



County of Simcoe
Planning Department
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September 25, 2009

Niagara Escarpment Commission
99 King Street East, Box 308
Thornbury, Ontario N0H 2P0

Dear Kathy Pounder:

RE: Georgian Aggregates-Walker Industries – Duntroon Quarry Expansion, Lot 25 and 26, Con. 12, and Pt Lot 25, Con. 11, Township of Clearview (geographic Township of Nottawasaga), County of Simcoe

We are pleased to provide you with a consolidated list of the County's comments on the Duntroon Quarry Expansion application.

The County's requirements are:

1. Entrance Permit;
2. Road Improvement Agreement to complete the necessary road improvements identified below:
 - a. tunnel to be constructed under CR 91 to connect the old and new quarries.
 - b. a westbound left turn slip around will be required at the existing quarry entrance;
 - c. a westbound right turn lane will be required for the proposed new north entrance. It shall consist of an 85 metre parallel lane and an 80 metre taper lane;
 - d. existing eastbound acceleration lane is required to be extended westerly to the proposed new entrance limits;
 - e. prepare engineering drawings and construction cost estimate for County approval and post required securities; and
 - f. the tunnel and all road improvements must be designed by a licensed engineer with the County having final approval on the designs.
3. The applicant will be required to enter into a cost sharing Road Authority Aggregate Agreement:
 - a. to reconstruct Simcoe Road 91 from Simcoe Rd 95/Grey Rd 31 to Simcoe Road 124 in partnership with the County of Simcoe; and
 - b. upgrade the intersection of Simcoe Road 95 / Grey Road 31 and Simcoe Road 91 to current Grey, Simcoe and MTO standards for non-load restricted roadways; in partnership with both Simcoe and Grey Counties, and
4. Road Widenings and Sight Triangles. The existing County Road 91 right-of-way adjacent to the subject property is approximately 20.0 metres wide. A new road design report has been commissioned by the County which identifies road improvements and widenings needed to address the increasing traffic associated with the proposed expansion of the local aggregate industry.

In order to meet these requirements, the applicants will be required to transfer to the County, at no cost, the road widenings identified in the report along the entire frontage of the applicant's properties. The County will

also require a daylight (sight) triangle be transferred, at no cost, to the County to maintain and improve the transportation system. The required daylight (sight) triangles are located at the north and south corners at the intersection of County Road 91 and County Road 95. The County standard for daylight (sight) triangles at intersections is 15 metres x 15 metres.

- a. The applicants shall submit to the satisfaction of the County's Transportation and Engineering Department a preliminary reference plan (3 copies) which sets out the road widening and the daylight triangle to be transferred to the County. Upon approval, the County will instruct the surveyor to deposit the reference plan in the Land Registry Office for Simcoe County and request the surveyor provide the County with 3 copies of the deposited reference plan.
- b. All costs associated with the land transfer, including costs relating to surveying, legal fees and disbursements, agreements, GST, etc. shall be borne by the proponent. All documentation is to be prepared and registered by the County's Solicitor and to be executed where required by the proponent. The proponent shall submit to the County's Solicitor a deposit in the amount of \$5000.00 (payable to: Graham, Wilson and Green in Trust), prior to the services being rendered. The proponent is responsible for the actual costs of the transfer.

County Transportation and Engineering Department staff are involved with the proponent in the preparation of a Haul Route Agreement and a Road Authority Agreement, which involves a boundary road between the Counties of Grey and Simcoe, the proposed tunnel, road improvements, road widenings among other items.

From the land use planning perspective, the County's Planning Department staff defer to the expertise of the MNR staff to provide the scientific information and analysis concerning the endangered species, significant wildlife habitat (Hart's Tongue Fern), significant woodlands, the provincial and regional Areas of Natural and Significant Interest (ANSI) and the wetlands, and the Ministry of the Environment's staff concerning the hydrogeological information.

The County Planning Department remains interested in the impact of the proposed changes to land use to the function of the lands within the County's Greenlands designation and the need to study and identify the possible cumulative impacts of the proposed quarries in the immediate vicinity of the abutting lands.

If you require any further information, please do not hesitate to contact me.

Sincerely,

The Corporation of the County of Simcoe

Original signed

Gail White, MCIP, RPP
Planner III
County of Simcoe

- c.c. Jim Hunter, County of Simcoe
Craig Laing, Ministry of Natural Resources
Jim Uram, Township of Clearview
Ken Lucyshyn, Walker Industries
Paul Murphy, County of Simcoe
Shari Elliott, Graham, Wilson and Green
Brenda Robinson, Ministry of Natural Resources