

AGGREGATE RESOURCES ACT **SUMMARY STATEMENT**

CHILDS PIT/QUARRY EXTENSION

Date:

November 2020

Prepared for:

Fowler Construction Company Limited

Prepared by:

Brian Zeman, BES, MCIP RPP

President

MacNaughton Hermsen Britton Clarkson

Planning Limited (MHBC)

113 Collier Street

Barrie ON L4M 1H2

T: 705 728 0045 Ext. 226

F: 705 728 2010

Our File 1515C

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1.0 AGGREGATE RESOURCES ACT SUMMARY STATEMENT

Fowler owns and operates the existing Childs Pit/Quarry which is located on Bonnie Lake Road in the Town of Bracebridge, District of Muskoka. The existing quarry has a licence area of 234.7 hectares and is permitted to extract an area of 202 hectares.

Fowler is proposing to licence additional lands for extraction that are located directly south-east of the existing Pit/Quarry. The area of the proposed extension to be licenced under the Aggregate Resources Act (ARA) is 163.1 hectares and the proposed extraction area is 143.2 hectares. The site predominately contains a large quantity of bedrock resources, however some areas of the site contain some sand and gravel resources and overburden over the bedrock. Fowler is applying for a Category 1, Class A (Pit Below Water) and a Category 2 Class A (Quarry Below Water) licence. Please see **Figures 1, 2 and 3** for Fowler's land holdings around the existing Childs Pit/Quarry.

The complete Aggregate Resources Act application for the proposed Pit/Quarry Extension consists of the following:

1.1 SITE PLANS

The site plans provide details of existing features, the operational plan, final rehabilitation, and cross-sections of existing conditions and final rehabilitation of the proposed extension area. The site plans are included in the application package.

1.2 TECHNICAL REPORTS

The following study requirements from the Provincial Standards Version 1.0 for a Category 1 and 2 Class A licence are fulfilled by this application:

- 2.2.1 & 2.2.2 Hydrogeological Level 1 & 2 Technical Report, Golder Associates Ltd., dated June 2020;
- 2.2.3 & 2.2.4 Natural Environment Level 1 & 2 Technical Report, Riverstone Environmental Solutions Inc., dated June 2020;
- 2.2.5 & 2.2.6 Stage 1 Archaeological Assessment Revised, Kinickinick Heritage Consulting., dated September 15, 2015 and Stage 2 Archaeological Assessment, Kinickinick Heritage Consulting., dated September 15, 2015 for Part Lots 14 -16 Concession 9 and Lots 15 and 16 Concession 10, Macaulay Ward of the Town of Bracebridge, District of Muskoka;

Stage 1 & 2 Archaeological Assessment, Cameron Heritage Consulting Incorporated and Kinickinick Heritage Consulting., dated November 24, 2020 for Lot 17, Concession 9, Macaulay Ward of the Town of Bracebridge, District of Muskoka;

- 2.2.7 Stage 3 & 4 Cultural Heritage Resource Report not required;
- 2.2.8 Noise Impact Analysis, prepared by HGC Engineering, dated June 2020;
- 2.2.9 Blasting Impact Assessment, by Explotech Engineering Ltd., dated June 2020;
- 2.2.10 Each report includes the qualifications and experience of the individual(s) that have prepared the report.

Although not required by the Aggregate Resources Act, a Traffic Review completed by Tatham Engineering Limited, dated June 2020 has also been submitted.

1.3 SUMMARY STATEMENT: REQUIRED INFORMATION

Sections 1.3.1 – 1.3.5 below are structured to provide information required under the Provincial Standards Version 1.0 for a Category 1 & 2 Class A licence.

1.3.1 Planning and Land Use Considerations – Standard 2.1.1

Fowler Construction Company Ltd. (Fowler) owns and operates the existing Childs Pit/Quarry which is located on Bonnie Lake Road in the Town of Bracebridge in the District of Muskoka. The existing quarry has a licence area of 234.7 hectares and is permitted to extract an area of 202 hectares.

Fowler is applying for a Category 1 & 2 Class A licence under the Aggregate Resources Act, and a Town of Bracebridge Zoning By-law Amendment under the Planning Act to permit an extension to their existing Childs Pit/Quarry. The proposed license area is 163.1 hectares and the proposed extraction area is 143.2 hectares.

The subject site is already designated in the Town of Bracebridge Official Plan to permit Aggregate Extraction. **See Figure 4.**

The existing Childs Pit/Quarry is permitted to operate a pit and quarry concurrently, however based on the geology of the site the bedrock is located underneath the sand and gravel where operations have commenced on-site. The proposed extension lands are located directly to the south of the existing pit operations and contain bedrock that is accessible to commence quarry operations in this location.

The proposed Childs Pit/Quarry Extension has been designed with a phasing plan that is integrated with the existing Pit/Quarry to minimize site disturbance, allow concurrent extraction of the pit and quarry and utilize the existing processing plant for both the existing operation and extension.

The proposed extension has been designed to be extracted in two phases (Phase A and Phase B). Each phase contains two sub-phases (Phase A1 and A2, and Phase B1 and B2). Quarry operations will commence in Phase A of the extension lands and proceed in a southerly direction. Extraction of the bedrock within the extension lands will allow the existing pit operation in the existing site to continue. A phasing and extraction depths schematic for the existing approved Pit/Quarry and the proposed Pit/Quarry Extension is included as **Figure 5**.

Operating a pit and quarry concurrently is important to Fowler to conserve the available high quality sand and gravel resources on-site which is a limited commodity based on the geology of the area. In addition, sand and gravel and bedrock have different quality specifications and certain projects in the municipality require products that originate from either a sand and gravel pit or a bedrock quarry. Extracting both resources from a centralized location will assist Fowler in being able to supply the required aggregate products for construction activities, infrastructure projects and winter maintenance.

The final rehabilitated landform for the extension takes into consideration the approved rehabilitation plan for the existing quarry, surrounding land uses and natural heritage features. The proposed rehabilitation plan for the extension results in the creation of a 35.3 hectare lake with shoreline wetlands, 92.9 hectares of terrestrial habitat with areas of talus slopes and cliff faces, and 15 hectares of wetland. The application also results in the immediate creation of 4.2 hectares of wetland located to the west of the existing quarry.

The proposal is consistent with the Provincial Policy Statement, conforms District of Muskoka Official Plan and the Town of Bracebridge Official Plan and has regard to matters of provincial interest laid out in the Planning Act for the following reasons:

- The site is designated Aggregate Extraction in the Town of Bracebridge Official Plan. This designation recognizes land holdings that contain mineral aggregate resources which have the potential to be licensed under the Aggregate Resources Act.
- Making the proposed extension area available for aggregate extraction represents the wise use and management of resources, providing economic benefits, while minimizing potential social and environmental impacts;
- The proposed extension contains approximately 78 million tonnes of a high quality aggregate resource that is used in DFC asphalt mixes for the skid-resistant surfacing of provincial highways and high quality concrete mixes. The aggregate is also suitable for road building and construction projects for the local market;
- The Provincial Policy Statement and District of Muskoka Official Plan permit the extraction of mineral aggregate resources in the rural area;
- The Town of Bracebridge Zoning By-law zones the majority of the site within the Extractive Industrial Quarry zone to be utilized for aggregate extraction. A Zoning By-law amendment is required to remove the special exception and permit extraction.
- Aggregate extraction is an established use in the area and the application is located directly adjacent to the existing Childs Pit/Quarry;

- The operation is appropriately designed, buffered and/or separated from sensitive land uses to minimize impacts;
- A Water Resources Study has been completed and confirmed that the on-site extraction will not negatively impact surrounding groundwater and surface water quality and quantity. Water resources will be continuously monitored throughout the life of the operation and protected from potential impacts. The proposed extension will not adversely impact surrounding wells;
- A Natural Environment Study has been completed and confirmed the on-site extraction will not negatively impact significant natural features, including the Muskoka River and Sage Creek. Avoidance and mitigation measures will be utilized to protect on site and adjacent natural heritage features;
- A Noise Impact Assessment has been completed and the site has been appropriately designed to ensure provincial noise limits will be met at surrounding sensitive receptors;
- A Blasting Impact Assessment has been completed and concludes blasting operations at the site can be carried out safely and within provincial guidelines to protect surrounding buildings and structures;
- An Archaeological Report has been completed and confirms the site does not contain significant cultural heritage resources and is clear of archaeological potential;
- The proposed extension area is not considered a prime agricultural area and does not contain prime agricultural land;
- The proposed extension represents the efficient use of existing infrastructure. The aggregate from the proposed extension will be shipped via the existing entrance / exit and haul route along Bonnie Lake Road. A Traffic Review has been completed to address transportation impacts, including the site access, site traffic volumes and to assess the potential impacts to the adjacent road network; and
- The proposed extension area will be rehabilitated to a lake, wetland, and terrestrial habitat that has been designed to protect and enhance adjacent natural heritage features.

