



PLANNING, DESIGN & DEVELOPMENT

Public Open House – October 17, 2011

Proposed Norval Quarry Application:

To re-zone 34.9 hectares (97 acres) on the east side of Winston Churchill Boulevard, north of Old Pine Crest Road from Agricultural to Industrial Mineral Extraction.

Applicant: Long Environmental Consultants Inc. – Brampton Brick Limited

Peel Regional Police Association Meeting Hall
 10675 Mississauga Road, Brampton, ON
 6PM – 8:30PM

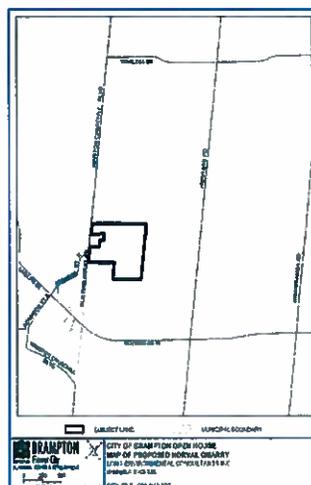
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AGENDA

- 6pm–7pm Open House
- 7pm Staff Presentation (15mins)
- 7:15pm Applicant Presentation (10mins)
- 7:25pm Public Comment



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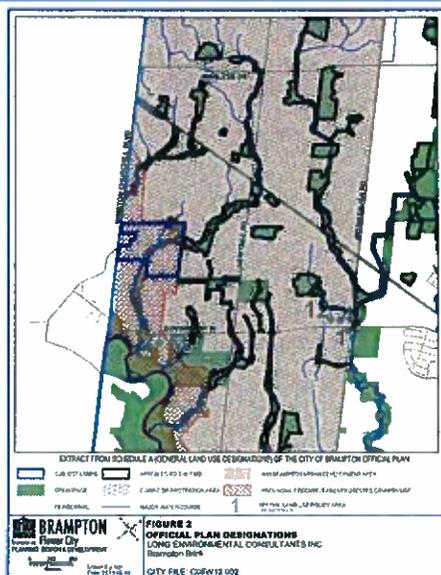


Purpose of the Meeting

- Brampton Brick has submitted a re-zoning, under the Planning Act, and an aggregate licence application, under the Aggregate Resources Act. The re-zoning application has been appealed by Brampton Brick to the Ontario Municipal Board.
- To evaluate the application, the City has developed a Brampton Aggregate Review Committee (BARC) and a Brampton Agency Aggregate Review Team (BAART), to discuss and share information.
- The peer reviews have been prepared to provide the City with an objective review of the work undertaken to date by the Applicant. Brampton Brick may revise its technical reports, based on the peer review findings.
- The purpose of the open house is to obtain input from the public on the proposal for use in a future staff recommendation to City Council and, to present the peer review results.
- Before preparing a recommendation report to City Council, Planning staff will consider public feedback and any technical response on the peer review findings.

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Brampton Brick Ltd has submitted a re-zoning application for 34.9 ha (97 acres) on east side of Winston Churchill Blvd, north of Old Pine Crest Rd.

The Brampton Official Plan designates these lands as Greenbelt.

The Greenbelt Plan designates these lands as Protected Countryside and Natural Heritage. The Greenbelt Plan permits shale extraction, subject to satisfying certain tests.

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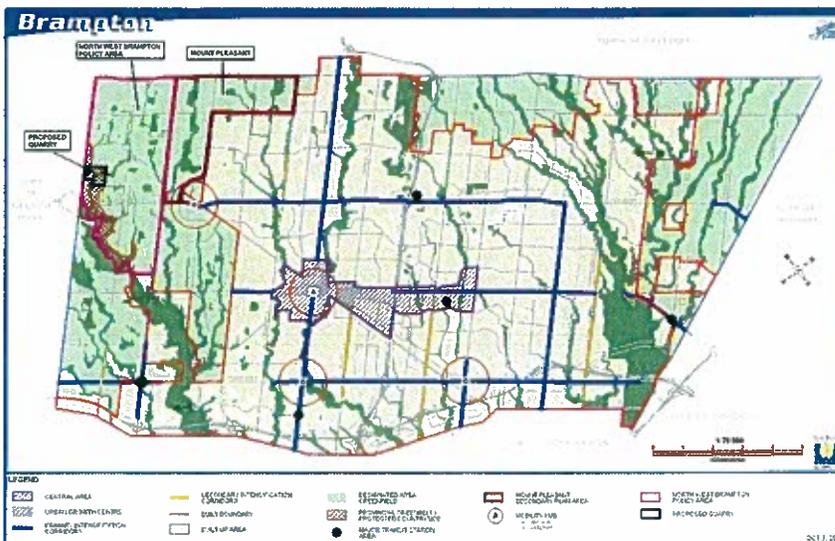
Land Use Planning context

