



ARA Summary Statement

Lichty Pit

July 2024

Part of Lots 11 & 12, Concession 4, Centre Wellington, Ontario

Prepared for:
James Thome Construction Ltd.
7270 Side Road 14, Ariss Ontario

Prepared by:
Stovel and Associates Inc.
651 Orangeville Road, Fergus, Ontario



SUMMARY STATEMENT

James Thome Construction Ltd. (“Thome”) is applying for a Class A Licence (Above Water) under the *Aggregate Resources Act* (“ARA”), and a Zoning By-Law Amendment (“ZBA”) under the *Planning Act* to permit the extraction, processing, and shipping of aggregate resources from the properties located at 5999, 6043 8th Line East, and 7190 Sideroad 12, legally described as Part of Lots 11 and 12, Concession 4, Former Township of Pilkington (“subject lands”) Township of Centre Wellington, County of Wellington (Map 1). The area proposed to be licenced under the ARA for the proposed Lichy Pit is approximately 42.7 Hectares and the proposed extraction area is 29.1 Hectares. The maximum annual tonnage will be 100,000 tonnages. The pit will be rehabilitated progressively to an agricultural condition.

The proposed Lichy Pit is located in a predominantly rural area of the Township of Centre Wellington and is surrounded by agricultural uses and rural-residential properties. The proposed Lichy Pit is approximately 3.6km from the settlement of Ariss and approximately 4.6km from the Grand River, near Inverhaugh.

As required for the submission of the *Aggregate Resources Act* Licence Application and *Planning Act* applications, several technical studies (as well as a Site Plan) were completed to assess the potential impacts of the proposed Lichy Pit on natural heritage features, water resources, and adjacent sensitive uses. These studies include: Hydrogeological Assessment, Natural Environment Technical Report, Archaeological Assessment, Agricultural Impact Assessment, and a Noise Assessment Report.

The proposed Lichy Pit represents wise resource management and good planning. The OPA and ZBA are consistent with the Provincial Policy Statement (PPS) and conform to the Growth Plan, County of Wellington Official Plan and Township of Centre-Wellington Official Plan. A summary of the policy conformity is set out as follows:

- The subject land is located in a Prime Agricultural Area and is considered Prime Agricultural Land (Map 2) and is currently utilized for the cultivation of common field crops. The rehabilitation plan has been designed to return the site to an agricultural condition. The CLI classes for the onsite agricultural soils are as follows:

Canada Land Inventory Class (CLI)	Area (ha)	Percent Occurrence (%)
Class 1	36.53	93%
Class 2	0.00	0%
Class 3	0.65	2%
Class 5	2.00	5%
Total	42.7	100%

- The County of Wellington Official Plan sets out the local policy framework. Within the County Official Plan (Map 3), the subject lands are designated “Agricultural” and “Core Greenlands” (County of Wellington Official Plan – B1 Land Use). An amendment to the Official Plan is required. The area proposed to be licensed is currently zoned Agricultural (A) in the Township’s Zoning By-Law (Map 4). A ZBA is required to re-zone the lands to permit a mineral aggregate operation. The zone that permits extractive uses is Extractive Industrial (M3) Zone.
- Based on a review of available Source Protection mapping, the site is not within any identified Well Head Protection Area (WHPA) or Intake Protection Zone (IPZ). In addition, there is no WHPA-Q area identified at or near the site. The sand and gravel deposits at and near the site are mapped as a Significant Recharge area (due to the deposit type). The Hydrogeological Assessment reports that the proposed extraction will remain above the water table and is expected to maintain local recharge rates and will not disturb protective geologic layers that overly any deeper aquifer systems that may exist.
- The Lichy Pit contains approximately 1.2 million tonnes of a high-quality aggregate resources that will be used to supply local construction projects, primarily in Centre Wellington, Guelph, and the Region of Waterloo. The aggregate resource is suitable to make Granular A, B and select subgrade as well as screened sand and clear stone products (Map 5).
- The Site will utilize Sideroad 12, and 8th line for a haul route (Map 6). Entrances for Area 1 and 2 will front onto Sideroad 12. A scale will also be operated in each respective area. Local roads will not be used except for local deliveries.
- The Progressive and Final Rehabilitation Plan will ensure that the site is returned to a productive agricultural end use which is compatible with adjacent land uses.
- There are no key natural heritage features identified within the proposed extraction area or on adjacent lands.

