

**Georgian Aggregates
and Construction Inc.**

**Proposed Expansion
of Duntroon Quarry
Reference Guide**

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Introduction

The Duntroon Quarry has been in operation on County Road 91 for approximately 40 years, and since 1995 operated by Georgian Aggregates and Construction Inc., a wholly-owned subsidiary of Walker Industries Holdings Ltd.

The limestone produced from this quarry is in demand as a building product and also for use in agricultural, recreational and environmental projects. As a result, we are seeking to expand our operations across the road to a new parcel of property recently acquired by Georgian.

Expanding quarry operations cannot be done overnight. The process will take several years, and in this case, will require permits or approvals from a number of bodies, including the County of Simcoe, Township of Clearview, local conservation authorities, the Niagara Escarpment Commission (NEC), the Ministry of Natural Resources (MNR) and the Ministry of the Environment (MOE).

The planning process includes undertaking a large number of impact studies to find out about any effects on traffic, water, noise, archeology, natural environment and more. These studies have been completed and are currently being reviewed by commenting agencies – the NEC, township and county staff and their peer review consultants.

We believe a good planning process is essential and we have created this booklet as a guide to this process. Our hope is that neighbours and others who are interested in the quarry development will use it as a reference during the proposed expansion and as an ongoing resource.

Our goal is to develop the new quarry in such a way that any impacts are minimized to the greatest degree possible. We have developed a number of ways to invite comments from the community, and we promise to listen to any concerns expressed by neighbours or others, and to address those concerns. Please see page 11 of this booklet for names of people to contact if you have a question or would like more information about the quarry expansion.

Thank you.

Ken Lucyshyn, Vice President and General Manager
Georgian Aggregates and Construction Inc.

About the Company

Georgian Aggregates and Construction Inc.

Georgian Aggregates and Construction was acquired under a 40 per cent ownership arrangement by Walker Industries Holdings Ltd. in 1995. In 1997 Walker assumed 100 per cent ownership.

Georgian quarries stone, produces building materials and builds roads throughout the Georgian Triangle (Lake Huron to Lake Simcoe). The company operates two quarries (Duntroon, which is also the location of its head office, and Severn Pines), two asphalt plants and several sand and gravel pits.

The limestone quarried in Duntroon is used for:

- road building materials
- sewer and watermain construction products
- materials for manufacturing concrete
- shore protection/erosion control
- specialty landscaping products, e.g. decorative stone
- recreational materials, e.g. screenings for baseball diamonds, tennis courts and race tracks
- agricultural products (lime is used for soil neutralization)

Georgian employs 200 full-time staff members, with 20 office employees and approximately 21 quarry staff based at the Duntroon Quarry.

Georgian prides itself on being a good corporate citizen and is committed to the protection of the environment. The company has provided support to a wide variety of community projects and is carrying out a \$100,000 pledge to the Collingwood General and Marine Hospital Foundation.

Georgian Aggregates and Construction Inc.

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About Walker Industries

Georgian's parent company, Walker Industries Holdings Ltd., is based in Niagara. The company was launched in 1875 by John Walker, and members of the Walker family maintain leadership roles in the company today as it enters its fifth generation as a family business.

Walker Industries has won numerous awards for its pit and quarry development and rehabilitation, and for its community involvement.

The Proposed Expansion

The Existing Quarry

The existing quarry is located at Lot 24, Concession 12, on the south side of County Road 91, Clearview Township (north of Singhampton and west of Duntroon). It is mined to a depth of approximately 25 meters.

A limestone quarry has existed in that location since 1964. The licensed area is 142 acres.

The life span of the existing quarry is hard to predict, since much depends on market demand and other factors. However, it is expected that the existing quarry and the proposed new quarry would operate in tandem for a period of time.

The rehabilitation plan for the existing quarry calls for the property to become a natural/conservation area with trails and a lake.

An Overview of the Proposed Expansion

- Proposed license area is Part of Lot 25 and Part of Lot 26, Concession 12; and Part of Lot 25, Concession 11, on the north side of County Road 91 (formerly Miller/MacDonald/MacGowan/Silligman/Bridson/DuPlanty properties). The proposed license area includes the proposed extraction area and additional buffer lands.
- Approximately 144 acres of the proposed license area will be buffer land.
- Total license area is 314 acres, with approximately 170 acres planned for extraction purposes.
- Proposed extraction area would yield an approximate 40-year supply of limestone at our current level of extraction.
- Rock would be mined to a maximum depth of approximately 39 metres. Extraction would take place below the water table, so 'de-watering' of the quarry site would be necessary.
- Property would be developed in three phases to mitigate the impact on drainage and allow for progressive rehabilitation of the site.