The proposal is subject to:

- The Provincial Policy Statement (2005)
- The Provincial Greenbelt Plan (2005) - Protected Countryside and Natural Heritage policies
- The Region of Peel Official Plan
 - ROPA15 (2006) Schedule D – provides protection for High Potential Mineral Aggregate Resources Areas in west Brampton
 - North-South Corridor Protection Area (Halton-Peel Freeway)
- The City of Brampton Official Plan (2006)
 - Designates Greenbelt Area
 - OP93-245 – urban boundary includes North West Brampton and provides protection for shale resources west of Mississauga Rd to at least 2016
 - North West Brampton policy Area
 - Adjacent to the North West Brampton urban development Area

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BRAMPTON
Flower City

MAJOR ROADS
NORTHWEST BRAMPTON POLICY AREA
MOUNT PLEASANT SECONDARY PLAN AREA
NORVAL QUARRY

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BRAMPTON
Flower City

TOWN OF HALTON HILLS
CITY OF BRAMPTON
NORVAL QUARRY
WINSTON CHURCHILL BLVD
HERITAGE RD
BOVAIRD DR W

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Existing Zoning

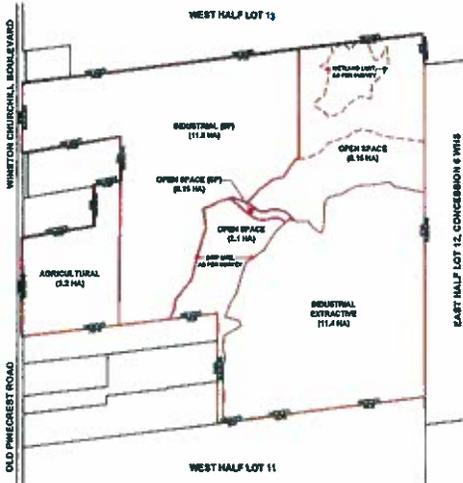
The existing land use around the proposed shale quarry is predominantly rural and agricultural, with a small community of estate residential dwellings to the south of the subject site, on Old Pine Crest Road.

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Proposed Zoning

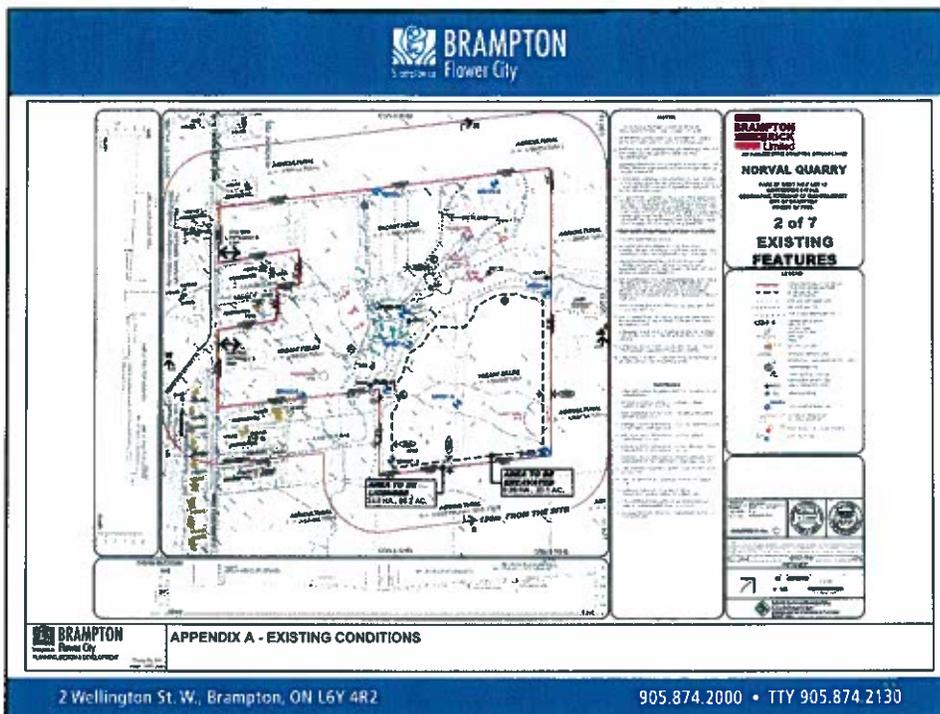


Brampton Brick proposes to rezone from **Agricultural to Industrial Mineral Extraction.**

