

Public Comments – All Comments received as of March 21st, 2023 @ 12:00pm

Each comment is separated by a line. Attachments are in bold & highlighted in green

From: Arnott Construction [REDACTED]

Sent: February 23rd, 2023 12:32 PM

To: Planning Admin <planningadmin@lanarkhighlands.ca>

Subject: Notice of Public Hearing

As mentioned to Amanda Noel, we (Arnott Brothers) noticed in the Application letter for zoning for Cavanaugh Construction that Arnott Brothers Constructions owns the north of Highland Line unlike what shows in the letter.

Karey

Arnott Brothers Construction Ltd.

36- Hwy 511

Perth, ON K7H 3C9

[REDACTED]

Merry Christmas & Happy New Year!!

[REDACTED]

From: George MacKenzie [REDACTED]

Sent: Wednesday, March 1, 2023 4:42 PM

To: lhclerk@lanarkhighlands.ca

Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; Forbes Symon <ForbesS@jp2g.com>

Subject: OPA-08 & ZA-2023-02 Thomas Cavanaugh Construction Limited Dalhousie Con 10 Pt. Lot 5

****EXTERNAL EMAIL**** Please use caution.

Good afternoon Amanda,

Our property located at 203 Leo Jay Lane, McDonalds Corners, ON, K0G 1M0

Roll # 09 40 004 035 08400 0000

My wife Sylvia and I moved into the property, which has been our full time residence since June of 2017.

We had looked for over 2 years for a lake front property offering the peace and quiet we found on Barbers Lake.

Our 6 children, and 15 grandchildren, along with family and friends have many wonderful memories which we have shared together on this property and lake.

The application proposed by Cavanaugh Construction to operate an aggregate pit encroaching Barbers Lake, and the surrounding wetlands threatens to significantly impact the area in which we live?

It does not appear that the quality and quantity of the water in Barbers Lake has been given proper / if any, consideration?

Barbers Lake provides the drinking water we use on a daily basis.

Can council guarantee that the Cavanaugh Construction Company while operating the proposed pit will not contaminate the lake water, and surrounding wells?

What assurances do we have that the lake water will not disappear, or be significantly reduced by the water usage, filtering, and dumping by the pit for stone cleaning, or the emptying of the lake if they hit a vein while digging below the water table, as Cavanaugh is requesting in their application?

Attached are copies of 2 violations in which Cavanaugh Construction has been penalized / fined in 2017 and 2019, where they were found not to be in line with approved sediment, and an erosion control measures plan, and **unlawful development within a Provincially Significant Wetland?** ***This is alarming?***

Notwithstanding the Barbers Lake issues, which I believe have not been properly studied or addressed, there are many other environmental impacts on our quality of life.

Highland Line was not constructed to accommodate nearly 200 double axle dump trucks per day? That extra traffic will cause safety issues not only on the Highland Line, but also County Road 12, and Hwy # 7.

Has a traffic impact assessment on these roads been conducted for the additional 200 double axle dump trucks daily?

Local tourism will be negatively affected by the extra noise, pollution, and traffic.

In the last 5 ½ years since moving to McDonalds Corners / Barbers Lake - our children, grandchildren, friends and family have enjoyed a safe and peaceful environment while skating on the lake, swimming, fishing, a celebration of life, and several family reunions.

Please help us maintain our little piece of heaven?

Sincerely,

George M.D.MacKenzie
(a very concerned neighbor)

P.S. Amanda, would you kindly confirm receipt of this email? Thank you in advance!

From: Sylvia Cernos [REDACTED]
Sent: March 1, 2023 3:42 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com
Subject: File # OPA-08 & ZA-2023-02 Thomas Cavanaugh Construction Limited

My name is Sylvia MacKenzie. I reside at 203 Leo Jay Lane, McDonald's Corners, ON, K0G 1M0 (on Barbers Lake). Roll # 09 40 004 035 08400 0000.

My husband and I have lived full-time on Barbers Lake since 2017. I enjoy my little piece of paradise and share Barbers Lake's magnificent, healthy waters with family and friends. The lake is our essential water source as well as a great source of recreation.

After reading the Lanark Highlands notice of public hearing application for the official plan & zoning by-law amendment, I have many questions with respect to the above subject matter,

firstly:

* Lack of proper documentation of the official plan & zoning, why is Barbers Lake not even mentioned in the completed assessments?

* Please explain how digging below the water table will not affect Barbers Lake's, flora & fauna?

* Does this mean that the following **Endangered/Threatened species** will not be impacted?

Blanding turtles, snapping turtles, gray rat snakes, skink, voles, wolverines, fox, bats, badgers, wolves, salamanders, Bald Eagles (we have a pair), barn owls, Whippoorwills, hawk's, evening grosbeak, peregrine falcons, red headed woodpeckers, bufflehead ducks - (every year we have flock of over 30), insects/ bees, moss/lichen.

All the species mentioned above have been viewed on our property and or lake.

Your immediate and effective action & support as our municipality (Lanark Highlands) in answering these questions and assisting us in continually supporting the future health of Barbers Lake, our freshwater, and the endangered species, would be greatly appreciated.

Sincerely,

Sylvia C. MacKenzie

From: **Forbes Symon** <ForbesS@jp2g.com>

Date: Fri, Mar 3, 2023 at 9:02 AM

Subject: RE: File # OPA-08 & ZA-2023-02 Thomas Cavanaugh Construction Limited

To: Sylvia Cernos [REDACTED]

Cc: jeannie.kelso@bell.net <jeannie.kelso@bell.net>, p.mclarenfarms@sympatico.ca <p.mclarenfarms@sympatico.ca>, lhclerk@lanarkhighlands.ca <lhclerk@lanarkhighlands.ca>, Planning Admin <planningadmin@lanarkhighlands.ca>

Ms MacKenzie, that you for taking the time to submit your questions. These are good questions and I will make sure to capture them in my public meeting planning report. I will also send your questions to the proponent to answer. Please be assured that we are listening to all the questions coming from the neighbourhood and we also have some serious concerns about the proposed pit, especially the below water and 24hr operation plans. We are aware of the natural significance of Barbers Lake and Long Sault Creek as cold water habitat and are requesting more information on these elements. I would be happy to discuss this matter further.

M. Forbes Symon, RPP, MCIP

Senior Planner

Jp2g Consultants Inc.

From: Dale Moulton [REDACTED]
Sent: February 28, 2023 9:50 AM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net
Subject: Highland Line Pit Proposal

Are the documents available for review online yet? My business hours do not allow me to get to Lanark to review the documents at your facility. I would like my comments that I will be sending to be based on facts from the report instead of hearsay and second party information, if possible.

As a property owner on Barbers Lake I have many concerns that will need to be addressed.

Thanks in advance

Dale Moulton

On Tue, Feb 28, 2023 at 12:33 PM Forbes Symon <ForbesS@jp2g.com> wrote:

Dear Dale, I have attached the summary report of the Planning Justification that has been submitted. If there is specific information that you are looking for please let me know and I will try and get the report to you. I would encourage you to put your concerns in writing and submit them to the Township before the public meeting if possible. I am available to answer questions you may have or to discuss your concerns – I am in the Township office on Tuesdays but can otherwise be contacted via email or phone. Please let me know if I can help you further.

M. Forbes Symon, RPP, MCIP

Senior Planner

Jp2g Consultants Inc.

From: Dale Moulton [REDACTED]
Sent: Tuesday, February 28, 2023 5:55 PM
To: Forbes Symon <ForbesS@jp2g.com>
Subject: Re: Highland Line Pit Proposal

****EXTERNAL EMAIL**** Please use caution.

Is this a public meeting under the planning act, during a COW or more of an information session. Will there be time constraints on questions and comments that will be presented verbally and are participants allowed to address more than one specific issue during their time allotment?

Thanks

Dale Moulton

On Wed, Mar, 1, 2023 at 8:20 AM Forbes Symon <ForbesS@jp2g.com> wrote:

It is the formal public meeting under the Planning Act for the OPA and ZBA. This is the time that the public should express their opinion. Typically you get one opportunity to present your position on the full range of issues of concern to the Council – there may be questions and an exchange. It is a general rule of Council that presentations/comments be limited to 10 minutes.

M. Forbes Symon, RPP, MCIP
Senior Planner
Jp2g Consultants Inc.

From: Patrick Clarke [REDACTED]
Sent: Tuesday, February 28, 2023 4:09 PM
To: lhclerk@lanarkhighlands.ca
Cc: jeanie.kelso@bell.net; p.mclarenfarms@sympatico.ca; Forbes Symon <ForbesS@jp2g.com>
Subject: Official Plan and Zoning By-Law Amendment Dalhousie Con 10 Pt Lot 5 (Highland Line)

****EXTERNAL EMAIL**** Please use caution.

In this letter I wish to express my concerns regarding the proposal to change the official plan and zoning by-law for the area of Dalhousie Con 10 Pt Lot 5 (Highland Line)

I am the land owner of Dalhousie Con 9 E PT Lot 5 RP 27R5657 Part 1 that is right beside the proposed property in question owned by Cavanagh Construction. I have owned my 8 acres of waterfront property on Barbers Lake for 30 years, the reason I purchased it was to hopefully someday live (retire) there and enjoy the beauty of Barbers Lake and the tranquility of the surrounding area.

With Cavanagh Construction proposing to extract 1,000,000 tonnes of sand and gravel per year and totally destroying 211.77 acres of prime land with no concern for the surrounding land owners in the area and with no regard for the devastating affects to the environment and to Barbers Lake and other natural waterways in the area I have a hard time understanding that anyone at the Township of Lanark Highlands would consider this proposal. Here is a list of some of my concerns.

Water - The extraction of these aggregates (a below water pit) is going to affect the water table and private wells in the surrounding area

Pollution and Contamination - The parcel of land in question butts right up to Barbers Lake the opportunity for environmental disaster is inevitable

Noise - Surrounding neighbors in close proximity are going to be subjected to constant aggravating relentless noise (washing plants, screeners, crushers, loaders, excavators, dozers, rock trucks in the pit area and also extra noise from increased heavy truck traffic on the Highland Line)

Air Pollution - Surrounding neighbors in close proximity are going to be subjected to constant dust and debris covering their dwellings and other property

Erosion - With some properties bring very close to the proposed work area some neighbors may be subjected to erosion to their land due to their proximity

Fuel Spills and Storage - With machinery and vehicles operating there is the opportunity for fuel spills or storage tanks leaking and contaminating the ground and running off into ditches, leading to creeks, ponds and lakes in the area subjected to contamination

Traffic - The Highland Line is a secondary country road, it wasn't designed or constructed for constant high levels of heavy truck traffic

Wildlife Habitat - Destroying 211.77 acres of prime land is not going to be good for wildlife in the area or the environment (Cavanagh has already pretty much clear cut the entire parcel of land in question)

Property Depreciation - Adjoining and surrounding properties are going to depreciate in value however property taxes will still increase (I pay higher property tax because of being waterfront)

If this proposal is passed and Cavanagh Construction like many other "BIG" companies with "BIG" money gets their way as they usually do and opens up this pit beside my property there will be no more peace and quiet for me and my family at the cottage, with the noise from equipment constantly running and the dust from stock piles of sand, enjoying a morning coffee on the deck will be out of the question, I may as well stay at home and listen to the noise in Kanata!! My property at Barbers Lake will be worthless and who's going to by a piece of property right beside a 7 day a week operating open pit? NOBODY!!!!!!

Regardless of the fact that my family, my grand children and my great grand children's quality of life at my property at Barbers Lake is going to impacted, ruined and turned upside down and that my property will be worth nothing the biggest impact is going to be Barbers Lake, with what Cavanagh Construction have planned there is no way in my mind that Barbers Lake will not be somehow compromised environmentally.

