effects, real estate property values & speculation, crime and public safety, accommodation and housing;
- Health and well-being changes, both immediate and cumulative, including cultural, family, leisure, recreation and community health issues, community safety, needs of social groups, heritage & social amenity issues;
- Environmental change including alterations to air quality, land use, natural habitat and hydrological regime; and
- Institutional change including the structure of local government or traditional leadership, zoning by-laws or land tenure, legal issues.

I am not aware of any such study having been conducted. Such a study would give the proposal context.

In consideration of all of the above, I feel I am offered no alternative but to object to the proposed quarry.

Sincerely,

"Raymond McDougall" (signed)

Raymond McDougall
P.O. Box 1924
Bancroft, ON
K0L 1C0

Heintzman, Cristal

From: Malcolm Lund <MalcolmLund@hotmail.com>
Sent: July-13-17 10:54 AM
To: d.switzer@faraday.ca; Heintzman, Cristal
Subject: Objection to Application for Official Plan Amendment 18 and Zoning By-law Amendment
Attachments: Objection to Official Plan Amendment 18.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

To: Cristal Heintzman, Planner, County of Hastings
Dawn Switzer, Clerk-Treasurer and Tax Collector, Township of Faraday

Please find attached my objection letter to the amendment of the Official Plan and Zoning By-law.

I trust this letter meets all the requirements for submitting an objection. Please advise if this is not true.

Regards,
Malcolm Lund
87 Kingfisher Lane
Bancroft, ON
K0L 1C0

malcolmlund@hotmail.com

Objection to Official Plan Amendment 18 and Zoning By-law Amendment

To Whom it may concern:

The Proposed Aggregate Mine

The proposed site is 2287 Bay Lake Road, Bancroft ON. It is applying for a license to mine and crush 300,000 tonnes of aggregate annually.

OBJECTIONS

Gravel Truck Traffic

As a property owner on Jeffrey Lake, I object to this proposed quarry because of the high probability that its gravel trucks will add severe traffic congestion in and around Bancroft, especially on long weekends when traffic is already very heavy (e.g., the intersection of Hwy 62 and Hwy 28).

The gravel trucks used to haul the material to the market have a capacity of between 13 and 25 tons, depending on the number of wheels and the physical size of the unit. (1)

<https://www.reference.com/science/many-tons-gravel-can-fit-dump-truck-89dc08c93ac5e34d?qo=contentSimilarQuestions#>

For the delivery of 300,000 tonnes this would require the use of 13,225 to 25,445 trucks (36 to 70 trucks per day). That means 72 to 140 additional gravel trucks in the surrounding area, each and every day. I believe this will create substantial gridlock in the Bancroft area.

Noise Pollution

I object to this proposed quarry because of the high probability that noise from its operations and vehicular traffic will be heard on Jeffrey Lake to the extent that it significantly reduces my ability to enjoy the environment, and ultimately impacts my quality of life.

Added vehicular traffic will cause a huge noise increase from engines, air brakes, back up alarms etc. Blasting, drilling, extracting, crushing and conveying equipment will produce very high sound levels, threatening to ruin the quiet enjoyment of all residents.

In the Acoustic Assessment Report (2016 Williamson), I can find no data for the effect in dBA on Jeffrey Lake. When I attended the Public Information Session in 2017, a Consultant at the acoustics booth could not deny that sound from the proposed quarry would be noticeable on Jeffrey Lake. I am very concerned about this and remain firmly opposed to the quarry.

Environmental Risk

Risk to Hydrological Functioning

I object to this proposed quarry because of the potentially high environmental risk to the surrounding spring-fed lakes.

Dr. Sharon Cowling's peer-review of the 2016 hydrogeological proposal found significant inconsistencies. Even though Dr. Cowling is a local resident, I believe she is acting objectively and without bias in this matter. I anticipate her review of the new reports; and I expect Freymond Lumber, MTE, MOECC and MNRF to perform complete due diligence on this important issue.

Potential Pop-Ups

Occasionally pop-ups occur in the quarries, such as Marmoraton Mine near Madoc, Ontario. Stress relief fracturing can be catastrophic when they create underground mining "rockbursts". (4) <https://uwaterloo.ca/wat-on-earth/news/pop-physics>

As documents have shown, there have already been incidents where Long's Quarry experienced "pop-ups" in its floor and affected the water table in the area – a water table already fragile, by most accounts. (5) <http://www.intelligencer.ca/2014/08/14/chris-malette-a-quarry-quandary>

Without any guarantees this will not happen to the surrounding lakes, I remain firmly opposed to the quarry.

Lake Trout Habitat on Jeffrey Lake

Of the quarter of a million lakes in Ontario, only two thousand some odd (or 1 percent) have been identified as capable of supporting lake trout. Few of these lakes are close to population centres, accessible as a recreational source. Slightly over 50 of these lakes are in the Bancroft area, and the 1980 Ministry of the Environment/Ministry of Natural Resources report has identified 52 lakes in the northern portion of the Southeastern Region as containing water quality conditions suitable for the survival of lake trout. Such lakes require a sufficient volume of water below a temperature of 10 Degrees Celsius, and containing dissolved oxygen in excess of 5Mg/L. Reductions in dissolved oxygen increase with an increase of nutrient supply. (3) OMB Ruling S8400110840073R840170

Jeffery Lake, having an area of only 42 hectares and a flushing rate of only 0.2 times per year, is rated amongst the most highly sensitive lakes. (3) OMB Ruling S8400110840073R840170

Any changes to the flushing rate, water temperature caused by changes to the water table or changes to the oxygen content caused by the deposit of fugitive dust sources from aggregate mining will result in the loss of this spawning bed and the lake trout population.