- **Extractive Industrial** – 11.4 hectares active excavation area and setbacks (this area is located towards the rear of the site);
- **Industrial with Special Provisions** – 11.9 hectares for stockpiling, truck loading, berming, landscaping, and haul road facilities;
- **Open Space** – 8.25ha main tributary area and wetlands;
- **Open Space with Special Provisions** – 0.15 hectares of valley crossing and bridge corridor; and
- **Agricultural** – 3.2 hectares zone retained to buffer property on Old Pinecrest Road / Winston Churchill Boulevard frontage.

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City's Development Review Process

- In December 2008, Brampton Brick submitted a planning application to the City of Brampton to rezone 34.9 hectares (97 acres) on the east side of Winston Churchill Boulevard, north of Old Pine Crest Rd.
- In August 2010, Brampton Brick submitted an application for an Aggregate Licence, under the Aggregate Resources Act, to the Ministry of Natural Resources.
- The materials submitted in support of the licence application, essentially update the technical reports provided as part of the re-zoning application.
- The City retained independent experts to peer review the Applicant's updated technical studies and in June 2011 provided the City, the public and the Applicant with their written findings.

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City's Development Review Process

- The processing of a re-zoning application can be ongoing while a licence application is being reviewed. However, the zoning to allow for extraction must be in place before the Ministry of Natural Resources can issue the licence.
- This aggregate process must be completed by the Applicant within two years, or the application for the licence must start over.
- To date, Brampton City Council has not made a decision on the re-zoning application.
- In January 2011, Brampton Brick appealed its re-zoning application to the Ontario Municipal Board. The recommendation by Brampton City Council on the re-zoning and the aggregate applications will be presented by the City to the Ontario Municipal Board. The Ontario Municipal Board will make a decision on these applications.

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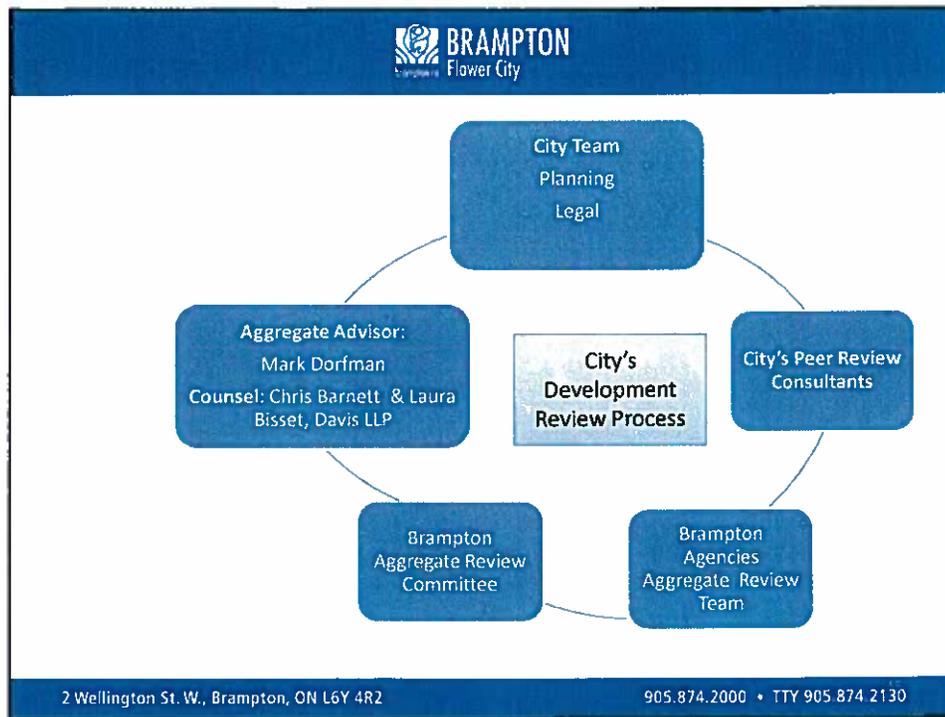


Aggregate Resources Act Process

- In December 2010, Members of the public/agencies, including the City of Brampton, submitted written objections to the MNR and Brampton Brick. Brampton Brick during the 45 day notification and consultation period required by the Aggregate Resource Act (ARA).
- The ARA defines a process for Brampton Brick to attempt to resolve the objections and, for the objectors to reconfirm their objections, within a two year period. Based on discussions with MNR representatives, Staff understand that objection letters are currently under review.
- If outstanding issues remain, and no decision has been made on the re-zoning application, Brampton Brick may ask the Minister of Natural Resources to refer the application to the Ontario Municipal Board (OMB) for a decision of the licence and the re-zoning applications.