I'd appreciate confirmation of you receiving this letter.
Thank you for your time

Patrick Clarke

273 Leo Jay Lane
McDonalds Corners On

From: [REDACTED]
Sent: Thursday, March 2, 2023 8:32 PM
To: planningadmin@lanarkhighlands.ca
Cc: Forbes Symon <ForbesS@jp2g.com>; lhclerk@lanarkhighlands.ca;
p.mclarenfarms@sympatico.ca; jeannie.kelso@bell.net; info@lanarkcounty.ca;
ARAapprovals@ontario.ca
Subject: Letter of concern - Highland Line aggregate zoning by-law amendment

EXTERNAL EMAIL Please use caution.

To: Amanda Noel, Forbes Simon, Peter McLaren, Jeannie Kelso, Jasmin Ralph

Proposed Highland Line Aggregate Development

I have lived on 200 acres at 526 Highland Line for over 40 years having built our log home, extensive fencing and reworking the barn.

Rural folks sacrifice many conveniences for living the in country. Access to shopping, entertainment, and even friends is made more difficult by the distance we travel. Still, we choose these liabilities because we enjoy the "elbow room", silence and clean air.

This proposed sand pit will effectively nullify most reasons for living here.

This pit will diminish our enjoyment by increasing noise, traffic danger and air pollution. It will negatively affect my garden, bird and animal habitat and population, air quality, and property value while costing the township.

For this application to be seriously considered any extraction or trucking must be limited to weekdays. The McKinnon pit has such regulation, so it is logical and do-able.

The absurdity of 24 hour access in this application is that no one needs sand in the middle of the night or to run excavators after 7pm.

The proposed one million tons per year (at 15 tons per truck) means 67,000 trucks / year.

If the limit of 7am - 7 pm listed in the Application is upheld and weekends forbidden, the trucks equal 21 per hour - one way. Double that for empties returning. That is 2 trucks every 3 minutes. From one pit.

Pursuit of calm country life is already compromised by 4 other licensed pits on Highland Line that these calculations fail to account. For example, the regulated McKinnon pit drives about 10 trucks/ hour past my property.

The Highland Line is home to Wheelers Maple business that attracts tourists, valuable to the Township, while increasing traffic in excess of these newly-proposed dump trucks.

Vibration, noise and dust skyrocket, while privacy, enjoyment of the outdoors, and health are so denigrated that one must question living here.

We who live here (or visit) don't deserve to breathe dangerous air because some business wishes to profit. Diesel emissions, and particulate road dust are carcinogenic .

Whether smoke or road dust from paved roads, air-borne particulate matter is similar, Having been involved with air pollution (CSA standard B415.1) for 25+ years, I have come to understand that PM2.5 increases near roads.

"Results show that the inclusion of resuspended dust in the emission and dispersion chain increases prediction of near-road PM2.5 concentrations by up to 74%." (1)

Long-term exposure to PM2.5 contributed to more than 4 million deaths in 2019. (2)

The Highland Line in the middle of my property was poorly constructed originally and is weak. It will not take added traffic of the Cavanagh's, necessitating increased township expenses beyond current levels.

Why should tax dollars provide windfall profit to a corporation without remuneration? At the expense of ratepayers who bear costs with no benefit, only decreased freedom and enjoyment.

Long Sault Creek passes through my land and under Highland Line on my frontage. Its watershed and related marshy area is home to all manner of wildlife from beaver, bear, deer and weasels to water and bush birds.

I was given so little information, it's impossible to understand, but should a "below water pit" be allowed, I can't see how this pristine ecosystem can survive as it has for thousands of years.

"Progressive rehabilitation to a natural state as a lake" will not preserve what is, so, by definition, our natural resource will be denigrated.

Besides, can anyone show me a rehabilitated pit?

For example, the Tackaberry - Adam pit has been abandoned for decades with no rehabilitation. It remains an eyesore and a source of windborne air pollution, but at least it doesn't affect any waterway or increase traffic. Maybe the trick is to never cease extraction (if only by nominal amount) such that "rehabilitation" never occurs.

In conclusion; I ask that this application be denied as too risky for our waterways, wildlife, human health, township expenses without remuneration and traffic crashes.

Should this official plan amendment - travesty that it is - meet with approval of Township Council, common sense restrictions must be applied, beyond issues raised here, as well as those of more thorough study than is currently being offered to the public.

Thanks to you all for your consideration.

I kindly request confirmation of receipt of my letter.

Please keep me informed of correspondence and dates of any meetings regarding this issue.

I submit this letter to Council members, Reeve, Twp. clerk. County clerk, MNR, Twp. planning consultant

Cal Wallis
526 Highland Line

(1) Near-Road Traffic-Related Air Pollution: Resuspended PM2.5 from Highways and Arterials
<https://pubmed.ncbi.nlm.nih.gov/32326193/>

(2) <https://www.stateofglobalair.org/health/pm>

From: Alani Galbraith [REDACTED]

Sent: March 3, 2023 12:09 PM

To: jeannie.kelso@bell.net; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca; forbess@jp2g.com

Subject: Concerns regarding Cavanaugh and Barbers Lake

Attention:

Township of Lanark Highlands Clerk:

Amanda Noël lhclerk@lanarkhighlands.ca

CC:

Local Councillor for Ward 5:

Jeannie Kelso jeannie.kelso@bell.net

Township of Lanark Highlands Reeve:

Peter McLaren p.mclarenfarms@sympatico.ca

Planning Consultant:**Forbes Symon** forbess@jp2g.com

From: **Alani Galbraith-Kuzma**

264 Concession 9A Dalhousie, McDonald's Corners, K0G 1M0

Part Lot One and Part Lot 2, 26R2479

Barbers Lake drains through our land, as Long Sault Creek runs through our 100 acres.

Dear Amanda Noël, Jeannie Kelso, Peter McLaren, and Forbes Symon

Thank you for taking the time to consider the serious concerns of the people who live and make their living in the area surrounding Barbers Lake and McDonald's Corners.

Please find attached a copy of my letter and attached supplemental points document.

Thank you for your time to read them.

I look forward to following your discussions about this issue.

Sincerely

Alani Galbraith-Kuzma

Land Owner closely downstream of Barbers Lake.

Attachment 1 - Supplemental to Letter, Discussion Regarding Our Concerns About: Light and Noise Disruption to Environment and Eco-tourism Aesthetics And Ground water levels and quality

Attachment 2 - Questions Re Highland Line Aggregate Development Alani Galbraith

Supplemental to Letter, Discussion Regarding Our Concerns About:
Light and Noise Disruption to Environment and Eco-tourism Aesthetics
And **Ground water levels and quality.**

From Alani Galbraith-Kuzma
264 Concession 9A Dalhousie, Prt Lot 1 and Prt Lot 2 26R2479
[REDACTED]

Thank you for considering the appropriate decisions and actions, based on environmental sensitivity and compatibility with neighbouring land uses.

1 of 3: Regarding Lights at night: the negative influence on local and rare species.

From Atlantic magazine: Excerpt from article discussing research:
<https://www.theatlantic.com/magazine/archive/2022/07/light-noise-pollution-animal-sensory-impact/638446/>

This article has been adapted from Ed Yong's latest book, An Immense World: How Animal Senses Reveal the Hidden Realms Around Us. It appears in the July/August 2022 print edition with the headline "Our Blinding, Blaring World."

"we have also filled the silence with noise and the night with light. This often ignored phenomenon is called sensory pollution—human-made stimuli that interfere with the senses of other species. By barraging different animals with stimuli of our own making, we have forced them to live in our Umwelt. We have distracted them from what they actually need to sense, drowned out the cues they depend upon, and lured them into sensory traps. All of this is capable of doing catastrophic damage."

"In 2001, the astronomer Pierantonio Cinzano and his colleagues created the first global atlas of light pollution. They calculated that two-thirds of the world's population lived in light-polluted areas, where the nights were at least 10 percent brighter than natural darkness. About 40 percent of humankind is permanently bathed in the equivalent of perpetual moonlight, and about 25 percent constantly experiences an artificial twilight that exceeds the illumination of a full moon. "'Night' never really comes for them," the researchers wrote. In 2016, when the team updated the atlas, it found that the problem had become even worse. By then, about 83 percent of people—including more than 99 percent of Americans and Europeans—were under light-polluted skies. More than a third of humanity, and almost 80 percent of North Americans, can no longer see the Milky Way.

Note: In McDonald's Corners and Barber Lake area we CAN see the Milky Way at night! If Cavanaugh has lights on at night, we will lose this.

“The thought of light traveling billions of years from distant galaxies only to be washed out in the last billionth of a second by the glow from the nearest strip mall depresses me to no end,” the visual ecologist Sönke Johnsen once wrote.”

At Colter Bay, Cole **flips the lights from red back to white** and I wince. The extra illumination feels harsh and unpleasant. **The stars seem fainter now. Sensory pollution is the pollution of disconnection.** It detaches us from the cosmos. It drowns out the stimuli that link animals to their surroundings and to one another. In making the planet brighter and louder, we have endangered sensory environments for countless species in ways that are less viscerally galling than clear-cut rain forests and bleached coral reefs but no less tragic. That must now change. We can still save the quiet and preserve the dark.”

“Colors matter, too. Red is better for bats and insects but can waylay migrating birds. Yellow doesn’t bother turtles or most insects but can disrupt salamanders. No wavelength is perfect, Longcore says, but blue and white are worst of all. Blue light interferes with body clocks and strongly attracts insects. It is also easily scattered, increasing the spread of light pollution. It is, however, cheap and efficient to produce. The new generation of energy-efficient white LEDs contain a lot of blue light, and the world might switch to them from traditional yellow-orange sodium lights. In energy terms, that would be an environmental win. But it would also increase the amount of global light pollution by two or three times.”

2 of 3: Regarding Noise: the negative influence on local and rare species.

<https://www.energy.gov/eere/wind/articles/exploring-eagle-hearing-and-vision-capabilities-reduce-risk-wind-farms>

Additional Research summary:

Also From Atlantic magazine: Excerpt from article discussing research:

<https://www.theatlantic.com/magazine/archive/2022/07/light-noise-pollution-animal-sensory-impact/638446/>

“Before he retired, Fristrup was a scientist at the National Park Service’s Natural Sounds and Night Skies Division, a group that works to safeguard (among other things) the United States’ natural soundscapes. To protect them, the team first had to map them, and sound, unlike light, can’t be detected by satellites. Fristrup and his colleagues spent years lugging recording equipment to almost 500 sites around the country, capturing nearly 1.5 million audio samples.

They found that human activity doubles the background-noise levels in 63 percent of protected spaces like national parks, and increases them tenfold in 21 percent. In the latter places, “if you could have heard something 100 feet away, now you can only hear it 10 feet away,” Rachel Buxton, a former National Park Service research fellow, told me. Aircraft and roads are the main culprits, but so are industries like oil and gas extraction, mining, and forestry, which fill the air with drilling, explosions, engine noises, and the thud of heavy tires. Even the most heavily protected areas are under acoustic siege.”

“In 2012, Jesse Barber and his colleagues Heidi Ware Carlisle and Christopher McClure built a phantom road. On a ridge in Idaho that acts as a stopover for migrating birds, the team set up a half-mile corridor of speakers that played looped recordings of passing cars. A third of the usual birds stayed away. Many of those that didn’t paid a price for persisting. With tires and horns drowning out the sounds of predators, the birds spent more time looking for danger and less time looking for food. They put on less weight and were weaker during their arduous migrations. The phantom-road experiment was pivotal in showing that wildlife could be deterred by noise and noise alone, detached from the sight of vehicles or the stench of exhaust. Hundreds of studies have come to similar conclusions. In noisy conditions, prairie dogs spend more time underground. Owls flub their attacks. Parasitic *Ormia* flies struggle to find their cricket hosts.

Sounds can travel over long distances, at all times of day, and through solid obstacles. These qualities make them excellent stimuli for animals but also pollutants par excellence. Noise can degrade habitats that look idyllic and make otherwise livable places unlivable. And where will animals go?”

“But light pollution ceases as soon as lights are turned off. Noise pollution abates once engines and propellers wind down. Sensory pollution is an ecological gimme—a rare example of a planetary problem that can be immediately and effectively addressed.”