Official Plan - Environmental Goal

To maximize the quality of the environment of the Planning Area by establishing guidelines and policies for the utilization of land and water resources, by minimizing the pollution of water, air and land and by preserving the distinctive features of the landscape. All other goals should satisfy the requirements of the environmental goal so as to improve the quality of life for the people of Hastings County. (3) OMB Ruling S8400110840073R840170

Official Plan - Environmental Objectives

To protect the natural habitat of flora and fauna by preserving such areas for conservation, recreation and study purposes. (3) OMB Ruling S8400110840073R840170

Surrounding Property Value Reduction

I object this proposed quarry because of the risk that it will reduce my property value. The quarry proponents claim there will be no impact on property values surrounding the mine. There are cases where MPAC has made property value adjustments for tax purposes based on a nearby gravel pit; for example:

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

October 11, 2012
Don MacDow Director, PitSense pitsense@gmail.com

Dear Mr. MacDow:

Thank you for meeting with us on Friday, August 30. Please find below some details on the Municipal Property Assessment Corporation's (MPAC) next steps.

As we discussed at our meeting, we found that a lot of the impact of proximity to a gravel pit was accounted for within the location or neighbourhood adjustments. Based on our analysis, MPAC has applied a -4% adjustment to residential properties that abut an active or proposed gravel pit for the 2012 Assessment Update. A -2% adjustment will be applied to residential properties that do not abut but are within one kilometre of an active or proposed gravel pit.

In addition, we have asked local staff in MPAC's Mississauga field office to review the assessed values of the residential properties around the proposed gravel pits in Halton and Peel. We will endeavour to have this review completed within the next couple of months. Property Assessment Notices will be mailed to ratepayers in Halton and Peel in late October and November. If any members of your group have questions about their property's assessed value, please have them review their Property Assessment Notice to ensure that it contains the most up-to-date information about their property. Ask them to visit www.aboutmyproperty.ca to learn how and why their property was assessed the way it was by comparing it to others in the neighbourhood and community. If they feel their property is incorrectly assessed, they can file a Request for Reconsideration (RfR) until March 31, 2013. The RfR form is available at www.mpac.ca.

If you have any questions or feel that I have not included an item discussed at the meeting, please feel free to contact me directly.

Yours truly,

Jay Moore Valuation Manager, Assessment Standards and Mass Appraisal T: 905 688-1968 ext. 275 1 877-511-1182 ext. 275 E: jason.moore@mpac.ca

PO Box 9808, Toronto ON M1S 5T9 Toll Free: 1.866.296.6722 Fax: 1.866.297.6703

Exhaustive case studies and surveys also show property value reductions of more than THIRTY NINE PERCENT (39%). (6)

<http://www.lansinkappraisals.com/downloads/Lansink's%20Case%20Study%20Pit%20or%20Quarry%20Jan%202014.pdf>

http://www.pitsense.ca/uploads/mpacsubmissiondec_2011b.pdf

Liability

Has the applicant provided adequate financial instruments such as bonds and liability insurance in place to compensate for the following?

- Unforeseen consequences from operations on the environment
- Diminution in price of surrounding properties and businesses
- Protection for the County and Township, should the company become insolvent though liability exposure

I remain firmly opposed to the quarry; and I remain firmly opposed to any amendments to the Official Plan and/or By-laws that support this quarry.

Malcolm Lund
87 Kingfisher Lane
Bancroft, ON
KOL 1C0
email: malcolmlund@hotmail.com

Heintzman, Cristal

From: Kenneth Lang <ken5530@live.ca>
Sent: July-15-17 9:26 AM
To: Heintzman, Cristal
Subject: Fremond lumber quarry application - plan ammendment #18

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing this notice to express my opposition to the approval of the application for the new Fremond lumber quarry to be located in Faraday Township. The proposed quarry would be located approximately 5 kilometers from the commercial centre of the Town of Bancroft. My main concern is the impact the increase in truck traffic would have due to location of the quarry. All traffic servicing locations north, west or south would have to travel through two intersections that are already heavily congested, especially during the summer months.

Bancroft is promoting itself as a recreational and retirement community, and the financial survival of the area is dependent on achieving this goal. The addition of a quarry, and subsequent increase in heavy traffic is bound to impact people's decision to locate here.

I strongly oppose the approval of this application and would like to be kept advised about decisions surrounding the process.

Thank You
Ken Lang
ken5530@live.ca

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Heintzman, Cristal

From: sara lang <sara2931@hotmail.com>
Sent: July-15-17 8:30 AM
To: Heintzman, Cristal
Subject: Fwd: Official Plan Amendment #18 (section 22) and zoning by law amendment section # Quarry Application Faraday Township by Freymond Lumber

Follow Up Flag: Follow up
Flag Status: Flagged

Re:Official Plan Amendment #18 (section 22) and zoning by law amendment section # Quarry Application Faraday Township by Freymond Lumber

I have strong concerns that this proposal is extremely detrimental to the economic development of Bancroft as a resort, retirement and tourist area which has been clearly identified as the prime driver of economic growth and sustainability in the Hastings region. Therefore I request that I be advised of ongoing decisions in the application process and have access to any public hearings and meetings regarding the subject.

Sincerely,

Sara Lang
PO Box 1704
Bancroft ON
K0L1C0
613 332 2931
Sent from my iPad

NOTE: This electronic message and attachment(s), if any, contains information which is intended solely for the designated recipient(s). Unauthorized disclosure, copying, distribution, or other use of the contents of this message or attachment(s), in whole or in part, is prohibited without the express authorization of the sender of this message.



Tammy Florent

July 17th 2017

178 King St. Trenton, Ont. K8v 3W8

To whom it may concern,

Please accept this as my personal objection letter to the official application of a Plan Amendment and Zoning By-law Amendment pursuant to Sections 21 and 34 of the Planning Act and of Official Plan Amendment No. 18 for the new aggregate quarry where Bay Lake Road meets Highway 62 in Faraday Township located at #2287 Bay Lake Road Part of Lots 51 & 52, Con. W.H.R. Township of Faraday.

As the property owner of 41 Kingfisher Lane Township of Faraday located on Jeffrey Lake since 2003, I would like to respectfully express my concerns and objections with the Freymond application for a category 2, class A Quarry BELOW WATER.