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BRAMPTON
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City Peer Reviews

- The City retained independent consultants to review the technical studies by Brampton Brick in support of the quarry application.
- The peer review reports were publicly available as of June 2011, and are available on the Project webpage.
- The peer reviews are intended to provide the City with an objective review of the work undertaken to date and the conclusions of the applicant's consultants.

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•Firms retained by City	
Discipline	Brampton Peer Reviewers
Air Quality	RWDI Air Inc.
Natural Environment	EcoPlans Limited
Transportation	IBI Group
Archaeology	URS Canada Inc/Unterman McPhail Associates
Visual Impact	Dillon Consulting Limited
Cultural Heritage	Unterman McPhail Associates
Hydrogeology / Hydrology	Genivar Consultants Limited Partnership
Soil	AgPlan Howe Gastmeier Chapnik Limited (HGC Engineering)
Noise	
Social Impact Assessment	Hardy Stevenson and Associates
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Peer review results to date	
<h3>Air Quality</h3> <ul style="list-style-type: none"> • The proposed watering to reduce dust has not been included in the water balance for this site • Report does not account for site and haul route separately, which may cause underestimation of predicted impacts • Onsite impacts, such as dust deposition, were not included in the assessment • Concern over area need to calculate source for emissions 	<h3>Natural Environment</h3> <ul style="list-style-type: none"> • Poorly defined study parameters. Overall lack of detail and analysis • Need more detail on impacts to significant natural heritage features/functions and connectivity • Lack of detail in feature descriptions, analysis and over-simplifications • Need stronger linkage with interrelationships, such as Hydrology, especially considering the impact of below grade water draw down
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Peer review results to date

Transportation

- Hours of operation and trip generation estimates do not match
- Potential backfill activities not discussed
- Background traffic and traffic impacts due to the quarry without road improvements have not been assessed.
- Halton Peel Boundary Area Transportation Study not considered

Visual

- Visual impact of stockpile has not been addressed
- Visual impact of the acoustic berm and sound attenuation wall/mitigation measures have not been assessed
- Visual impacts to vicinity homes has not been addressed
- Loss of long scenic views due to berms and fencing not addressed
- Some key sightlines have not been evaluated
- Visual impacts of truck traffic and headlights have not been evaluated

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Peer review results to date

Cultural Heritage

- Haul route and off-site cultural heritage resources were not considered
- Insufficient offsite technical study area to conclude acceptable level of assessment was completed
- Need linkages with the Visual and Transportation reports

Hydrogeology/Hydrology

- Need more detail on Trigger mechanisms, contingencies, water budget and rehabilitation
- Concern about the effects on the Main tributary and beyond to the western portion of the site
- Impacts to some off-site wells could be unacceptable
- Impacts to temperature of surface water not provided
- Need stronger linkage with Natural Environment Study

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Peer review results to date

Soil

- Report has not considered micro-drainage. Topsoil and subsoil volumes are not linked to the operational site plan and progressive rehabilitation plans
- Soil quality before excavation has not been compared to soil quality after rehabilitation
- Effects of mining below the water table are not described, as related to soil
- Report does not describe the relationship between the amount of materials available and their use in berms, which is shown as part of the operation plan

Noise

- No mechanism to ensure that sound levels are met on an ongoing basis
- Report does not adequately address sound levels outside upstairs windows and berm heights may not be tall enough to fully protect them
- Sound levels for residents closer to the quarry operation were not considered (rear lots on the east side of Old Pine Crest were missed in the assessment)
- Inconsistent calculations to determine sound levels
- Residences to the east are identified as rural, to the west as urban. There is no evidence to support this classification.