1.3.2 Agricultural Classification of the Proposed Site – Standard 2.1.2

The proposed extension and surrounding area are predominantly forested and located within the Canadian Shield. The site contains a shallow layer of overburden on top of the bedrock, and in some areas of the site the bedrock is exposed at the surface. The Canada Land Inventory classifies the site as Class 7 soils. See **Figure 6**. For these reasons the site is not used for agricultural purposes and rehabilitation to an agricultural condition is not proposed.

1.3.3 Quality and Quantity of Aggregate On site – Standard 2.1.3

The Childs Pit/Quarry contains a high quality aggregate product that has been approved by the Ministry of Transportation for use in DFC asphalt mixes and high quality concrete mixes. This high quality aggregate product is used for skid-resistant surfacing of provincial highways. The Pit/Quarry is also able to produce aggregate products suitable for most road building and construction projects.

Due to the proximity of the proposed extension to the existing Pit/Quarry, on site testing has been completed which confirmed that the quality of the aggregate located within the proposed extension area is the same high quality aggregate that exists in the existing Pit/Quarry. The proposed extension area contains approximately 78 million tonnes of high quality aggregate.

1.3.4 Main Haulage Routes and Proposed Truck Traffic, and Necessary Entrance Permits – Standard 2.1.4

The proposed extension would utilize the existing entrance/exit and in the future, a relocated entrance/exit from the existing Pit/Quarry and travel on the existing haul route. The Traffic Review has confirmed that the proposed location for the future relocated entrance/exit is suitable from a sight line and safety perspective and will require an entrance permit from the District of Muskoka.

The existing haul route includes trucks travelling south on Bonnie Lake Road towards Highway 117. The truck traffic either travels west towards Highway 11, or east on Highway 117. The District of Muskoka identifies Bonnie Lake Road as a “Class B District Road” and Highway 117 as a “Class A District Road” and the Town of Bracebridge identifies both roads as District Roads. See **Figures 7** and **8**. These roads have a planned function to accommodate truck traffic and larger volumes of traffic.

The Traffic Review has calculated if the site were to extract the permitted 2,000,000 tonnes:

- 100 trucks trips per hour (50 in / 50 out) are expected to be generated on an average day during peak season. This is an increase of 90 peak hour trips when compared to the existing operational levels.
- 254 trucks trips per hour are expected to be generated on peak days during peak season. This is an increase of 226 peak day, peak hour trips when compared to the existing operational levels.

Historic and existing operational levels have not exceeded 210,000 tonnes of aggregate to be extracted annually. Production levels are not expected to significantly increase in the near future or as a result of the proposed extension.

1.3.5 Progressive and Final Rehabilitation – Standard 2.1.5

Upon completion of extraction, the proposed Pit/Quarry Extension will be rehabilitated to a lake, wetland, and terrestrial habitat and will be integrated with the rehabilitation plan for the existing Pit/Quarry. See **Figure 9** for a schematic of the integrated rehabilitation landform between the existing approved Pit/Quarry and the proposed extension.

Rehabilitation of Phase A1 of the extension includes a lake to be integrated with the larger rehabilitated lake in the existing Pit/Quarry. The lake within Phase A1 will be +/- 25 metres deep.

As extraction reaches final depth and final limits Phase A2 of the extension will be progressively rehabilitated to terrestrial and wetland habitat, and Phases B1 and B2 will be progressively rehabilitated to terrestrial habitat. The rehabilitation plan has been developed for these phases to complement the adjacent ecological area associated with Sage Creek. In addition, Phases B1 and B2 will consist of shallow extraction to ensure the site is rehabilitated to maintain surface water flow from the site to Sage Creek.

Rehabilitation in Phase A2 will also include minor excavation below 300masl to allow for a shallow wetland ranging in depth of up to 2 metres. These wetland areas will complement the proposed lake and terrestrial habitat through the addition of diversified ecological value to the site.

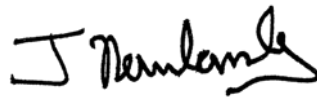
The final rehabilitated landform for the extension takes into consideration the approved rehabilitation plan for the existing quarry, surrounding land uses and natural heritage features. The proposed rehabilitation plan for the extension results in the creation of a 35.3 hectare lake with shoreline wetlands, 92.9 hectares of terrestrial habitat with areas of talus slopes and cliff faces, and 15 hectares of wetland. The application also results in the immediate creation of 4.2 hectares of wetland located to the west of the existing quarry.