Timeline

The expansion project began in 2002 with the purchase of the land for the new quarry. The overall timeframe to gain the necessary amendments and approvals for the project is estimated to take two to three years, starting from the time the planning applications were submitted in October 2005 (see 'licensing process' below).

If the necessary approvals are granted, including the site license, Georgian expects to be able to begin quarry operations within months of the approval.

Licensing Process Step by Step

1. Georgian initiates community liaison and informal public meetings (began December 2002, ongoing).
2. Preparation of impact studies and preliminary site plan (completed in fall 2005).
3. The analysis and recommendations of the impact studies are required for completion of the Planning and Land Use Report (also referred to as the Summary Statement) and the proposed quarry site plan. These reports document any mitigation requirements (submitted in October 2005).
4. Application to Township of Clearview to amend its Official Plan, changing the property's designation from Escarpment Rural to Mineral Resource Extraction (application submitted in May 2005; technical reports submitted in October 2005).
5. Application to Niagara Escarpment Commission to amend the Niagara Escarpment Plan, changing the property's designation from Escarpment Rural to Mineral Resource Extraction (application submitted in May 2005; technical reports submitted in October 2005).
6. Review of applications by authorities involved (expected to be 2006-07).
7. Georgian submits an Aggregate Resources Act (ARA) license application to the Ministry of Natural Resources (submitted in July 2006).
8. Aggregates Resources Act public information meeting is held (October 25, 2006).

9. Formal public meeting for Clearview Township Official Plan application (expected to be late 2006).
10. Clearview Township makes decision on Official Plan amendment and makes recommendation to Niagara Escarpment Commission on its amendment application (possibly by late 2006/early 2007).
11. Simcoe County, as the approval authority, approves or denies the Township Official Plan amendment (expected to be early 2007).
12. Niagara Escarpment Commission holds meeting to review the amendment recommendation from township and the county and makes decision on the Niagara Escarpment Plan amendment and on the issuing of a development permit (possibly by early to mid 2007).
13. Finalization of Aggregate Resources Act site plans and Ministry of Natural Resources makes recommendation on license subject to other approvals noted above (expected to be 2007).
14. If all applications noted above are approved, applications for a Permit to Take Water and for a Certificate of Approval for Discharge are made to the Ministry of the Environment, and fill permits may be required from the relevant Conservation Authorities (expected to be 2007).
15. Quarry operations begin once all approvals are in place (expected to be early 2008).

Impact Studies

A key part of the process is determining what impact the new quarry's operations might have on the property and surrounding area. A variety of studies are undertaken to identify any impacts and how they could be mitigated.

Most of the impact studies began in spring 2003 and continued for many months so that seasonal variations could be taken into account. They include:

- **Water resources** – This study includes groundwater studies and the interaction of groundwater with surface water features (creeks, ponds and springs). The study also documents location of, and potential impacts on, residential water wells. This study has been completed and recommendations from the study will be implemented for the life span of the quarry.

- **Geology** – This study includes testing bedrock for quantity and quality to justify creation of the quarry. The study is complete, and results indicate the limestone is both good quality and of sufficient quantity to merit quarrying operations.
- **Natural environment** – This study is complete and spanned all four seasons. It began in spring 2003 and continued until the fall of 2005. It includes a thorough review of all flora, fauna and habitat.
- **Agricultural impact analysis** – This study is complete and examined the agricultural capability of the site to determine what farming use might be made of the land were it not developed as a quarry. It also assessed the impact of quarrying on adjacent agricultural operations. The investigation included a soil survey and land use survey to determine any potential for conflict between the proposed development and any surrounding livestock operations.
- **Noise** – This study is complete and focused on the operational noise involved with the new quarry, including noise from trucks, crushers, conveyors and other activities. The study began in spring 2003 and was completed in fall 2005. The study assessed the noise impact and made recommendations about appropriate locations for extraction and processing.
- **Blasting** – This study looked at noise and vibration arising from the blasting. The study assessed the impact of blasting and made recommendations about the location of extraction and size of the blast. The study was completed in fall 2005.
- **Archeology** – This study assessed the site’s archeological potential. The area’s soil is disturbed and testing is done to see if any archeological artifacts are present. This study was completed in fall 2005.
- **Cultural heritage** – This study investigated any “built heritage resources,” such as historically significant buildings. This study is complete and was submitted in fall 2005.
- **Traffic** – Completed in 2005, this study looked at traffic counts during the summer months (the peak season for quarry operations). The study also included an analysis of safety issues, operational issues, road conditions and site access, and identified the necessary infrastructure needed to accommodate quarry operations. For instance, Georgian is proposing the creation of a tunnel under County Road 91 to allow for material from the proposed new quarry to be easily transported to the processing plant located in the existing quarry.