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Social Impact Assessment

- The City has retained Hardy Stevenson and Associates.
- Social impact assessment study will assess potential impacts to the community as a result of the quarry operation
- Hardy Stevenson will be interviewing residents and community stakeholders on their impressions, and also review the results of Brampton Brick's socio-economic impact assessment (conducted by DPRA)
- The results of the Hardy Stevenson social impact assessment are not expected until later this year

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NEXT STEPS

- Planning staff will consider the feedback from the public, any technical results from Brampton Brick and evaluate the application against relevant planning policy (such as, the Provincial Policy Statement, the Greenbelt Plan, the Region and City Official Plans) to prepare a recommendation report to City Council on Brampton Brick's re-zoning application.
- The preparation of the recommendation report is anticipated in the first quarter of 2012.



BRAMPTON BRICK

HISTORY

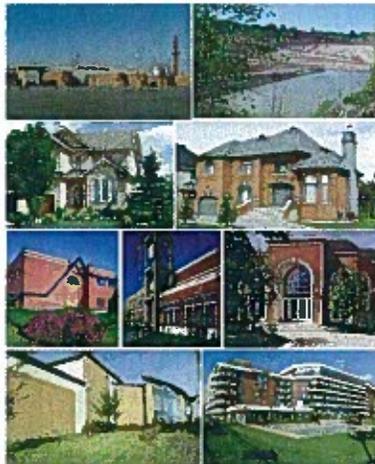
- BRAMPTON BRICK IS A CANADIAN PUBLIC COMPANY, LOCATED IN BRAMPTON SINCE 1871
- THE PLANT PRODUCES 300 MILLION CLAY BRICK ANNUALLY

CONTRIBUTIONS TO THE LOCAL ECONOMY

- BRAMPTON BRICK PROVIDES EMPLOYMENT TO ABOUT 170 PEOPLE, WITH SOME 90 INVOLVED DIRECTLY IN THE MANUFACTURING, SALES AND DISTRIBUTION OF CLAY BRICK, THE MAJORITY IN PEEL REGION
- THE COMPANY PRODUCES APPROXIMATELY 45% OF ONTARIO'S CLAY BRICK, PROVIDING SIGNIFICANT TAX BENEFITS TO BRAMPTON, PEEL AND ONTARIO

NEED FOR QUEENSTON SHALE

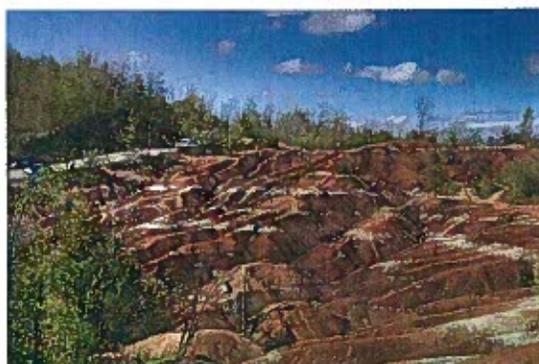
- THE BRAMPTON OFFICIAL PLAN, 2006, PROVIDES A 10 YEAR WINDOW FOR ESTABLISHING NEW SHALE QUARRIES. BRAMPTON BRICK NEEDS NEW, LOCALLY AVAILABLE RESERVES OF BUFF BURNING SHALE TO BROADEN THE COMPANY'S PRODUCT RANGE TO SUIT THE TREND IN HOUSING DENSITY INTENSIFICATION.