First and foremost the term BELOW WATER is extremely concerning to me. Jeffrey Lake is rated as one of the cleanness, spring fed, and limestone base lake in Ontario. Please, do not take that for granted. It is a lake with a debt of approximately 150'. But I am sure you already know all this. It is not a replaceable natural resource. I have no doubt in my mind that blasting BELOW WATER within such close proximity of this reserve will cause irreversible natural disasters. It is not a question of will it happen but when damage happens, what will the responsible owners do to rectify? I am shocked that is application is even being imposed on the people of the area to defend. Jeffrey Lake is just one of the many within close proximity that are natural resources in need of protection.

My water source is from the lake, how will it be protected? How is the government going to ensure that it will be protected and safe? I am not a scientist by no means, I am simply a person with sincere concerns that blasting BELOW WATER will defiantly leave Jeffrey Lake in constant jeopardy of a disaster waiting to happen. Jeffrey Lake is at a higher altitude than the propose site amongst other lakes in the vicinity. Pretty simple science to me. ... That any fragments from blasting in the rock could potentially make Jeffrey Lake become nothing but a swamp of dead fish. There is also many other lakes that feed one into the other in the area. Banner Lake, another natural resource, Bay Lake, L'amable Lake amongst others.

I am also extremely upset that I have lost value on my property over this application and the blasting has not even begun. Yes, I am aware that I may apply to MPAC to have my property devalued for a bit of property tax break of a couple hundred dollars a year, however that will mean that I will have lost thousands on the value of my property. I sincerely hope that while the rich get richer tapping in on natural resources, that the property owner's fear of this project will be heard and that there will be a stop to this insanity. It is not fair for me to loose on my biggest investment of my life. I have invested a lot of money and sweat equity for the past 14 years and I am asking for the ministry of environment and the municipality to put a stop to this application. The mere fact of getting a tax break with MPAC is nothing that will ever make me recover my financial lost in all this. What real compensation will I be

obtaining? Folks, nothing will ever replace this area. In the event it has not yet been observed in the real estate market right now, there are no more waterfront lots. Something agents cannot simple make up.

I also have concerns with the amount of heavy load traffic that this quarry will produce and I am asking that the ministry of transportations conduct an assessment as to how this increase will impact our roads and the increase in smog pollution. The Town of Bancroft is already extremely congested in the summer months resulting in smog and travellers not being able to get through town.

I understand this application may create some employment in the area; however I am sure that there are other means than jeopardizing our ecosystem. Faraday Township has more money ahead than they know what to do with and have been ahead financially for several years. I believe we can do without the tax dollars this quarry would bring in as far as revenue.

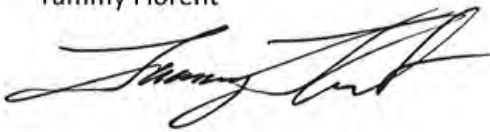
I also have concerns that when this proposal first came out, facts about the environmental impact were not fully disclosed. Now that the applicant as hired a new team and have spent outrageous amounts of money for his plan to go through does not make me have any more faith and trust that this will be for the good of all.

Jeffrey Lake is natural fishery resource that generations of families have enjoyed and respected for many years even before it was called Jeffrey Lake. (Previously known as Long Lake) I am asking for the proper authorities to do same and decline this quarry application for the high risk reasons it imposes.

This area is no place for quarry!

Sincerely,

Tammy Florent

A handwritten signature in black ink, appearing to read 'Tammy Florent', written in a cursive style.

Cc: Township of Faraday, Ministry of Natural Resources and Forestry, Ministry of Transportation, MPP
Todd Smith, Freymond Lumber Ltd.

Heintzman, Cristal

From: Brian Waters <brianmarjwaters@sympatico.ca>
Sent: August-17-17 3:36 PM
To: Heintzman, Cristal; d.switzer@faraday.ca
Subject: Objection to proposed Freymond quarry

Dear Sir/Madam,

This letter documents my concerns and objections to the proposed Freymond Quarry.

Hospital Access and Health Concerns:

1. The Bancroft hospital (Quinte Health Care North Hastings Hospital), that provides 24/7 Emergency care for the whole area, is west of the junction of Highway 28 and Highway 62. Highway access for the proposed quarry is a short distance south of this junction along the York River on Highway 62, with no alternate routes from there to the hospital for all the residents and communities stretching south to beyond Hwy 7. Increased 2-way traffic density through Bancroft from 62N and 28E will also impact emergency access to the hospital, as it must be channeled through the downtown core.

2. There is no consultant's report on the impact of noise and diesel fumes, air-borne stone dust and other contaminants, stress and adverse health effects caused by a substantial fleet of large, stone and lumber-carrying trucks on the roadside residents of and visitors to Hwy 62S, Hwy 28S, Hwy 28E and Hwy 62N. This of course, also includes the busy downtown area of Bancroft, 10 hours a day, 6 days a week in spring, summer and fall and 5 days a week for the rest of the year.

Safety & Traffic Issues:

The Freymond consultant's traffic capacity study *only* analyses the *direct* entry to, and exit from their operations onto Hwy 62S, without addressing the operation's impact on critical paths for police, ambulance, fire, other emergency vehicles in the area and everyday town traffic. The obvious traffic bottlenecks are at the intersections of Hwys. 62 and 28 and the town traffic lights. The issues are:

1. The stop sign just west of the bridge at the Hwy 28-62 intersection is already subject to considerable traffic line-ups, and these will increase substantially with a projected traffic rate of 27 trucks per hour. Also, a truck accelerating away from the stop sign and heading towards Apsley on Hwy 28 will make very slow progress up the rise past the Baragar funeral home and slow all traffic heading in the same direction. This will add considerably to the traffic line-ups at the intersection.

2. This fleet of massive trucks headed to or hauling from the Freymond quarry site, as well as their expanding lumber operations, will be driving through our busy downtown streets. The same streets are used by business

staff and customers, shoppers, restaurant and theatre goers, school children, tourists and others accessing their homes, businesses, schools and local attractions. Bancroft *cannot* be forced to "absorb" this traffic influx.

