



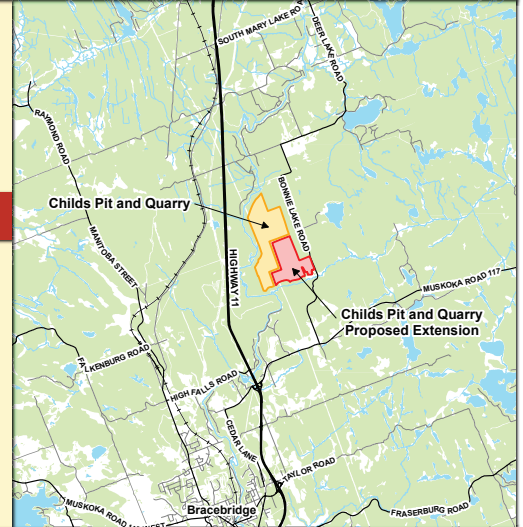
CHILDS PIT/QUARRY EXTENSION

FOWLER CONSTRUCTION

Fowler Construction was incorporated in 1949 and has been the trusted name for over 70 years. Fowler operates over 30 pits and quarries throughout Parry Sound, Muskoka and Haliburton and is a proud partner of communities in which we operate. During the peak construction season, Fowler employs over 400 workers and provides a variety of services including highway and road construction & maintenance, marine works, underground utilities, cottage projects, trucking, paving and aggregate supply.

OUR CHILDS PIT/QUARRY

The Childs Pit/Quarry is located on Bonnie Lake Road, approximately 3 km north of Highway 117 in the Town of Bracebridge in the District of Muskoka. The pit/quarry is licenced under the Aggregate Resources Act (ARA) as both a pit and a quarry because it contains both high quality sand and gravel and bedrock resources. The licenced area is 234.7 hectares and is permitted to extract an area of 202 hectares to a maximum depth of 190 metres above sea level (masl). The pit/quarry is permitted to operate 24 hours a day, 7 days a week and is permitted to ship an unlimited amount of tonnage of aggregate from the site per year. The entrance/exit for the operation is on Bonnie Lake Road and the majority of trucks travel south to Muskoka Road 117.



WHAT TYPES OF PRODUCTS ARE PRODUCED AND WHERE IS THE AGGREGATE USED?

The Childs Pit/Quarry is an important and strategic site for Fowler since it contains a high quality sand and gravel resource that is capable of producing high quality concrete and also contains a high quality bedrock resource that is capable of producing aggregate suitable for skid-resistant surfacing on the 400 series highways. Due to the specialty of the aggregate, it can be used in projects in Muskoka and throughout Southern Ontario.

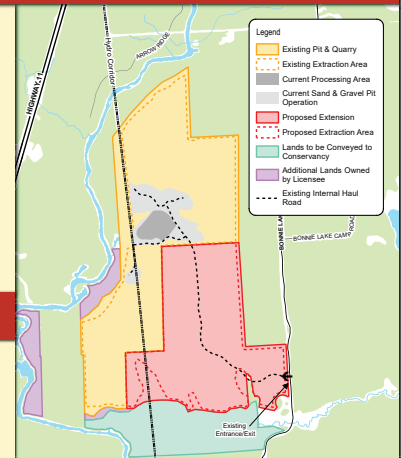
CHILDS PIT/QUARRY LAND HOLDINGS

Adjacent to the Childs Pit/Quarry, Fowler currently owns another 252.4 hectares and the majority of this land is designated Aggregate Extraction in the Town of Bracebridge Official Plan. Fowler's vision for this land includes:

- 65.8 hectares to be conveyed to the Muskoka Conservancy. To facilitate this, Fowler submitted a rezoning and consent application to the Town of Bracebridge to ensure the long term environmental protection of Sage Creek;
- 160.3 hectare expansion to the existing Childs Pit/Quarry. Fowler submitted this application to the Town of Bracebridge and Ministry of Natural Resources and Forestry in the summer of 2020; and
- 26.3 hectares of land will be retained by Fowler and remain as buffer lands to the Muskoka River and Sage Creek. Fowler proposes to create a 4.2 hectare wetland within a portion of these lands.

