

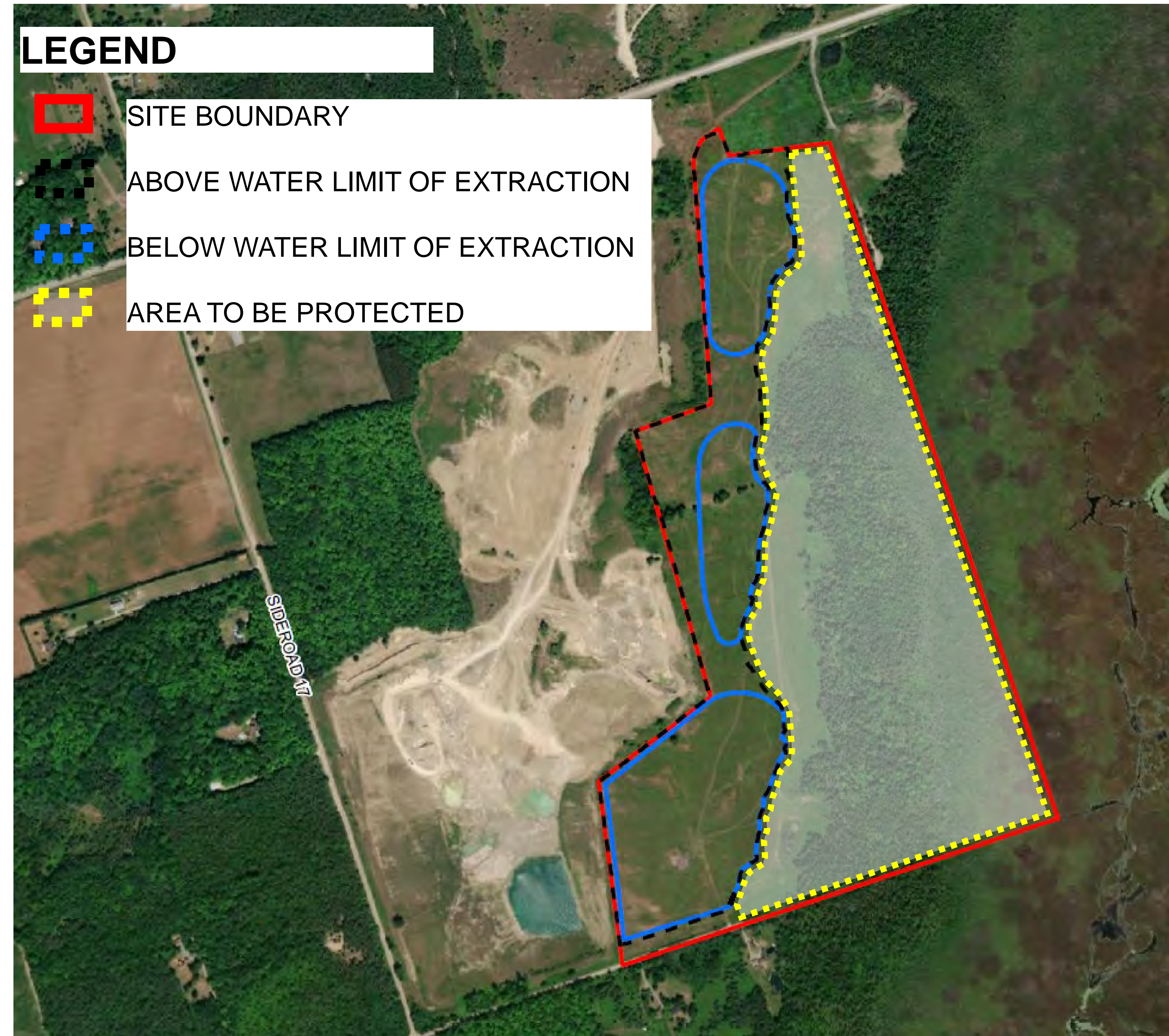


# **Sunderland South Pit Expansion Brock Township Public Meeting**

July 25, 2022

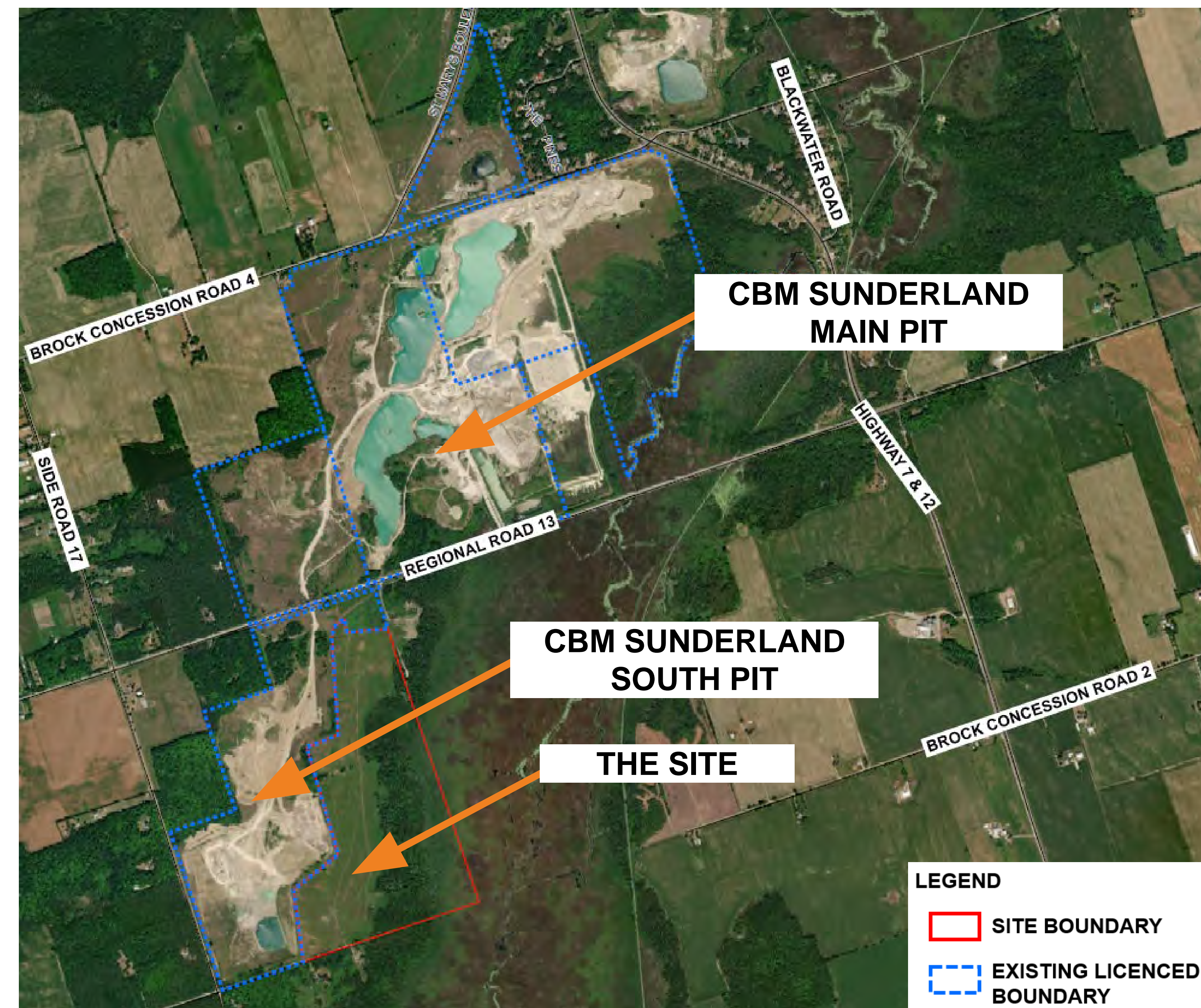
## What is CBM Proposing?

- CBM is proposing an expansion to the east of the existing CBM Sunderland South Pit, known as the **Sunderland South Pit Expansion**.
- Technical studies have been prepared with the application to assess the potential impacts of the proposal.
- These studies have been submitted to agencies with the licence application.