3. Residential streets being used regularly by intimidating, aggregate-carrying trucks with massive 20T payloads (no weight details on the lumber loads) *must* increase the dangers of driving: decreased visibility around the vehicles, noise, dust, crowding, accelerated road surface deterioration, etc. Not a concern for the Freymonds and their employees? This profit-oriented report offers no suggestions as to how the impact of their operations might be softened, e.g. replace stop signs with traffic lights (especially near the high school at Monck Rd (28) and Chemaushgon Rd), and where Mill St (62S) meets Bridge St W(28), install right turn lanes at main intersections.

Noise Issues:

The consultant's noise study not only ignores the impact on Bancroft's quality of life, but also ignores the loss of tranquility and impact on the natural environment for the rural residents of 62S and cottage communities at nearby Spurr, Bay and Jeffrey Lakes. This is an enormous concern and should have been within the study's scope.

Being part of the Faraday and Bancroft communities for 45 years, I suggest that the following indications of our quality of life would not survive the implementation of the proposed Freymond quarry:

- Faraday township website: "... the quiet beauty of our lakes, rivers and forests...." and "..... return to the tranquility of the area...."

- Faraday road signs: "Experience a Different Kind of Lifestyle".

- Bancroft, proud of its 2004 designation by TVO as "most talented town in Ontario" because of its extensive artist community.

There appears to be a lack of concern for tax paying residents, and for the visitors that the local economy so relies on, and must therefore be addressed.

Thank you for your time and consideration.

Brian Waters, 55 Balmoral Ave., Toronto, ON, M4V 1J5 (and 891 Jeffrey Lake Rd, Bancroft)

cc: report to Steve Paikin: An Update on Bancroft, "The Most Talented Town in Ontario"

cc: Bancroft hospital (Quinte Health Care North Hastings Hospital)

cc: Mayor and Councillors of Bancroft; Reeve and Councillors of Faraday

Faint, illegible text at the top of the page, possibly a header or title, with two circular marks above it.

Heintzman, Cristal

From: Dan Moorcroft <dan.moorcroft@gmail.com>
Sent: August-17-17 12:12 PM
To: Heintzman, Cristal
Subject: Quarry Objection

Good morning,

As multiple property tax payer in Faraday, I'm writing to express my adamant objections to any changes that facilitate the ability for or development of a quarry within Bancroft/ Faraday.

Please know that you have a duty to stand up for our pristine water ways, local wells, wildlife and fish habitats, not to mention the peaceful way of life we enjoy in Bancroft and Faraday Township.

There are enumerable potential risks to allowing a quarry to proceed; and the benefit for the few must not be placed ahead of the thousands of people who call the area home.

Please advise what you intend to do prevent this quarry from ever coming to fruition.

Sincerely and respectfully,
Dan Moorcroft

--

Dan Moorcroft
m. (613) 852-1519

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Heintzman, Cristal

From: kathy mccabe <kathyanne1490@gmail.com>
Sent: August-17-17 11:43 AM
To: Heintzman, Cristal
Subject: Quarry

I am kathy mccabe lokos. We have a family cottage on Spur Lake.

We are really concerned about the negative affects that a quarry would have on the lake, the traffic, the ecosystem and the quality of life that everyone enjoys there now.

We worry about the possibility of the lake bed, spring water fed, being damaged or upset resulting in changes in the water quality. The affect on wild life on land and in the water could be damaging.

We anticipate there would be increased noise and heavy traffic. There would be increased dust and pollution.

Please consider the best for majority.

Thank you
Kathy mccabe lokos
Toronto
416 531 2999

Heintzman, Cristal

From: Cherie Hamel <CH@clarkandhorner.com>
Sent: August-17-17 10:48 AM
To: Heintzman, Cristal
Cc: Richard Hamel
Subject: Quarry

Dear Cristal,

I am writing to you today as a landowner on Jeffrey Lake Road to formally register my objection to allowing the quarry to proceed. It seems totally illogical to allow the quarry to put at risk the wildlife, water quality and peaceful lifestyle for the creation of a few jobs. The profits to be gained by few are greatly outweighed by the prosperity enjoyed by the entire Bancroft business community as a result of the cottage community.

I hope that you will stand up against the quarry.



CLARK & HORNER[™]
Chartered Accountants

Cherie Hamel CPA, CA, LPA, TEP, FEA, MBA
CPA (Florida)

Partner | direct: 416-850-1658 | fax: 416-861-0587 | office: 416-861-0431 | email:
ch@clarkandhorner.com | web: clarkandhorner.com

1 Adelaide Street East
Suite 2601, PO Box 181
Toronto, Ontario
M5C 2V9

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Heintzman, Cristal

From: Bradley Stamplecoskie <brad.kstamper@gmail.com>
Sent: August-17-17 9:43 PM
To: Heintzman, Cristal
Subject: Stop the quarry

The quarry is a bad idea. It will change our beautiful environment to something many people in the area agree will make it undesirable. My family want to keep our area the way it is, we don't need this kind of Industry. We should focus on tourism. The tourists are the key to bringing the mighty dollar into the community.

Thankyou for taking the time out to read this.

Brad Stamplecoskie.

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Heintzman, Cristal

From: tim bickert <bickertt@gmail.com>
Sent: August-18-17 9:35 AM
To: Heintzman, Cristal
Subject: Freymond Quarry

Ms. Heintzman,

You've heard the arguments for, and against the quarry. Now let's do the right thing and make this a victory for the people and the environment, not a victory for plunder and profits, benefiting only a select few.

tim bickert

land: 613 332 6048
mobile: 416 993 4461
email: bickertt@gmail.com
portfolio: krop.com/timbickert

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Heintzman, Cristal

From: Bruce Morrison <BMorrison@completepackaging.com>
Sent: August-18-17 1:41 PM
To: Heintzman, Cristal
Subject: Freymond Quarry Concerns - From Bay Lake Resident

Attention: Cristal Heintzman, Planner County of Hastings

Dear Cristal,

I am writing to you as a resident of Bay Lake concerned that the proposed quarry on the Freymond site will have a significant impact on our lives.