- The proposed Lichty Pit will be screened through a combination of berming and tree screens to minimize visual and acoustical impacts.
- The subject lands have been determined to have no significant archaeological resources.
- The operational design of the proposed pit has been supported by technical reports addressing natural environment, water resources, noise, and archaeology. Operational controls and mitigation have been incorporated into the proposed ARA Site Plans. These site plans will regulate the operation to ensure that impacts from the operation satisfy provincial standards, regulations and guidelines.

The Aggregate Resources Act Licence application has been prepared to meet requirements of Section 12 of the ARA on how the proposed aggregate operation will be undertaken to ensure that any potential adverse impacts are minimized.

Robert Stovel

Robert P. Stovel, M.Sc., R.P.P., P.Ag.

July 31, 2024

Rob Stovel Jr.

Robert L. Stovel, B.Sc.

July 31, 2024

ROBERT P. STOVEL, M.Sc., RPP, MCIP, P.Ag.

EDUCATION

M.Sc, Rural Planning, University of Guelph, 1988.

B.A. Geography, (Resources Management), Wilfrid Laurier University, 1986.

MEMBERSHIPS

Member of the Ontario Institute of Agrologists.

Member of the Ontario Professional Planners Institute and the Canadian Institute of Planners.

Member of the Ontario Stone, Sand and Gravel Association.

POSITIONS HELD

1995 - Present: Stovel and Associates Inc., Fergus, Ontario - President.

1993 - 1995: Ecological Services For Planning Ltd., Guelph, Ontario - Senior Project Manager.

1988 - 1992: Ecological Services For Planning Ltd., Guelph, Ontario - Environmental Planner.

1986 - 1987: Environmental Consultant. Waterloo, Ontario.

EXPERIENCE

- extensive project experience in environmental assessments, environmental management plans and ecological enhancement plans in Ontario. These projects have required considerable government and non-government agency liaison, interdisciplinary team coordination and the integration of a variety of scientific disciplines.

Aggregate Applications

- certified to prepare Class A site plans under the Aggregate Resources Act.
- prepared site plans for over 50 licensed pits and quarries in Ontario including: Ospringe Pit, Mallet Pit, Flamboro Quarries, Henderson Pit, Holman Pit, Looby Pit, Albion Pit, Puslinch Pit and Extension Properties, SAMI North Pit Extension and Peyton Pit.
- assisted in the preparation of environmental plans and agricultural rehabilitation plans for the proposed Batterman Pit (Grey County), Puslinch Pit, Caledon Sand & Gravel Inc. Pit and the proposed Shoemaker Pit.
- retained by Town of Mono and Township of East Garafraxa to peer review natural heritage studies

and ecological enhancement plans for proposed aggregate operation.

- retained by Township of Puslinch to peer review pit applications and Town of Caledon to review an AIA in support of pit and quarry application.
- conducted environmental evaluations and agricultural appraisals for various aggregate operations in southern Ontario.
- assisted in the preparation of the Section 9 report for the proposed expansions of the Ospringe Pit, the Darrington Pit and Flamboro Quarries.
- prepared Level 1 & 2 Natural Environment and Environmental Impact Statements for aggregate developments in Simcoe County, Perth County, Huron County, Grey County, Bruce County, Oxford County, Wellington County and the Regional Municipalities of York, Halton, Waterloo and Hamilton-Wentworth. These reports were prepared in accordance with the policy requirements of the Aggregate Resources Act (Technical Study Requirements), Wetland Policy Statement, Provincial Policy Statement and/or local/regional Official Plans.
- Assisted in the preparation of applications for Environmental Compliance Approvals for pit and quarry operations in southern Ontario.

Environmental Assessments

- prepared the ecological and agricultural components for municipal road projects in King Township and the City of Stratford.
- prepared agricultural impact assessments for provincial road projects in the County of Essex and the County of Peterborough.
- coordinated environmental assessment projects for waste management master plans in Victoria County, Essex County, Peterborough County and the Regional Municipality of Haldimand-Norfolk (agricultural component).
- prepared route selection reports for the proposed development of an 8" pipeline in Orillia. This project received provincial approval at the Ontario Energy Board in 1994.
- managed the environmental constraint mapping and geotechnical selection component of Ontario Hydro's construction of a 500 kV transmission line from Lennox to Bowmanville. This transmission line was constructed in 1992.

