

September 29, 2020

Integrated Aggregate Operations Section
Ministry of Natural Resources and Forestry
4th Floor South, 300 Water Street
Peterborough, ON K9J 3C7

Integrated Aggregate Operations Section:

**RE: Thomas Cavanagh Construction Limited Proposed Arnott Pit
1443 Pine Grove Road, Part of Lot 3, Concession 5 (Lanark)
Township of Lanark Highlands, County of Lanark
OUR FILE 0851D**

Thomas Cavanagh Construction Limited ('Cavanagh') is applying for a Class 'A' Licence (Category 3 – Pit Above Water) under the Aggregate Resources Act to permit aggregate extraction on lands located on Part of Lot 3, Concession 5 (Geographic Township of Lanark).

The subject lands are located immediately east of the existing Cavanagh Pine Grove Pit (Licence No. 4247) and will operate as an extension to this pit.

The area proposed to be licensed is approximately 19.5 ha with 18.6 ha proposed for extraction. The property containing the proposed pit is approximately 39.5 ha. The maximum annual tonnage is proposed to be 250,000 tonnes and routine truck traffic levels are expected to be similar to what currently occurs. Applications to amend the County of Lanark Official Plan, and Township of Lanark Highlands Official Plan and Zoning By-law have been submitted concurrently with this application.

The proposed extraction area contains approximately 1.5 to 2 million tonnes of high quality sand and gravel resources. The subject geological deposit is mapped by the Province as being the largest single Sand and Gravel Resource Area of 'Primary Significance' in the County.

The site is currently in use as farmland, for corn, and includes a residential dwelling and outbuildings. Land uses in the area of the site are comprised of aggregate extraction, farmland, rural residential dwellings and a cemetery. Within 300 m of the site, there are three ARA-licensed aggregate operations in various stages of development, with a further three ARA sites beyond.

Extraction boundaries have been established on the basis of avoiding impacts to natural features and archaeological sites; and, addressing sensitive land uses, being nearby homes. Mitigation techniques for the two closest homes, on the south side of Pine Grove Road include noise control berms. For the homes located on either side of Township Concession Road 6A to the east of the site, a separation distance of approximately 300 m is in place.

The type of material to be extracted, and how extraction occurs and the material is processed, will be similar to that of the Pine Grove Road Pit, which will also provide primary access to and from the Arnott Pit

site. Aggregate material will be transported onto the County road using the Pine Grove Road Pit's existing entrance/exit at 1589 Pine Grove Road. Cavanagh may in the future wish to utilize a secondary access directly onto Pine Grove Road for truck traffic. This would be further reviewed with the County and would require appropriate entrance permit(s).

A site plan amendment will be required to the Pine Grove Pit to remove the common boundary setback and implement the approval of the Arnott Pit.

The proposed rehabilitation of the site involves returning the pit floor to a condition suitable for agricultural use, as pasture. Given the potential for bedrock to be exposed during extraction, some elevated bedrock outcrops will remain un-vegetated to provide for a diversity of wildlife habitat.

The application has been prepared in accordance with the Provincial Standards (Version 1.0) and is for a Class A Licence (Category 3 – Pit Above Water). Please find enclosed a digital copy of the following application materials:

- ARA Licence Application
- Stage 1 and 2 Archaeological Assessment (Golder, Nov 29, 2018)
- Noise Impact Assessment (Golder, September 2019)
- Groundwater Table Assessment (Golder, August 29, 2019)
- Natural Environment Level 1 and 2 Technical Report (Golder, August 2019)
- Planning Report and ARA Summary Statement (MHBC, September 2020)
- Site Plan (Golder/Cavanagh, September 2020)

The Ministry of Tourism, Culture and Sport accepted the Stage 1-2 Archaeological Assessment including its findings in the Provincial Register of archaeological reports. A copy of the clearance letter is enclosed.

We have also enclosed a signed copy of the Licence application, ownership information and Articles of Incorporation. A cheque for the application fee will be provided to the attention of Katie O'Connell referencing this proposed pit application.

We look forward to working with IAOS on this application. We would be pleased to provide an overview of this application via conference or Zoom call. We await your direction on the completeness review.

If you have any questions regarding this application, please do not hesitate to contact us.

Yours truly,

MHBC



Neal DeRuyter, BES, MCIP, RPP

Encl.

cc. *Phil White, Cavanagh*
Kris Marentette / Jaime Oxtobee, Golder
Amarjit Sandhu, MHBC
Julie Stewart, Lanark County