We were cottagers on Bay lake until last year when we decided to make it our permanent home. We came to Bancroft and Bay Lake to enjoy the peace, and unspoiled beauty of the area and specifically Bay lake. With the proposed quarry this will change and affect the lives of many for the benefit of few.

We are most concerned by the impact of the noise from blasting and the significant number of transport trucks that will be continuously be on Bay Lake Road, and Hwy 62. The trucks on this limited access point into or out of town will have a negative and lasting impact on travel for residents, tourists, and cottagers. Do we want our visitors to have to fight their way either by car, on bicycles, or foot through a constant flow of transport trucks! Consider the aspect of safety as well. Are we going to give up the attraction of Bancroft as tourist town and turn it into an industrial town for the benefit of this quarry. I hope not. I have not even mentioned the potential reduction in property values. Are we to be compensated for this? Don't get me wrong, I do not want money...I want what I came here for, peace and the unspoiled beauty of this area.

It seems that the all of those who can make a difference are not willing to take a stand for our way of life. This is both surprising and disappointing. It seems like all the power is on the side of the quarry and we as residents do not have the energy, finances, or municipal support to push back.

I ask that you consider what you want Bancroft to be, and what our very important visitors, who contribute so much to our economy, want to see when they chose to visit or not. We need support to protect this way of life!!!

Thank you for taking the time to read this and for your consideration. You can reach me anytime to discuss at 289-423-5626.

Sincerely, Bruce & Donna Morrison

5 Cedar Lane, Bay Lake, Bancroft Ontario



Bruce Morrison
National Sales Manager - Canada
Cell: 289-423-5626
Tel: 905-668-4200 ext. 225
Toll Free: 1-866-858-8800

bmorrison@completepackaging.com
www.completepackaging.com



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Heintzman, Cristal

From: BAY LAKE ROOFING <baylakeroofing@gmail.com>
Sent: August-21-17 10:37 PM
To: Heintzman, Cristal
Subject: Freymond Quarry Concerns

Cristal,

I felt compelled to write you to express our concerns with the proposed gravel Quarry by Freymond Lumber. We have been property owners in Faraday for approximately 5 years on Bay Lake. We have a cottage, which we also use as an income property in the summer months. This was the plan from the beginning, and we took a very longtime, almost 10 years to find a property that was perfect, and we were lucky enough to find it in Faraday on Bay Lake. Since we have purchased our property on Bay Lake 5 years ago, we have invested our life savings into this property, thinking that we would be here and enjoy the peace & tranquillity for the rest of our lives and hopefully our children would also use this property perpetually.

Since we have found out about the proposed gravel quarry by Freymond Lumber, we have literally been thrown for a loop. We are absolutely beside ourselves as to why a reputable company would want to make such a drastic change and potentially threaten, not only the peace & tranquility of our area, but also dramatically effect the environment & wildlife, that we and many others enjoy so much when we are here in Faraday. This plan also could very well put an already established profitable business, that employes over 35 full time staff, out of business. Who wants to go to a world class spa that is right next to the hustle and noise of a gravel quarry? This is why so many people come to that world class spa in the first place, because it is in such a peaceful quiet area that promotes health & relaxation & rehabilitation.

This is also the reason why we love Faraday and Bay Lake so much, there is no measure to how valuable rest, relaxation and peacefulness is, We feel this proposal, if approved, will have a drastic negative effect on all of major reasons why we want to be here in Faraday. We are scared. We do not want any changes to our area that include industrial expansion. It does not make any sense, because this area where the proposal is located is a 5 class lake region, and I feel Faraday and Bancroft have come a long way in the time we have been here to promote tourists coming to town, and investing a ton of money into the town, like us, and like us, continually invest in the town by living, vacationing, and investing in the local economy by purchasing goods, services, contractors for renovations, every year. This has to be worth more than a proposal that may only provide a few (new) real jobs locally, not just transient drivers hauling gravel, and a few dollars to fix the roads, when the negative effect on everything else is so potentially massive.

Property values in the proposed area are also a big concern. We have seen generous increases in property values in the area, and with our property. As an example, our property has increased in value from \$235,000 5 years ago, too \$425,000 today. We have also had the opportunity to have our property assessed by a local real estate agent, who commented that "if the Quarry comes to town, you can expect a \$100,000 drop in property value immediately", and "loss of use expected due to noise & traffic".

That essentially eliminates all of the positive reasons why we invested in this area in Faraday in the first place. Who would we hold accountable for those huge losses if this happens?

We are standing by holding high hopes that our Municipal Counsel members have our backs, and make the right decision by denying the Quarry proposal, and make it clear to Freymond that this is not the appropriate place to have a gravel Quarry.

Please help us and stop the Proposal from moving forward. The negative impact on every aspect of how people live, work & play in our area will be ruined for good if this proposal goes thru. We will not stay, we will not enjoy this area anymore, we will not invest one more dollar in the local economy if this travesty of a plan gets approved. Please help up. Please say No to the Quarry.

Respectfully

Ryan Denniston & Family

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Heintzman, Cristal

From: Julian Scott <scottjulian@rogers.com>
Sent: August-24-17 12:14 PM
To: Heintzman, Cristal
Subject: Opposition to Quarry

Hi,

I own a cottage on Spur Lake off Bay Lake road.

I have been enjoying time in the Bancroft area since I was a child and have owned the Spur Lake property for 20 years.

I am an avid outdoorsman.
I hike, canoe, run and cycle.

I love the Bancroft area because it is great for all of these activities.

I think it is a shame and a major oversight that an application for a change in the zoning is being considered.