# Proposed Sunderland South Pit Expansion

- The Site and proposed licence area is approximately 35 hectares with a proposed extraction area of approximately 22.4 hectares
- Extraction will take place both above and below the groundwater table, similar to the existing Sunderland South Pit.
- No increase in annual tonnage shipped from the Sunderland operation as a result of the Site being licenced.
- During operations, the proposed extraction will use infrastructure associated with the existing Sunderland South and Main Pits, including the entrance/exit and internal/external haul routes
- No fuel storage or processing (washing, crushing or screening activities) on the Site
- The final rehabilitation plan for the Site will consist of three open water ponds, surrounded by wetland, meadow and reforested habitats



# Technical Studies

Hydrogeology (Groundwater)

Surface Water Resources

Natural Environment

Noise

Archaeology

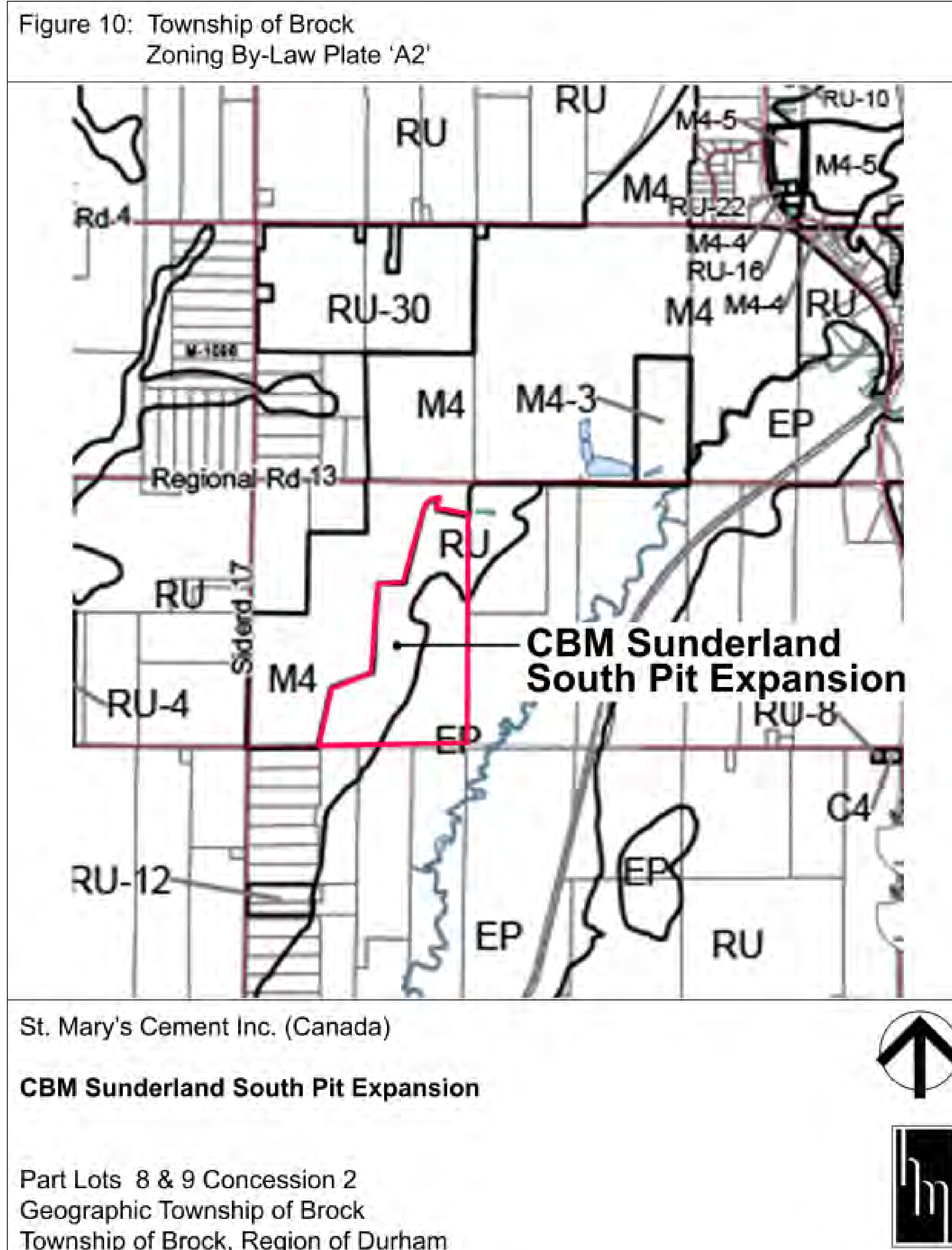
Air Quality

Land Use Planning

- Technical studies have been completed for these disciplines in accordance with the *Aggregate Resources Act (ARA)*.
- The Region of Durham planning policies also require additional studies that are being completed (i.e., Air Quality).
- Field studies were initiated in 2019 and have been on-going since that time.
- The studies also assessed potential effects of the project on the environment and the community and identified mitigation requirements.

- As part of the Planning Act and ARA process, all of the reports and the details on the Site Plans undergo a thorough review by technical experts at MNRF, MECP, OMAFRA, LSRCA, as well as the Region and Township.