Respectfully submitted,

MacNaughton Hermsen Britton Clarkson Planning Limited



**Brian Zeman, BES, MCIP, RPP
President**



**James Newlands, HBComm., MSc.
Planner**

Figures

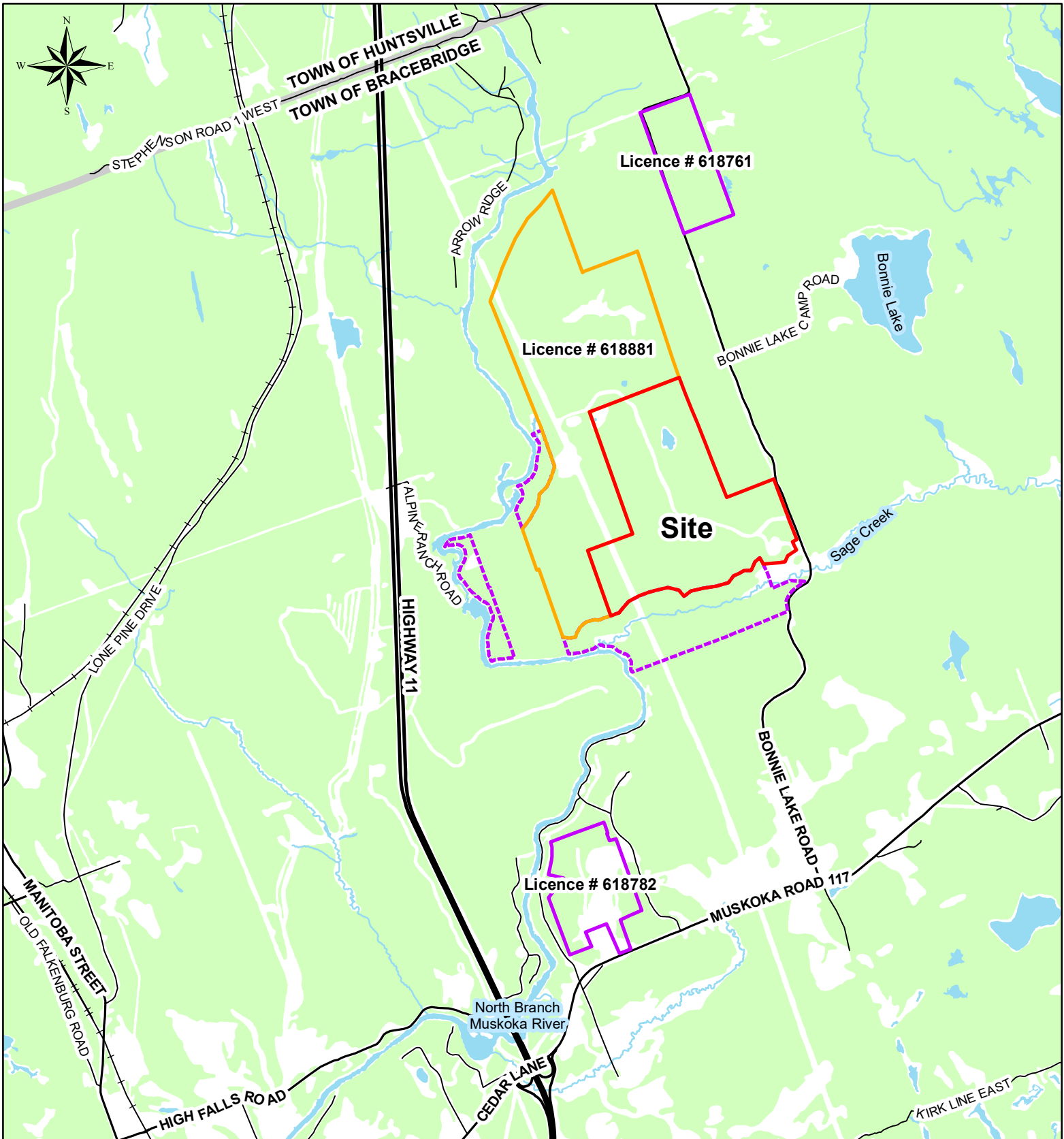


Figure # 1
Location Map

Child's Pit & Quarry Extension
 1235 Bonnie Lake Road
 Town of Bracebridge
 District of Muskoka

Legend

- Proposed Childs Pit/Quarry Licence Extension
- Existing Childs Pit/Quarry Licence Boundary
- Additional Licenced Sites Owned by Applicant
- Additional Lands Owned by Applicant

DATE	November 2020
SOURCES	Land Information Ontario Contains information licensed under the Open Government Licence - Ontario
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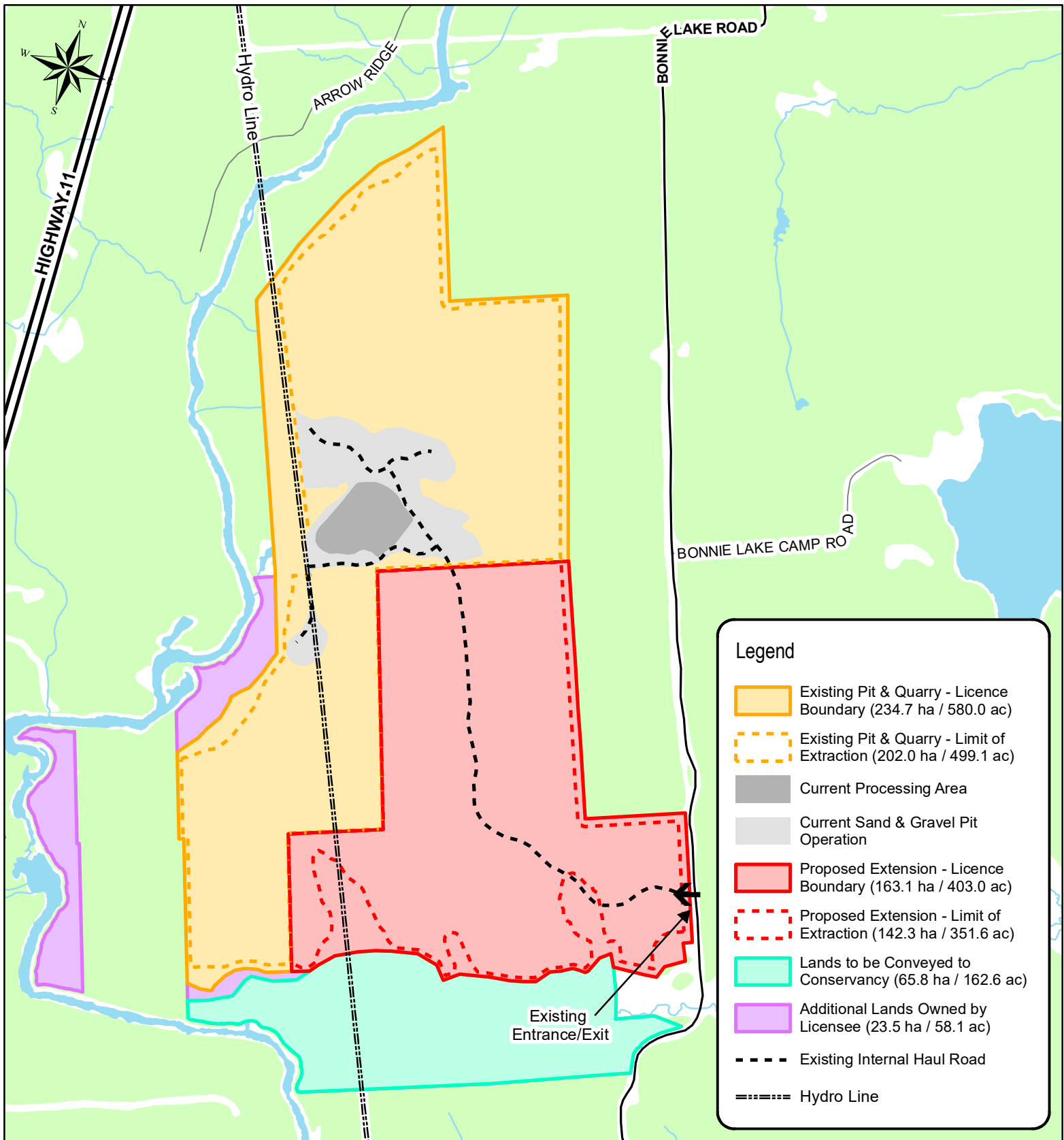


Figure # 2
Land Holdings

Child's Pit & Quarry Extension
 1235 Bonnie Lake Road
 Town of Bracebridge
 District of Muskoka