- **Visual impact analysis** – This study began in spring 2003, continued throughout four seasons, and was completed in fall 2005. Visual impact is assessed on a ‘drive-by’ basis, e.g. what someone can see while traveling by road past the site, as well as what neighbours can see from their specific properties.
- **Planning/land use study (Summary Statement)** – This study looked at the overall land use impact and undertook a policy analysis to determine the appropriateness of the expansion proposal, taking into account the results of the impact studies. This study was completed in fall 2005.

These studies have been completed and each makes recommendations on how potential impacts of the new quarry can be addressed. These studies are currently being reviewed by staff at the Township of Clearview, their peer review consultants, the County of Simcoe, the Niagara Escarpment Commission, the Ministry of Natural Resources and other commenting agencies.

Water Issues

About De-Watering

The proposed quarry would be mined to a maximum depth of approximately 39 metres (to be confirmed through geologic testing), which is below the water table. This means that the quarry would need to be 'de-watered,' which is a process to drain the water out of the bedrock so that a dry quarry floor is achieved to permit operations.

De-watering is achieved by pumping groundwater. Typically, water that is pumped is collected in a settling pond on the quarry floor. Particles or suspended solids then settle to the bottom of the pond and the water that is discharged is clean. The water is discharged to a defined outlet, such as a municipal ditch or nearby creek. Defining where the water is discharged is part of the water resources impact study.

Impact on Ponds, Streams, Creeks and Wells

There is the possibility that de-watering in a quarry might impact nearby bodies of water and wells. This is why extensive testing is done in advance to gather factual information regarding ground and surface water, taking into account normal seasonal changes.

The water resources impact study examines the area surrounding the quarry in which any impact might be experienced. The purpose is to ensure residents in that area would not be affected beyond acceptable limits set by regulatory agencies (e.g. Ministry of Natural Resources and Ministry of the Environment). If impacts are predicted, recommendations may be made in the water resources impact study to mitigate those impacts.

Water monitoring in the area surrounding the proposed quarry would continue for the life span of the quarry. Under the Ontario Water Resources Act (water-taking permit given by the Ministry of the Environment), water supply interference problems that may arise as a result of water taking must be remedied by the taker of water.

Public Involvement

There are a number of different ways that members of the general public can get involved in the application process and have their say in how the project will proceed:

- The Township of Clearview and the Niagara Escarpment Commission will each provide opportunities for public input as they consider the amendment applications for their respective Official Plans.
- The Ministry of Natural Resources also provides for public input when considering the application for an Aggregate Resources Act (ARA) license application.
- In addition, Georgian has initiated a community liaison process. Public meetings/open houses began in February 2003, and will continue throughout the process. Members of the community are encouraged to attend and Georgian welcomes any ideas, comments and concerns about the proposed quarry expansion.
- Neighbours of the proposed quarry property are welcome to ask for a one-on-one meeting with Georgian representatives, or to request a walk-through of their properties to review specific concerns.
- The Georgian Aggregates section of the Walker Industries web site (www.walkerind.com) has been expanded to include detailed project information and allow questions to be posted. A newsletter, *Stepping Stones*, is distributed quarterly to neighbours and others associated with the project.
- A project committee has also been formed for ongoing communication between Georgian and neighbours of the quarry lands. Members are:
 - Bill Franks, property owner, Concession 10
 - Amelia Franks, property owner, Concession 10
 - Richard Young, property owner, 26/27 Nottawasaga Sideroad
 - Kathy Graham, representing Carmarthen Lake Farms
 - Ken Lucyshyn, vice president and general manager, Georgian Aggregates and Construction Inc.
 - Ed Lamb, director of Aggregate Operations, Georgian Aggregates and Construction Inc.
 - Rosemary Ackermann, office supervisor, Georgian Aggregates and Construction Inc.