Environmental Inventories and Monitoring

- designed and implemented wetland vegetation monitoring programs for proposed aggregate and estate residential developments.
- designed a transplanting and propagation plan for *Carex jamesii*.
- completed the required seminar on the Ontario Wetland Evaluation System (3rd ed.) and the Wetland Environmental Impact Study; Technical Manual.

- completed surveys for the following wetlands: Orangeville Reservoir Wetland Complex, Hayesland-Christie Wetland Complex, Dalrymple Lake Wetland Complex, Star Wetland Complex, Eramosa River-Blue Springs Creek Wetland Complex, Orillia Filtration Swamp, Philips Lake Wetland Complex, Mossington Park Wetland Complex, Cranberry/Oil Well Bog, Humber River Marshes Wetland Complex, Mill Creek Wetland Complex, Speed River Wetland Complex and the Beaverton River Wetland Complex.
- managed deer wintering surveys in Ramara Township, Carden Township, Erin Township and Puslinch Township.
- coordinated fisheries inventories for coldwater and warmwater systems in Ontario (e.g. Eramosa River, Speed River, West Credit River, Dalrymple Lake, Warnock Lake, Caledon Creek, Greenock Creek and Spencer Creek).
- prepared terrestrial enhancement plans for a deer wintering area in Puslinch Township.
- completed forestry evaluations for woodland areas in Wellington County, Simcoe County and the Regional Municipalities of York, Peel and Hamilton-Wentworth.
- managed bird surveys in various Southern Ontario municipalities.
- coordinated vegetation surveys for alvar communities in Simcoe County, Victoria County and the Regional Municipality of Hamilton-Wentworth.
- completed vegetation management plan for alvar communities and upland forest communities for a proposed quarry in the Regional Municipality of Hamilton-Wentworth.

Subwatershed Planning

- participated in subwatershed planning studies in Laurel Creek, Grindstone Creek and Nichol Drain No. 2.
- completed historic vegetation mapping programs in Caledon Creek Subwatershed.

Agricultural Impact Assessment

- completed several agricultural assessments in Wellington County, Simcoe County and the Regional Municipalities of Peel, Halton, York and Hamilton-Wentworth. These studies addressed the potential impacts of proposed aggregate operations, residential developments, urban expansions and golf courses (Mad River, Chestnut Hill and Cardinal Golf Courses) on the local agricultural community.
- prepared impact assessment and alternate site evaluation study for a proposed new town site in the Town of East Gwillimbury.
- retained by Town of Mono to review applications to import fill for the purpose of improving agricultural lands.
- Retained by Township of Clearview and Town of Mono to provide expert opinion evidence at Normal Farm Practices Protection Board hearings.
- retained by Town of Mono, Township of Amaranth and Township of East Garafraxa to review the Provincial Agricultural System and implications of draft provincial mapping.

- calculated minimum distance separation requirements for various types of livestock operations.
- managed the agricultural component of the Victoria County Waste Management Master Plan.

ROBERT L. STOVEL, B.Sc.

EDUCATION

B.Sc., Providence College, 2020.

POSITIONS HELD

2021 to Present: Stovel and Associates Inc., Fergus, ON – Planner.

EXPERIENCE

Mr. Stovel has worked on several public-sector and private-sector developments.

Planning assignments include assistance with the preparation of planning justification reports for official plan amendments, zoning by-law amendments, consent applications, plan of subdivision applications and peer reviews of planning applications. In his capacity as a planner, Mr. Stovel has liaised with government and non-government agencies, interdisciplinary teams of consultants and the public.


Selected municipal planning projects include the following: peer review of CBM Pit Licence Applications (Lanci Pit Expansion and Aberfoyle South Pit Expansion), CBM Quarry (Caledon), Township of East Garafraxa (Development Review – Agriculture). As well, Mr. Stovel also assisted with a background study in the County of Middlesex addressing minimum farm parcel size in the Prime Agricultural Area.

With respect to private sector development applications, Mr. Stovel assisted in the design and municipal approvals for three subdivision applications in the County of Wellington. Mr. Stovel has experience with respect to the approvals required for pits and quarries in Ontario. Mr. Stovel has assisted with the preparation of private sector pit licence applications including: Lockhart Pit Expansion (Woolwich Township), Lichty Pit (Thoume Construction - Pilkington Township), and Innes Line Pit (SAMI - Southwest Oxford).