CHILDS PIT/QUARRY EXTENSION

Fowler is proposing an extension to the existing Childs Pit/Quarry with a proposed licenced area of 160.3 hectares and a proposed extraction area of 142.3 hectares. The extension is located to the south and east of the existing pit/quarry and will operation as an integrated operation and utilize the existing haul route.



WHY DOES THE CHILDS PIT/QUARRY NEED TO BE EXTENDED?

Current pit operations involve extracting the sand and gravel resource within the existing licence. The proposed Childs Pit/Quarry extension lands are already designated in the Town of Bracebridge Official Plan to permit Aggregate Extraction. The extension lands provide Fowler with immediate access to the bedrock resources and the ability to operate a quarry alongside the existing pit. Operating a pit and quarry from a centralized location allows for better resource management and will assist Fowler in being able to supply the necessary aggregate products for construction activities, infrastructure projects and winter maintenance. 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.

The conservation of the available on-site high quality sand and gravel resources is important to Fowler as high quality sand and gravel are limited commodities based on the geology of the area.

The Childs Pit/Quarry provides a number of important economic opportunities within the Town of Bracebridge including employment of local residents and subcontractors and supply for local construction projects. Expansion of the existing Pit/Quarry will ensure long term sustainability is met through continued employment and growth in the local economy.



CHILDS PIT/QUARRY EXTENSION

HOW WILL THE PROPOSED PIT/QUARRY BE OPERATED?

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 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. Extraction in Phase A is proposed below the water table to an elevation of 270 masl in Phase A1 and 300 masl in Phase A2. Extraction in Phase B is proposed to remain above the water table to an elevation of 310 masl in Phase B1 and 320 masl in Phase B2.

HOW WILL PROPERTY LOOK WHEN OPERATIONS FINISH?

The existing Pit/Quarry will be rehabilitated to two lakes that are divided by the hydro corridor that traverses the site. The lands subject to the hydro easement will remain above the water table to provide on-going access to the existing hydro towers and lines. Final rehabilitation of the proposed extension takes into consideration the approved rehabilitation plan for the existing pit/quarry, surrounding land uses and natural heritage features. Rehabilitation will result in the creation of:

- a 35.3 hectare lake with shoreline wetlands to be integrated with the larger rehabilitated lake in the existing pit/quarry;
- 92 hectares of terrestrial habitat with areas of talus slopes and cliff faces. The terrestrial habitat in Phase B of the extension lands will be graded to maximize water flow to the Sage Creek; and,
- 15 hectares of wetland in Phase A2.

Prior to the commencement of operations within the extension lands, Fowler will also create 4.2 hectares of off-site wetland located on additional lands owned by Fowler, west of the existing pit/quarry.

APPLICATIONS SUBMITTED

To permit the proposed Childs Pit/Quarry extension, the following applications were submitted:

- Town of Bracebridge Zoning By-law Amendment;
- Ministry of Natural Resources and Forestry Aggregate Resources Act Licence Application for a pit and quarry.

