



Municipality of Thames Centre

Document Certification Record

I, Sara Henshaw, Deputy Clerk, of The Corporation of the Municipality of Thames Centre hereby certify that the document hereunder is a true copy of the Municipality of Thames Centre Official Plan Amendment No. 32 (Elgin Road Pit) as adopted by the Municipal Council on November 18, 2024, pursuant to By-law No. 81-2024.

Dated at the Municipality of Thames
Centre, in the County of Middlesex,
this 27th day of November, 2024.

A handwritten signature in black ink that reads "Sara Henshaw".

Sara Henshaw
Deputy Clerk

A faint, circular official seal of the Municipality of Thames Centre is visible in the background, partially overlapping the signature and the typed name. It contains the text "MUNICIPALITY OF THAMES CENTRE" around the perimeter.

S. HENSHAW
Deputy Clerk
Municipality of
Thames Centre

**AMENDMENT NO. 32
TO THE
OFFICIAL PLAN
OF THE
MUNICIPALITY OF THAMES CENTRE**

SUBJECT: ELGIN ROAD PIT

**Part of Lots 13 & 14, Concession 1, NRT
(geographic Township of North Dorchester)
designated as Part 1 on Reference Plan 33R18583,
Municipality of Thames Centre,
County of Middlesex**

**AMEND OFFICIAL PLAN TO REDESIGNATE PART OF THE SUBJECT LANDS
FROM "AGRICULTURAL" TO "EXTRACTIVE INDUSTRIAL"**

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment. The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and schedule constitutes Amendment No. 32 to the Official Plan for the Municipality of Thames Centre.

PART A - THE PREAMBLE

1. PURPOSE AND EFFECT

The purpose of this Amendment is to change the designation of certain lands within the Municipality of Thames Centre from “Agricultural” to “Extractive Industrial” to permit the establishment of a licensed gravel pit. The lands are also subject to an application to amend the Municipality of Thame Centre Comprehensive Zoning By-law to rezone the same lands from Agricultural (A) Zone to a site- specific Extractive Industrial (M3-#) Zone.

2. BACKGROUND

The subject property is a 45 hectare (112 ac) farm situated on the west side of Elgin Road (County Road 73), and on the south side of Dundas Street (County Road 2). The lands contain no buildings or structures and are currently used for the cultivation of field crops. The farm contains a natural heritage feature corridor in the form of woodlands and wetlands which extends from the southerly limit and generally continues along the west side of the property. There is however cultivated land located at the northwest area of the site along Dundas Street which is separated from the main cultivated area by the said corridor. The farmland associated with the property is designated and zoned for agricultural purposes whereas the natural heritage features are designated and zoned for natural environment purposes.

Surrounding land uses are primarily agricultural in nature in the form of field crop cultivation. A farm implement dealership (Huron Tractor) is located adjacent to the subject lands at the northeast corner of Dundas Street and Elgin Road. There are also neighbouring residential uses located along Dundas Street and Elgin Road. Lastly, there is a licensed gravel pit located on the east side of Elgin Road south of Dundas Street.

3. BASIS

The rationale for amending the Official Plan of the Municipality of Thames Centre is based on the following evaluation criteria provided under Section 7.20 of the Official Plan.

(1) The Provincial Policy Statement (now the Provincial Planning Statement (2024)) as amended from time to time;

The Provincial Planning Statement (2024) allows for the extraction of mineral aggregate resources as an interim use. Additionally, the protection and management of aggregate resources has been deemed to be of provincial significance.

(2) The desirability and appropriateness of changing the Official Plan to accommodate the proposed use in light of the basic objectives and intent of the Official Plan;

The proposed licensed area is designated as Agricultural. The property is located the ‘primary aggregate resource’ area as identified in Appendix 3 – Aggregate Resources within the Thames Centre Official Plan. As the subject applications would assist with the establishment of the proposed aggregate operation to extract the aggregate resources on the lands, the proposed amendment would seem desirable and appropriate.

(3) The goals and policies of this Plan;

An amendment to the Official Plan to permit an aggregate extraction on this particular site is consistent with the goals and policies of this Plan. The Thames Centre policies require an Official Plan Amendment and a Zoning By-law Amendment to establish a new aggregate use.

(4) conformity with County policy;

The area to be licensed under the Aggregate Resources Act is designated as Agricultural Area within the County Official Plan. The County Official Plan permits

mineral aggregate uses in Agricultural areas provided the uses meet the requirements of the Official Plan and provided appropriate zoning is in place.

- (5) *the need for the proposed use, including justification for the amount of land proposed for a change in designation based on existing undeveloped lands available for development;*

Staff would like to note, as stated in the PPS, “As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.”