Mr. Stovel has also completed annual Compliance Assessment Reports for active gravel pits and several site plan amendments for municipal and private sector pits.

Mr. Stovel has extensive project experience in agricultural projects in Ontario, including: the preparation of Agricultural Impact Assessments (AIA's), peer review of MDS 1 calculations and AIA's, and Agricultural Rehabilitation Plans for disturbed landscapes including pits.




 study site
 (approximate)

Date: November 2023
 scale: not to scale
 compiled from: Google Earth

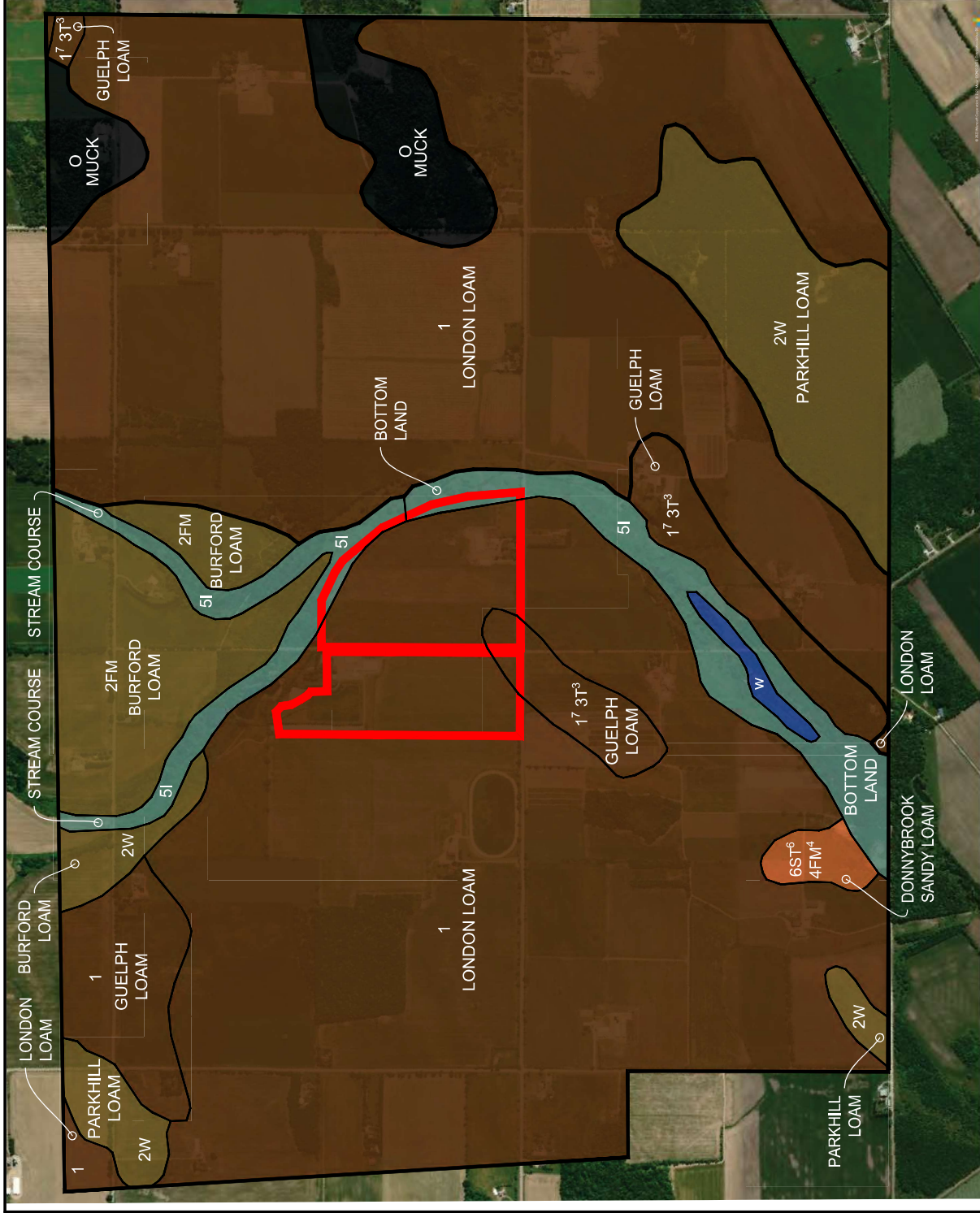


Stovel and
 Associates Inc.