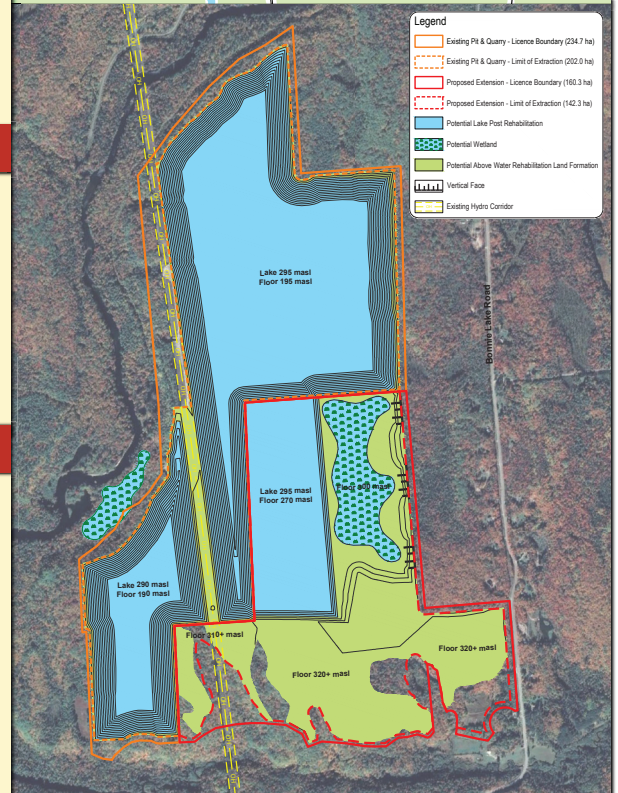
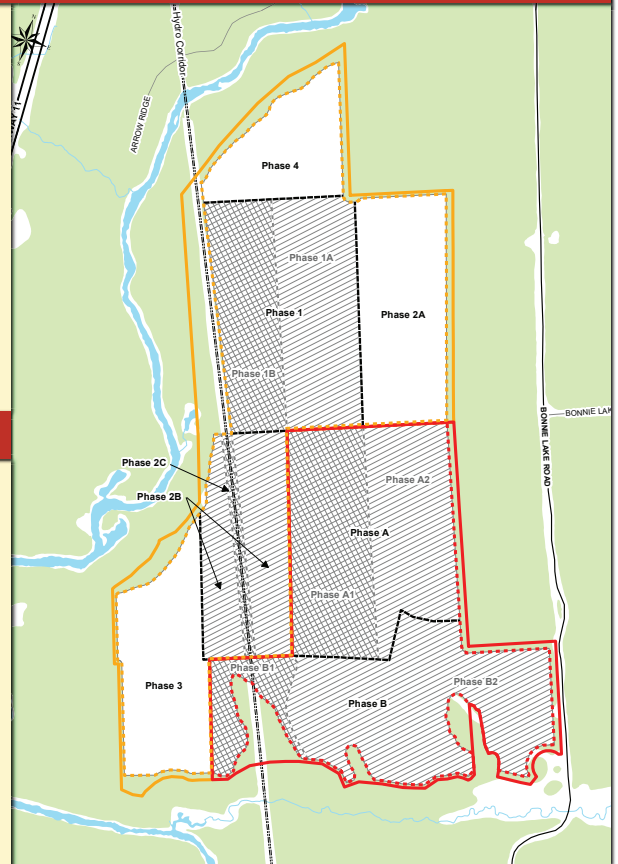
See page 4 for a summary of the process and how to participate.

THE APPLICATION IS WELL STUDIED

The application includes technical studies completed by independent experts related to water resources, natural environment, archaeology, noise, blasting, traffic, and land use planning to ensure the pit/quarry is properly designed to protect the community, water resources and the natural environment. The recommendations from these studies have been incorporated as part of the Aggregate Resources Act site plans prepared for the proposed extension. The site plans include all of the operational and rehabilitation requirements for the site.

These reports have been submitted to the Town of Bracebridge and Ministry of Natural Resources and Forestry for review.

All reports and the site plans are available on Fowler's website at: www.fowler.ca/childs-pit/





FREQUENTLY ASKED QUESTIONS

WILL WELLS BE IMPACTED?

No. A detailed assessment has been completed which confirms surrounding wells will not be negatively impacted by the proposed Childs Pit/Quarry extension. This assessment included on-site monitoring and the surveying of residential wells and installation of water level monitors in residential wells along Bonnie Lake Road. Although the quarry activities will result in the lowering of the ground water table directly around the quarry, all wells in this area will have enough water to function properly. To ensure no wells will be impacted Fowler will implement a detailed monitoring program. In the unlikely event that an issue does arise, Fowler has developed a complaints response program and is responsible to restore the water supply at their expense. Details of this can be found in the water resources report which is available on Fowler's website.

WILL THE NATURAL ENVIRONMENT BE PROTECTED?

The site is already designated to permit the extraction of aggregate and a detailed assessment has been completed to provide measures which will ensure the adjacent natural environment and wildlife will be protected throughout the life of the Childs Pit/Quarry extension.