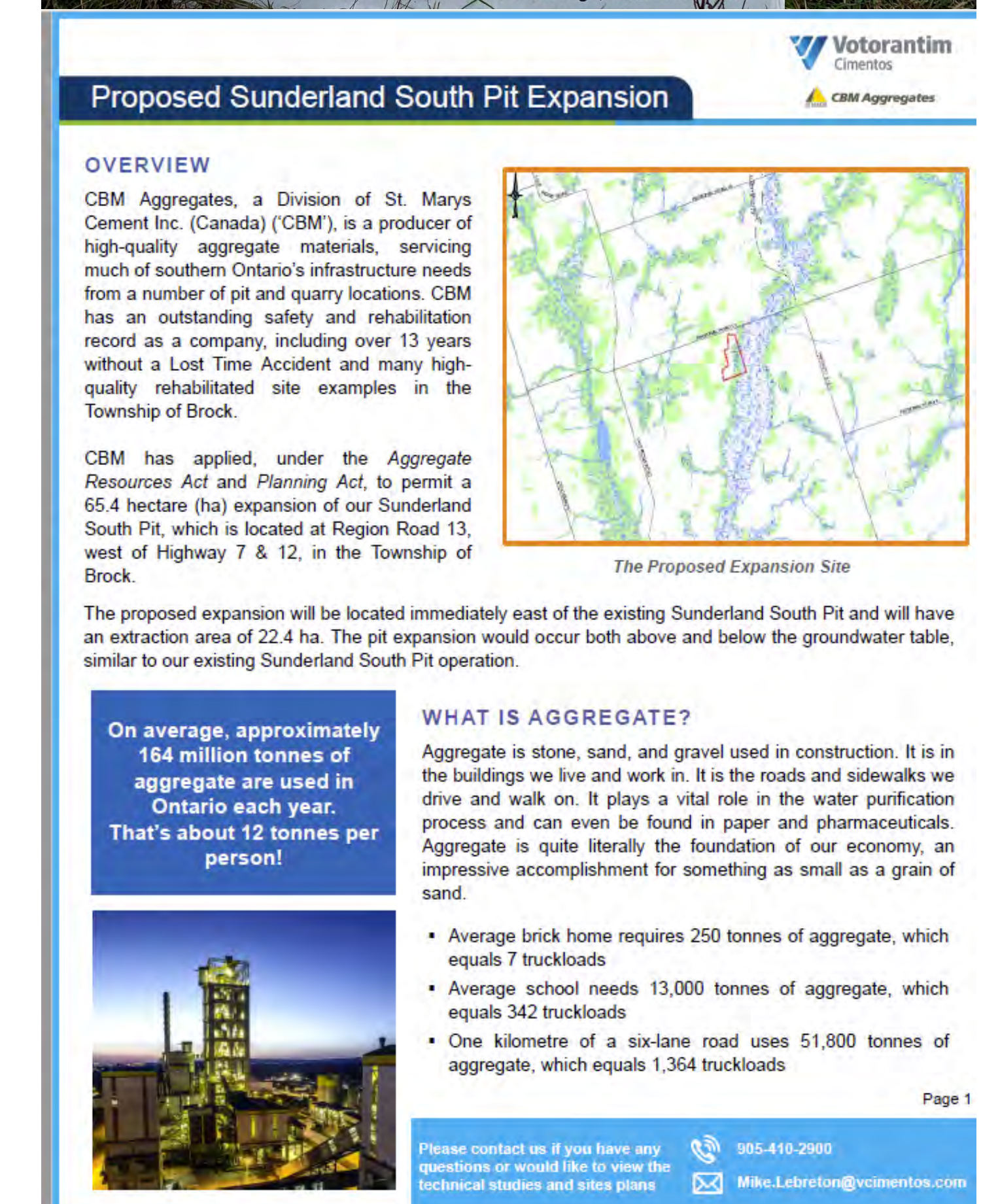
# Land Use Planning Considerations



- The Planning Report prepared for the application assesses the proposal in the context of current provincial, Regional and Brock Township land use planning policies and regulations.
- In the Regional Official Plan, the Site is designated 'Major Open Space' and 'Prime Agricultural' and also recognized as an 'Area of High Potential Aggregate Resources'.
- The application proposed amending the zoning of the Rural portion of the property to allow aggregate extraction. No change to the area zoned Environmental Protection (EP) is proposed.
- Applications to amend the Official Plan and Zoning By-law are required. Staff at the Region of Durham and Township of Brock have confirmed the application requirements.

# The Application Process

- The following approvals are required:
  - Aggregate Resources Act (ARA) License - MNRF
  - Regional Official Plan Amendment – Region of Durham
  - Zoning Bylaw Amendment – Township of Brock
- ARA application submitted July 2021 and deemed complete by MNRF Aug 2021
- CBM held an information session in Oct. 2021
- 13 neighbour objection letters received and CBM has recently provided an initial response to the landowners who provided comments Planning Act applications were submitted in March 2022
- Durham Region is in the process of arranging peer reviews for the technical reports and will host a public meeting in the Fall of 2022

**Proposed Sunderland South Pit Expansion**

**OVERVIEW**

CBM Aggregates, a Division of St. Marys Cement Inc. (Canada) ("CBM"), is a producer of high-quality aggregate materials, servicing much of southern Ontario's infrastructure needs from a number of pit and quarry locations. CBM has an outstanding safety and rehabilitation record as a company, including over 13 years without a Lost Time Accident and many high-quality rehabilitated site examples in the Township of Brock.