Map 1: Location of Subject Lands

James Thoume Construction:
 Proposed Lichy Pit

Map 2: Soils and CLI Map



CLI Agricultural Capability Classes

Class 1
Soils in this class have no significant limitations in use for crops.

Class 2
Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.

Class 3
Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.

Class 4
Soils in this class have severe limitations that restrict the range of crops or require special conservation practices.

Class 5
Soils in this class have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible.

Class 6
Soils in this class are capable only of producing perennial forage crops, and improvement practices are not feasible.

Class 7
Soils in this class have no capacity for arable culture or permanent pasture.

Class 0
Organic Soils (not placed in capability classes).

UN
Unevaluated (Previously disturbed lands, e.g. farmland, laneways, drains, landscaped areas).

CLI Agricultural Capability Subclasses

C
Adverse climate

D
Unsuitable soil structure and/or permeability

E
Damage from erosion

F
Low fertility

I
Flooding (inundation) by rivers, streams, or lakes

M
Low moisture holding capacity (droughtiness)

P
Surface stoniness

R
Shallowness to bedrock

S
Two or more of subclasses D, F, M and N

T
Adverse topography

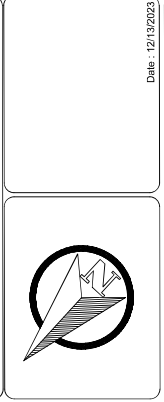
W
Excess wetness

CLI CLASS	AREA (ha)	AREA (%)
1	707.0	77.3%
2	123.5	13.5%
3	0.0	0.0%
4	0.0	0.0%
5	41.0	4.5%
6	5.3	0.6%
7	0.0	0.0%
0	32.1	3.5%
W	3.1	0.3%
TOTAL	915.0	100.0%

Soils and CLI Soil Capability for Agriculture - Study Area

SAI
PLANNING AGRICULTURE ENVIRONMENTAL

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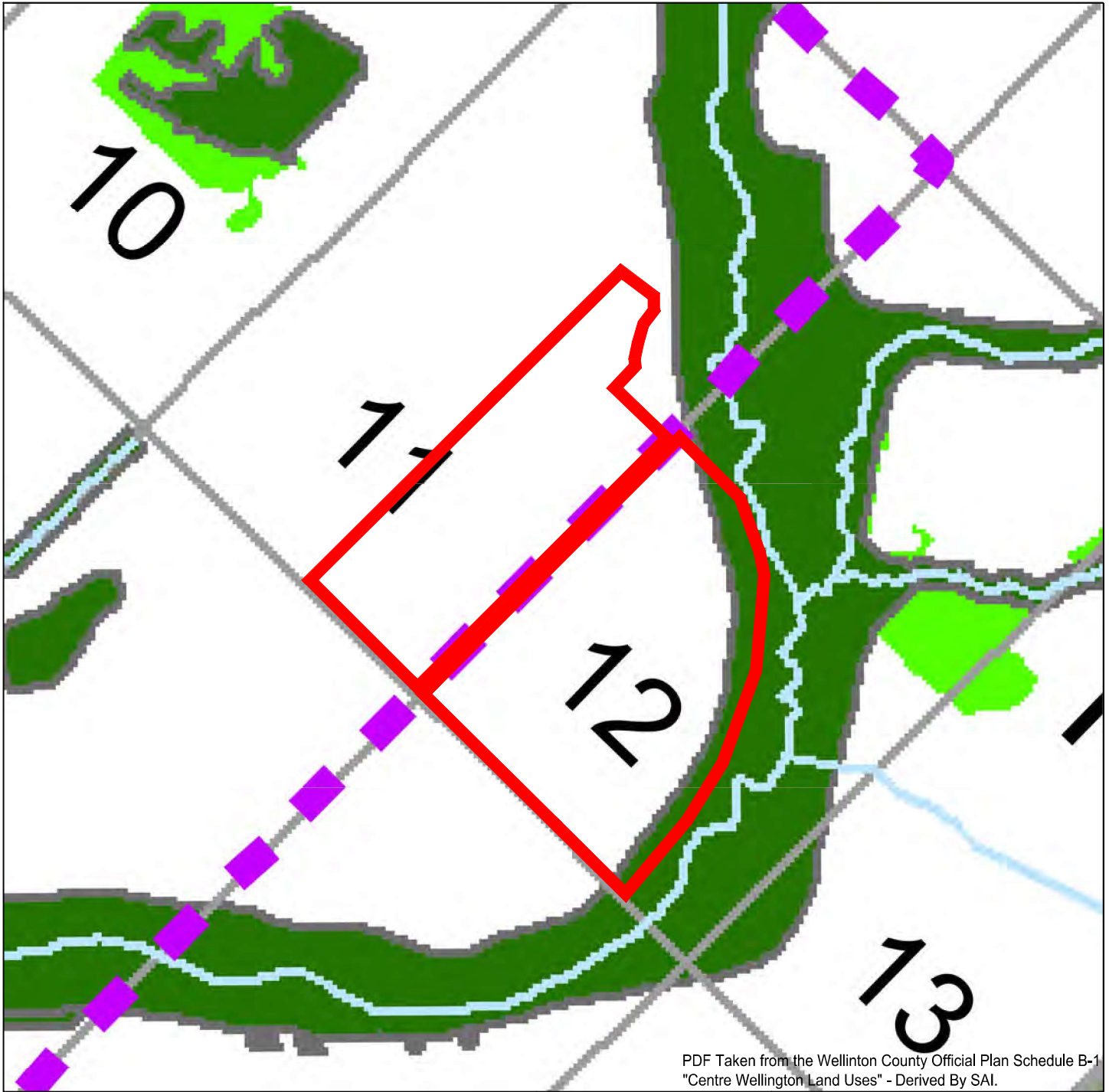