- (6) *whether the subject lands are within 120 metres of lands designated “Natural Area” and the results of an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan;*

As the licensed area contains natural features, including significant woodlands, a Natural Environment Report (NER)/ Environmental Impact Study (EIS) dated February 20, 2023 was undertaken by Terrastory Environmental Consulting Inc. The report sought to identify the presence or absence of several significant natural heritage features including Significant Woodland, Significant Wildlife Habitat within Caddy Creek, Provincially Significant Wetland (North Dorchester Swamp), Coldwater Fish Habitat in Caddy Creek, Endangered/ Threatened Species Habitats. Overall, the report determines that no negative impacts to the significant natural features will occur provided that the technical recommendations within the report are implemented.

On behalf of the Municipality, qualified staff from Stantec Consulting Ltd. (“Stantec”) undertook a peer review of the NER/ EIS. In response to the peer review, Terrastory Environmental Consulting Inc. provided supplementary information which resulted in a sign-off from Stantec in that their comments were addressed.

- (7) *the effect on the economy and financial position of the Municipality;*

In addition to the employment opportunities created by the proposed operation, the Municipality will see an increase in revenue through increased assessment and annual tonnage contributions as well as an additional source of aggregate to contribute to competition in the market. Based on the estimated reserve volume of 2 million tonnes, and the current Ontario Aggregate Resources Corporation (TOARC) rate of 23.7 cents per tonne, the operation will contribute \$289,140 to the Municipality and \$71,100 to the County over the life of the operation. TOARC fees increase annually at CPI rate, therefore the amount reflected would be higher.

- (8) *the compatibility of the proposed use with existing uses or potential uses in adjoining areas and the effect of such use on the surrounding area including the natural environment;*

Hydrogeological Assessment

A level I and II Hydrogeological Assessment was conducted by EXP Services Inc. (“EXP”) dated February 10, 2023. The assessment was completed by reviewing the Ministry of the Environment, Conservation and Parks (MECP) Water Well Records (WWR), reviewing the soils and groundwater information provided from sampled boreholes and monitoring wells on the subject lands, compiling a site wide monthly water balance, and collecting over one year of groundwater elevations to identify seasonal variability and assess the natural heritage features on the subject lands.

The report provides a number of recommendations including implementing a monitoring program to assess potential impacts to groundwater and surface water on the subject lands, maintaining and protecting the existing monitoring wells and surface water stations located around the perimeter of the proposed pit, mitigation measures for temperature impacts on groundwater and natural

features on the subject lands.

On behalf of the Municipality, qualified staff from Stantec Consulting Ltd. (“Stantec”) undertook a peer review of the hydrogeological assessment. In response to the peer review, EXP provided supplementary information which resulted in a sigh-off from Stantec in that their comments were addressed.

Environmental Impact Study/ Natural Environment Report

As noted, a Natural Environment Report (NER)/ Environmental Impact Study (EIS) was conducted by Terrastory environmental Consulting Inc. This study was peer reviewed and recommended mitigation measures are incorporated into the design of the operations and site rehabilitation.

Noise Impact Study

A Noise Impact Study was conducted by Aeroustics Engineering Ltd. dated February 16, 2023. The study was conducted to provide noise control recommendations for the proposed aggregate pit operation to satisfy the Ministry of the Environment, Conservation and Parks (MECP) noise guidelines. Noise control measures, such as acoustic berms were designed to ensure sound levels from the proposed pit meet provincial limitations and have been included within the site and operational plans.

On behalf of the Municipality, qualified staff from Stantec Consulting Ltd. (“Stantec”) undertook a peer review of the noise impact study. In response to the peer review, Aeroustic Engineering Ltd. provided supplementary information which resulted in a sigh-off from Stantec in that their comments were addressed.

- (9) *the location of the site with respect to the transportation system, the adequacy of the potable water supply, sewage disposal facilities, solid waste disposal, and other municipal services as required, including the ability to provide logical extensions to existing services;*

Traffic from the pit will travel on Elgin Road or Dundas Street, which are both part of the County road system. The proposed pit will not require any extension or expansion of municipal infrastructure. Elgin Road (County Rd. 73) is a County arterial road and is identified in the Thames Centre Official Plan as a “Truck Haul Route”. These roads have been identified as suitably constructed or improved to accommodate truck traffic. An entrance permit will be required from the County. The Pit license proposes an annual maximum material extraction of 500,000 tonnes. The anticipated average truck volumes, based on sales forecasts, will be in the range of 10-12 trucks per day, during the operating season.

- (10) *the physical suitability of the land for the proposed use;*

There is an estimated 2 million tonnes of commercially viable resources within the proposed licensed area. As such, the lands are highly suited for the proposed use.

