



December 16, 2019

Our File: 218173

Cuesta Planning Consultants
978 First Avenue West
Owen Sound, Ontario
N4K 4K5

Attention: Ms. Genevieve Scott, Planner

Re: Aggregate Resource Potential
Part Lots 2-4, Concession 21
Geographic Township of Egremont
Municipality of Southgate

Dear Ms. Scott:

As requested, we have investigated whether the proposed subdivision would reduce or limit the potential for aggregate extraction based on the inferred occurrence of the aggregate resources, the requirements under the Aggregate Resources Act (ARA), and our experience with supporting ARA applications through the Planning Act. We understand that this review is being completed to assess the potential for viable aggregate extraction at the subject property based on the identification of aggregate mineral resources being mapped at the overall subject property.

Background and Site Setting

The subject property is located at 263512 Southgate Road 26, Egremont Concession 21, Part Lots 2-4 (Site), which is generally located south of Southgate Road 26 and west of Wilder Lake. The proposed development is on the eastern half of the current Homestead Resort Golf and Cottages Resort. The Site of the proposed development is approximately 20.8 hectares (51.3 acres) in size.

The proposed development is located within the County Official Plan designation "Inland Lakes and Shoreline". The current zoning is commercial C5-45 and Environmental Protection (EP).

The land uses in the vicinity of the Site are predominantly rural residential and agricultural. There is a residential area to the north and east along Southgate Road 26, including residences and cottages along Wilder Lake. Wilder Lake, and its outlet stream, Camp Creek Tributary, are within Environmental Protection zoned areas. The area to the south and west, beyond the Golf Course, is predominately agricultural.

The Site is located within the physiographic region known as the Horseshoe Moraines, which is characterized as having drumlinized till plains, kame moraines, and spillways (Chapman and Putnam 2007, see enclosed Figure 3 and 4 from associated Site Servicing Study). The Site is within an area identified as a glacial spillway. The Ontario Geological Survey (2010) indicates that the soils are ice-contact stratified deposits, which is described as sand and gravel, minor silt, clay and till. Based on geotechnical and hydrogeologic investigations at the development property, the soils generally consist of sand and gravel.

Occurrence of Sand and Gravel

Based on the mapping and investigations, it appears that sand and gravel are generally found to occur on the proposed development property. The occurrence of the sand and gravel appears to be approximately 3 to 8 m above the water table. Based on the current approval process, hydrogeologic setting (adjacent to Camp Creek and Wilder Lake), it is reasonable to expect that only an “above water” pit would be approved. Such applications require a separation of 1.5 m from the high water table. Consequently, the thickness of aggregate can be adjusted to 1.5 to 6.5 m thick. Based on the area and thickness, a viable volume of sand and gravel appears to exist at the property, not including consideration to the ARA and planning requirements.

ARA and Planning Considerations

Under the ARA and Planning processes required to obtain use of the property for aggregate extraction, several studies and considerations would be required. The property would be subject to both a zoning and county official plan change.

Studies would likely include:

- Archeology,
- Hydrogeology,
- Natural Environment (EIS/NETR),
- Noise Impact Assessment (NIA),
- Visual Impact Assessment,
- Traffic, and
- Haul Route Investigation.

Of note with respect to the use of the property for aggregate extraction is the proximity to the existing residential and recreational properties associated with Wilder Lake.

The proximity of the property to the sensitive users and limited noise attenuation on surface water bodies would likely significantly prohibit the development. The use of extensive berming along the shoreline, use of noise shields or soil stockpiles, operational limitations and/or prohibition of crusher and screening plants are likely outcomes of a NIA, even if extraction could be supported. Costs would be incurred to develop detailed studies to support extraction close to both the natural sensitive surface water features (NETR) and the residential properties (NIA).

Most importantly, based on our experience in Grey County, there has been significant public and political resistance to re-zoning and OP changes with respect to properties associated with recreational use and inland lakes. The use of the property, even as a temporary operation, is not considered to be compatible with the existing residential development at Wilder Lake.

In consideration of the lands on the golf course adjacent to the proposed development, no changes in the viability of aggregate extraction are expected. As discussed, the area of development is associated with the Inland Lakes and Shoreline designation where cottages and a golf clubhouse currently exist. Therefore, sensitive receptors are already existing in this area. While development adds to the number of residential lots, the limits of occurrence would remain similar.

Summary

Our review suggests that although sand and gravel occur at the subject property, it's designation as Shoreline and Inland Lakes and proximity to residential and recreational properties on Wilder Lake would result in significant operational limitations along with a very low probability for approval (i.e., at extremely high cost risk to the developer). Consequently, the use of the property as an aggregate extraction operation under the ARA is considered to be unviable.