“To truly make a dent in sensory pollution, bigger steps are needed. Lights can be dimmed or switched off when buildings and streets are not in use. They can be shielded so that they stop shining above the horizon. LEDs can be changed from blue or white to red. Quiet pavements with porous surfaces can absorb the noise from passing vehicles. Sound-absorbing barriers, including berms on land and air-bubble curtains in the water, can soften the din of traffic and industry. Vehicles can be diverted from important areas of wilderness, or they can be forced to slow down: In 2007, when commercial ships in the Mediterranean began slowing down by just 12 percent, which saves fuel and reduces emissions, they produced half as much noise.”

3 of 3: Regarding Ground Water levels and water quality impact: **Please refer to the Gravel Watch Ontario website, where many studies have been summed up.**
<http://www.gravelwatch.org/water/>

“Many gravel extraction operations require washing of the stone, using several million litres of water per year. Even when the washing is a “closed-loop” (water drawn for washing is returned to the ground), significant amounts of water can be left in the gravel or lost to evaporation. **Significant down-draws in local water can impact wetlands, creeks and wells.** Operations taking 50,000 litres per day or more from the environment are required to obtain a permit to take water from the Ministry of the Environment and Climate Change.”

Thank you for your time to read these and consider the impact on the necessary wetlands and their multiple contributions to the well being of the people of our community, our region and our contribution to global clean air and water.

Alani Galbraith
Land Owner, just downstream of Barbers Lake

[REDACTED]

Attention:
Township of Lanark Highlands Clerk:
Amanda Noël hclerk@lanarkhighlands.ca

CC:
Local Councillor for Ward 5:
Jeannie Kelso jeannie.kelso@bell.net

Township of Lanark Highlands Reeve:
Peter McLaren p.mclarenfarms@sympatico.ca

Planning Consultant:Forbes Symon forbess@jp2g.com

From: Alani Galbraith-Kuzma
264 Concession 9A Dalhousie, McDonald's Corners, K0G 1M0
Part Lot One and Part Lot 2, 26R2479
Barbers Lake drains through our land, as Long Sault Creek runs through our 100 acres.

Dear Amanda Noël, Jeannie Kelso, Peter McLaren, and Forbes Symon

Thank you for taking the time to consider the serious concerns of the people who live and make their living in the area surrounding Barbers Lake and McDonald's Corners.

The potential for the decrease of the value of our property, and the potential to decrease the eco-tourism destination we are developing are valid concerns.

As our representatives, please require Cavanaugh to further mitigate their operations to minimize impact on the environment and the essential tourism industry in our area. Cavanaugh has a history of disregarding environmental concerns, so I also ask, does Lanark County actually need a 5th gravel pit in our wetlands area at all?

Please also see my attached research excerpts and insights. They focus on proposed sound and light sensory disruptions in our area.

Water table and water quality impact on the immediately lands adjacent and down stream of Barbers Lake are yet to be fully taken into consideration. **No research has come to light of a gravel pit being within 30 meters of a lake to date.**

Question: Could a new traffic study be done during a more representative time frame, a 1-week sample during Maple Syrup season or summer cycle tours and weekend tourism visitors. The traffic impact study was done on Dec 1, 2021, Wednesday morning during Covid lockdown, and is not an accurate depiction of traffic on those roads.

Question: Where is the water Cavanaugh will use for washing and grinding going to come from and where is it going to go?

Question: In other gravel extraction sites, what has been the impact on the maple sugar forests surrounding the extraction sites? The Lanark Highlands maple sugar bush ecosystem is more fragile than southern Ontario sugar bush, due to growing on glacial sand dunes and moraines. Please consider the history of the loss of the water table in the Caledon hills area north of Toronto and the years of restoration work required to mitigate that damage that happened in the 1940's. It is also hills of glacial sand dunes like our region of Lanark County.

Question: Could Cavanaugh guarantee to supply us with potable water, if they damage the ground water levels and our well is no longer potable or accessible?

Question: Can Cavanaugh dim or switch off lights when the pit is not operating at night?

Question: Could the lights be shielded so they stop shining above the horizon?

Question: Could LED's be changed from blue or white to red lights, to reduce light impact on the environment, and improve local vision of the night sky?

Question: To support our essential tourism economy, could grinding and screening wait until after the Spring Maple syrup tourism season, summer cottage country and autumn hunting season, which feeds many of our local families?

Question: What can Cavanaugh do to reduce or eliminate highway size gravel trucks on scenic country roads during peak tourism times, especially weekends? The cycling tour routes often use these back country roads and are a huge income, as they stop for lunches in our area. There are also local art tours and Fall Colours tours. Ontario touring routes bring in significant tourism income.

Question: Please consider the tourism impact on Wheelers Sugar Bush nearby, which is a tourism destination in our area that brings in highly essential tourism income for multiple other businesses in our area.

Question: Could the sound absorbing barriers be increased to more fully meet the needs of surrounding ecosystem, residents and tourism guests? Could those berms and barriers be aesthetic and landscaped, so as not to detract from the scenic aesthetic of Fall Colours and Artisan and Cycling tours that contribute to our economic tourism income? (rather than shipping containers or piles of earth?)

Question: Could the processing of the aggregates, both screening and grinding be set up as far away from the edge of Barber Lake as possible, to reduce the noise and vibration through the ground, that will carry far, both over the open water space and through the water itself? (Please refer to my attachment, that references studies on how severely sound and light impacts wildlife behaviors) In the addition to disruption of summer cottagers enjoying a peaceful environment and clear night sky.

Question: How will Cavanaugh ensure that screening, washing water, with its silt and clay, will not enter Barbers lake directly, ever?

Question: Many recreational vehicles, 4 wheelers and snow mobiles cross Highland Line at Dalhousie 9A on their way to visit the General Store. The hills there would make it challenging to see oncoming high speed trucks in time. Could the speed of the gravel trucks be reduced by half within the local road ways until they reach the main highways to reduce both noise and high collision and death risk?

Question: To reduce noise and light impact on local and rare species, could Cavanaugh suspend its night time and early morning operations during migration seasons and during hunting season?

Question: Can Cavanaugh ensure the ground water levels, so influenced by the springs, will not be influenced by their digging below the surface of Barber lake? That they will not impact the spring fed ecosystem that supplies ground water to the regions thousands of acres of Maple sugar trees?

Question: Can Cavanagh protect natural water temperature as the water they use from springs on the property naturally returns to draining into Barbers Lake, and the risk to the Blanding's Turtle we have identified in our marsh. Long Sault Creek has been identified as rare cold stream that also supports brown Trout. (The Blanding's turtle is currently listed as Threatened under the Ontario Endangered Species Act, 2007 and Threatened under the federal Species at Risk Act. The species has also been designated as a Specially Protected Reptile under the Ontario Fish and Wildlife Conservation Act)

While we are not immediately adjacent to the aggregate development, we are closely down stream of all the effects they will create.

Question: We are working to develop a new Eco-tourism destination at our land. To bring more tourism economy into our area. This aligns with the priority for Tourism Canada and they are funding huge recovery grants to support this economic agenda.

In Summary,

I am **greatly concerned about combined synergistic effect:**

- of the loss of quiet night sky watching and stunning full views of the Milky way, loss of bald eagles flying over our land,
- loss of our well water supply due to falling water table,
- loss of capacity to irrigate our 3 greenhouses and food producing gardens,
- loss of our wetlands that are home to the endangered Blandings turtle, which we have identified, and possibly many other rare species.
- loss of safe and quiet country roads, for our guests to travel to and from our destination
- loss of the aesthetic country drives, as our guests drive 10 minutes up Highland Line to visit Wheelers Pancake House, or 10 minutes up Dalhousie 9A to visit our charming General Store or an event at MERA, dodging highway gravel trucks moving at high speed.

Combined, all of these may deter our guests and slow the development of an additional year-round eco-tourism destination in the McDonald's Corners, Barbers Lake area.

Please see attached reference notes.

Thank you for your wise considerations and for advancing these questions on behalf ourselves and our community.

I request confirmation this letter has been received.

I request to be copied on and kept informed of any scheduled dates and correspondence around meetings of any Township bodies that may meet in future to consider any aspect of the issues around this application.

Thank you for your responsive attention to the details that will impact life in our community. Thank you for considering the appropriate decisions and actions, based on environmental sensitivity and compatibility with neighbouring land uses.

Sincerely,

Alani Galbraith-Kuzma

Land Owner

264 Concession 9A Dalhousie, Prt Lot 1 and Prt Lot 2

From: Kristen Roy [REDACTED]

Sent: March 3, 2023 2:24 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com

Subject: Concerns Regarding Proposed Pit on the Highland Line

Kristen Roy
6111 McDonalds Corners Road
McDonalds Corners ON
K0G 1M0
[REDACTED]

March 3, 2023
Township of Lanark Highlands
75 George Street
Lanark ON
K0G 1K0

To Forbes Symon, Amanda Noel, and Members of Lanark Highlands Council

My name is Kristen Roy. I have lived in Lanark Highlands my entire life. Once I completed my University degree, I returned home and purchased land to start laying roots for my own family. My husband and I, along with our four children, own 53 acres located on Dalhousie Concession 10 W PT Lot 9 RP 27R8150 Part 5. I am a daughter of Vernon and Judy Wheeler. My full time employment is with Wheelers Maple, our family business. I travel the Highland Line every day to go to work and to see family. My sister and family friends have homes on Barbers Lake. My family spends most of our recreational time on Barbers Lake swimming, fishing, canoeing, skating and relaxing.

After hearing of the proposed pit on the Highland Line, I need my concerns to be heard. This area is my family's LIFE. This is the area that my family gains our income from our family business. This is the area that we spend our time with family and friends. This is the area that we do our living. I absolutely have concerns! This proposed pit impacts ALL aspects of my life. As a property owner and employee of a key tourist attraction for Lanark Highlands it is your duty to protect us. I implore you to look at the big picture and protect the livelihood and quality of life of the people you are paid to represent. I live here. I worship here. I volunteer here. I work here. It is your job to make decisions that affect my life. I ask you to please consider me and my family.

In addition to this, my specific concerns include:

- -Bus safety. My four children (ages 5, 7, 8, 10) travel on the Highland Line every school day. It is currently a challenging road for a large bus to maneuver. With the massive increase in large truck traffic on the Highland Line how will you ensure that my kids are safe on the bus? When I was a student, I was a passenger on 2 separate bus accidents on Lanark Highlands roads. I appreciate that the road conditions have gotten better since then, but it makes me very aware of the reality of bus safety.
-
- -Customers at the Pancake House currently complain about there being too many dump trucks on the Highland Line; that they are too big for the road and they don't feel safe meeting them on such a small road. The new pit will massively increase truck traffic on the Highland Line. How will the safety of our customers be addressed? Is the proposed pit more important than the tourists to Lanark Highlands?
-
- -The water quality and environmental impact of Barbers Lake. I often take my kids to Barbers Lake for recreation and for lessons (especially during Covid's at home learning). I am concerned about how the beauty and diversity of Barbers Lake may be harmed as result of the close proximity of the proposed pit. In particular; the view, water quality, animal habitat, animal migration, noise disturbance and air quality. I will have a hard time teaching my kids to be good stewards of our environment. How can I honestly tell my children that Lanark Highlands is working towards bettering, or even maintaining, our environment if this pit is approved?
-

I don't understand how this pit could be approved. Please explain how this is even being considered so that I can explain to my children, my customers and neighbours. I am a tolerant person and not opposed to pits. We are surrounded by them here in Lanark Highlands. But this is too much. It is simply asking for too much and going against values that I thought were universal in Lanark Highlands.

Thank you for hearing my concerns. Please keep me informed of any dates or meetings that are in regard to this application. Please confirm that you have received my letter.

Regards,
Kristen Roy

From: Zoe Adam [REDACTED]
Sent: March 3, 2023 2:25 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca
Subject: Application Pit Highland Line

Good Afternoon,

Here are a few concerns we have regarding the proposed Cavanaugh Pit .