A quarry undoubtedly threatens wildlife and the water tables in close proximity.
It also increases traffic. Even this year I noticed that with the road construction on Bay Lake Rd., it is noisier, dustier, and more dangerous for walking, running, and cycling on the road. I do not want to imagine how bad it will be on that road if this increase in industrial traffic is allowed.

These factors will have a negative impact on recreational use in the area.

Recreational use should be embraced by the town as it is an excellent revenue stream.

In addition to hurting the tourism industry instead of encouraging it, the quarry itself does not appear to be proposing to add a significant number of jobs or have any significant financial impact on the town of Bancroft or the surrounding area.

These personal and economic concerns along with the potential for terrible environmental impact on the area make approving the quarry application a mistake.

Julian Scott
647-909-6969

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Heintzman, Cristal

From: Daisy McCabe-Lokos <daisy.mccabe.lokos@gmail.com>
Sent: August-24-17 9:46 AM
To: Heintzman, Cristal; d.switzer@faraday.ca
Subject: FIND ATTACHED - opposition to change in official plan.
Attachments: Faraday 2.docx

Official plans exist for a reason.

See letter here outlining my opposition to the change in official plan to enable industrial development in a residential area.

Daisy McCabe-Lokos
3A Krier Ct.

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Daisy McCabe-Lokos

BARRISTER & SOLICITOR

2601 - 180 Dundas St. W.

Toronto, ON

M5G 1Z8

T: 647 531 9223

F: 647 494 7712

daisy@mccabelokoslaw.com

20 August 2017.

Cristal Heintzman, Planner County of Hastings 235 Pinnacle Street. P.O. Bag 4400 Belleville, Ontario, K8N 3A9 Telephone: [\(613\) 966-1311](tel:(613)966-1311) Fax: [\(613\) 966-7654](tel:(613)966-7654), or e-mail at heintzmanc@hastingscounty.com

Dawn Switzer, Clerk-Treasurer and Tax Collector Township of Faraday 29860 Highway 28 South Bancroft, Ontario, K0L 1C0 Telephone: [\(613\) 332-3638](tel:(613)332-3638) Fax: [\(613\) 332-3006](tel:(613)332-3006), or e-mail at d.switzer@faraday.ca

Dear Planner and Clerk:

This is a letter to express my strong objection to the application at Part of Lots 51 and 52, to change the official plan to enable industrial development of a quarry in a residential area.

Please note: this letter is addressed only to the above named individuals. I do not consent to its disclosure to anyone else, for any purpose other than that for which it has been written: to oppose the application at issue.

I included a similar letter in opposition to the Applicant's (Freymond Lumber) application for a quarry license last spring. I have the same concerns about the change in the official plan, enabling such a development in a residential area.

I am concerned that this is a short sighted and self-serving plan by the Applicant. I do not believe it creates any benefit for the community as a whole, and do believe it risks extremely negative results for the environment and land value in the area. I have expressed this concern in the past and repeat and rely on my previous submissions in that respect.

This plan negatively affects the greater economic development of the Township of Faraday and Bancroft. It fails to recognize that the real future of this area is in service and tourism, which recognizes the unique and pristine ecological resources the area has to offer. This plan relies on an antiquated understanding of the value of land, and only benefits a very small number of individuals.

Moreover, at the last application session, it became clear that the environmental reports were significantly flawed and failed to take into account the real impact of the proposed plan. This was troubling in light of the extremely sensitive nature of the ecological environment in this area. I do not trust that the second time around the plan has any greater concern for that sensitivity.

Daisy McCabe-Lokos

BARRISTER & SOLICITOR

2601 - 180 Dundas St. W.

Toronto, ON

M5G 1Z8

T: 647 531 9223

F: 647 494 7712

daisy@mccabelokoslaw.com

Cottage Address: 3 A Krier Ct, Faraday.

Home Address: 6 West Lodge Ave., Toronto, ON



LETTER OF OBJECTION:

August 22, 2017

To:

Cristal Heintzman, Planner County of Hastings 235 Pinnacle Street. P.O. Bag 4400
Belleville, Ontario, K8N 3A9

To:

Dawn Switzer, Clerk-Treasurer and Tax Collector Township of Faraday 29860
Highway 28 South Bancroft, Ontario, K0L 1C0

From:

Kim Duncan-LeCoure & Grayson LeCoure

312 Bay Shore Road

Bancroft, ON, K0L 1C0

As a resident of Bay Lake, we are submitting this letter outlines the grounds for opposing the quarry. First, we want to express the importance for Faraday and Bancroft elected officials to listen to the people who work hard to have peace and tranquility in the area they call home. There is also a requirement for the councillors to stand up for the environment, the water (wells and waterways), wildlife and fish habitats.

Outlined below are the risks connected to the misguided ambitions of Freymond Lumber. These misguided ambitions should never be placed ahead of the people who call the area home.

On March 20th, 2017 during the Public Information Session hosted by the proponents consultants on behalf of Freymond Lumber, a number of issues came to light as to why the proposed quarry should be quashed:

1. Recovery Strategy for the Rusty patched Bumble Bee (*Bombus affinis*) in Canada (2016).Rusy Patched Bumble Bee (2010) name *Bombus affinis* has the status of Endangered Species and is commonly found in the Bay Lake area. A quarry with the related damaging noise from blasting, trucks and

air quality would disturb this Bumble Bees habitat. Scientific research over the past seven years have indicated that there has been a decline of at least 99% over the past 30 years. Causation such as pesticides and habitat fragmentation will cause extirpation in the near future. The Ministry of the Environment has established a program under section 37 of SARA for the recovery of the Rusty Patched Bumble Bee. This has been prepared in cooperation with the Ministry of Natural Resources and Forestry.


