



LONG ENVIRONMENTAL CONSULTANTS INC.
ENVIRONMENTAL ENGINEERS & PLANNERS
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September 19, 2016

Gloria Campbell
064320 County Road 3
East Garafraxa, ON L9W 7H5

RE: TRI-COUNTY AGGREGATES PIT APPLICATIONS

Dear Gloria:

We acknowledge receipt of your email to Christine Gervais, received by us from the Township's lawyer on August 23rd. As we understand it, your concerns are related to traffic on County Road 3; the potential effect of our Client's proposed pit on the water table; operating hours; and the future resale value of your property.

We thought that we should clarify that our Client's applications are for a gravel pit, not a quarry. A "pit" operation is defined as the excavation of unconsolidated aggregate, in this case sand and gravel. It is distinctly different, in terms of offsite effects, from a "quarry", which is located within a consolidated rock formation, such as limestone, sandstone or shale. Quarries typically involve drilling, blasting and pumping the groundwater table. Our Client's sand and gravel will only be excavated from above the water table. The site will be progressively rehabilitated for long term agricultural uses.

Our traffic consultants did not consider the alternative truck routes you have suggested. Some of those existing roads are gravel surfaced and some are subject to reduced load limits. Our Client's Traffic Impact Study for the proposed pit indicates that the proposed truck route and the intersection of the 17th Line and County Road 3 have "significant reserve capacity for traffic volume growth". The intersection is expected to continue to operate with a high level of service.

We appreciate that there is substantial traffic on County Road 3. The latest counts, received from the County Engineer, indicate that the average daily traffic is about 5,700 vehicles, including 860 trucks. This is forecast to increase at a compounded annual rate of about 2%. County Official Plan policies provide that its transportation system is intended to support economic development and that County Roads may be used as truck routes. Our Client and Greenwood Construction are in the process of entering into agreements to reconstruct and repave the 17th Line, at their expense. It is expected that the road improvements will include a westbound left turn lane on County Road 3.



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While our Client does not plan to excavate below the water table, it will likely establish a gravel washing plant to produce clean, crushed stone. Prior to removing groundwater, for this plant, a Permit To Take Water is required, under the Ontario Water Resources Act. A standard condition of these permits, when issued by the Ministry of Environment and Climate Change, is that any complaints about water table interference must be reported immediately. If a private water supply is adversely affected, the pit licensee is required to rectify it.

Our Client retained a hydrogeologist who has been monitoring the local groundwater for more than two years. This expert has concluded that pumping a groundwater source for wash plant water will not affect existing water supplies. His report has been peer reviewed and accepted, by the Township's consultant and Credit Valley Conservation. However, additional, more detailed studies will be required, before a complete water taking permit application can be submitted to the Province.

Property value guarantees are not proposed for residents of County Road 3. Our Client's trucks can be accommodated and there is considerable separation, between your property and the proposed pit operation.

Yours very truly,

LONG ENVIRONMENTAL CONSULTANTS INC.

R. J. Long, P. Eng., RPP

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