Thanks

Jeremy & Zoe Adam

Sent from my iPhone

Attachment – Adam Letter of concern highland line pit

Jeremy and Zoe Adam
483 Highland Line
McDonalds Corners, ON
K0G 1M0
[REDACTED]

March 2, 2023

Township of Lanark Highlands
75 George Street
Lanark, ON
K0G 1K0

Attention: Forbes Symon, Amanda Noel, and Council Members of Lanark Highlands

Re: Application for Official Plan & Zoning By-Law Amendment for Proposed Highland Line Pit

We have been made aware of the new pit that has been proposed on the Highland Line and have some concerns. We live on the Highland Line and own property that runs from Concession 9A of Dalhousie to Barbers Lake, with frontage on the lake. The land has been in our family since the 1890's. We run a business from this land, including a large maple syrup operation, among other things. We are invested in the future of this area.

We already find the truck traffic on the road to be loud and busy at times. As our house is close to the road, the noise and vibration of heavy truck traffic day and night would severely impact our sleep and overall quality of life. We often have our grandchildren over and let them play outside and take them for walks on the Highland Line and we would be concerned for their safety with a drastic increase in truck traffic.

I have spent my life here, enjoying watching the wildlife, hunting and fishing on Barbers Lake. We wouldn't want to see any harm coming to Barbers Lake or the surrounding area. As the previous owner of the Jim Adam Pit, I understand that pits are necessary. However, as with everything in life, things have to be done responsibly and with respect for our neighbours, water and wildlife.

Once these changes are made there is no turning back. We ask that you do not amend the Official Plan & Zoning By-Law for the pit, as proposed by Cavanagh, at this time.

Thank you for your consideration.

Jeremy and Zoe Adam

From: Jenna and Doug Deforge [REDACTED]
Sent: Sunday, March 5, 2023 6:31 PM
To: lhclerk@lanarkhighlands.ca; jeannie.kelso@bell.net; Forbes Symon <ForbesS@jp2g.com>;
planningadmin@lanarkhighlands.ca; p.mclarenfarms@sympatico.ca
Subject: Lanark Highlands Pit- Thomas Cavanagh Limited: Concerned Resident Letter and Questions

****EXTERNAL EMAIL**** Please use caution.

Hello

Our names are Jenna and Doug Deforge and we are residents of McDonalds Corners, Ontario. We have come to learn there is an application to create a pit and or quarry off the Highland Line and we wish to voice our concerns.

Please find attached a letter addressing our concerns as well as questions we have about the project that we wish the Township to take into consideration before approving any permit applications and before amending any by-laws that would permit the project to move forward.

Please confirm receipt of this email.

Thank you
Jenna and Doug Deforge

Attachment 1 – LHPQ Letter
Attachment 2 – LHPQ Questions

Jenna and Doug Deforge
134 Eldreds Road
McDonalds Corners, Ontario, K0G 1M0
[REDACTED]

March 3, 2023

Township of Lanark Highlands
75 George Street
Lanark, O3
K0G 1K0

Re: Lanark Highlands Pit (Thomas Cavanagh Construction Limited)

Hello Mrs. Kelso, Mrs. Noel, Mr. McLean and Mr. Symon,

We are writing this letter to you to address the proposal of Thomas Cavanagh Construction Limited's plans to create a Pit and or Quarry on the Highland Lines, in Lanark Highlands.

Our family has resided in Lanark Highlands for multiple generations, have contributed to the development of these communities and the family is well established within our community. Our family has multiple properties in and around Lanark Highlands. Some of our families currently have young children. The majority use of our properties by our family is for hunting, fishing and every day living. We are residents that reside in Lanark Highlands all year round. We have new generations that we are concerned for and wish to ensure that the family traditions, values and activities that our family instills future generations can continue.

We have come to learn that there is a proposal to have a Pit and Quarry created very near one of our prime hunting properties, located at Dalhousie Concession 10 W Pt Lot 3, Dalhousie Concession 11 E Pt Lot 3 and Dalhousie Concession 11 E Pt Lot 2.

We have devised a list of questions and concerns and are hoping to receive answers to these questions so that any further development along our properties can be resolved amicably. Please find attached a copy of our questions attached.

We wish to be kept informed with all information pertaining to this project and future Lanark Highland projects. We would like to be provided any and all scheduled dates and correspondence around meetings of any Township bodies that may meet in future to consider any aspect of the issues around this application. We would be happy to accept all information by electronic means and can be reached through our email: [REDACTED]

Thank you for your time and consideration if you could kindly confirm receipt of this letter it would be greatly appreciated.

Jenna and Doug Deforge

Page 1 of 1

Questions

- 1) When conducting the traffic analysis did the survey take into consideration the Lanark Highlands Tourist season?
- 2) When conducting the travel route for the production vehicles, was there any consideration for school transportation routes?
- 3) Are there any plans to implement traffic control devices such as roundabouts and or traffic light systems in order to control the natural flow of traffic?
- 4) How deep below the existing water levels of Barber's Lake will the Pit floor be and why does the Pit floor need to be below the existing water table?
- 5) What are the plans once the Pit is depleted?
- 6) What are the plans for Silt Run-off before, during and after Pit use?
- 7) How will water flow affect surrounding wetlands due to the Pit use?
- 8) Why is the operations 24 hours a day?
- 9) How will trucking affect local road conditions? Has the Township considered that plans the will modify to accommodate a 24 hour pit operation, especially since the majority of snow removal operations do not begin until 7am from Monday to Friday?
- 10) What plans have been implemented to deal with the Uranium deposits that were discovered near Barber's lake when the Government was looking for Uranium?
- 11) How many trucks a day will travel on the local roads and will they be affected by the restrictions of half loads, considering the Township and County Road 12 are half load roads?
- 12) Where is all the material going and is there not a Pit that is closer that could facilitate the demand the Company is projecting?
- 13) As it stands now, all fire services are on a volunteer basis and outside of local volunteers, emergency services are shared among other municipalities. If any, how will the increase flow of traffic affect the emergency response systems currently in place?
- 14) Given the significant traffic flow, and the projected use of the roads, are there plans to reconstruct the roads to ensure they can endure the additional stress of the trucks carrying product?
- 15) Can residents of McDonalds Corners and Lanark Highlands expect a significant tax increase in property taxes and values?

16) Many people in Lanark Highlands rely on the ability to hunt, where in generations of families participate in this activity in order to live and provide for their families. What impact will the increase traffic and configuration of a Pit and or Quarry have on families who wish to continue to hunt?

17) Many families in Lanark Highlands fish throughout the year, what impact will this Pit and or Quarry have on the fish populations in the nearby lakes, rivers and creeks?

18) Was there any consideration taken into account the noise the trucks would make while traveling on the roads to and from the Pit and or Quarry?

19) Are there emergency response plans in place in the event the excavating of the Pit and or Quarry disrupt Uranium deposits?

20) If there are Uranium deposits that are exposed and or affected, what alternative plans does the Township and Planning office have for this property once or if it is determined the project can not continue? Will residents feel this fall out through our taxes, everyday operations and livelihood? Ie- if the Uranium deposits are affected and the long term plan is to develop a new subdivision, what plans does the Township have alternatively with that property and could the uranium potentially affect all the well systems being put in that subdivision.

Page 2 of 2

From: Caitlin Mason [REDACTED]
Sent: March 5, 2023 8:57 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com
Subject: Specific Concerns about the proposed pit and impact on Barber's Lake

Dear Ms. Noel et al,

My name is Caitlin Mason. My parents live on Barber's Lake at 101 Leo Jay Lane and have owned property on Barber's Lake for over 30 years. As someone who has enjoyed the natural beauty, wildlife and amenities of Barber's Lake since I was a child, I have numerous concerns about the impact of the Highland Line Aggregate development.

I am concerned about the noise and increased traffic that this will cause for residents of the lake. Not only will those attempting to enjoy the tranquility of the lake, but people using roads in the surrounding areas will be impacted. The Highland Lane is not an appropriate road to accommodate large trucks and the increase of traffic a project of this nature will cause and will lead to congestion and unsafe conditions for motorists and residents in the area.

The lake is a popular lake for fishing, paddle boarding, kayaking and canoeing. Any of these pursuits would be deeply impacted by the noise that a project like this will cause. The noise from large trucks backing up, construction machines and other machinery will deeply affect the enjoyment and relaxation of many. It is unfair to the residents of the lake and those who come to the lake in order to pursue these opportunities to cause unnecessary stress and potentially affect air quality as well as the destruction of the natural environment as the project progresses. The noise and pollution can also affect the wildlife in the surrounding area leading to a decrease in wildlife populations and affect those people who fish in the lake as well as duck hunters and deer hunters.

A project of this nature should not occur in an established residential and recreational area used by many in the community of Lanark Highlands. There are many more appropriate sites for projects of this nature to occur.

Thank you for your time in reading this letter. I look forward to hearing from you upon receipt of this letter. I would appreciate hearing updates on the status of this project.

Sincerely,
Caitlin Mason

From: Linda Marie Grenier [REDACTED]
Sent: March 5, 2023 8:26 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com; Tim Wheeler <timwheeler1@gmail.com>
Subject: Highland Line Aggregate Development – Cavanagh Construction Application

March 5, 2023

Township of Lanark Highlands
75 George Street
Lanark, ON
K0G 1K0

Attn: **Amanda Noël**
Township of Lanark Highlands Clerk

cc:
Jeannie Kelso
Local Councillor for Ward 5

Peter McLaren
Township of Lanark Highlands Reeve

Forbes Symon
Planning Consultant

Tim Wheeler
Concerned Business Owner

I, Linda Grenier, own property in McDonald's Corners at 104 McCulloch Rd., McDonald's Corners, K0G 1M0. I own 100 acres, on West ½ lot, Concession 6 in McDonald's Corners. The Long Sault Creek runs through my property.

McCulloch Rd. is the road that runs along the same line as the Highland Line, directly north of Country Rd. 12.

I am writing this letter to you, Amanda Noël, with a copy to Jeannie Kelso, Peter McLaren, Forbes Symon and Tim Wheeler, to voice my concern regarding the proposed Highland Line Aggregate Development of Cavanagh Construction.

I am attaching a more detailed description of my concerns and I ask that you please read it.

As a long-standing taxpayer in this community, I have concerns that a 24 hour aggregate operation is proposed to open up in my community so close to Barbers Lake and Long Sault Creek for the following reasons:

- Health of Barbers Lake water and downstream creeks and rivers (water quality, temperatures and levels, contamination with particulate matter, fuels spills, etc.) Warmer waters will affect the trout spawning beds, growth of weeds and possible harmful algae
- We need to respond to the housing crisis of our area. This parcel of land needs to stay residential
- Increased traffic on Country Rd.12 makes it dangerous for the taxpayers of the area and wildlife including species at risk, such as Blanding's Turtles, the Black Winger Bat and Black Ash
- We already have problems with people speeding and passing vehicles on County Rd. 12 which will increase as more heavy construction vehicles are introduced
- Increased noise 24 hours per day, disturbing the taxpayers around the proposed area who have moved here for the peace and quiet and for the animals who call Barber Lake and Long Sault Creek their home

- Reduction in property values for taxpayers living around the proposed pit
- Increased traffic on The Highland Line of heavy construction vehicles producing noise and dust which can also endanger the community and tourists who are on route to their homes or Wheelers Pancake House
- Side-effects from heavy construction diesel run vehicles to the taxpayers and wildlife living around the proposed pit and tourists visiting the area which can occur from acute or short-term exposure to diesel exhaust:
 - o Can severely irritate the eyes, nose and throat, and produce bronchial and respiratory symptoms. It can also cause coughs, headaches, light-headedness and nausea
 - o Chronic and long-term exposure to diesel exhaust can increase or worsen allergic reactions and cause inflammation in the lungs, which may aggravate chronic respiratory symptoms and increase the frequency or intensity of asthma attacks
 - o Seniors and individuals with conditions such as emphysema, asthma and chronic heart or lung disease are especially sensitive to the fine-particle pollutants contained in diesel exhaust
 - o Children are also more susceptible than healthy adults to fine particles because their lungs and respiratory systems are still developing: childhood exposure to fine particles may increase the frequency of childhood illnesses and reduce their lung function

I request to be kept informed. I request that I be copied on and kept informed of any scheduled dates and correspondence around meetings of any Township bodies that may meet in future to consider any aspect of the issues around this application.