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SOURCES	Land Information Ontario Contains information licensed under the Open Government Licence - Ontario
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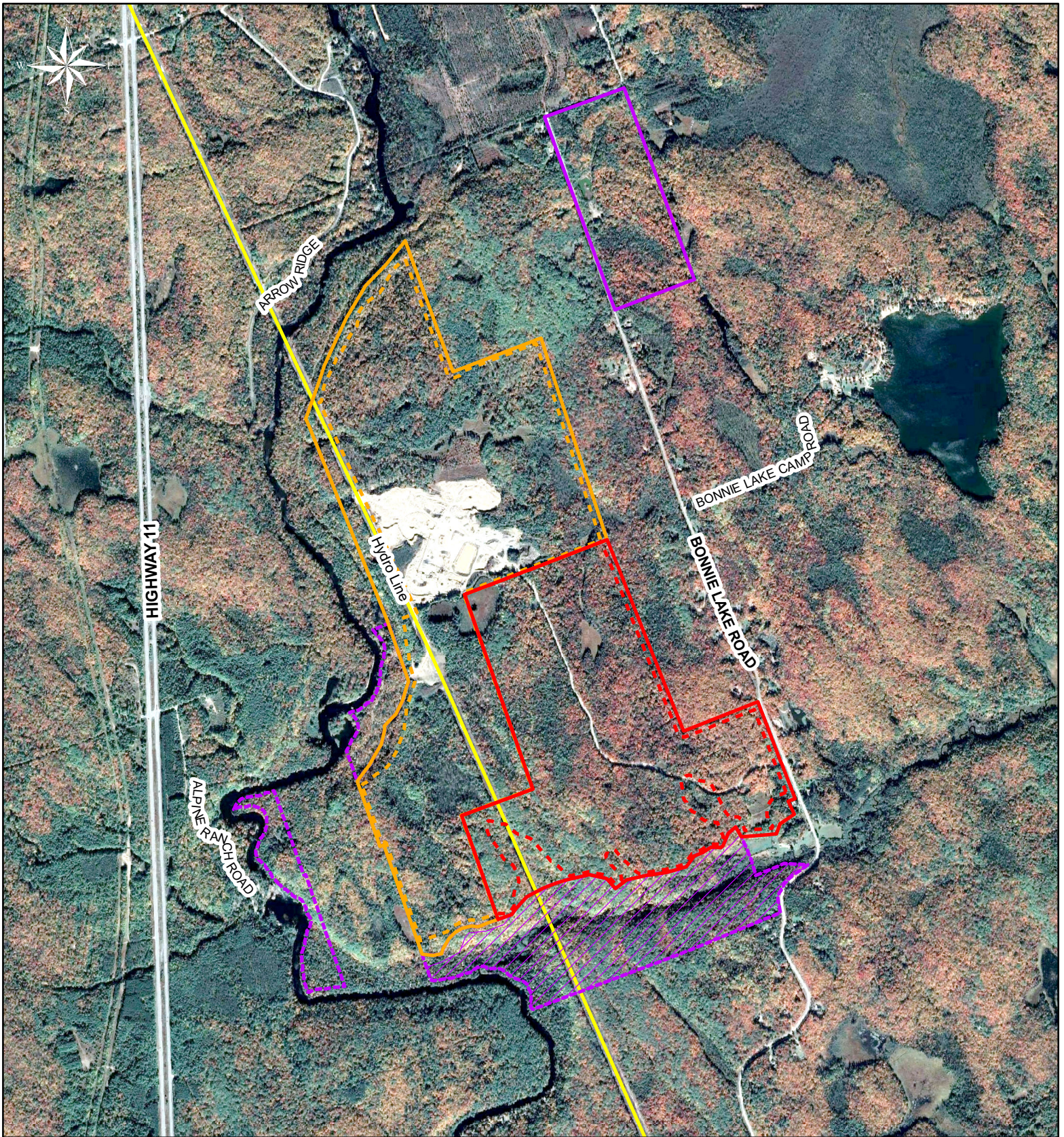


Figure # 3
**Land Holdings:
 Aerial Context**

Child's Pit & Quarry Extension
 1235 Bonnie Lake Road
 Town of Bracebridge
 District of Muskoka

Legend

- Proposed Extension Licenced Area (163.1 ha)
- Proposed Extension Extraction Area (142.3 ha)
- Existing Child's Pit/Quarry Licenced Area (234.7 ha)
- Existing Child's Pit/Quarry Extraction Area (202.0 ha)
- Additional Licenced Site Owned by Applicant
- Additional Lands Owned by Applicant (23.5 ha)
- Land to be Conveyed to Conservancy (65.8 ha)

DATE	November 2020
SOURCES	Land Information Ontario Contains information licensed under the Open Government Licence - Ontario Google Earth Air Photo Captured October 8, 2019
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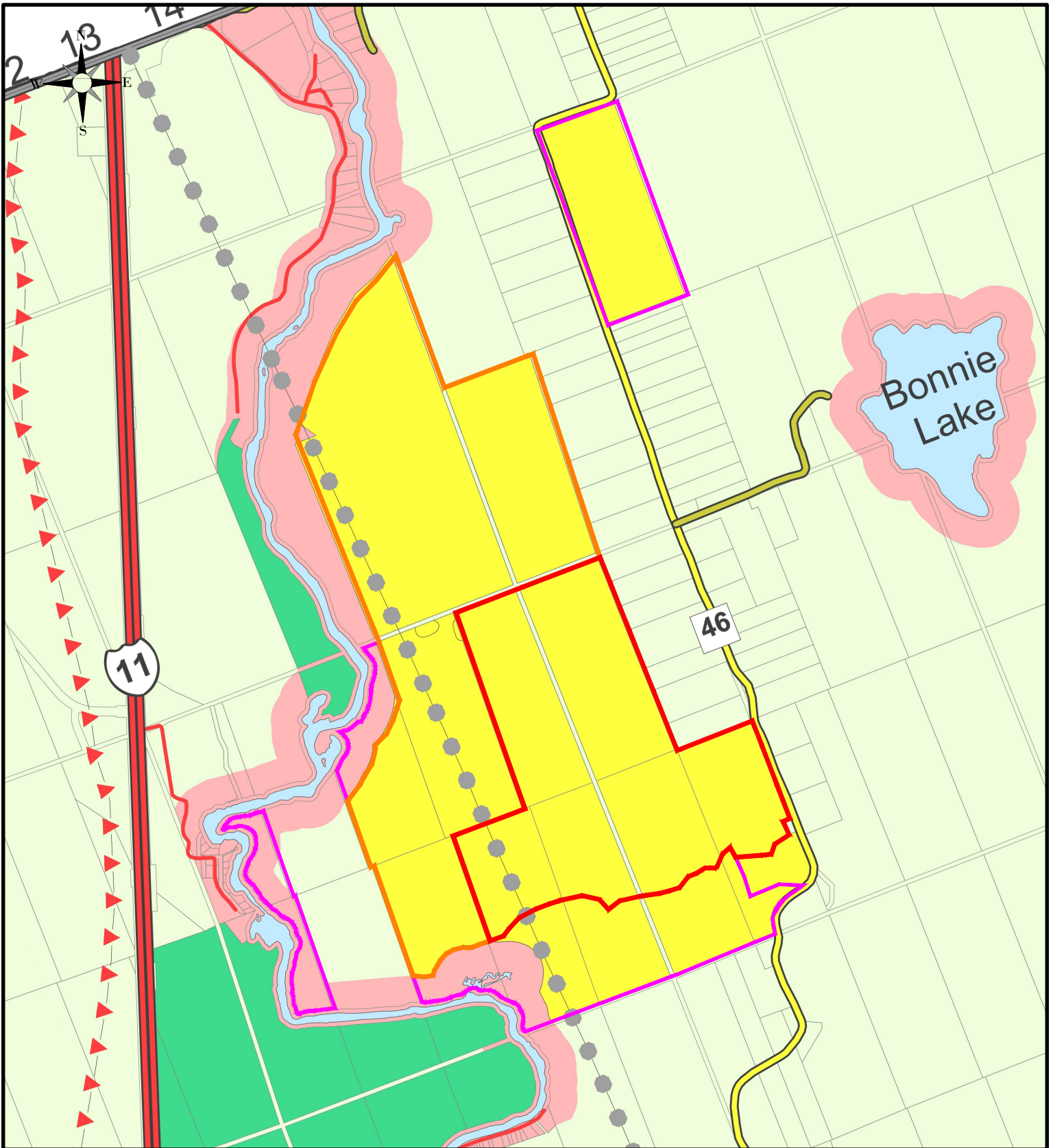


Figure # 4
Town of Bracebridge
Official Plan
 Land Use

Child's Pit & Quarry Extension
 1235 Bonnie Lake Road
 Town of Bracebridge
 District of Muskoka

Legend

- Proposed Extension Boundary
- Existing Licence Boundary
- Additional Lands Owned
- Aggregate Extraction
- Countryside
- Shoreline
- Open Space
- Hydro Corridor
- TransCanada Pipeline

Date November 2020

Sources
 Town of Bracebridge Official Plan - Schedule A
 Land Use - Adopted April 17, 2013

Scale 0 400 800
 Meters (1:25,000)