Prior to the commencement of operations within the extension lands, Fowler will create 4.2 hectares of off-site wetland located on additional lands owned by Fowler, west of the existing pit/quarry.

The final rehabilitated land form will enhance on-site ecological diversity by creating a 35.3 hectare lake, 92 hectares of terrestrial habitat with areas of talus slopes and cliff faces and 15 hectares of wetland. Details of this can be found in the natural environment report which is available on Fowler's website.

In addition Fowler is proposed to convey 65.8 hectares of lands to the south of the proposed extension to the Muskoka Conservancy. These lands were also designated for aggregate extraction however Fowler submitted a rezoning and consent application to the Town of Bracebridge to ensure the long term environmental protection of Sage Creek and to facilitate the conveyance to the Muskoka Conservancy.

WHAT ARE THE HOURS OF OPERATION?

The existing Childs Pit/Quarry is permitted to operate Monday to Sunday, 24 hours per day excluding statutory holidays. The proposed extension will utilize the same hours of operation as the existing Childs Pit/Quarry however the operation has been designed with restrictions on certain activities. For example, blasting and drilling are only permitted to occur during daytime hours. During night-time hours the amount and location of equipment is significantly restricted to ensure the operation meets Ministry of Environment, Conservation and Parks night-time noise limits for a class 3 area which is defined as a rural area with an acoustical environment that is dominated by natural sounds having little or no road traffic, such as a small community, agricultural area, a rural recreational area such as a cottage or a resort area, or a wilderness area.

The existing pit/quarry does not operate during all of the permitted hours, and this will continue for both the existing pit/quarry and proposed extension. However, permission to operate at night is important when Fowler is required to supply a government contract that requires the delivery of aggregate during night-time hours.

WHAT IS BEING DONE TO REDUCE NOISE?

The pit/quarry has been designed to ensure that the Ministry of Environment, Conservation and Parks noise limits are met at all surrounding receptors. To achieve this, Fowler will implement a number of noise mitigation measures which include utilizing localized physical noise barriers at the drilling and processing areas, limitations on the amount of equipment that can operate concurrently, construction of berms along the east perimeter of the site, requiring the processing area to be located on the quarry floor and relocating the entrance/exit when the operation exceeds a certain amount of trucks per hour.

Details can be found in the noise report and the Aggregate Resources Act Site Plans which are available on Fowler's website at: www.fowler.ca/childs-pit/

WILL THERE BE MORE TRUCK TRAFFIC OR A HAUL ROUTE CHANGE?

The proposed extension will utilize the existing haul route as the existing Childs Pit/Quarry. No changes are proposed to the existing haul route which has trucks travel south on Bonnie Lake Road towards Highway 117 and then either travel west towards Highway 11, or east on Highway 117. A traffic study was completed and concludes the existing haul route has the capacity to accommodate the additional truck traffic associated with the proposed extension.

As noted above, the existing pit/quarry is permitted to ship an unlimited amount of tonnage per year and the traffic assessment recommends that once shipping levels exceed one million tonnes per year, a dedicated left-turn lane at the Bonnie Lake Road and Highway 117 intersection will be constructed. Details of this can be found in the traffic report which is available on Fowler's website at: www.fowler.ca/childs-pit/

Within the District of Muskoka there are +/- 60 Class A mineral aggregate operations (permitted to ship more than 20,000 tonnes per year) and many of these operations are permitted to ship an unlimited amount of aggregate each year, including the existing Childs Pit/Quarry. In 2018, all of the aggregate operations (Class A and Class B) in the District of Muskoka combined for a total of 2.38 million tonnes of aggregate being shipped to market. Over the past 10 years the District of Muskoka produced on average 2.25 million tonnes per year.

Production levels and corresponding truck traffic levels are not expected to significantly increase in the near future in the existing pit/quarry or as a result of the proposed extension. For the extension, Fowler is applying for a maximum tonnage limit of 2,000,000 tonnes per year. While historical extraction volumes at the existing Childs Pit/Quarry have not exceeded 210,000 tonnes annually, this tonnage limit was established to proactively assess any road improvements that would be required in the event that shipping levels significantly increased in the future which is already permitted to occur at the existing site.