Thank you so much for your time.

I would appreciate that you confirm receipt of this letter.

Linda Grenier
[REDACTED]

From: gary glover [REDACTED]
Sent: March 5, 2023 6:14 PM
To: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; LH CLERK <lhclerk@lanarkhighlands.ca>; forbess@jp2g.com;
Tim Wheeler <timwheeler1@gmail.com>
Cc: [REDACTED]
Subject: Cavanaugh Pit.docx

Sent from my iPad

Attachment 1 – Cavanaugh Pit

Gary Glover,
Cindy McCall

100 Milton's Rd.
Lot 4, Conc 8, Dalhousie
& west ½ lot 5 Conc 7
McDonald's Corners
ON., K0G1M0

Mar. 5, 2023

Jeannie Kelso
Ward 5 Councillor, Lanark Highlands Twp.

Dear Ms. Kelso,

We are writing to express our concerns over the proposed pit development on the Highland Line. We are copying the Reeve, Township clerk and planner with these concerns and would appreciate it if you could endeavor to answer the questions we have and keep us informed of information and meetings as this matter proceeds.

Our properties are on the Long Sault creek, directly downstream of the proposed pit. We live here [year-round](#) and run home based businesses from here. Our maple bush is tapped by Temple's and supplies their evaporator on the Ferguson side road.

We are concerned on a personal level by the statement in the proposal that the plan is for [24-hour](#) operation of the pit. This does not seem to include the crusher or screening operations but the potential for noise from trucks and loaders is concerning. More concerning, as a taxpayer is the wear and tear on our roads from what is being reported as up to 200 trucks a day. We would like confirmation of the limits of truck traffic and an assessment of what the road maintenance and repair costs will be as well as what the expected revenue to the township will be from this development. I would like to know what the road standard is for this level of usage and what it will cost to bring the Highland line to this standard and maintain it and who will pay for this?

We see in the development proposal that there are several species at risk on the site including [Blainvilles](#) turtles and the Black winger bat, as well as the black Ash. Has there been an assessment of these populations and what is the plan to protect them? My understanding is that the Long Sault is considered a cold water brook trout stream and that has been something we have treasured for 38 years as we raised our family here and worked to preserve "the beauty we call home" as the township has branded us. What impact will this development have on the health of this rare ecosystem?

There is also mention of an archeological exclusion zone but we are unable to locate this on the site plan or any mention of what assessment will be conducted or protection accorded if it is found to be of historic value. Perhaps you could clarify this for me.

We note that the remediation plan is to create a lake presumably due to the excavation going below the water table. The plan calls for extensive re-wilding. We would like to know what assessment has been done of this plan's effects on the rest of the watershed. It is our understanding

that addition of shallow open water bodies to small flow watersheds such as this have a deleterious warming effect on the existing species. The MVCA has previously advised me against creating a small pond on our own section of the creek due to this concern. What does the Conservation Authority advise on this question?

Additionally on the remediation plan we wonder if this approach has ever been undertaken, and what the results have been? We can see from the Pine Grove road that the Cavanaugh pit there has some kind of body of water behind the berm there but it does not appear from a distance to be re-wilding or providing any long term social or environmental benefit. Would it be possible for our council to look for successful examples of this type of remediation? Our personal observation is that remediation plans tend to never happen so we would be interested to see a firm time line and some kind of guarantee of remediation, possibly through an escalating surcharge to be held in trust for this work to be done if the other concerns over this development can be met.

Thank you for your attention to this matter. We can be reached by email at the above address.

Sincerely,

Gary Glover and Cindy McCall

Cc: Amanda Noel, Clerk Lanark Highlands, lhclerk@lanarkhighlands.ca

Peter McLaren, Reeve Lanark Highlands, p.mclarenfarms@sympatico.ca

Forbes Symon, Planner, forbess@jp2g.com

Tim Wheeler, concerned citizen, [REDACTED]

From: Trecia Jones [REDACTED]

Sent: March 5, 2023 2:07 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>

Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com

Subject: Cavanagh Construction - Dalhousie Con 10 Pt Lot 5

PLEASE CONFIRM RECEIPT OF THIS EMAIL

RE: Dalhousie Con 10 Pt Lot 5

Applicant: MHBC Planning

Owner: Cavanagh Construction Ltd

TO: Amanda Noel – Lanark Highlands Clerk

CC: Jeannie Kelso – Councillor Ward 5, Peter McLaren – Township Lanark Highlands Reeve, Forbes Symon – Planning Consultant

I reside at 626 Highland Line (PT LT 5 Concession 9 Dalhousie being PT 4 ON 27R8597) and within 120 metres of the proposed Aggregate excavation site and have been a full time resident for almost 11 years. Entrance 1 of the proposed site is kitty corner from my property, across the street and adjacent from the wetlands that surround me. Every gravel truck passes by our house to the site and back again when they leave.

Our property is just over 3 acres and has a pond in the backyard. To the west and east of our house are wetlands. This morning I had 34 deer in the backyard and 11 turkeys and have had upwards of 45. The ridge behind our pond is a safe haven for deer when they herd up in the winter and the trees offer refuge to the turkeys, behind that are wetlands. Weekday mornings you can hear the school buses slow down and stop in front of our house and the bus driver and the children count how many deer they can see on that day. Visitors to Wheelers Pancake House often stop for pictures on their way through, most citing they have never seen that many deer up close. Every spring 2 ducks and 2 geese fly in like clockwork to mate and have babies on our pond and the same deer that visit in the winter bring their fawns to our little sanctuary to allow them to run around without threat – truly a beautiful site to see. Other frequent wildlife visitors to our property consist of numerous bird species, the song of the whip-poor-will (threatened), beauty of the evening grosbeak (special concern), warblers (special concern/threatened), owls, pileated woodpeckers, hawks, bald eagles, (special concern), golden eagle (threatened). Blanding (threatened) and snapping turtles (special concern) have been seen our walks past the wetlands. Over the years, I've planted numerous flowering plants to attract and help bees, monarch butterflies (both of special concern), hummingbirds and orioles. Our pond is home to numerous frogs, turtles, snakes and it is the song of the frogs that you fall to sleep at night. Nature at its best!

CONCERNS:

TRAFFIC

- Can our roads handle that much weight and continuous traffic? We have no proper shoulders, no lines painted and numerous blind corners and hills. I would like to know more about the impact of the Haul Route please
- How will the constant traffic effect wildlife, commuting, mental well being. I took 30 minutes the other day, 10:30 am – 11 am to count the passing gravel trucks going to the McKinnon site down the road and there were 11. That was 1 gravel truck every 2.73 minutes. Cavanagh's proposal cites an operation almost 8 times greater (1M tonnes/yr) and running 24/7, as opposed to the current McKinnon site of no more then 130k tonnes/yr and operating from 6 am – 6 pm, 5 days a week. There are currently 4 active sites on and around Highland Line, does our road need a 5th!? – [see attachment Traffic Count](#)

AIR QUALITY

- Diesel Emissions/Exhaust from trucks as well as machinery a major health concern. Toxic, cancer causing compounds that contain arsenic, benzene, formaldehyde and many more. – [see attached page 13 from Health Canada report.](#)
- Crystalline Silica Dust is a know carcinogen causing silicosis, lung cancer, COPD, chronic coughs, autoimmune diseases. I would imagine that the Cavanagh workers would be protected with the proper gear while working, but the residents have no protection – [see attached chart from Cancer Ontario labelled Crystalline Silica](#)
- Dust storms from site as well as trucks traveling Highland Line. It can get pretty bad now with passing gravel trucks, I can not imagine 8x greater volume.

WATER QUALITY

- Where will the water come from for on-site processing? Unable to find this detail in their proposal. Possibility of depleting natural spring in area, Barbers Lake, my well, ground water? I would like to know more
- Ground and surface water disturbances - it flows north of site and towards the east which directly effects my property and my well and ultimately the wetlands surrounding my property. Will there be a guarantee in place to protect my property water and will Cavanagh be liable for continuous testing and damages? They will be drilling below the water table which disrupts the natural movement
- Barbers Lake and Long Sault Creek – I can not find the effects of either in the Cavanagh proposal, yet both will be affected and site actually abuts Barbers Lake. Barbers Lake is Spring Fed and Long Sault Creek that underwent restoration in 2016 by Watersheds Canada – [see link https://watersheds.ca/our-work/habitat-programs/cold-water-restoration-projects/long-sault-creek/](https://watersheds.ca/our-work/habitat-programs/cold-water-restoration-projects/long-sault-creek/) I was unable to find another existing pit that close to a lake to examine the ramifications. I would like to know more info on the effects on Barber Lake.

NATURE

- We constantly TAKE from Mother Nature, but rarely give back – what happens when it is all gone!? Sir David Attenborough said, *“The truth is: the natural world is changing. And we are totally dependent on that world. It provides our food, water and air. It is the most precious thing we have and we need to defend it.”*
- Creating the pits requires the removal of virtually all natural vegetation (which was clear cut in 2020 before the proposal was put in place?), top soil and subsoil to reach the aggregate underneath. Not only does this lead to a loss of existing animal wildlife, it also leads to a huge loss of biodiversity as plants and aquatic habitats are destroyed.
- I think this article speaks to Cavanagh’s character and disregard for the environment and protected areas. The fact that supply is 13x greater than demand, tells me we do not need this – [see link https://www.rocktoroad.com/128590-2/](https://www.rocktoroad.com/128590-2/) I also read an article that stated we had enough quarries currently open in Ontario to supply us well into the future approx. 100 years.

NOISE

- The McKinnon pit is approx. 2km west of our house and when enjoying the outdoors you can hear machinery and the beeping of the trucks backing up in the distance. The new proposed Cavanagh Pit would my immediate neighbour, I will hear everything in surround sound.
- In the winter months, the fact that the house is sealed up muffles the sound of the passing gravel trucks but you still definitely know/hear when they go by. In the summer months it’s like they are driving through our family room, most mornings I am woken (usually 6 – 6:30 am) by passing gravel trucks long before my alarm goes off. Again, I can’t even imagine 8x greater volume and that noise 24/7!

ACCUMULATIVE

- Although, Cavanagh has done their initial report, it is for their proposed site only - was an accumulative report done on the effects of all 5 aggregate pits operating within this 3.5km area? I would definitely like to know more about this please as I think it is extremely important. We are not talking about just 1 site in this area, Cavanagh would be the 5th, the largest and the most disruptive.

PROPERTY VALUE

- Research has been done to illustrate the impact of open gravel pits on property values. Diane Hite, an economics professor at Auburn University in 2006, authored such a study. In “Impact of Operational Gravel Pit on House Values,” she found a definite statistical correlation between property distance from gravel pits and property sale price. Findings include: Adjacent to a pit–30% loss in value, One mile away–14.5% loss, Two miles away–8.9% loss, and Three miles away–4.9% loss. Homes and property would lose 30% to 14.5% of their current property value given their closeness to the proposed open pit site. Some reasons for loss of home value would include: Drinking water contamination, Aquifer depletion with subsequent loss of residential wells, Intolerable noise pollution damaging mental, physical and emotional health, Air quality degradation destroying residents health, Light pollution annihilating country atmosphere, Community safety.
- People come to the country for the peace & quiet, nature, fresh air, so not only does this proposal effect the value of my home but also my ability to even sell it.

QUALITY OF LIFE

- Very simple.....with heavy traffic, poor air quality, questionable water quality, excessive noise, the damage to nature and the wildlife - it really leaves little enjoyment and absolutely goes against my lifestyle and my reason for living here. In short, Cavanagh will have traded my quality of life for some sand!