CBM has applied, under the *Aggregate Resources Act* and *Planning Act*, to permit a 65.4 hectare (ha) expansion of our Sunderland South Pit, which is located at Region Road 13, west of Highway 7 & 12, in the Township of Brock.

The proposed expansion will be located immediately east of the existing Sunderland South Pit and will have an extraction area of 22.4 ha. The pit expansion would occur both above and below the groundwater table, similar to our existing Sunderland South Pit operation.

**On average, approximately 164 million tonnes of aggregate are used in Ontario each year. That's about 12 tonnes per person!**

**WHAT IS AGGREGATE?**

Aggregate is stone, sand, and gravel used in construction. It is in the buildings we live and work in. It is the roads and sidewalks we drive and walk on. It plays a vital role in the water purification process and can even be found in paper and pharmaceuticals. Aggregate is quite literally the foundation of our economy, an impressive accomplishment for something as small as a grain of sand.

- Average brick home requires 250 tonnes of aggregate, which equals 7 truckloads
- Average school needs 13,000 tonnes of aggregate, which equals 342 truckloads
- One kilometre of a six-lane road uses 51,900 tonnes of aggregate, which equals 1,364 truckloads

Please contact us if you have any questions or would like to view the technical studies and site plans. 905-410-2900 Mike.Lebretton@vcimentos.com

## What we have heard so far

- The following concerns have been expressed by neighbours:
  - Potential impacts of below water extraction on wells
  - Protection of the natural heritage features and the Beaver Valley PSW
  - Increase in traffic/change in haul route
  - Impact on views from neighbouring properties
  - Potential for the proposed expansion to generate noise and dust
  - Impact on Property values
  - Climate change/GHG impacts
  - Rehabilitation and land use compatibility