I trust that this is sufficient for your review at this time. Please do not hesitate to contact me if you have any questions regarding the above noted information, or should you wish to discuss this further.

Yours truly,

GM BLUEPLAN ENGINEERING LIMITED

A handwritten signature in blue ink, appearing to read 'Matthew Nelson', is written over a light blue horizontal line.

Matthew Nelson, P.Eng., P.Geo.
MN/kd

cc: Randy Bye, H Bye Construction
File No. 219326

**218173
Site Servicing Study
Wilder Lake Subdivision**



LEGEND

- Approximate Site Boundary
- 17: Peat And Muck
- 7: Drumlins
- 6: Till Plains (Drumlinized)
- 4: Kame Moraines
- 3: Spillways

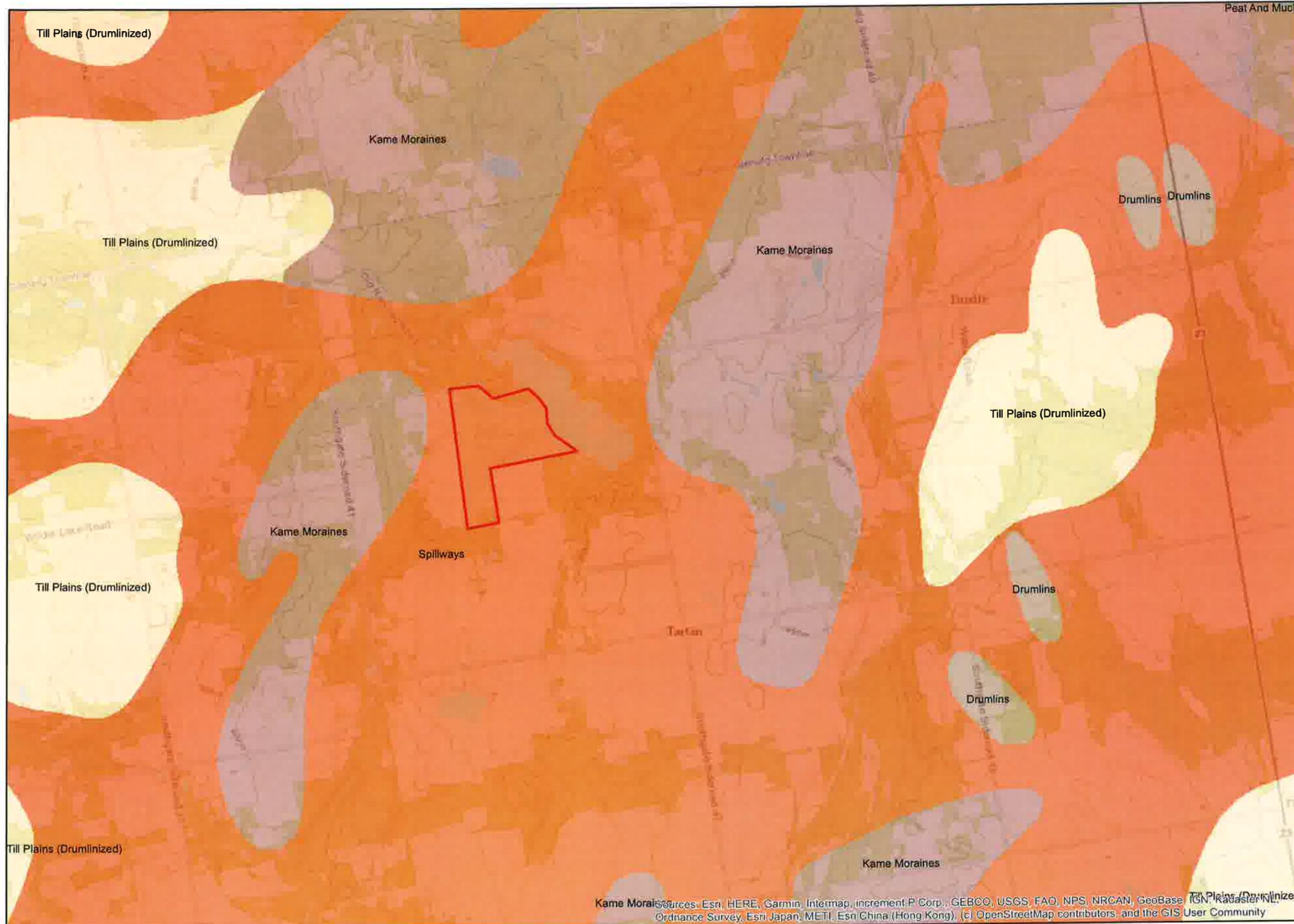
Scale
1:40,000

May 2019

PHYSIOGRAPHY MAP

263512 Southgate Road 26,
Egremont ON

Figure No. 3



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



218173
Site Servicing Study
Wilder Lake Subdivision



LEGEND

- Approximate Site Boundary
- Bog deposits
- Elma Till
- Glaciofluvial outwash
- Glaciolacustrine sediments
- Guelph Formation
- Ice-contact stratified drift