Scale 1:12,500

0 250 500 Meters






















Date: 12/12/2023

Map 3: County Official Plan Map

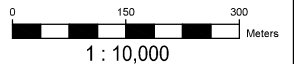
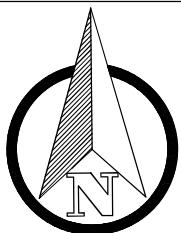


PDF Taken from the Wellington County Official Plan Schedule B-1
 "Centre Wellington Land Uses" - Derived By SAI.

Legend

- | | | |
|---|--|---|
| The Greenlands System | |  SUBJECT LANDS |
|  Core Greenlands | Other |  Trans Canada Trail |
|  Greenlands |  Landfill Site |  Montrose Water Management Protection Area |
|  Earth Science ANSI |  Grand River Crossing |  Deferral |
| The Rural System |  County Roads |  Provincial Highways |
|  Prime Agricultural |  Built Boundary |  Waterbody |
|  Hamlet |  Watercourse | |
|  Recreational | | |
|  Rural Employment Area | | |
|  Policy Area | | |
|  Community Planning Study Area | | |
| The Urban System | | |
|  Primary Urban Centre | | |

Sources:
 County of Wellington 2023,
 Ministry of Natural Resources and
 Forestry,
 Grand River Conservation Authority.
 Teranet 2002,
 © King's Printer for Ontario, 2023.



Official Plan Land Use

Date: 12-03-2023


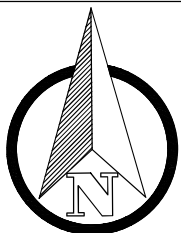
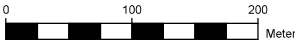



5999, 6043, 8th Line East & 7190 Sideroad 12
 Part of Lots 11 & 12, Concession 4 West
 Township of Centre Wellington
 (Geographic Township of Pilkington)
 County of Wellington