Cavanagh Construction currently has 41 operating pits – hauling approx.. 35+M tonnes a year (I estimated each of their 12 “unlimited sites” at 1M tonnes per year which is likely conservative) [see link Thomas Cavanagh Construction Limited – Open Aggregates](#) , but after much research I could not find anything on sites that have been rehabilitated over their 30+ years in business. I would definitely like to know more on this.

Who will want to live in the area, visit Wheelers Pancake House, go on the Scenic Byway Tour which our road is part of, walk our road, kayak or canoe on Barbers Lake? What Cavanagh is proposing is incompatible land use for our area and does not make environmental or economic sense for anyone but them.

I ask each of you before voting, “If you lived on Highland Line, what would you want or do?”

Thank you for taking the time to read my letter and allowing me to voice my concerns. Please keep me abreast on all future developments regarding this proposed project.

Sincerely,
Trecia Jones

Sent from [Mail](#) for Windows

Attachment 1 – Health Canada Report on Diesel Emission Page 13

Attachment 2 – Cystalline Silica

Attachment 3 – Traffic Count

Table 1. Weight of evidence for determination of causality

Relationship	Description
Causal relationship	Evidence is sufficient to conclude that there is a causal relationship with relevant pollutant exposures. That is, the pollutant has been shown to result in health effects in studies in which chance, bias and confounding could be ruled out with reasonable confidence – for example: a) controlled human exposure studies that demonstrate consistent effects; or b) observational studies that cannot be explained by plausible alternatives or are supported by other lines of evidence (e.g. animal studies or mode of action information). Evidence includes replicated and consistent high-quality studies by multiple investigators.
Likely to be a causal relationship	Evidence is sufficient to conclude that a causal relationship is likely to exist with relevant pollutant exposures, but important uncertainties remain. That is, the pollutant has been shown to result in health effects in studies in which chance and bias can be ruled out with reasonable confidence, but potential issues remain – for example: a) observational studies that show an association, but co-pollutant exposures are difficult to address and/or other lines of evidence (controlled human exposure, experimental animal or mode of action information) are limited or inconsistent; or b) animal toxicological evidence from multiple studies from different laboratories that demonstrates effects, but limited or no human data are available. Evidence generally includes replicated and high-quality studies by multiple investigators.
Suggestive of a causal relationship	Evidence is suggestive of a causal relationship with relevant pollutant exposures, but is limited because chance, bias and confounding cannot be ruled out – for example, at least one high-quality epidemiological study shows an association with a given health outcome, but the results of other studies are inconsistent.
Inadequate to infer a causal relationship	Evidence is inadequate to determine that a causal relationship exists with relevant pollutant exposures. The available studies are of insufficient quantity, quality, consistency or statistical power to permit a conclusion regarding the presence or absence of an effect.
Not likely to be a causal relationship	Evidence is suggestive of no causal relationship with relevant pollutant exposures. Several adequate studies, covering the full range of levels of exposure that human beings are known to encounter and considering susceptible subpopulations, are mutually consistent in not showing an effect at any level of exposure.

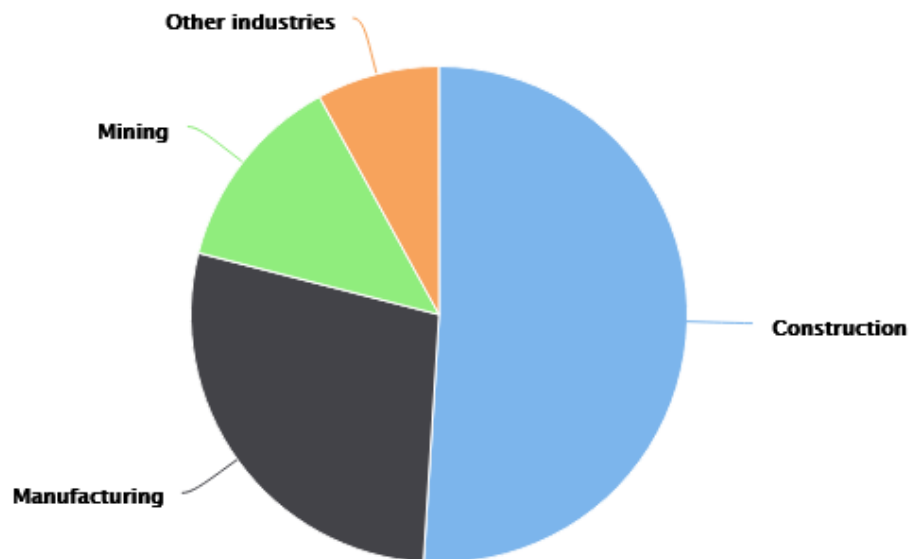
Adapted from US EPA (2009)

Table 2. Summary of causal determinations for exposure to diesel exhaust

Outcome	Acute/chronic DE exposure	Causality determination
Carcinogenicity	Chronic	Causal (lung cancer) Suggestive (bladder cancer) Inadequate (other cancers)
	Acute	Causal
Respiratory effects	Chronic	Likely
	Acute	Likely
Cardiovascular effects	Chronic	Suggestive
	Acute	Likely
Immunological effects	–	Likely
Reproductive and developmental effects	–	Suggestive
Central nervous system effects	Acute	Suggestive
	Chronic	Inadequate

controlling for key potential confounders. Therefore, it is considered unlikely that the observed results are due solely to chance, bias or confounding.

Industry breakdown of total lung cancers from occupational crystalline silica exposure, Ontario, 2011*



200 lung cancer cases: AF=2.5%

Data source: *The burden estimates are part of the Burden of Occupational Cancer Study, funded by the Canadian Cancer Society, which seeks to estimate the number of work-related cancers in Canada. For more information about the project, visit the [Occupational Cancer Research Centre](#).

The attributable fraction (AF) is the percent of all lung cancers that are attributed to occupational crystalline silica exposure.

Traffic Count

Conducted from 626 Highland Line

Chose random times on different days

Picked a day when McKinnon Pit was open, a day/time when wildlife is active and a day when Wheelers was open

DATE & TIME	# VEHICLES	NOTES
Wed. March 1st, 2023 10:30 am - 11:00 am	13	11 gravel trucks, 2 vehicles 1 vehicle every 2.3 mins McKinnon Pit was open
Thurs. March 2nd, 2023 4:30 pm - 5:00 pm	5	5 vehicles, 16 deer crossed road to our backyard 1 vehicle every 6 mins, 1 deer every 1.88 mins McKinnon Pit was closed
Sun. March 5th, 2023 1:00 - 1:30 pm	34	32 vehicles, 1 ATV, 1 Tractor Also, 2 people walking their dog & 1 cross-country skier 1 vehicle every 53 seconds McKinnon Pit was closed, Wheelers Pancake House Open

When the McKinnon Pit is open traffic increases substantially with large gravel trucks

Traffic going to Wheelers increases substantially on weekends and during maple syrup run

NOTE* CAVANAGH indicates on their proposal that 30 trucks will leave the pit every hour, each truck needs to get to the pit first, so that is 60 trucks an hour or 1 every minute on top of the above already existing traffic.

This is a rural road, not a highway

From: Dan Hunton [REDACTED]
Sent: March 5, 2023 2:01 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com
Subject: Proposed Highland Line Aggregate development

Good Afternoon Amanda Noël, Peter McLaren, Jeannie Kelso and Forbes Symon. My name is Dan Hunton and my wife Tami and I have owned a log house on a one hundred acre lot at 2144 Bathurst Line w (historically concession 9A part Lot 1 west side) since 2003. We are sending you this email to voice our concerns on the proposed Highland Line Aggregate development. As landowners and citizens we are very concerned about the environmental and ecological implications with this proposal. As you may or may not know Barber's Lake is a small lake but is part of a large network of creeks and wetland in our area. This proposed development abutting the inlet to Barber's lake could potentially have a negative impact on a much larger area than just the lake itself as there are outlets to Barber's Lake that provide water flow to wetlands covering a huge area including but not limited to Long sault creek, Boulton creek and many ponds, rivulets and rich wetlands. The area is also known to have Black Ash trees (status threatened) eastern wip-poor-will (decreasing population due to habitat loss) Blanding's turtles (threatened and a specially protected reptile under Ontario fish and wildlife conservation act) amongst other bird, reptiles and fish that need these areas to survive. We also would like to bring up the fact that there are well established family run businesses in the area (Wheeler's pancake house, Adam's maple products just to name a few) that will be directly impacted by the 24/7 noise, dust and traffic from this Aggregate pit. Some of these businesses have been contributing to the township economy and tourism for many years. Hunting and fishing is also a boon to the local economy in the area and has the potential to be negatively affected by this pit operation.

I would like to thank each of you for taking the time to read this letter outlining some of our issues with this proposal for an aggregate pit on the Highland Line and would like to be kept abreast on future developments on this subject. Please confirm receipt of this email.

Sincerely
Dan & Tami Hunton.

From: Judy Wheeler [REDACTED]
Sent: March 4, 2023 5:44 PM
To: forbess@jp2g.com
Cc: LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com; msummers4council@gmail.com; jeannie.kelso@bell.net
Subject: Letters of Concern Highland Line Pit

Please find attached both of our letters of concern in regards to the proposed official plan and zoning by-law amendments for the proposed Cavanagh pit on the Highland Line, to the immediate east of our property. (two letters)

Our apologies if you have already received this (we emailed it last night but it is showing in our email that it did not send).

Thank you,
Vernon and Judy Wheeler

Attachment 1 – Vernon Wheeler Letter of Concern Pit

Attachment 2 – Judy Wheeler Letter of Concern Highland Line Pit

Judy Wheeler
1001 Highland Line
McDonalds Corners, ON
K0G 1M0



March 3, 2023

Township of Lanark Highlands
75 George Street
Lanark, ON
K0G 1K0

Dear Forbes Symon, Amanda Noel, and Council Members of Lanark Highlands:

Re: Application for Official Plan & Zoning By-Law Amendment for Proposed Highland Line Pit

I would like you to take into consideration my following concerns before making a decision on the proposed changes to the Official Plan and Zoning By-law that would allow the licencing of the proposed pit on the Highland Line.

As a Mother and Grandmother, my concerns are:

Such a drastic increase in the volume of heavy truck traffic on the Highland Line makes for a much more dangerous drive for our family that uses the Highland Line every day.

I am concerned about the safety of the two school buses that travel in and out the Highland Line each school day with children on board. These buses are picking up and dropping off our grandchildren, with other children from the community on board as well. Is this a safety issue for the buses?

Is there adequate room for highway trucks and other vehicles to meet safely on the Highland Line?

Is the structure and tar and chip surface of the Highland Line capable of withstanding the heavy truck traffic that would be travelling on it every day?

The negative impact on the quality of our lives due to constant noise from machinery, trucks, back up alarms and other pit related activities.

We have living quarters at the pancake house and stay there in the spring and periodically throughout the year. My son's house is on the property where he lives with his family. One daughter lives on Barbers Lake and another daughter and her family live on the Highland Line. A 24 hour operation would affect our sleeping and thus greatly affect our quality of life.

Our daughter has a home on the north shore of Barbers Lake not far from the proposed pit. We enjoy going there for meals and family gatherings to enjoy the lake and beautiful scenery. The family swims

and enjoys the water there often and likes to watch and listen to the loons and other birds. It would be heart breaking to see that jeopardized.

My concerns as a business owner are:

I am concerned about the level of impact the proposed pit could have on the experience of our visitors (over 40,000 per year), and the implications this could bring.

We have worked hard together as a family since 1980, developing a successful business out of the forest. Some visitors feel like we are in the middle of nowhere, but that has always been part of the charm. We are open year-round and are a family oriented, agri-tourism destination. People from the area, but many more from the cities and from all over the world come to Lanark Highlands to enjoy a day at the sugar bush. They not only come for a meal and to learn about maple syrup but to enjoy the outdoors and stroll through the sugar bush on our 15kms of walking trails to experience the nature of Lanark Highlands at its best. Our business is the only maple sugar bush and pancake house in Ontario that is open to visitors year round. For some visitors from other countries, visiting our sugar bush is the only rural Canadian experience they encounter. How will our visitors be able to have the opportunity to enjoy the peacefulness and hear the sounds of nature with a massive pit operating next door like the one proposed?