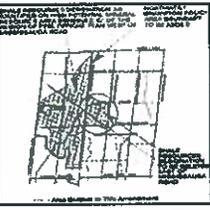
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 <p>THE ONTARIO GOVERNMENT MAPPED THE PROVINCIALLY SIGNIFICANT NORVAL DEPOSIT</p> <p>PROVINCIAL AGGREGATE INVENTORY MAPPING</p> <p>THE AGGREGATE RESOURCES INVENTORY OF THE REGION OF PEEL, ONTARIO GEOLOGICAL SURVEY, HAS IDENTIFIED THE PROVINCIALLY SIGNIFICANT QUATERNARY SHALE. THE SITE IS WITHIN SELECTED REGIONAL RESOURCE AREA 3, COVERING ABOUT 2,500 HA (6,100 ACRES) IN NORTHWEST BRAMPTON.</p>	 <p>PEEL REGION REDUCED THE NORTHWEST BRAMPTON HPMARA BUT IDENTIFIED 1,200 HA. FOR CONTINUED PROTECTION.</p> <p>REGION OF PEEL OFFICIAL PLAN, 2004</p> <p>HIGH POTENTIAL MINERAL AGGREGATE RESOURCE AREA 3</p> <p>PEEL REGION'S OFFICIAL PLAN AMENDMENT 16-18 WAS APPROVED BY THE ONTARIO MUNICIPAL BOARD IN NOVEMBER 2008. LANDS WEST OF MISSISSAUGA ROAD ARE IDENTIFIED AS A PROTECTED HIGH POTENTIAL MINERAL AGGREGATE RESOURCE AREA (HPMARA) ON PZD/CZC.</p>
<p>BRAMPTON IDENTIFIED 206 HA OF THE NORVAL SHALE DEPOSIT FOR PROTECTION</p> <p>CITY OF BRAMPTON NORTHWEST BRAMPTON SHALE RESOURCE & REVIEW, 2002</p> <p>THE CITY CONDUCTED A PRELIMINARY STUDY DURING 2001 AND 2002 TO IDENTIFY PARTS OF THE NORVAL SHALE DEPOSIT THAT COULD BE DEVELOPED FOR URBAN USES AND TO PROTECT REMAINING RESOURCE AREAS FOR PROTECTION. THE AREAS SELECTED FOR PROTECTION AMOUNTED TO 10% COVERING 206 HA.</p> 	<p>BRAMPTON DELETED THE SHALE RESOURCES DESIGNATION EAST OF MISSISSAUGA ROAD AND MAINTAINED ITS PROTECTION OF THE SHALE DEPOSIT TO THE WEST</p> <p>CITY OF BRAMPTON OFFICIAL PLAN, SHALE RESOURCES DESIGNATION, 2008</p> <p>AMENDMENT NO. 20-25 TO THE BRAMPTON OFFICIAL PLAN WAS APPROVED BY THE O.M.B. IN DECEMBER 2008. IT INCLUDED A SHALE RESOURCES DESIGNATION WEST OF MISSISSAUGA ROAD. UTILIZATION OF THE SHALE RESOURCE IS PERMITTED SUBJECT TO QUARRY ZONING AND LICENSING.</p> 



OPERATIONAL PLAN

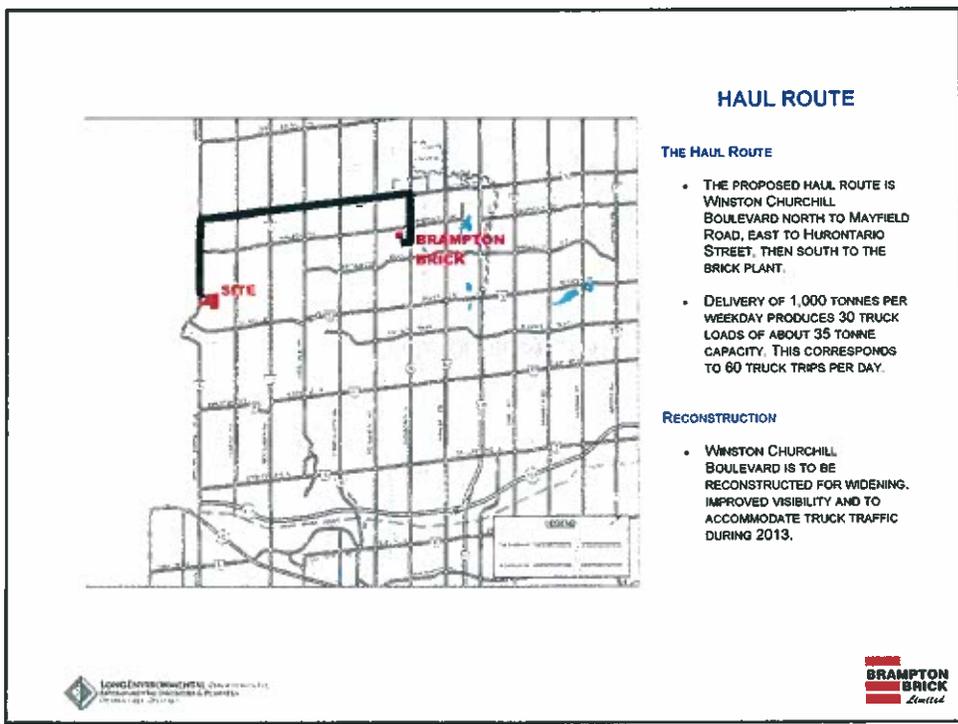
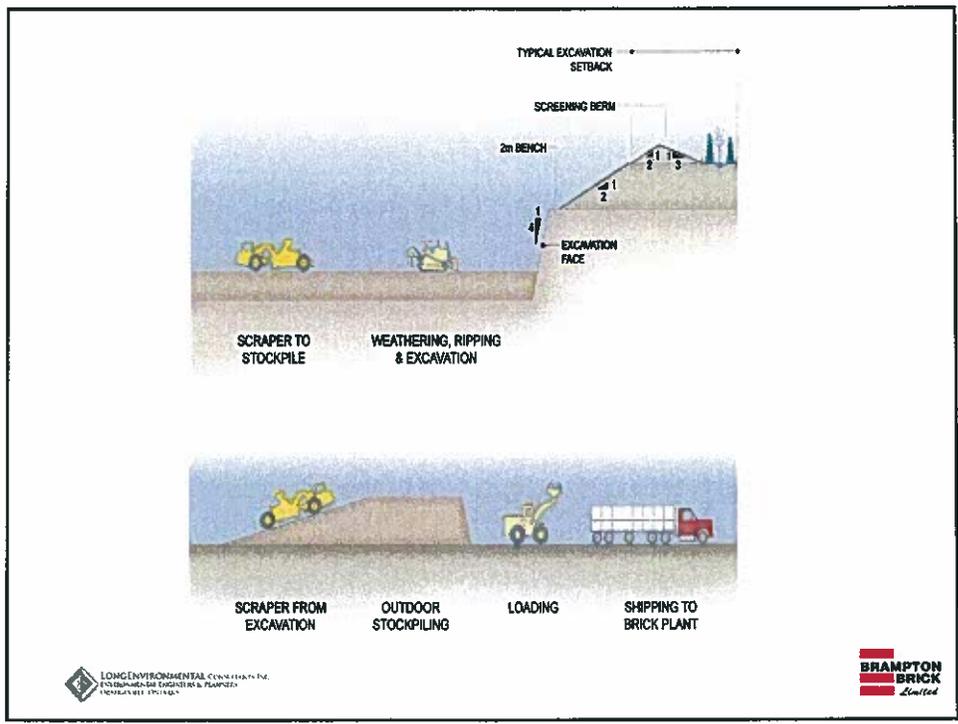
STAGE 1