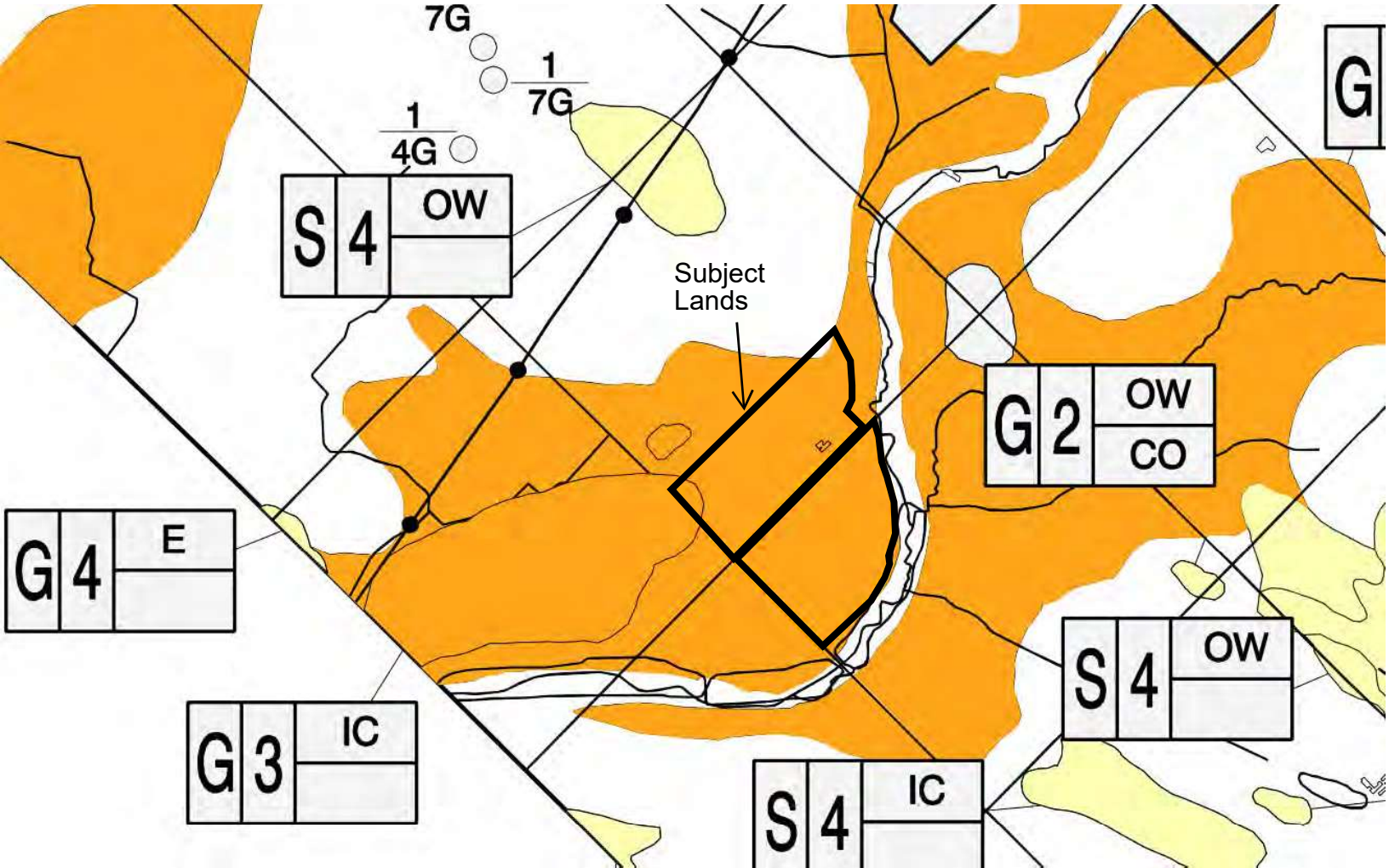
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Map 4: Zoning Map



<p>LEGEND</p>	<p>County of Wellington, Teranet 2004, © Township of Centre Wellington, MNR, GRCA, County of Wellington</p>	<p>Zoning Map</p>
<p> Subject Lands</p>	<p></p> <p> 1 : 6000</p>	<p>Date: 11-30-2023</p>
<p> Zone Boundaries</p>		<p>5999, 6043, 8th Line East & 7190 Sideroad 12 Part of Lots 11 & 12, Concession 4 West Township of Centre Wellington (Geographic Township of Pilkington) County of Wellington</p>
<p> Land not subject to By-law 2009-045</p> <p><small>Sources: May include data from the Grand River Conservation Authority, County of Wellington, Teranet (2004) and © 2 0 2 3 of the Queens Printer For Ontario. Data provided herein is derived from sources with varying levels of accuracy and currency. This is not a survey product. The Township of Centre Wellington disclaims all responsibility for the accuracy or completeness of information contained herein. The Township of Centre Wellington assumes no responsibility for errors arising from use of these mapping products. All rights reserved. May not be reproduced without permission. ©2023 The Township of Centre Wellington.</small></p>	<p>Stovel and Associates Inc. 651 Orangeville Road Fergus, Ontario N1M 1T9 T: 519-766-8042 E: stovel.associates@outlook.com</p> 	



LEGEND

(Some map units and symbols may not apply to this map)

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Selected sand and gravel resource area, primary significance; deposit number; see Table 3.
- 