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 - Childs Quarry Extension - Planning Report Figures.dwg

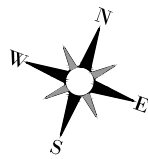


Figure # 5
**Proposed Phasing
 and Extraction Depths**

Child's Pit & Quarry Extension
 1235 Bonnie Lake Road
 Town of Bracebridge
 District of Muskoka

Legend

Existing Pit & Quarry		
	Licence Boundary	234.7 ha / 580.0 ac
	Limit of Extraction	202.0 ha / 499.1 ac
	Extent of Setback Reduction	1.3 ha / 3.2 ac
	Phase 1A	36.7 ha / 90.7 ac
	Phase 1B	28.5 ha / 70.4 ac
	Phase 2A	39.8 ha / 98.3 ac
	Phase 2B	33.7 ha / 83.3 ac
	Phase 2C	4.6 ha / 11.4 ac
	Phase 3	35.8 ha / 88.5 ac
	Phase 4	24.2 ha / 59.8 ac
Proposed Extension		
	Licence Boundary	163.1 ha / 403.0 ac
	Limit of Extraction	142.3 ha / 351.6 ac
	Phase A1	36.9 ha / 91.2 ac
	Phase A2	33.9 ha / 83.7 ac
	Phase B1	11.3 ha / 27.9 ac
	Phase B2	60.2 ha / 148.8 ac
General		
	Phase Boundary	
	Sub Phase Boundary	

Date: November 2020

Sources: Child's Pit and Quarry Extension Site Plan, Completed by MHBC, May 2020

Scale: 0 200 400 Meters (1:15,000)

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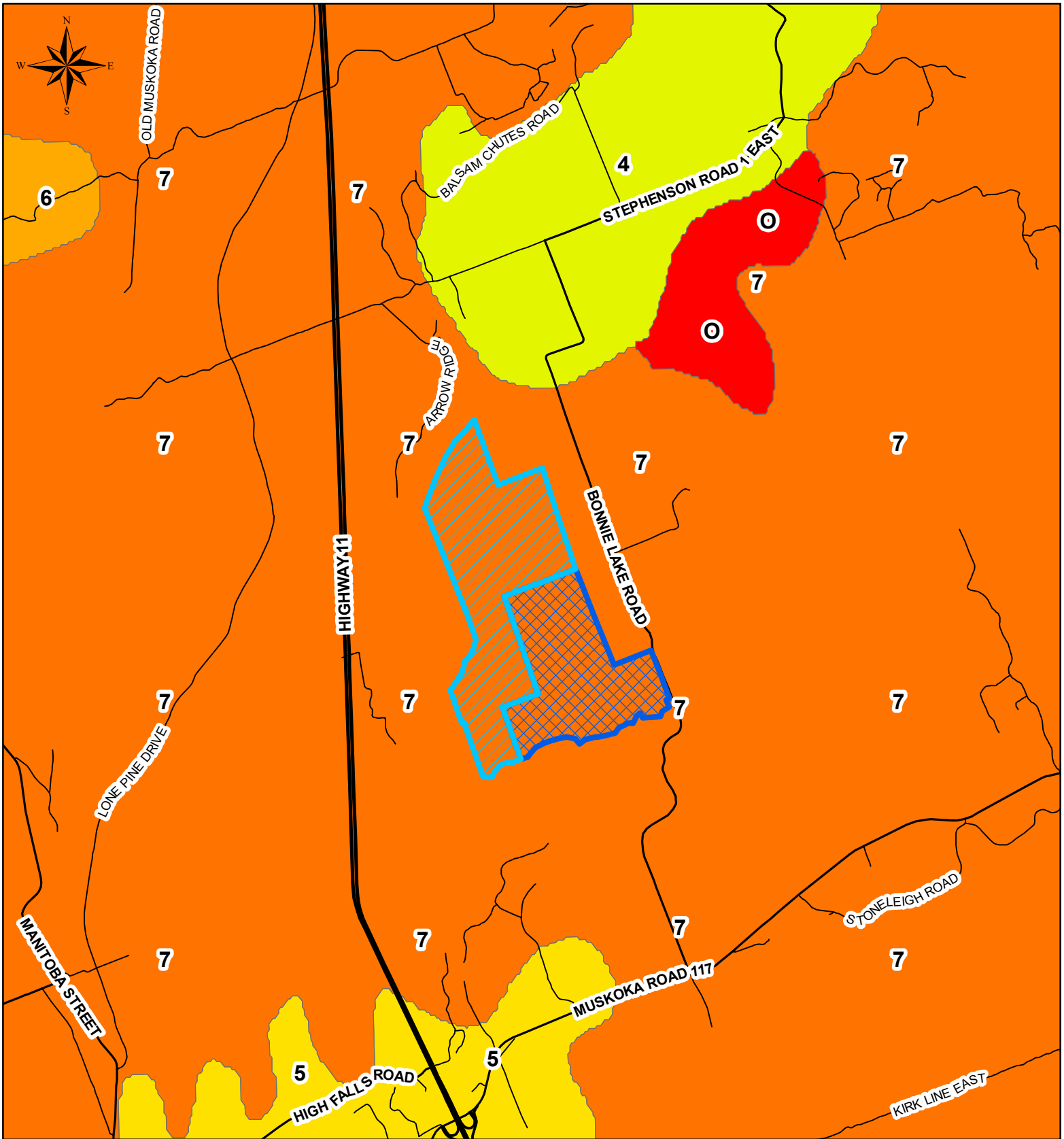









Figure # 6
Canadian Land Inventory (CLI) Mapping

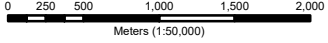

Child's Pit & Quarry Extension
 1235 Bonnie Lake Road
 Town of Bracebridge
 District of Muskoka

Legend

-  Existing Licence Boundary
-  Extension Licence Boundary

CLI Classification

-  4
-  5
-  6
-  7
-  0

DATE	November 2020
SOURCES	Land Information Ontario Contains information licensed under the Open Government Licence - Ontario
	
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 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