2. Explortech Engineering – the consultants responsible for the blast impact analysis admitted that dewatering of the wells could happen. This would have a serious impact on the health and enjoyment of residents. In addition, the contaminated water supposedly treated from the quarry would be disposed of in the York River. Once again, the risk of destroying the environment is prevalent.
3. The Traffic consultant advised that there will be 10 trucks per hour at the quarry. In addition, these trucks will be travelling through the downtown area of Bancroft as well as travelling north on Highway 28. The damage here is two-fold – first of all, residents, friends and families will have to deal with the truck traffic when enroute to their cottages on Highway 62 and Bay Lake Road. Secondly, tourism will be affected as there will be constant truck traffic travelling through the quaint down town area, not to mention damage the roadways. Bancroft relies on tourism and this will have a detrimental affect.
4. Hugh Williamson Associates who conducted the Acoustic Assessment could only identify the effects of noise in a prescribed area but admitted that there could be effects of noise in areas outside their identified boundary. This is too small a scope as it neglects the effects on residents living in the area beyond the boundaries.
5. With regards to employment – it is reported that up to an additional 5 jobs will be created by the implementation of this quarry. The MHBC Planners on their poster at the Information Session report a number for employment at 400. This was very misleading as it was admitted that this number included the truck industry responsible for moving the rock. First of all, there are a number of quarries in and around the Bancroft area. These are independent truckers who travel from quarry to quarry and it is

very deceptive not to outline the true facts. The fact is that the renowned Grail Spa employs 40 people and this quarry will have an adverse affect on this business and its employees. In addition, the tax payers of the area would be responsible of the upkeep of the public road, this is in fact being damaged by trucks.

It must be noted that CTV (May 27th) did a special on the top 10 best spas in the world and the Grail Spa made this list. This quarry will have an adverse affect not only on this business and but the economic contribution to Bancroft and the community.

6. Asphalt recycling operation now added to the new operation plan, needless to say these activities will result in toxic run-off thereby destroying the water. What else will be added unknowingly to further destroy the environment in this area.

X PLEASE ADVISE OF ANY UPCOMING MEETINGS X
Respectfully


Mayan Lebow

Heintzman, Cristal

From: Cristal Heintzman <cm.heintzman@gmail.com>
Sent: October-04-17 12:23 AM
To: Heintzman, Cristal
Subject: Fwd: FW: Quarry Proposal in Bancroft

----- Forwarded message -----

From: Harrow, Justin <HarrowJ@hastingscounty.com>
Date: Tue, Oct 3, 2017 at 9:45 PM
Subject: FW: Quarry Proposal in Bancroft
To: Cristal Heintzman <cm.heintzman@gmail.com>

Cristal please review and send copies to the applicants/agent.

Jusitn

From: Thomas McAuley-Biasi [mailto:tmcauleybiasi@gmail.com]
Sent: October-03-17 2:41 PM
To: Harrow, Justin <HarrowJ@hastingscounty.com>
Subject: Quarry Proposal in Bancroft

Dear Justin Harrow,

I am writing to you today concerning the proposal for the creation of a quarry in the northeast corner of Faraday Township, in Bancroft, ON. I empathize that the addition of a quarry would provide revenue generation to the existing operations of Freymond Lumber (The Applicant). However, for all of the reasons listed below, The Applicant's proposed quarry has compounding negative impacts outweighing any potential financial gain for The Applicant or the community. In particular, the location of the quarry, and the gaps in preparation to promise a responsible quarry, are short-sighted and injurious to neighbours and the natural environment. While quarry work has a place in Ontario, the location of it should not cause greater harm to existing business operators, residents or the natural environment.

1. Location of Quarry

- The rationale for the chosen location of the quarry is lacking. The Applicant owns other land, located in less populated areas, where there would be less negative impact to residents, local businesses and

tourism. **There should be an explanation as to why the Applicant's other properties are not suitable for the proposed quarry.**

- *Expedia Travel* just voted Bancroft as "One of the Top Places to Visit over Canada Day" weekend (<https://travelblog.expedia.ca/top-small-towns-visit-canada-day-getaway/>) and equally popular *Cottage Life* named it "One of Ten Cottage Country Regions on the Rise" (<http://cottagelife.com/realestate/10-cottage-country-regions-that-are-on-the-rise>). The area is gaining momentum as a tourist hub, but with a quarry within close proximity to the town, cottages and at least one of Ontario's most unique lakes (a Limestone lake, Bay Lake - which is also classified as one of Ontario's Cleanest Lakes), it is unlikely to continue to move in that positive direction. **There should be an explanation as to how The Applicant's quarry will add to tourism and the health of local lakes.**

2. Spring Fed Lakes near the Quarry

- Jay Flanagan from The Applicant's hired representative company *More Than Engineering* (MTE) gave permission to go on record at the March 20th, 2017 public information session as saying, "Bay Lake will not be affected by the quarry in any way." Yet, there has been **no baseline water quality testing of this lake or any of the other surrounding lakes**. It is unclear what analysis was conducted to warrant Mr. Flanagan's comment.
- There has also been no mention of water quality testing of the lakes that are being used directly for drinking water. It is known that these lakes surrounding the proposed quarry are the cleanest lakes in Ontario (<http://cottagerentals247.ca/bay.html>). How can The Applicant ensure the protection of Ontario's precious lakes surrounding the proposed quarry when **The Applicant has not conducted a benchmark study stating the complete condition** of these lakes?
- Furthermore, private well monitoring is being conducted, however, only for a very limited area.
- No one from MTE was able to provide answers on the potential impacts of the proposed quarry to the groundwater.
- There has been insufficient research undertaken and communicated to determine how the proposed quarry will impact the aquifer in the area and therefore, the water levels of the surrounding lakes.
- **To these points, more information is requested. It is apparent that more analysis is required to fully understand the impact of the proposed quarry on the water quality of Bay Lake, the surrounding lakes and the private wells.**
- Perhaps most damningly of all for the location of the quarry, is the proximity of the spring fed lakes. On August 12, 2016, Bancroft This Week published an article interviewing a University of Toronto Department of Earth Sciences professor who explained, "Spring fed lakes are filled by an underground network of fissures. If drilling or blasting were to puncture one of these fissures, the corresponding lake would be compromised. The effect of blasting in an area with fissures is completely unpredictable, and the damage to the lakes would be permanent." As such, there is no amount of preparation The Applicant can do to ensure the safety of this precious, finite, non-renewable natural resource Spurr Lake, Bay Lake and Jeffrey Lake. **More information is requested as to the assurance of protection and the accepted**

onus of responsibility by The Applicant and the course of repercussions from miscalculation, human error, and negligence.

