

January 13, 2023

Julie Stewart, MCIP, RPP  
County Planner  
County of Lanark  
99 Christie Lake Road  
Perth, ON K7H 3C6

Avery Dowdall  
Planning, Building, Clerk Administrative Assistant  
Township of Lanark Highlands  
75 George Street, PO Box 340  
Lanark, ON K0G 1K0

Dear Julie and Avery:

**RE: Thomas Cavanagh Construction Limited Proposed Highland Line Pit  
Part Lot 5, Concession 10 (Dalhousie), Township of Lanark Highlands, County of Lanark  
OUR FILE 0851E**

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Thomas Cavanagh Construction Limited ('Cavanagh') is applying for amendments to the County's Official Plan, and Township's Official Plan and Zoning By-law to permit a below water pit on lands located on Part of Lot 5, Concession 10 (Geographic Township of Dalhousie).

The area proposed to be licensed is approximately 50.6 ha with 35.1 ha proposed for extraction. The maximum annual tonnage is proposed to be 1,000,000 tonnes. The pit is proposed to operate on a 24-hour basis with limitations on what equipment can operate between the hours of 7 pm and 7 am.

An application for a Class A Licence under the Aggregate Resources Act has been submitted to the Ministry of Natural Resources and Forestry concurrently with these applications.

The proposed extraction area contains at least two million tonnes of high quality sand and gravel resources. These resources will be used for concrete and asphalt sand, Granular A, Granular B, and SSM aggregate product.

The subject lands currently include deciduous, mixed and coniferous forest and wetland, interspersed with small patches of active agriculture. There are no buildings or structures on the site. The proposed extraction area has been delineated to avoid significant natural features including species at risk habitat and unevaluated wetlands.

Aggregate material extracted from the site will be primarily transported eastward via Highland Line to County Road 12 which are existing haul routes for nearby pits. Except for local deliveries when required, trucks will not head west on Highland Line from the pit.

Rehabilitation of the site will be progressive, and the site will be rehabilitated to natural features in the form of a lake with shallow littoral zones located in areas having shallower slopes, as proposed in the Rehabilitation Plan.

The subject lands are designated Rural Area within the County's Official Plan, Rural Communities in the Township's Official Plan, and are zoned Rural (RU) and Mineral Aggregate Reserve Hold (MAR-h) in the Zoning By-law. In order to permit the proposed Highland Line Pit, amendments are required to the County and Township Official Plans, and the Zoning By-law.

A pre-consultation meeting occurred with County and Township staff and their consultants as well as Mississippi Valley Conservation on October 18, 2021 to discuss the proposal and application requirements. The list of studies included with this submission was reviewed and discussed with staff.

Included in the Dropbox link below are the following application materials:

- County OPA Application
- Township OPA Application
- Zoning By-law Amendment Application
- Stage 1 and 2 Archaeological Assessment (Golder, October 5, 2020)
- Stage 1 Archaeological Assessment (Golder, April 14, 2021)<sup>1</sup>
- Stage 3 Archaeological Assessment, Duncan Site (Golder, February 2021)
- Stage 3 Archaeological Assessment, Turnbull Site (Golder, May 17, 2021)
- Stage 4 Archaeological Mitigation, Turnbull Site (WSP Golder, May 14, 2021)
- Stage 4 Archaeological Mitigation, Duncan Site (WSP Golder, June 8, 2021)
- Traffic Impact Study (Castleglenn Consultants, September 15, 2022)
- Acoustic Assessment (Freefield Ltd., September 23, 2022)
- Level 1 and 2 Water Report (WSP Golder, December 2022)
- Maximum Predicted Water Table Report (WSP Golder, December 12, 2022)
- Natural Environment Report (WSP Golder, December 12, 2022)
- Planning Justification Report and ARA Summary Statement (MHBC, December 2022)
- ARA Site Plan (Cavanagh/WSP Golder, December 2022)

Application materials available for download from the following link:

<https://www.dropbox.com/scl/fo/1xfn8lrt8p2zonwnae3g/h?dl=0&rlkey=yy59d6r6im5qg8zebuwfzo41v>

If you require any hard copies of the application materials, please let us know.

Cheques for the following application fees will be sent to the Township and County under separate cover:

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<sup>1</sup> The Oct 2020 Stage 1/2 assessed the extraction area and the April 2021 Stage 1 assessed the remainder of the proposed licensed area.

- County OPA: \$3,000 plus \$3,000 deposit
- Township of Lanark Highlands (Combined OPA/Rezoning): \$1,100 plus \$2,000 deposit

Copies of the draft amendments are included in the appendices of the MHBC Planning Report.

We look forward to working with the Township and County on these proposed applications. If you have any questions regarding this application, please do not hesitate to contact us.

Yours truly,

**MHBC**



Neal DeRuyter, BES, MCIP, RPP

Encl.

cc. *Forbes Symon, Jp2g Consultants*  
*Phil White, Cavanagh*  
*Kris Marentette / Brian Henderson, WSP Golder*  
*Dawson McKenzie, MHBC*