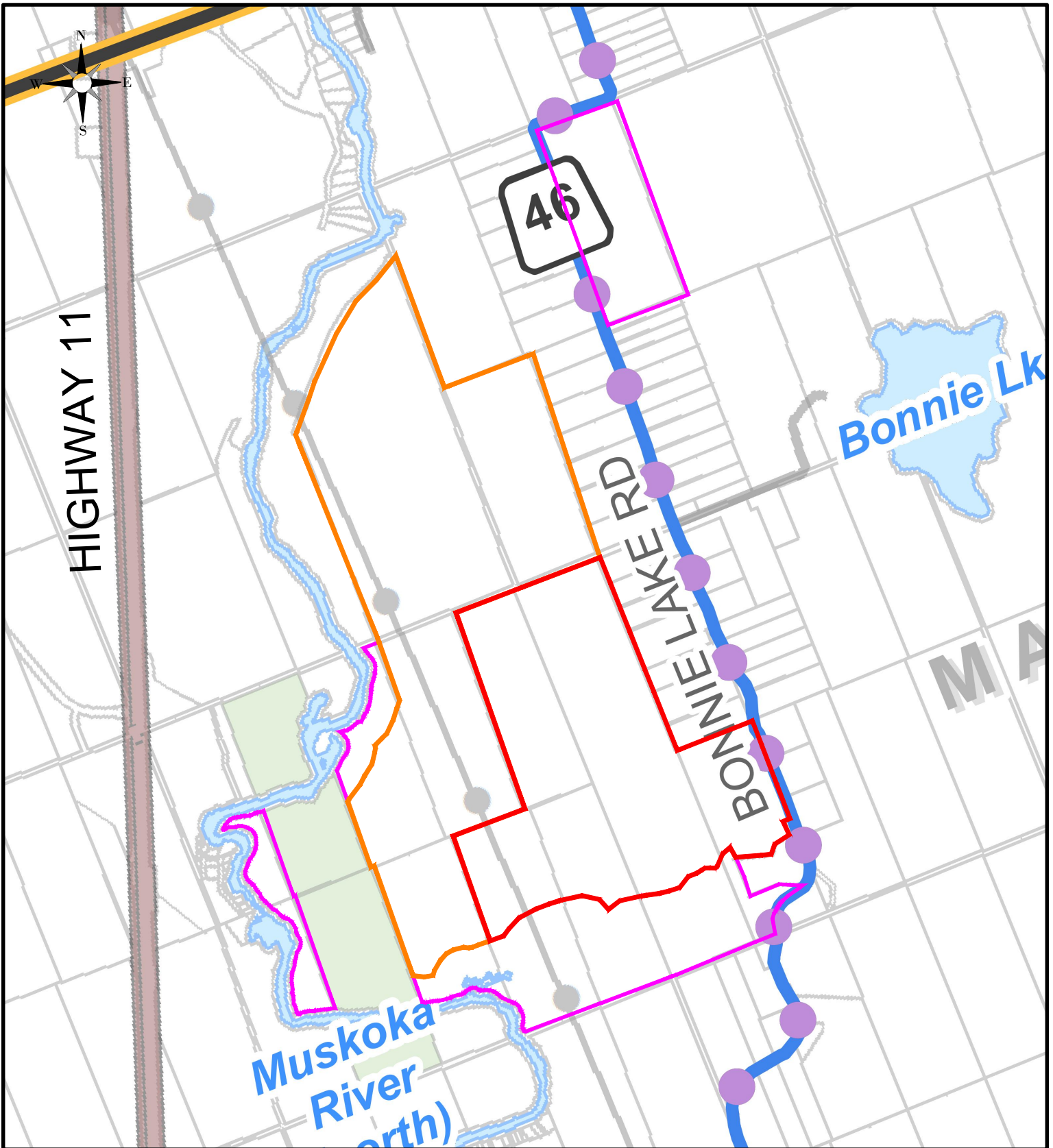


Figure # 7
**District of Muskoka
 Official Plan**
 Transportation

Child's Pit & Quarry Extension
 1235 Bonnie Lake Road
 Town of Bracebridge
 District of Muskoka

Legend

- Proposed Extension Boundary
- Existing Licence Boundary
- Additional Lands Owned
- Provincial Highway
- District Road - Class B
- Crown Land
- Utility Line
- Active Transportation Cycling Connection Route

Date November 2020

Sources
 The District of Muskoka Official Plan - Schedule F
 Transportation - As Amended by OPA 47 dated July 19, 2018

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 - Childs Quarry Extension - Planning Report Figures.dwg

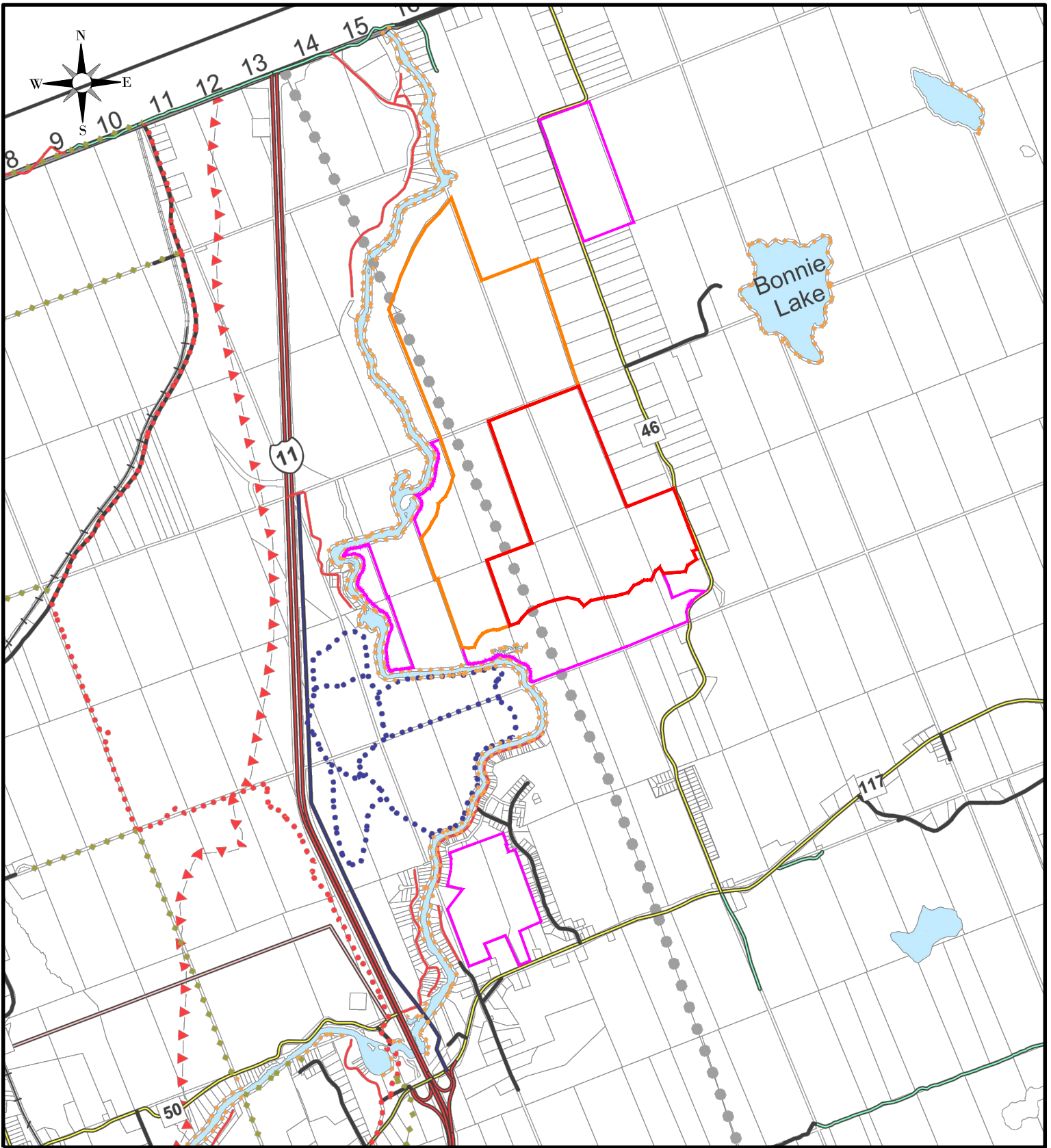


Figure # 8
**Town of Bracebridge
 Official Plan**
 Transportation

Child's Pit & Quarry Extension
 1235 Bonnie Lake Road
 Town of Bracebridge
 District of Muskoka

Legend

- Proposed Extension Boundary
- Existing Licence Boundary
- Additional Lands Owned
- Provincial Highway/District Road
- Private Road
- Municipal - Year Round/Seasonal
- Proposed Road/Northwest Corridor
- TransCanada/Municipal Trail
- Potential Municipal Trail Route
- Shore Road Allowance for Linkage
- Hydro Corridor
- TransCanada Pipeline

Date	November 2020
Sources	Town of Bracebridge Official Plan - Schedule C1 Transportation - Adopted April 17, 2013
Scale	<div style="text-align: center;"> <p>Meters (1:40,000)</p> </div>
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<p>PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p>	