The project committee meets at Georgian's headquarters at the Duntroon Quarry approximately four times per year. Meeting times and locations are posted on the Georgian web site (www.walkerind.com) and published in the *Stepping Stones* newsletter. Georgian very much appreciates the involvement of our neighbours in the work of the project committee.

Georgian is committed to obtaining ideas and suggestions on how a new quarry can operate in a way that is least disruptive to the local community. The company is providing all of the opportunities for public input so that we can work with our neighbours to ensure that all concerns are understood and addressed.

Who's Who

Project Team

- **Ken Lucyshyn, vice president and general manager, Georgian Aggregates and Construction Inc.** 705-445-2300, ext. 224
klucyshyn@walkerind.com
- **Ed Lamb, director of Aggregate Operations, Georgian Aggregates and Construction Inc.** 705-445-2300, ext. 238
elamb@walkerind.com
- **Rosemary Ackermann, office supervisor, Georgian Aggregates and Construction Inc.** 705-445-2300, ext. 223
rackermann@walkerind.com

Technical Consultants

- **Brent Clarkson, principal planner, MHBC Planning, Debra Walker, planner, MHBC Planning**
905-761-5588 • clarkson@mhbcpplan.com • dwalker@mhbcpplan.com
Brent Clarkson and Debra Walker are responsible for the application process, including the development of the Planning and Land Use Report and proposed site plan. This report, along with the proposed site plan, are submitted along with the Official Plan amendment applications to the Township of Clearview, the Niagara Escarpment Commission, the Ministry of Natural Resources and other commenting agencies.
- **Andy Hims, hydrogeologist, Jagger Hims**
705-444-2788 • ahims@jaggerhims.com
Andy Hims oversees the water resource study and is also responsible for the ongoing water monitoring, in collaboration with Georgian Aggregates and Construction. He participates in property walk-throughs to determine the specific water-related concerns of neighbouring residents.
- **Andy Cooper, geologist, Jagger Hims**
1-800-263-7419 • acooper@jaggerhims.com
Andy Cooper analyzes the quality and quantity of rock available in the proposed quarry site. His study was done in 2002 to confirm the appropriateness of the site.
- **Tyrone Gan and Nathalie Baudais, transportation engineers, iTRANS Consulting Inc.**
905-882-4100 • tgan@itransconsulting.com
• nbaudais@itransconsulting.com
Tyrone Gan and Nathalie Baudais are responsible for the traffic study.

- **David Charlton, environmental planner, Stantec**
519-836-6050 • dcharlton@stantec.com
David Charlton is responsible for the natural environment, agricultural and visual impact studies.
- **Richard Sutton, archeological consultant, Archeological Assessments Ltd.**
905-469-8690 • rsutton@attcanada.net
Richard Sutton is responsible for the archeological review of the proposed quarry site, including the built heritage resources.
- **John Emeljanow, acoustical engineer, Valcoustics**
905-764-5223, extension 228 • solutions@valcoustics.com
John Emeljanow is responsible for the noise study, focusing on operational noise resulting from processing, crushing, trucks, etc.
- **Marcus van Bers, engineer, Golder VME**
905-567-4444 • mvanbers@golder.com
Marcus van Bers is responsible for the blasting study, which includes assessing the noise and vibration impact from the proposed blasting.

Municipal Staff Contacts

- **Township of Clearview**
Michael Wynia, director of Planning
705-428-6238 • mwynia@clearviewtwp.on.ca
- **County of Simcoe**
Ian Bender, director of Planning
705-726-9300 • ibender@county.simcoe.on.ca
- **Municipality of Grey Highlands**
Lorelie Philp, planner
1-888-342-4059, extension 239 • philpl@greyhighlands.ca

Niagara Escarpment Commission Staff Contacts

- **Lynne Richardson, senior planner**
519-599-3439 • lynne.richardson@ontario.ca

Ministry of Natural Resources Staff Contact

- **Craig Laing, Aggregate Resources officer**
705-725-7532 • craig.laing@ontario.ca

Ministry of the Environment Staff Contact

- **Bill Armstrong, regional environmental planner**
519-873-5013 • bill.armstrong@ontario.ca

Conservation Authority Staff Contacts

- **Grey Sauble Conservation Authority**
Andrew Sorensen, environmental planner
519-376-3075 • planning@greysauble.ca
- **Nottawasaga Valley Conservation Authority**
Bev Booth
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Notes:



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