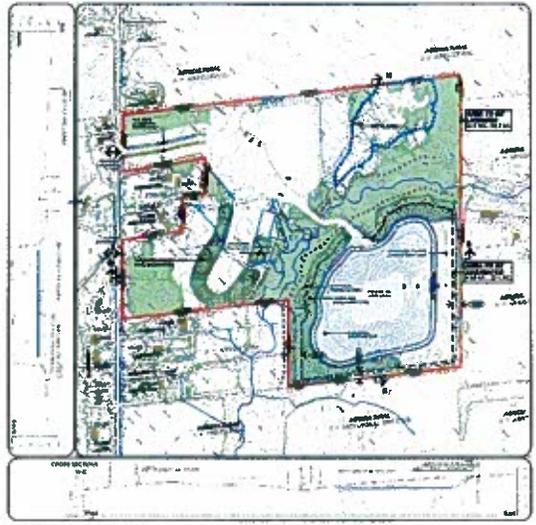
- EXTRACTION OF 3.4 HA OF SHALE IN THE SOUTH-EAST CORNER OF THE SITE TO ESTABLISH A FUNCTIONAL QUARRY.
- DEWATERING AND PUMPING TO SETTLING AND STORAGE PONDS; RELEASES TO ALIGNMENT STREAM FLOW WITH CONTINUOUS MONITORING AND REGULAR REPORTING.

STAGE 2

- EXCAVATION WILL ADVANCE IN BENCHES APPROXIMATELY 20M WIDE, TO THE WEST AND NORTH
- THE QUARRY WILL EXPAND AT THE RATE OF ABOUT 3,000 SQUARE METRES OR 3/4 ACRE ANNUALLY







FINAL REHABILITATION

Final Rehabilitation Activities

- Subsoil and topsoil to be imported to complete final rehabilitation
- Rehabilitation to be in accordance with the Vegetation Management Plan
- Final rehabilitation and future use of the property to be determined closer to site closure – 20 to 30 years

Rehabilitation Features and Zones

- A pond in the centre of the excavation area, approx. 5.25 ha (13 ac)
- Ecological Shoreline Zone, Vegetation Enhancement Zone, Vegetation Protection Zone
- Total forest cover will increase to 12.4 ha, 42% of the non-aquatic lands, exceeding the Greenbelt Plan requirement of 35%

BRAMPTON BRICK Limited



ADAPTIVE WATER MANAGEMENT PLANS

BRAMPTON BRICK IS DEVELOPING TWO ADAPTIVE WATER MANAGEMENT PLANS TO PROACTIVELY ENSURE THAT ANY ADVERSE EFFECTS ARE DETECTED AND RESOLVED.