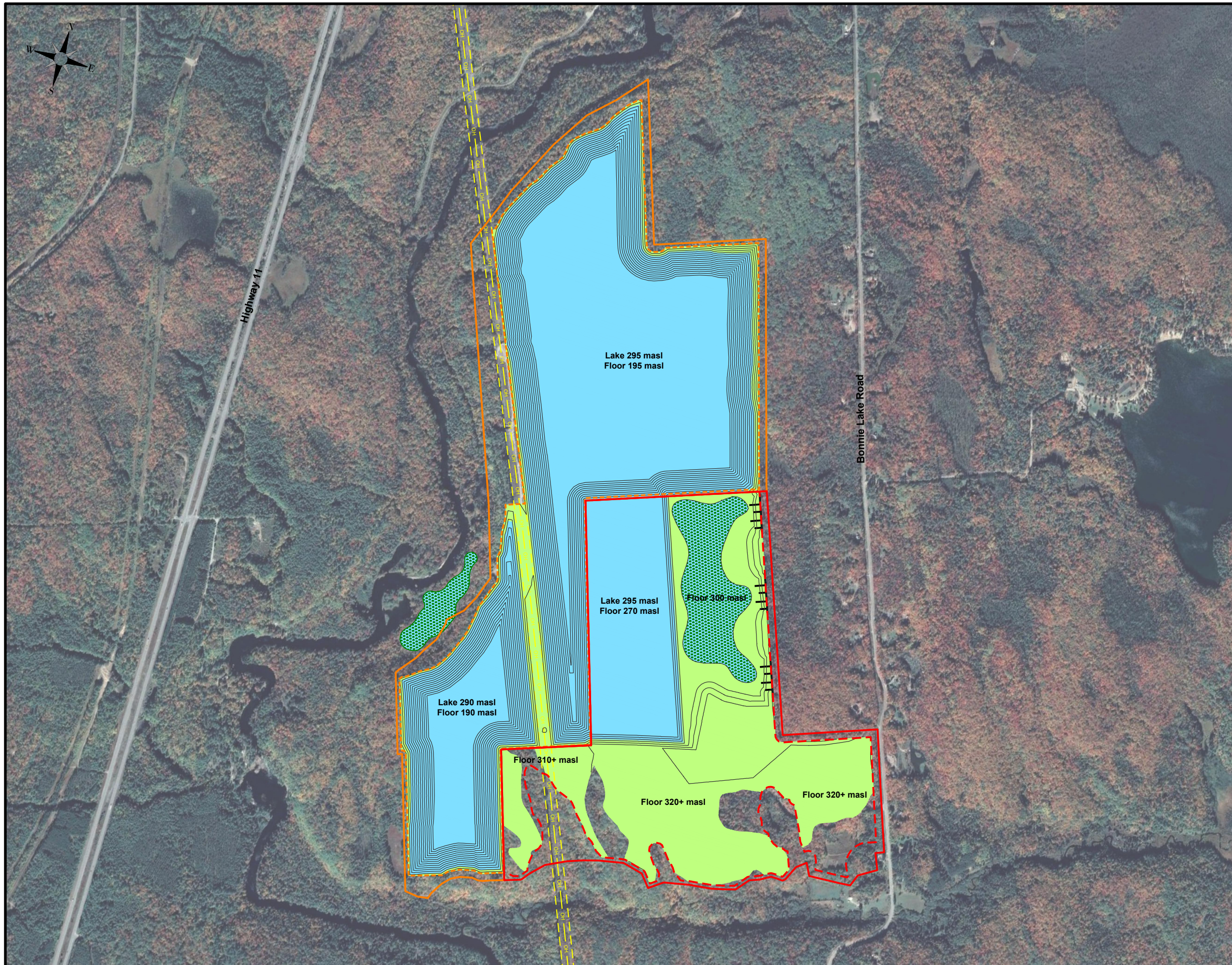


Figure # 9
Proposed Rehabilitation Landform

Child's Pit & Quarry Extension
 1235 Bonnie Lake Road
 Town of Bracebridge
 District of Muskoka

Legend

- Existing Pit & Quarry - Licence Boundary (234.7 ha)
- Existing Pit & Quarry - Limit of Extraction (202.0 ha)
- Proposed Extension - Licence Boundary (163.1 ha)
- Proposed Extension - Limit of Extraction (142.3 ha)
- Potential Lake Post Rehabilitation
- Potential Wetland
- Potential Above Water Rehabilitation Land Formation
- Vertical Face
- Existing Hydro Corridor

Existing Childs Pit and Quarry Rehabilitation

- Approved to be rehabilitated to two lakes
- Depth of lake is dependent upon obtaining an updated Environmental Compliance Approval and Permit to Take Water from the Ministry of Environment, Conservation and Parks to extract below initial elevations notes on the Proposed Phasing and Extraction Depth figure
- If Extraction does not occur below the initial elevations noted on the Proposed Phasing and Extraction Depth figure, the existing quarry Phase 2A will be rehabilitated to terrestrial habitat

Childs Pit and Quarry Extension Rehabilitation

- Phase A1 will be an extension to the lake approved in the existing pit/quarry
- Phase A2 will be rehabilitated to wetland and terrestrial habitat (with cliff faces and cliff with talus slopes).
- Phase B will be rehabilitated to terrestrial habitat

Date November 2020

Sources Google Earth Pro aerial photography captured October 8, 2019
 Rehabilitation contours from MHBC Site Plan dated June 2020
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Scale 0 300 600 Meters (1:15,000)

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Appendix **A**



CURRICULUM VITAE

Brian A. Zeman, BES, MCIP, RPP

Brian Zeman, President of MHBC, joined MHBC as a Planner in 1998 after graduating from the University of Waterloo with a Bachelors Degree in Urban and Regional Planning.

Mr. Zeman provides planning services for all aspects of the firm's activities including residential, commercial and industrial uses while specializing in aggregate resource planning. He has experience in aggregate site planning and licensing and processes relating to aggregate applications.

Mr. Zeman is a member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

EDUCATION

1998
Bachelor of Environmental Studies,
Honours, Urban and Regional
Planning, University of Waterloo

PROFESSIONAL ACCREDITATIONS / ASSOCIATIONS

- Full Member, Canadian Institute of Planners
- Full Member, Ontario Professional Planners Institute
- Member, Ontario Expropriation Association
- Certified by the Province of Ontario to prepare Aggregate Resources Act Site Plans

PROFESSIONAL HISTORY

- 2014 - Present **President**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2010 - 2014 **Vice President and Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2005 - 2009 **Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2004 - 2005 **Associate**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2001 – 2004 **Senior Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 1998 - 2001 **Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited

CONTACT

113 Collier Street
Barrie, ON L4M 1H2
T 705 728 0045 Ext. 226
F 705 728 2010
bzeman@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Brian A. Zeman, BES, MCIP, RPP

PUBLICATIONS

- Co Author of the “State of the Aggregate Resource in Ontario Study Paper 2 – Future Aggregate Availability & Alternatives Analysis, Prepared for the Ministry of Natural Resources dated December 2009.

SELECTED PROJECT EXPERIENCE

- Research, preparation and co-ordination of reports / applications under the Planning Act, Niagara Escarpment Planning and Development Act, Oak Ridges Moraine Conservation Act, and the Aggregate Resources Act.
- Facilitate public meeting on major development applications.
- Project management for major development applications.
- Undertake aggregate Compliance Assessment Report inspections and preparation of reports.
- Planning evaluations and analysis for mineral aggregate development and resource management.
- Conduct notification and consultation procedures under the Aggregate Resources Act.
- Aggregate Resources Act site plan amendments.
- Planning evaluations for residential developments.
- Registration and planning of residential developments.
- Planning assessment for commercial, retail, office and industrial developments.
- Restoration planning for pits and quarries and preparation of recreational afteruse plans.
- Research and preparation of reports /evidence for hearings before the Ontario Municipal Board, Environmental Review Tribunal, Joint Board.
- Provide expert planning evidence before the Ontario Municipal Board, Environmental Review Tribunal and the Joint Board.