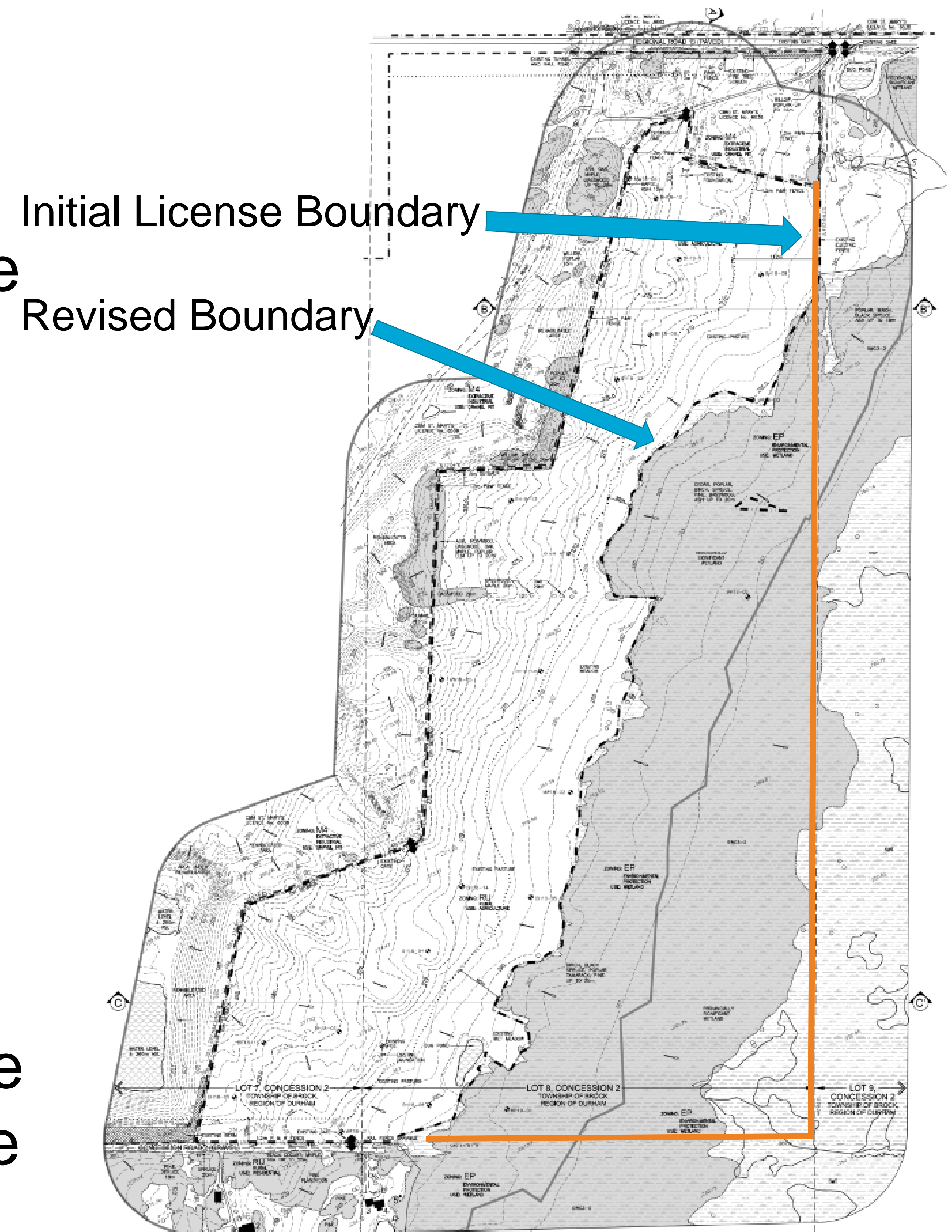
# Responding to Concerns

- **Increase in traffic**
  - The proposed expansion will utilize the existing entrance onto Regional Rd 13
  - There is no increase in traffic and no change in haul routes proposed, the expansion will allow the Sunderland operations to continue to service existing demand in the market area
- **Noise and Dust**
  - Mitigation measures are in place to ensure that the proposed expansion will be in compliance with the provincial limits for noise and dust
  - The reports that were provided with CBM's application are being reviewed by the province and the Region
- **Property Values**
  - In areas of existing aggregate extraction, evidence shows that the impact on property values is negligible
- **Climate Change Impacts**
  - CBM will be providing some additional information to address concerns raised regarding this topic
  - The preliminary data suggests that the rehabilitated land use will be an improvement in terms of climate change considerations