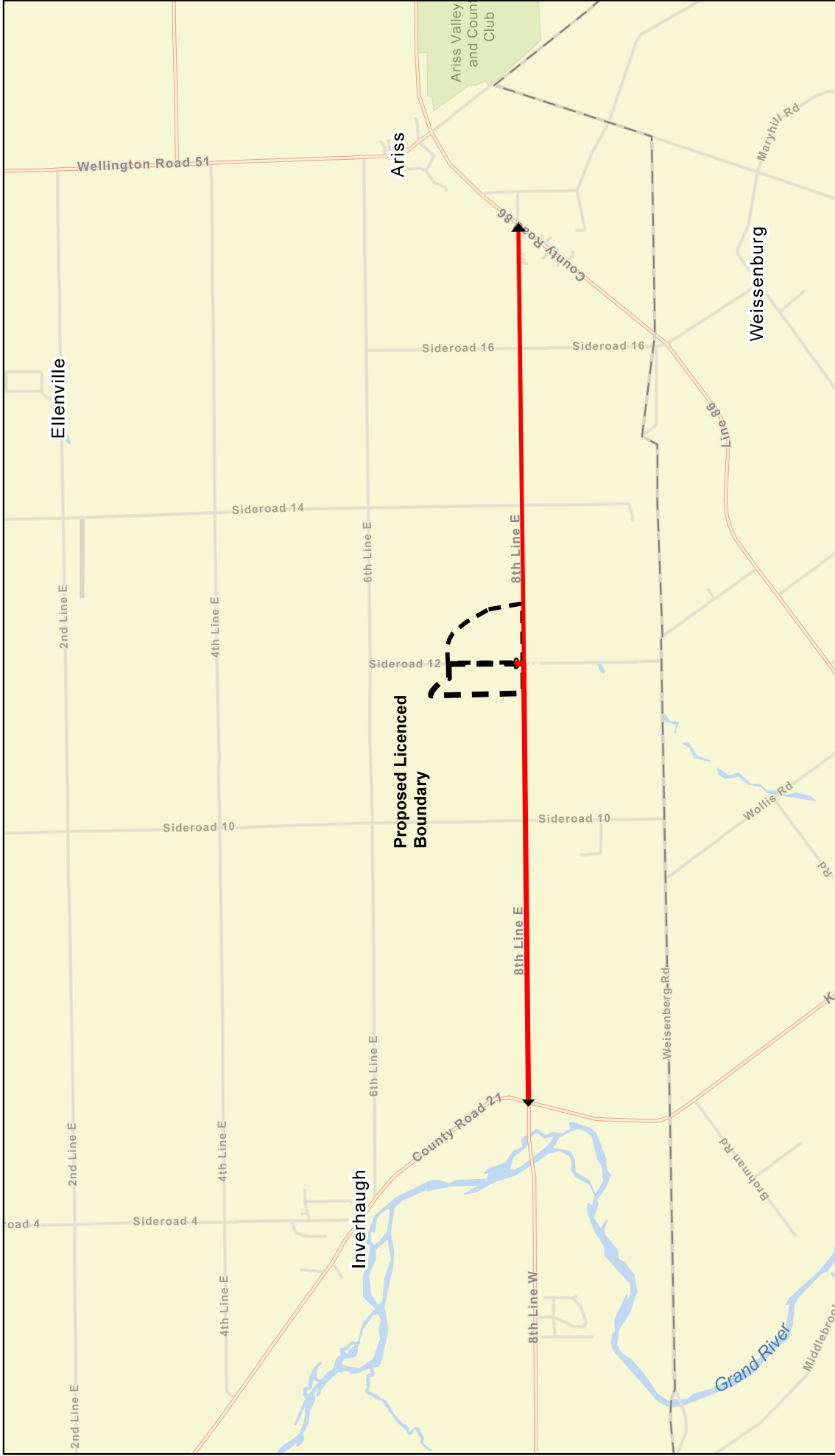
Selected sand and gravel resource area, secondary significance.
- 

Sand and gravel deposit, tertiary significance.
- 

Other surficial deposits or exposed bedrock.

Map 5: ARIP Map

Map 6: Haul Route



7/16/2024

Proposed Haul Route



1:60,537

0 0.4 0.8 1.6 mi

0 0.5 1 2 km

Province of Ontario, Esri, Canada, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METINASA, USGS, EPA, NPS, USDA, NRCAN, Parks Canada