WILL BLASTING IMPACT MY HOUSE OR WELL?

No. Ontario has some of the most stringent limits for blasting in North America. The permitted ground vibration and over pressure levels are well below those that could impact a structure or well. Studies have been completed which demonstrate that some routine household activities produce vibration levels greater than those experienced at the home as a result of blasting.

To ensure these provincial guidelines are met each blast is individually designed by an independent blasting expert and are monitored to ensure compliance with provincial guidelines. In addition Fowler will implement a blasting notification program to keep nearby residents informed. If you wish to be included on this list please contact us at childs@fowler.ca. Details of this can be found in the blasting report which is available on Fowler's website at: www.fowler.ca/childs-pit/



HOW TO BE INVOLVED

Fowler has submitted two separate applications under different pieces of legislation and each application has its own public consultation process. The following is a summary.

CHILDS PIT/QUARRY EXTENSION - NEW LICENCE APPLICATION - AGGREGATE RESOURCES ACT

Under the Aggregate Resources Act, Fowler is required to host a public information session. Due to the ongoing COVID-19 pandemic in place of an in-person public information session, Fowler will be available from March 23rd, 2021 to April 7th, 2021 excluding weekends and statutory holidays (e.g. Good Friday), to discuss details and answer questions related to the application.

Notice of the information session will be circulated to landowners within 120 metres of the proposed extension. In addition, a newspaper ad will appear in the Bracebridge Examiner and a sign will be posted on site. The notice will provide information on how the public can submit comments regarding the proposed quarry extension to the Ministry of Natural Resources and Forestry and Fowler. Fowler will also provide notice of the information session on its website.

For members of the public who submit an objection letter under the Aggregate Resources Act, Fowler is required to attempt to address the concerns and provide a written response to each objector. Once a response is provided from Fowler, the objector will have an opportunity to review the response to see if it addresses their concerns.

CHILDS PIT/QUARRY EXTENSION - ZONING BY-LAW AMENDMENT APPLICATION - PLANNING ACT

The site is already designated to permit the extraction of aggregate in the Town of Bracebridge Official Plan. An application to amend the Town of Bracebridge Zoning By-law has been submitted for the proposed Childs Pit/Quarry extension. This application does not include the existing Pit/Quarry as it is already designated and zoned to permit the use.

The Town has completed an initial review of the application, and hosted a virtual public meeting on December 2nd, 2020 to provide the public with an opportunity to present their comments to Council.

Notice for the public meeting was sent by the Town to landowners within 120 metres, a newspaper ad appeared in the Bracebridge Examiner and a sign was posted on site.

Town staff are currently finalizing their review of the application, taking into account comments from the public, and will provide a staff report to Town Council recommending the application be approved or denied. After a decision is made by the Town Council for the application, a Notice of Decision will be issued with a 20 day appeal period.

During the process, the Aggregate Resources Act and Planning Act applications will be thoroughly reviewed by the District of Muskoka, Town of Bracebridge, Ministry of Natural Resources and Forestry and Ministry of Environment, Conservation and Parks amongst other agencies and independent technical experts. Fowler commits to providing the agency review comments and Fowler's response on its website to ensure the public has access to all information related to the application.

CHILDS PIT/QUARRY EXTENSION - FINAL DECISION IF THERE ARE APPEALS

If there are appeals after the Notice of Decision to the Zoning By-law Amendment, or if there are outstanding objections to the Aggregate Resources Act new licence application, a court proceeding would be required for a final decision if Fowler is not able to resolve any outstanding concerns from the community.

CONTACT US

At Fowler, we always have an open door policy and are willing to meet with our neighbours to discuss existing and future operations. With the Childs Pit/Quarry we are going to be part of the community for a long time and we strive to be good neighbours and work with the community. Fowler is happy to answer any questions you have about our Childs Pit/Quarry, or any of our other locations or services. Please contact our Materials Division at 705-645-2214 ext. 229, or by email: childs@fowler.ca, with any questions or comments.



YOUR PROJECT. OUR PASSION.