The Highland Line is included in the Lanark County Maple Routes map. This map of scenic driving routes is put together and distributed by Lanark County Tourism, encouraging people to come and enjoy visiting Lanark County. Do you think they will enjoy driving on the Highland Line with what has been proposed?

Changes to the beautiful scenery and amount of wildlife seen while driving on the Highland Line will be greatly affected. Customers are always excited to share the wildlife they spotted on their drive in the Highland Line such as deer, wild turkeys, owls, foxes, coyotes and the occasional moose. How would a pit of this size, activity and noise level affect the wildlife in the area?

Visitors often comment on the beautiful drive but many already question why there are so many gravel pits in such a short distance. Will people choose this route to go on a leisurely scenic drive? Will some people avoid the Highland Line and our business after experiencing the lack of natural beauty and the traffic and noise from a new pit of such a large scale?

I am also concerned about our customers safety while driving on the Highland Line, meeting so many heavy trucks.

It is claimed that wells should not be affected from below water table excavation but is that guaranteed? We require a large amount of water from our well that must be 100% reliable and safe to drink to support our restaurant and sugar camp. We cannot function without reliable and safe well water.

We have had to adjust with the opening of the McKinnon Pit located directly across the road from our property with increased truck traffic on the Highland Line and noise at times from the pit. The proposed pit is not even comparable to the McKinnon pit. A 24/7 operation with a possible 1,000,000 tonnes moved per year, including below water table excavation, would be totally devastating.

Please confirm you have received this letter and keep me informed of any meetings or other matters related to this proposed pit.

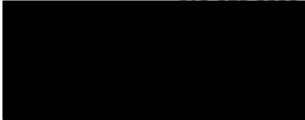
Thank you for taking the time to read my letter.

Our quality of life and environment is in your hands.

Yours sincerely,

Judy Wheeler

Vernon Wheeler
1001 Highland Line
McDonalds Corners, ON
K0G 1M0



March 3, 2023

Township of Lanark Highlands
75 George Street
Lanark, ON
K0G 1K0

Dear Forbes Symon, Amanda Noel, and Council Members of Lanark Highlands:

Re: Application for Official Plan & Zoning By-Law Amendment for Proposed Highland Line Pit

I own 730 acres of land to the immediate west of the proposed Cavanagh pit on the Highland Line. I started a maple syrup operation here in 1980 and have continued to expand, along with my wife and children and their families, to the present. Our agri-tourism business is open to the public year round and includes a pancake house restaurant, sugar camp, museums, barn, playground and hiking trails. All of the buildings are on the east side of the property next to the proposed pit.

A large part of a visit to Wheelers is learning about the heritage side of maple syrup and rural living. We have extensive farming and forestry museums and our maple museum houses the largest collection of maple syrup artifacts in the world (Guinness World Record). The drive through the country is one of the reasons visitors come and sets the scene for their experience. If this pit happens, the Highland Line will never be the same. The great change in the landscape, the truck traffic and the noise that no berm can control will dampen the whole experience here. Some visitors will never return.

The original log farm house on this property is at 1025 Highland Line, just west of our laneway at the pancake house. It was originally built in the mid 1800's. I restored it 8 years ago and have been renting it out as longer term rentals as 'The Farmhouse' through Airbnb. The people that tend to rent it are those looking for a scenic and quiet place to get away to. Will anyone want to stay at a rental that is beside a 24/7 gravel pit?

I feel that the proposed plans for the Highland Line Pit by Cavanagh are way out of the ballpark and should be shelved for the time being. This deposit of sand and gravel is here as a reserve for future generations. Once it is gone, it is gone. It is not a renewable resource that will

replenish itself for the generations that come after us. It should be protected by our township council until such time as it is needed.

The bulk of the sand and gravel from this proposed pit will more than likely be leaving Lanark Highlands, hauled over our roads, and taken into the Ottawa area. Even if the proposal was reasonable, would the Township and County make enough money from the taxes and other fees received from the proposed pit to be able to afford the significant upgrades and maintenance to the roads that would be required to keep them up to standards and safe? The Highland Line is not holding up with the tar and chip surface as it is without the additional heavy truck traffic.

Have any of the gravel pits between here and Ottawa ever been closed because of depletion and then been rehabilitated? Once a pit is closed and rehabilitated it opens it up for other uses. This would provide more potential for housing and increased tax base for the township. If any portion of a licensed pit is depleted, it should be progressively rehabilitated. If they are not rehabilitated there must still be sand and gravel there and a new pit is not needed at this time.

The township has very recently approved the Arnott Pit (19.5 ha) for Cavanagh, an extension of their Pine Grove Road Pit in Lanark Highlands. The deposit has been mapped by the province as being 'the largest single sand and gravel resource area of primary significance in the County'. Given that, how can someone say the proposed pit is needed at this time?

The argument always is that more pits are needed to be closer to market but in this case is it really close to market or is it just the cream of the crop? In other pits it appears they take the best and leave the rest unrehabilitated.

There needs to be more serious studies done by private companies that are not paid by the proponent before even considering such a massive pit, particularly below the water table.

In the summer of 2022 Cavanagh hauled from Rob Anderson's pit. This pit is a short distance west of County Road 12 on the Highland Line. The Anderson pit is not visible from the travelled Highland Line road. If Cavanagh has a market for the material from the Anderson pit, that should be a good thing for everyone.

If for some reason down the road a new pit is approved, the same conditions should be in place as the McKinnon Pit across the road, such as the more reasonable hours of operation.

With the traffic study, done in a manner that was in large part irrelevant to the situation, one would question all of the other studies. From reading reports of the studies, there were so many pages and words that ended up saying very little of substance. The many times that minimal effects were mentioned is really just an open door to anything. Who is to say what minimal is? The report states that the proposed pit has been designed in a way that 'minimizes' risk to public health and safety and potential adverse effects to sensitive uses. This

acknowledges that there are risks. Minimizing is not saying how much the risk will be, just saying they will try to make it less.

Maybe in 10 years time the township council may look at changing the zoning. With well over 50 people in the Barbers Lake area very upset with the application, I feel this is not the time to proceed in any way. If the Township council makes the amendment to the official plan and changes the zoning the door will be open to who knows what. There will be no turning back.

The Ice Storm of 1998 was said to be the most devastating weather disaster in Canada. It caused a lot of hardship for our business. The three years of Covid were also a challenge. These were two events no one had control over. If at this time the council chooses to change the zoning it would cause the greatest devastation to our family business since we opened in 1980. This would be a man-made disaster by choice. I beg the township council to shelve this application process for the future and give my family and business a few more years of the life we worked hard to achieve.

Please confirm you have received this email and keep me updated on everything related to this matter.

Thank you for your consideration.

Sincerely,

Vernon Wheeler

From: [REDACTED]

Sent: March 4, 2023 2:36 PM

To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>

Cc: p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com; msummers4council@gmail.com; jeannie.kelso@bell.net

Subject: Objections to Application for Official Plan and Zoning By-Law Amendment for Proposed Highland Line Pit

Good afternoon,

Please see my attached letter and two additional attachments that are referenced in my letter. If you have any troubles printing the three documents please let me know and I can deliver a hard copy.

Thank you,
Tracy Smith

Attachment 1 – 2023 Tracy Smith Letter RE proposed Cavanagh Pit

Attachment 2 – Reviews for Wheelers Pancake House referencing Scenic Drive & Nature

Attachment 3 – Farmhouse AirBnB Reviews highlighting the peacefulness and tranquility of the Farmhouse

March 1, 2023

Tracy Smith
1121 Highland Line
Dalhousie Concession 11 PT Lot 5 RP 27R8818 Part 2
McDonalds Corners, On
KOG 1M0

Dear Forbes Symon, Amanda Noël, Peter McLaren, Bill King, Ron Closs, Steve Roberts, Allison Vereyken, Marina Summers, Jeannie Kelso and anyone else who cares about Lanark Highlands

Re: Application for Official Plan and Zoning By-Law Amendment for Proposed Highland Line Pit

I am very grateful for the beautiful life I have. I live at 1121 Highland Line, McDonalds Corners with my husband Joel and two children Caleb (10 years old) and Isla (8 years old). Fortunately, my parents Vernon and Judy Wheeler had the gumption and foresight to build and continue to grow our agritourism family business Wheelers Pancake House, Sugar Camp and Museums at 1001 Highland Line. I have built my whole life around working full-time with my family business where we are able to share our slice of nature with others who appreciate the beauty of rural life.

My current way of life will be negatively impacted by the proposed pit in the following ways:

1. My family's activity and health:

- a. Caleb and Isla bike or we go for a family walk on the Highland Line most days in the Spring, Summer and Fall. While passing the proposed pit location, we often stop to help a turtle cross the road, watch a bald eagle or owl soar by, or watch a huge wolf we would sometimes see in the field. What will our safety look like when meeting a heavy dump truck every minute? Will those nature opportunities be lost?
- b. Caleb and Isla fish, swim, and kayak multiple times a week at Barbers Lake in the summer, often riding their bikes there – what is going to happen to the water quality and levels? The loudest thing on the lake is usually their giggles – can you ensure to me that will still be the case?
- c. Silica dust – It is widely know that even small amounts of silica dust is very harmful to our health. It is easy to smell how the wind brings the scent of a neighbours bonfire into our front yard. How can you ensure there is no silica dust going into the air and then my family's lungs?
- d. We already have dangerous levels of radon in our basement and have installed a ventilation system that removes some of the gas – Can you guarantee that disturbing the local soil to such an extent not increase the levels of radon in our home that we are already combatting?
- e. Our drinking water is excellent – how can you guarantee there will be no influence in the water quality and levels?

2. Noise pollution

- a. I can currently hear the “beep beep beep” of the backup alarms from the McKinnon Pit in every room of my house. On the occasion that the McKinnon Pit is crushing, I hear that in my house as well. I opposed that pit when it was proposed at the time. Can you guarantee I will not be able to hear the proposed Cavanagh pit? I was told in a council meeting regarding the McKinnon Pit that I would not be able to hear anything because of the berm and set back at the pit but that has proven false.

3. Dangerous road

- a. The Highland Line road surface is falling apart. Meeting a dump truck currently is tricky, especially in the winter months. Even without increased heavy truck traffic, the Highland line needs to be a paved road with a middle line and shoulder to allow the current traffic to operate

safely. How will driving on the Highland Line be safe with a heavy truck leaving or returning to the proposed pit at all, let alone possibly every minute?

- b. Caleb and Isla get picked up at the end of our laneway by a full-sized bus. In the winter, that bus often struggles on the Highland Line with making it up the hills and safely around the corners. Approximately 5-10 days (that are not snow days) I meet the bus at county road 12 to ensure my kids and the other kids on the bus get home safe. How will Caleb, Isla and the other kids be safe on the bus with significantly increased heavy truck traffic?

4. My livelihood at Wheelers Pancake House (1001 Highland Line)

- a. My full time employment is at Wheelers Pancake House. Our family has worked very hard since 1980 building a successful agritourism business that employed 22 people in 2022. Guests visit Wheelers to immerse themselves in nature and explore the peace and tranquility that the Highland Line has to offer. Please see *Attachment B: Reviews for Wheelers Pancake House referencing scenic drive and nature*. Reading the guest reviews on Google and TripAdvisor clearly shows that second to the amazing service and food, guests come for the beauty of the country drive and the experience of tranquility in nature. How can you guarantee that this pit will not be visible from the Highland Line, not increase heavy traffic and not be heard from Wheelers? It is clear that increasing heavy traffic, seeing the pit from the Highland Line, and hearing industrial sounds (i.e. beeping, crushing) would negatively affect Wheelers agritourism business. Who will protect our family business now and into Caleb and Isla's generation?