CONTACT

113 Collier Street
Barrie, ON L4M 1H2
T 705 728 0045 Ext. 226
F 705 728 2010
bzeman@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Brian A. Zeman, BES, MCIP, RPP

SAMPLE PROJECT LIST

- Activa Group - Laurentian Subdivision, Kitchener
- Adventure Farm – Kirkwall Subdivision, Hamilton
- Aecon - Oliver Pit - Site Plan Amendment/Compliance Assessment Report
- Aggregate Producers Association of Ontario - Caledon Official Plan
- Aggregate Producers Association of Ontario - PPS Review
- Aggregate Producers Association of Ontario - Region of Halton Official Plan
- Blue Mountain Aggregates-Pit Deepening and Expansion
- Brampton Brick - Cheltenham Quarry Site Plan Amendment
- Brampton Brick - Niagara Escarpment Development Permit
- Cayuga Material & Construction - Property Investigation
- Cliff's Natural Resources – Chromite Aggregate Project
- Crisdawn Construction Inc. – Barrie Annexation Lands
- Dufferin Aggregates - Acton Quarry Afteruse Plan
- Dufferin Aggregates - Acton Quarry Expansion
- Dufferin Aggregates – City of Hamilton Official Plan
- Dufferin Aggregates - Milton Comprehensive Zoning By-law
- Dufferin Aggregates - Milton Quarry Afteruse Plan
- Dufferin Aggregates - Milton Quarry Extension
- Dufferin Aggregates - Property Investigations
- Dufferin Aggregates - Region of Halton Official Plan
- Dufferin Aggregates - Town of Halton Hills Official Plan
- Dufferin Aggregates – Town of Halton Hills Zoning By-law
- E.C. King Contracting - Sydenham Quarry Expansion Erie Sand & Gravel - Pelee Quarries
- Gies Construction - Old Chicopee Drive, Waterloo
- Hazad Construction - Conestoga Golf Course Subdivision Hallman Construction Limited - Consent for Church Site
- Home Depot - Barrie, Kitchener, Markham, Mississauga, Richmond Hill and Whitby
- J.C. Duff - Property Investigations
- Kulmatycky Rezoning/Plan of Subdivision/Area Study - Town of Paris
- Lafarge Canada – Brechin Quarry Site Plan Amendment
- Lafarge Canada – City of Hamilton Official Plan
- Lafarge Canada - Dundas Quarry Expansion
- Lafarge Canada - Lawford Pit
- Lafarge Canada – Limbeer Pit
- Lafarge Canada – Mosport Pit Site Plan Amendments
- Lafarge Canada - Oster Pit

CONTACT

113 Collier Street
 Barrie, ON L4M 1H2
 T 705 728 0045 Ext. 226
 F 705 728 2010
 bzeman@mhbcplan.com
 www.mhbcplan.com

CURRICULUM **VITAE**

Brian A. Zeman, BES, MCIP, RPP

- Lafarge Canada - Property Investigations
- Lafarge Canada - Warren Merger Due Diligence
- Lafarge Canada-Wawa Site Plans
- Lincoln Village Subdivision - Phase 2 and 3, Waterloo
- Livingston Excavating - Simcoe Pit
- Nelson Aggregates Co., Burlington Quarry Extension
- Ontario Stone, Sand & Gravel Association – Region of Halton Aggregate Strategy
- Ontario Stone, Sand & Gravel Association - Region of Halton Official Plan
- Paris Land Development Limited - Subdivision
- Pitway Holdings - Brillinger Pit
- Pitway Holdings - Naylor/Forman Pit
- Pine Valley Homes - Ainsley Estates, Town of Wasaga Beach
- Pioneer Construction-Aggregate Resources Act Licensing-Thunder Bay
- Region of Durham - Homefounders Subdivision Riverbank Estates Inc. - Subdivision, Kitchener
- St. Marys Cement – Alternative Fuels
- St. Marys Cement - Bowmanville Quarry Deepening
- St. Marys Cement - Bowmanville Quarry Site Plan Amendment
- St. Marys Cement - Clarington Comprehensive Zoning By-law
- St. Marys Cement – Westside Marsh Project
- Steed & Evans - Contractor's Yard/Site Plan Amendment
- Tanem Developments - Bridge Street Subdivision University of Guelph - Canadian Tire
- University of Guelph - Commercial Centre University of Guelph - Office/Research Park
- YMCA – Redevelopment of Site, Barrie
- Zavarella Construction Ltd. - Consent/Rezoning/Plan of Subdivision/Area Study, Town of Paris

CONTACT

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 Barrie, ON L4M 1H2
 T 705 728 0045 Ext. 226
 F 705 728 2010
 bzeman@mhbcplan.com
 www.mhbcplan.com



CURRICULUM VITAE

James Newlands, HBComm., MSc.

EDUCATION

2017
Master of Science,
Rural Planning and Development
University of Guelph

2015
Bachelor of Commerce (Honours)
Business Administration,
Lakehead University

James Newlands has been a Planner with MHBC since 2017. James provides planning research, evaluation and analysis for all aspects of the firm's activities and has experience in the preparation, coordination and project management of *Planning Act* applications and *Aggregate Resource Act* applications.

James received his Bachelor of Commerce (Honours) in Business Administration from Lakehead University in 2015 and his Masters of Science in Rural Planning and Development from the University of Guelph in 2017.

Prior to joining the firm, James worked at the Township of Ramara as a Planning Student where he was involved in a variety of tasks. Such tasks included coordinating various development application reviews, assisting with Committee of Adjustment applications, participating in Planning Act public meetings and open houses, supporting planning and building staff members in their day-to-day duties, providing quality customer service to members of the public, and assisting with Planning and Building related inquiries. This prior work experience along with his graduate research experience at the University of Guelph has provided him with a solid foundation focusing in rural land use planning.

James is a candidate member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

PROFESSIONAL ASSOCIATIONS / ACCREDITATIONS

- Candidate Member, Canadian Institute of Planners (CIP) and Ontario Professional Planners Institute (OPPI)
- Member, Ontario Expropriation Association
- Committee Member, Ontario Stone, Sand & Gravel Association (OSSGA) Ecology Committee

PROFESSIONAL HISTORY

2017 – Present **Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC), Barrie

2016 – 2017 **Planning Student**, Township of Ramara

CONTACT

113 Collier Street
Barrie, ON L4M 1H2
T 705 728 0045 x234
F 705 728 2010
jnewlands@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

James Newlands, HBComm., MSc.

SELECTED PROJECT EXPERIENCE

James' experience includes land use planning due diligence investigations, project management and coordination of development and aggregate projects, preparation of applications and reports for Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision, Site Plan Approvals, Consents, Minor Variances, Aggregate Resources Act new and expanding licence applications, and Aggregate Site Plan Amendments. James also provides advice to clients on a variety of land use planning issues.

- J.C. Rock – Crookston Quarry Licence Amendment
- CRH Canada Group Inc. – Flamboro Quarry Licence and Site Plan Amendment
- Nelson Aggregates Co. – Burlington Quarry Site Plan Amendment
- St. Marys CBM Aggregates – Flamborough property Severances and Minor Variance
- Fowler Construction – Fleming Quarry Extension
- Fowler Construction – Fleming Quarry Site Plan Amendment
- Lafarge Canada – New Lowell property Severances and Zoning By-law Amendment
- Ramara Landscaping Quarry – Zoning By-law Amendment and ARA Licence
- Yonge GO Village Subdivision, Barrie – Draft Plan of Subdivision
- DiPoce Subdivision, Barrie – Zoning By-law Amendment and Draft Plan of Subdivision
- McNabb Subdivision, Collingwood – Draft Plan of Subdivision
- Northern Shield Developments – Affordable Housing Development, Orillia – Consent, Minor Variance and Site Plan Control
- 2924 Concession 7, Township of Adjala-Tosorontio – Zoning By-law Amendment and Consent
- 1109 Meadowview Road, City of Kawartha Lakes – Zoning By-law Amendment and Consent