- (11) *the effect on the provision of affordable housing in the Municipality; and*

The proposed amendment has no relevancy to the provision of affordable housing.

- (12) *whether the subject lands contain natural features or natural hazard lands that should be subject to an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan.*

An NER/EIS has been conducted and subject to a peer review as noted. The recommended mitigation measures are incorporated into the design of the operations and site rehabilitation.

PART B - THE AMENDMENT

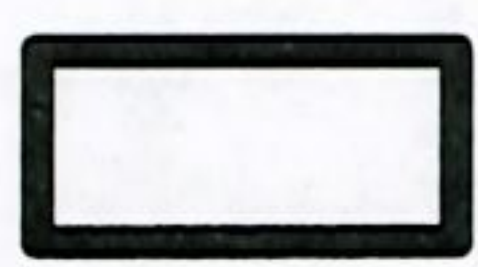
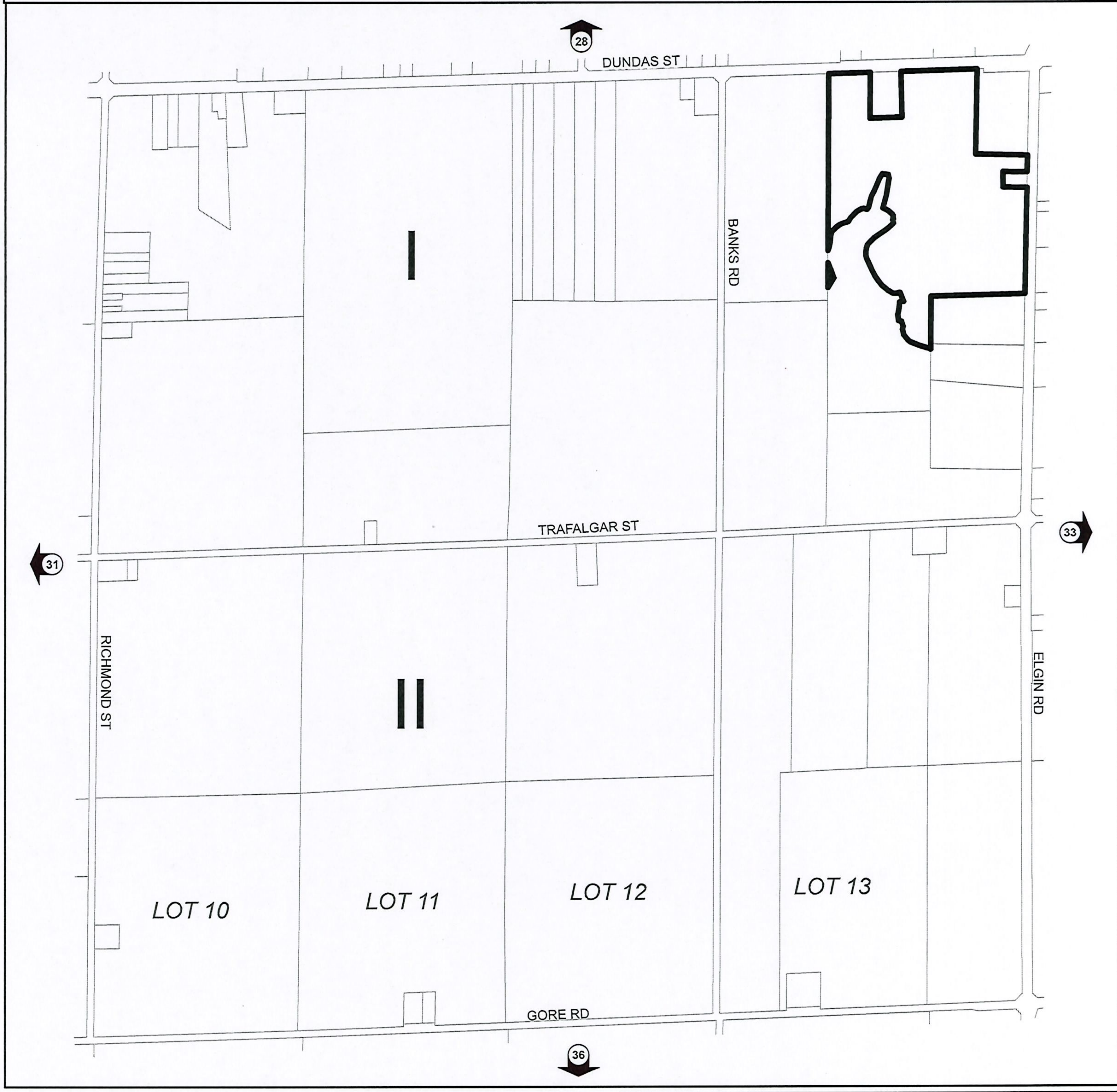
All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 32 to the Official Plan of the Municipality of Thames Centre.

