



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

Mr. & Mrs. Carlos Carreiro
351182 17the Line
East Garafraxa, ON L9W 7H5

RE: TRI-COUNTY AGGREGATES PIT APPLICATIONS

Dear Mr. & Mrs. Carreiro:

We acknowledge receipt of your July 8th letter to Township officials. Neither our Client nor I received a copy until recently. As we understand it, your concerns are related to natural environment; the future resale value of your property; Tri-County Aggregates Ltd.; traffic on the 17th Line haul route; the Greenbelt Plan; agricultural rehabilitation; the potential effect of our Client's proposed pit on the water table; and air quality. Before responding to these issues, we wish to correct 3 of your premises:

Page 2 – “aggregate quarry”: 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.

Page 2 – Mr. Long's biased comment: “no chance we would win”. This as a false statement. In more than 30 years of consulting for construction aggregates and industrial minerals, I have consistently respected and cooperated with neighbouring property owners. It is always difficult, because municipalities have enabled the creation of rural residential lots within or in close proximity to major aggregate deposits.

Page 4 – “3 million tonnes/year”. Our Client's applications are for the production of up to 1 million tonnes/year. Greenwood's current production is 1 million/year. It has applied for an additional 1 million. So our Client's application is to increase production of the area from 2 million to 3 million tonnes/year.

Natural environment: Our Client retained a team of environmental consultants who have monitored existing conditions for more than two years and provided recommendations to protect the quality of the natural environment. The northerly 11.3 hectares (28 acres) of our Client's property, which contains a stream and a woodlot, were excluded from the proposed pit licence area. These natural environment provisions were peer reviewed and accepted by the Township's consultant and Credit Valley Conservation.



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Future resale value: We have not been privy to valid studies of property value diminution. You indicate that this issue may be resolved, in the future, by MPAC. The assessed value of the proposed pit area will increase substantially. It will provide employment and require minimal services, particularly public schools provided by the County, Boards of Education and the Township, when compared with 5 new homes.

Tri-County Aggregates Ltd.: Our Client is a private Canadian Company with head office in North York, Ontario. Its principals are experienced pit owners and managers, involved in other Ontario aggregate operations. The Company has an affiliation with a large, Toronto ready mix company, which will be its primary customer. The pit will benefit the Ontario economy through employment and taxes paid to the federal, provincial and local governments.

17th Line Haul Route: 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. 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. Given the extent of residential development, along the 17th Line, since it became a paved haul route, the Township may want to consider an adjustment to the speed limit.

Greenbelt Plan: This 2005 government policy plan provides for the development of pits in the Protected Countryside and within the Natural Heritage System. As indicated above, the northerly 11.3 hectares (28 acres) you refer to, which contains a stream and a woodlot, were excluded from the proposed pit licence area.

Agricultural rehabilitation: Our Client will operate in a form of partnership with the Kamphuis family. They will utilize all undisturbed areas of the proposed pit and participate in the rehabilitation. A minimum of 1.5 m of sandy gravel, above the water table, will remain in place. All of the stripped subsoil and topsoil will be retained on site and applied to the excavated areas. The excavated pit will be surrounded by relatively steep, 3:1 perimeter slopes. The reference to imported fill is our Client's proposal to utilize topsoil from other properties for slope backfill, to avoid burying the "valuable resource" – onsite topsoil, you refer to. The Kamphuis family will farm the areas that are progressively rehabilitated, providing expert feedback as to success.

Groundwater: 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.



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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.

Air quality: Experts were retained to complete studies and recommend methods to control dust and noise from our Client's proposed pit, in conjunction with the continued operation of the local Greenwood pits. These studies were peer reviewed by experts retained by the Township. It is concluded that dust and noise controls will ensure that Provincial standards under the Environmental Protection Act are satisfied.

Yours very truly,

LONG ENVIRONMENTAL CONSULTANTS INC.

RJL.dl

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

e.c. Tri-County Aggregates Ltd.
 East Garafraxa Township