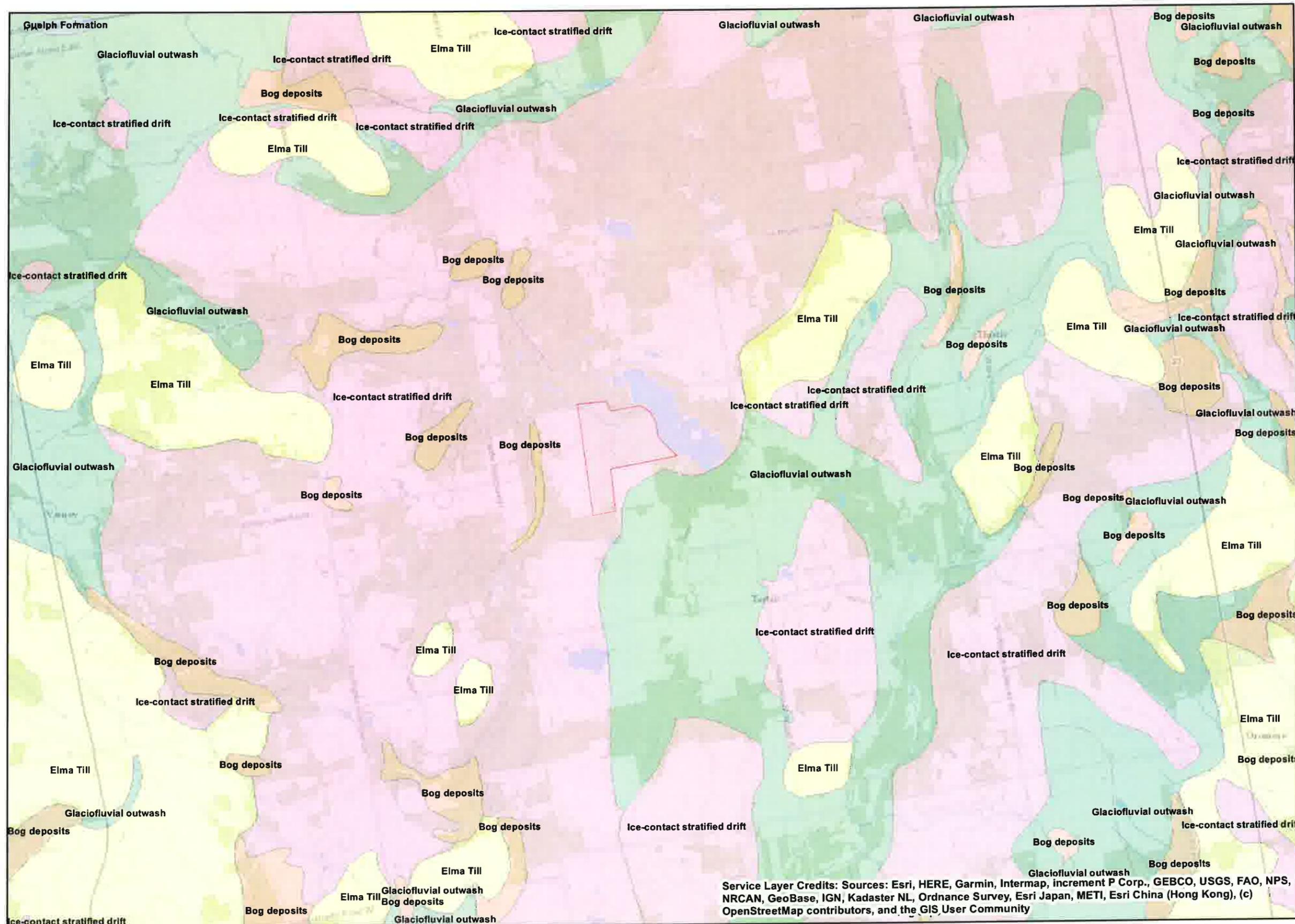
Scale
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May 2019

SURFICIAL GEOLOGY MAP

263512 Southgate Road 26,
 Egremont ON

Figure No. 4



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