DETAILS OF THE AMENDMENT

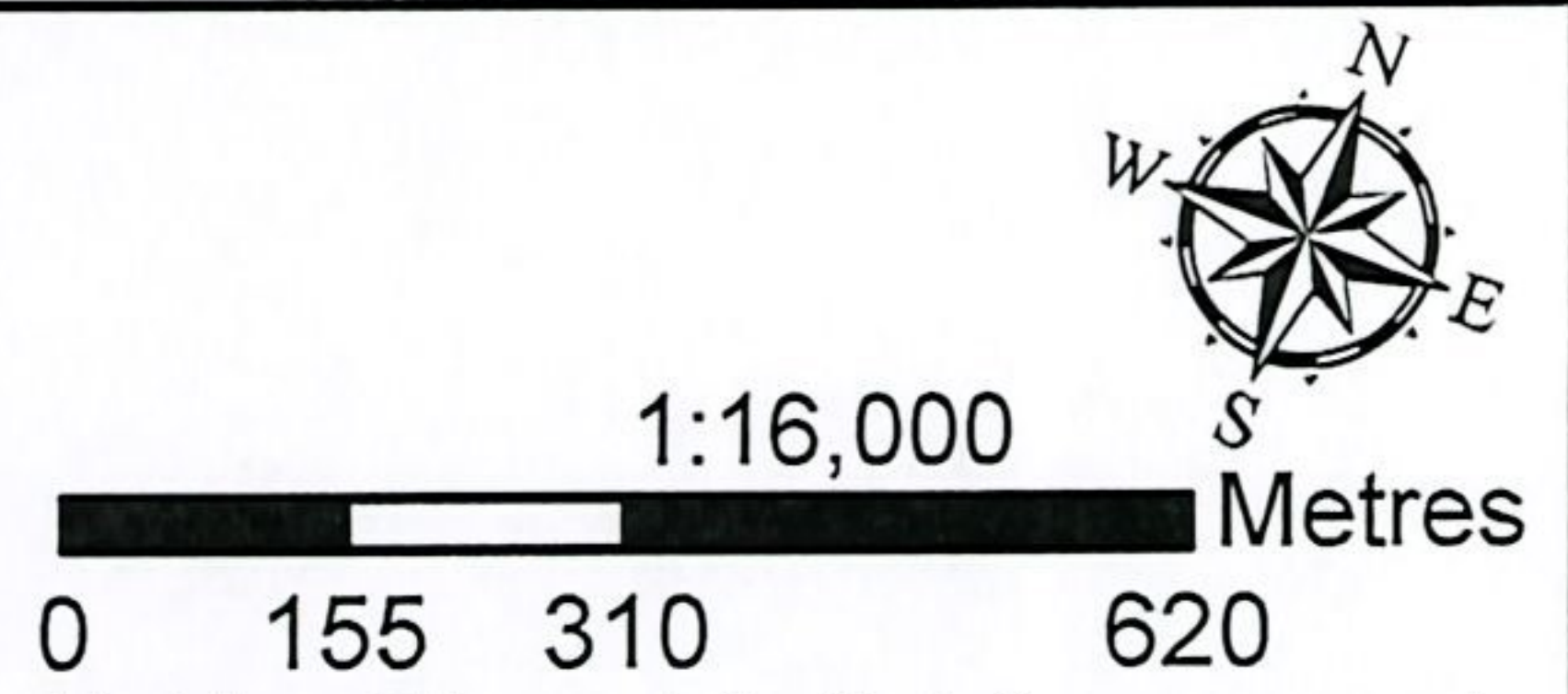
The Official Plan of the Municipality of Thames Centre Official Plan is hereby amended:

1. That the Official Plan of the Municipality of Thames Centre is hereby amended by revising "Schedule 'A' Land Use Plan" by specifically changing the designation of certain lands legally described as Part of Lots 13 & 14, Concession 1, NRT (geographic Township of North Dorchester) designated as Part 1 on Reference Plan 33R18583, Municipality of Thames Centre and as shown on Schedule 'A' attached hereto to Amendment No. 32, **from** "Agricultural" **to** "Extractive Industrial".

SCHEDULE "A"
AMENDMENT NO. 32 TO
THE MUNICIPALITY OF THAMES CENTRE OFFICIAL PLAN



REDESIGNATE FROM AGRICULTURAL
TO EXTRACTIVE INDUSTRIAL



Disclaimer: This map is for illustrative purposes only.
Do not rely on it as being a precise indicator of routes,
locations of features, nor as a guide to navigation.