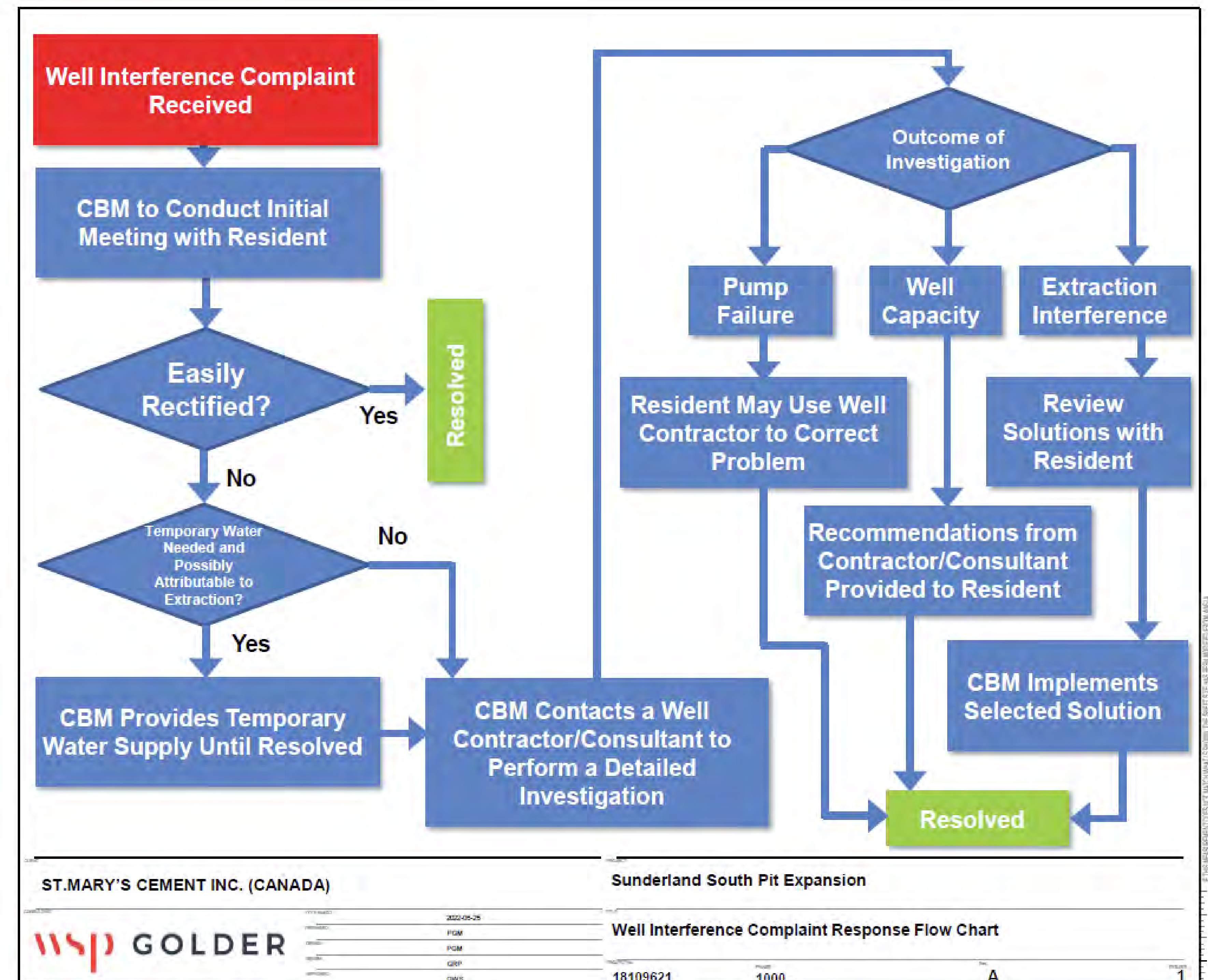
# Response to Concerns – Protection of the Wetland