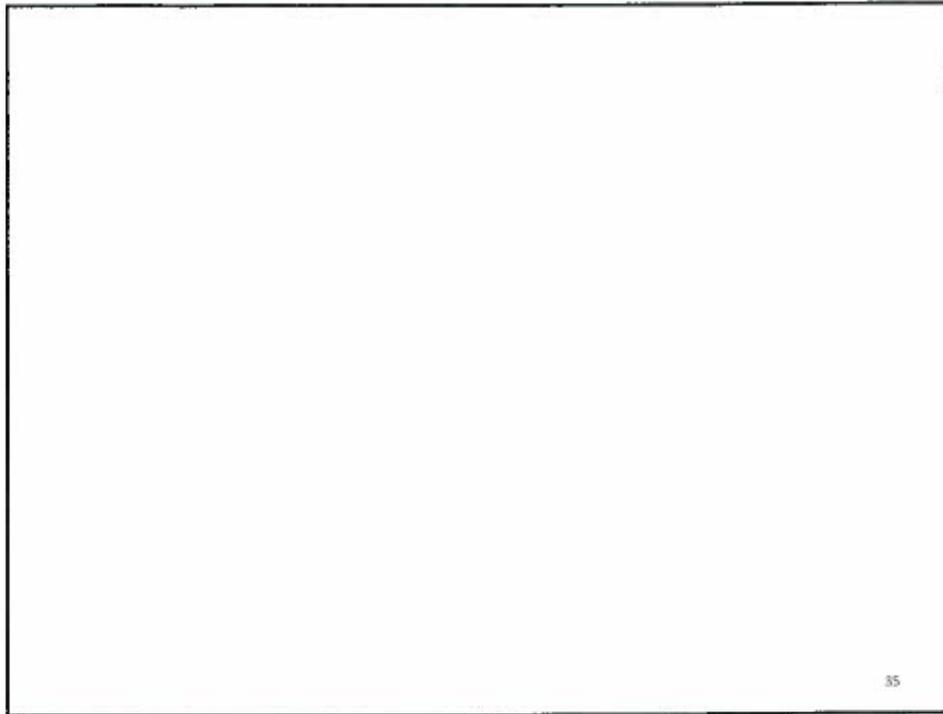
THE ADAPTIVE GROUNDWATER MANAGEMENT PLAN WILL ENSURE PROTECTION OF NEIGHBOR'S WATER SUPPLIES BY:

- MONITORING POTENTIAL EFFECTS OF THE QUARRY
- UPDATING GROUND AND SURFACE WATER MODELING
- A COMPLAINTS RESPONSE PROGRAM OR PROCESS
- ENSURING UNINTERRUPTED ACCESS TO POTABLE WATER FOR NEIGHBOURING PROPERTY OWNERS
- PROVIDING FOR MUNICIPAL WATER SERVICE WHEN WARRANTED

THE SURFACE WATER MANAGEMENT PLAN WILL MAINTAIN THE INTEGRITY OF THE CREDIT RIVER TRIBUTARY AND PROVINCIALLY SIGNIFICANT WETLAND BY:

- MONITORING QUARRY SEEPAGE, SHALLOW GROUNDWATER AND STREAMFLOW
- TREATING QUARRY DRAINAGE FOR SCHEDULED RELEASE TO MAINTAIN STREAMFLOW AND WETLAND LEVELS

BRAMPTON BRICK Limited



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TOWN OF HALTON HILLS

CITY OF BRAMPTON

NORVAL QUARRY

Winston Church Blvd
Heritage Rd
Mississauga Rd
Bovard Dr W

For more information please contact the planner on this file:

Natasha D'Souza, MCIP, RPP
Land Use Policy Planner III
Planning, Design and Development
City of Brampton
2 Wellington Street W,
Brampton ON L6Y 4R2
Phone: 905-874-3861
Fax: 905-874-2099

For additional information, please visit the project webpage at:
<http://www.brampton.ca/en/Business/planning-development/projects-studies/Pages/Norval-Quarry-Re-Zoning.aspx>

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