3. Traffic

- The traffic representative at the public session could not provide any explanation or a mitigation plan regarding how the significant increase in truck traffic will affect Bay Lake Road, particularly when trucks are travelling north onto Hwy 62. **More information regarding this potential impact is requested.**
- While The Applicant is proposing to make a right hand turning lane off Highway 62 onto Bay Lake Road, they make no mention of the already limited space and frequent traffic congestion on Bay Lake Road due to existing logging operations at Freymond Lumber. Also a significant number of trucks already going to and from Freymond Lumber go into oncoming traffic due to the limitations of space. **This is already a dangerous issue for residents and should be addressed.** With the addition of significantly more trucks per day, there has been no mention of mitigation plans to ensure traffic safety in this area (e.g. widening the road). **More information is requested.**
- Bay Lake Road requires continual maintenance and currently is in need of significant work (e.g. large pot holes located outside of the Freymond Lumber driveway and at the intersection of Bay Lake Road and Hwy 62). It is unclear who will be responsible for the maintenance of the road considering the fact that the significant increases in truck traffic will result in significantly more maintenance. **Additional information is therefore requested.**
- With the addition of significantly more trucks per day, there has been no mention of mitigation plans to deal with the large amounts of dust that will be produced. **More information is requested.**

4. Noise

- The applicant has spent significant time assuring the public that blasting will only occur 3 to 5 times a year, however, it is the daily crushing of rocks, machines running and truck traffic that is most concerning to ongoing noise pollution and therefore, to the surrounding residents. This noise pollution has not been accounted for, other than an initial amount of small surrounding area noise, in the application. **Therefore, more information regarding this potential impact and mitigation plan of ongoing noise pollution is requested.**
- It is not clear what the impact will be to the surrounding wildlife from the noise from the proposed quarry. **More information is therefore requested.**

5. Property Values

- Historical studies show that property values decrease when a quarry appears in the area. The level in which it decreases of course is dependent on the proximity of the quarry. Since the applicant has chosen a highly populated area rather than a more rural area, there is significant concern by the property owners located in the surrounding area. It is unclear how the Applicant plans to deal with this issue. **More information is requested as to how The Applicant will justify and mitigate this loss of income to his neighbours.**

6. Flyrock

- Flyrock is a significant issue to the local residents (eg. children playing, bikers, hikers etc). It is unclear how the applicant plans on mitigating this issue. **Therefore, more information is requested.**

7. Environmental Concerns

- It is unclear if the contaminated water that is supposed to be treated by the Applicant before being dumped into the York River could, over time, affect the fish and wildlife habitat. **More information is requested.**
- MTE confirmed at the public session that the water required to run the quarry will come from the 'North and South' stream. Taking that water could negatively affect the fish and wildlife that rely on this source of water. **More information is requested.**
- The very new recycling asphalt operation plan only announced at the public session, could have a negative impact on the environment with possible toxic run-offs and add additional truck traffic. **Since it is so new, very little information has been provided, therefore more information is requested.**

8. Future Concerns

- If the proposed quarry is approved, it is unclear who will be checking up on all of the issues above and any others not mentioned. How often will they be testing the water before it goes into the York River, or how the noise levels will be monitored or how traffic safety will be enforced. If the quarry causes any of these negative situations, how will the Applicant respond, and how would that response ever absolve long term damage to the natural environment? Who should the residents contact if they notice any negative affects in the future? **More information is requested.**
- What if the quarry did negatively impact the surrounding lakes in the future, how will the Applicant handle these issues? If the aquifer or fissures were damaged due to the quarry and it did affect the surrounding lakes, this is an irreversible problem. **More information is required on the Applicant's plans in this situation.**
- In the Application, it does not state who should be contacted if there are complaints or noticeable observations of negative effects from the quarry. **More information is required.**
- There was a poster at the public session claiming that the construction and operation of the quarry will result in significantly more jobs for the local economy, however, the Applicant is including existing trucking jobs in their analysis. **This is inflated and dishonest information about the job benefits of the quarry and alerts us to wonder if other results have been skewed.** An explanation is requested.
- Also, given the unaccounted for potentially negative impacts of the proposed quarry to the local environment and tourism industry, there is significant potential for a decrease of income for existing businesses. The Applicant has not yet considered the jobs of local tourism businesses. **More information is requested regarding the impact on the location of the quarry to the local tourism businesses.**

9. Community Building

· And yet more questions regarding the proposed quarry remain...what will the Applicant offer to the community in comparison to what The Applicant is taking away from the neighbouring community?

- No Infrastructure?
- No sidewalks on road?
- No widening of the road?
- No park life sanctuary?
- No cottage protection from blasting times, crushing times, truck times?
- No lake water quality monitoring?
- No promise to ever sell the quarry?
- No property value protection?

Ultimately, what does the Applicant's quarry give to the community and surrounding area and how can that possibly outweigh what it will take away from it? The applicant's choice of location potentially harms neighbouring natural resources, creates noise pollution, traffic pollution and, decreases property values in a high-residential, high-tourism area: how can the addition of a quarry in this location be justified?

The proposed quarry is crushing the spirit of the community. The Applicants are a family who has been here for many generations. However, they have also made the discussion of the quarry inaccessible to the community from a cost point of view. By hiring companies to speak for them on the proposed quarry; running public meetings without a presentation or a forum to publicly ask questions and receive answers, The Applicant is not demonstrating that the best interests of the community are in mind. This has created a significant lack of trust in The Applicant's decisions and research on proposing the quarry to date.

An explanation addressing all of the points in this letter is requested.

Sincerely,

Thomas McAuley-Biasi

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