- While it is common practice for an aggregate license to follow the property boundary, CBM recognizes that concerns have been raised with respect to including the wetland within the licence boundary and the misperception that this influences the protection of the feature.
- As a PSW, this area has the highest level of protection in provincial policy and the area is zoned Environmental Protection (EP) with no change proposed to the zoning.
- To alleviate public perception that the wetland may be adversely impacted, CBM is amenable to revising the licence boundary to exclude the wetland area.



# Response to Concerns – Protection of Well Water

- No impacts on neighbouring well water supplies are expected as a result of the proposed below water extraction.
- The Water Resources Report (Golder) is being reviewed by MNRF, MECP and LSRCA as well as the Region's peer reviewer.
- CBM has developed a well interference protocol to outline the steps to be followed if any of the neighbours experience issues with their well water supply



## Response to Concerns – Visual Impact

- Before extraction starts, a 4-metre high berm will be built in the setback area to mitigate potential noise and visual impacts
- The berm will remain in place during above and below water extraction
- Once extraction is complete the rehabilitation plan will include removal of this berm
- A row of trees will be planted along the base of the berm (white pine and white spruce trees proposed)



# Rehabilitation Plan

- The post-extraction rehabilitation plan has been designed to fit into the overall regional context and complement the existing topography and ecological features in the area.
- The key features of the final rehabilitation plan include:
  - Three ponds surrounded by nearshore, riparian and upland habitats.
  - Shallow shoreline areas that include diverse aquatic and wetland habitats that will be planted with appropriate local native species
  - Habitats that will support aquatic species and semi-aquatic wildlife such as turtles
  - Upland areas on the Site's side slopes that will integrate with existing natural features consisting of locally native, non-invasive species.
  - Upland species mixes will include conifer and deciduous to create diversity.



Rehabilitated area completed at CBM Sunderland  
South Pit

## CBM Sunderland Pit Rehabilitation

- Between 2019-2022, CBM rehabilitated a total of 26.2 hectares (64 acres).
- Rehabilitation projects include wetland and pond creation, naturalization to “Open Space” and reforestation.
- Between 2019-2022, CBM planted 10,900 trees in the Sunderland South Pit.

Sunderland North Pit



Sunderland South Pit



# CBM Sunderland Pit Rehabilitation

- In 2022, CBM rehabilitated approximately 9 hectares (22 acres) in the northern part of the Sunderland pit. To speed up vegetation growth, the entire 9 hectares was hydroseeded.
- Rehab included slope creation and naturalization in various locations within the North part of the pit.



## CBM Sunderland Pit Rehabilitation

- Over the past 5 years, CBM has planted an additional 20,000 trees in partnership with Forest Ontario in the central portion of the site.

### CENTRAL AREA OF THE SUNDERLAND PIT BEFORE AND AFTER REHABILITATION



## Why This Site?

- This Site contains high-quality sand and gravel resources that are recognized in provincial geological mapping.
- Provincial and Regional planning policies protect these significant resources.
- Expansions of existing operations are encouraged in order to minimize sites being developed in new areas.
- The expansion allows for the use of existing infrastructure at the Sunderland Main Pit
- Provides high quality materials in a close to market location

*Building compact communities and the infrastructure needed to support growth requires significant mineral aggregate resources. The Aggregate Resources Act establishes the overall process for the management of mineral aggregate operations, and this Plan works within this framework to provide guidance on where and how aggregate resource extraction can occur, while balancing other planning priorities. The GGH contains significant deposits of mineral aggregate resources, which require long-term management, including aggregate reuse and recycling. Ensuring mineral aggregate resources are available in proximity to demand can support the timely provision of infrastructure and reduce transportation-related greenhouse gas emissions.*

Growth Plan for the Greater Golden Horseshoe, 2019





# Questions?