5. My livelihood provided from the Farmhouse AirBnB Rental (1025 Highland Line)

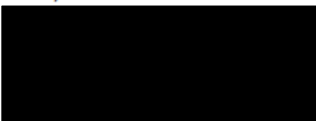
- a. Since 2018 we have been renting the original 1880's Farmhouse to guests through the AirBnb platform. This has given my family income that we depend on while also allowing travelers to experience the serene setting that the Farmhouse has to offer. While not on a lake or in a convenient location, the Farmhouse's major draw to guests is the peaceful rural setting. Please see *Attachment A: The Farmhouse AirBnB Reviews highlighting the peacefulness and tranquility of the Farmhouse*. I have selected a sample of reviews that are posted on our AirBnb listing and highlighted in yellow the comments praising the peaceful, secluded and wildlife-filled location.

I currently live and work surrounded by my family and the land that I love. I will never move. **The decisions you make now will forever impact my daily life.** I want my children to be able to take over our family business but its sustainability is being threatened by this proposed pit.

Please keep me informed on what is going on with this proposed change to my home. Please copy me on and keep me informed of any scheduled dates or correspondence regarding any aspect of the issues around this application.

Thank you for considering how this proposed pit will negatively impact my family's health, wellbeing and livelihood. **Please give Caleb and Isla a chance to continue our family tradition in sharing our love of maple with the world.**

Yours respectfully,
Tracy Smith



Reviews for Wheelers Pancake House referencing scenic drive and nature

Source: Google Reviews

Lorrie Britton-Reid

4 reviews
2 days ago **NEW**
Dine in | Lunch | \$1–10

Family owned and operated. Great atmosphere, **beautiful walk around the trails**. Highly recommend this eatery for the best pancakes and syrup 😊

Simon

85 reviews · 388 photos
a month ago
Dine in | Brunch

We came here as visitors from the UK and it was a great experience. I've never had pancakes with sausage and maple syrup before. The atmosphere was friendly and the staff very attentive and friendly. We're not used to such good service and politeness. **After eating we walked the trails and soaked up the wonderful ambience of a Canadian winter**. Thoroughly recommended.

Ellen Konrad

2 reviews · 1 photo
a month ago
Dine in | Lunch | \$1–10

Wheeler's Maple Products is worth the drive through scenic countryside before you pop out at their beautiful owner built log lodge. Once inside you are in for a treat with their delicious, huge pancakes served with their homemade maple sausages. Cover the whole delicious plateful with Wheeler's own maple syrup. The family that owns and operates it treat you like family and that keeps you coming back. After you've eaten your way through your meal you can enjoy some nostalgia in their museum, or talk to the llamas or sheep. We go there are often as we can!!

Kid-friendliness: There is plenty for kids to do there.

Parking: Parking lot isn't paved, but you're in the country!! Anyone with wheelchair needs can pull right up to the sidewalk no problem.

hima bindu

Local Guide · 312 reviews · 860 photos
4 months ago
Dine in | Breakfast | \$10–20

Fluffy pancakes with maple syrup. There is little else apart from sausages and pancakes. **The surroundings are beautiful**. Coffee was mediocre

Mazen A.

Local Guide · 70 reviews · 1,082 photos
7 months ago

This place is REMARKABLE. They excelled in every attraction they host: extremely yummy food served by a cheerful and energetic staff, top of the line maple syrup, rich museums telling lots and lots of stories, cozy builds, fleshed out playground, and a long non-linear trail if you feel like doing long walks or biking,

all that complemented with free high-speed WiFi Internet on site. **If you are craving great food, museums lover, hiker, wildlife admirer, biker, or a family looking for a day full of fun, you will find something to satisfy you there.** Definitely goes to the top spots to visit west of Ottawa

J Hutch

55 reviews
9 months ago

First time at a maple shack so can't compare to any others. However, the experience was absolutely great. **Fast and friendly service even when we asked for a bird book! You need one to help identify the birds at the bird feeder just outside the window. Wonderful location in the trees.** Too wet and cold for us to walk the trails but an excellent tour of the museum of maple history. The menu is simple, the food is excellent! What's not to like when you have a bottle of maple syrup on your table? Expect to take extra time. This isn't about just eating- it's a wonderful experience all members of the family will enjoy.

Joanne Hendriks

Local Guide 36 reviews
10 months ago

Great for kids, pancakes are huge and the sausages are homemade. Top that with real maple syrup perfect. **Oh and even the drive is nice.**

Dick Wong

Local Guide 99 reviews 133 photos
a year ago

It is a very Canadian experience. Fluffy pancakes, french toast and sausages with all the maple syrup that you'll ever need (tapped on site). The staff are friendly and there is WiFi for your convenience.

This is a great example of a place to take your friends and family who are visiting the Ottawa valley.

Kelly Ann Charleson

Local Guide 27 reviews 37 photos
a year ago

Alright, it's a bit of a voyage from Ottawa, but it's an experience!

The Wheeler family have poured their hearts into this place for years, and it shows.

The food is home-style, and so good. There's a limited menu, but the items on it are so good that you don't need any more choices!

Little ones love the animals, zip line, and tipi. Everyone can enjoy the museums and walking trails surrounding the main building.

It may be a bit of a drive from the city, but Wheeler's is worth it every time.

Darren DeRidder

Local Guide 60 reviews 50 photos
a year ago

As far as sugarbushes go, we like this one and have been back a few times. Here you can get a couple of pancakes and sausages, nothing fancy. But **it's a nice drive in the country** and they have a little play area for kids, animals in the barnyard, some interesting antique displays and a trail in the woods to explore.

Nicole Betournay

2 reviews 2 photos
2 years ago

Had a beautiful fall drive to enjoy their restaurant. Everything was delicious and very reasonably priced. Everyone was very friendly! Got some delicious maple syrup to take home.

Eliza Lee

32 reviews·25 photos

3 years ago

Wheelers has a special place in my heart. I've been going to Wheelers with family and friends quite literally since I was a little girl. The pancakes have tasted the same for over 20 years. I've never once been disappointed with an experience at Wheelers. I highly recommend this pancake house to anyone looking for an authentic Canadian experience. Thank you to the Wheeler family- you have impacted my life more than you know!

JaximusPrimeRib

10 reviews·1 photo

4 years ago

Its a hike n' a half to get here if you are coming from the city, so you'll probably have to make a day outta it. The drive there is a scenic one and the area is stunning in the fall season. The Wheelers location itself is also beautiful and they offer sleigh rides throughout their maple trails although i forget when exactly. The Pancake house takes on the appearance of a large log cabin and is an attractive structure inside and out along with their Guinness World Record winning museum and other displays. The place is a staple of real, proud Canadian culture that represents both the early settlers and the natives. The dinning area inside is decorated with vintage tools, a small fireplace, and large windows making it quite the cozy atmosphere. The food is all made in house and it really shows. Everything is delicious, you won't taste food like their's anywhere else in Eastern Ontario. Their menu selection is rather limited but that really doesn't matter. You came here to get delicious pancakes and have a fun time with your family or friends and thats exactly what you're gonna get. I wouldn't change it for the world. Wheelers Pancake house is a truly unique experience you shouldn't pass up. If this place were to close or fall off the map it would be a national catastrophe. I've been coming here at least once a year ever since i was a kid and i will continue to do so until i can no longer. I really love this place and you will too. Oh, and don't forget to put a couple bucks in the donation box in the museum you heartless animal.

Rick Levesque (Rick)

Local Guide·37 reviews·2 photos

4 years ago

I've never had such delicious pancakes anywhere else! Family owned, pleasant place in beautiful area and peaceful.

Graham McGregor

Local Guide·10 reviews·8 photos

6 years ago

Great food, great service, and beautiful scenery. Definitely recommend.

Tom Clegg

Local Guide·71 reviews·27 photos

9 years ago

If you like maple syrup, you need to go there. Nice big restaurant attached to the sugar shack. Great breakfast menu, good food, big portions, lots of syrup (obviously), friendly service. Attractions include a maple syrup museum and chainsaw museum. One of Ontario's top attractions as far as I'm concerned.

Kate O
Phoenix, Arizona
14247

Reviewed October 9, 2019

Hidden Gem for Breakfast and More

We took a back road to Wheeler's and after a couple of miles of beautiful Fall colors, we found it - a lovely lodge type building tucked among the tall trees! Wheeler's is known for their maple syrup....so highlighting this product they offer breakfast consisting of either french toast (I recommend) or pancakes, and homemade sausage if you're inclined - that is their menu!. All delicious, with a bottomless cup of coffee!

After you've eaten your fill, you can wander to the different buildings housing a museum, artifacts of the sugaring industry, the original sugaring shack, and farm animals, a teepee - plus trails through their forest where you can see all the lines gathering maple syrup in their trees. Highly recommend.

Jan-Jaap v
186

Reviewed April 21, 2019

Sweet experience in deep Ontario; sugar shack par excellence

We were staying in Ottawa in the beginning of April and it was still maple syrup season when farmers extract the sugary sap from the trees. So we drove along beautiful country roads to McDonald's Comer. Hidden in the forest is Wheelers Pancake House, where we were served the quintessential sugar shack meal with pancakes, french toast, sausages all covered in maple syrup. Not exactly refined but it is the good sturdy lunch one expects on a snowy spring day. Service was forthcoming and very friendly. Prices are moderate.

There is an insightful museum with interesting exhibits on the maple process and on rural life in Ontario.

Ron P
Brooklin, Canada
16192

Reviewed September 30, 2018

No questions from our group! This is where we go - Every Year!

This year we messed up - We called them about 1 hours before 30 of us rolling in on Motorcycles! They had everything set up and waiting for us! We found this place by accident many years ago - We go every year for breakfast as part of our "Durham Bikers" Fall colour Ride! The place - Unquestionably very very nice - More than a Pancake house - A museum - free ziplinc - free animal park - They make the Maple Syrup on Site!
The food is always great - Te service is always second to none!

WheresTheMeat2014
Ottawa, Canada
3424

Reviewed November 2, 2016

More than just pancakes

We always visit Wheelers when we have visitors from overseas. It is a great way to experience some of Ontario's magnificent country-side on the way to a unique destination.

The food is OK - the best part is feeling free to use as much maple syrup as I want - but the rest of the package is what makes the trip worthwhile. Adults enjoy the Maple museum and kids love the petting farm. On my last visit, my granddaughter got too close to the pigs and one of them pulled a sock right off her foot. We laughed and talked about that for days.

My granddaughters and great-nephews just loved the place. They would have stayed all day if the grown-ups didn't have other things to do.

David S
Colborne, Ontario, Canada
3958

Reviewed July 25, 2015

Best Pancakes and Maple Sausages Ever!

We left Ottawa looking for a nice breakfast restaurant and came across the link for Wheeler's. It was funny driving down all those back roads following signs which were amazingly well marked. The pancakes were light and fluffy and came with wonderful homemade sausages. There is also a nice sugar museum, sugar shack, and animals, swings, and things to see outdoors. Overall a huge success!

Trish L
Canberra, Australia
2829

Reviewed April 17, 2015

Get the true Canadian experience

We were taken to Wheelers pancake house as a treat from our Canadian friends, the drive there was lovely, through small towns passing barns galore, wildlife abounding, snow on the ground then the hoses between trees led us to a most wonderful pancake house and museum. Several buildings housed old goods and chattels and they would have to be some of the cleanest, neatest old museums anywhere loaded with goods of all descriptions from years ago. Never before have I seen so many chainsaws in one collection! These museums were entry by donation. Inside the pancake house we saw the maple syrup in the raw, the huge vats, the memorabilia and then onto the restaurant. I had 2 very large pancakes and 3 sausages with plenty of butter and their own home grown Maple syrup for just \$10.25, a true bargain and so delicious. Loved the whole place and would most definitely recommend this restaurant and the museums to everyone, young and old.

Gemstone366
Smiths Falls, Canada
35

Reviewed October 8, 2014

Awesome Maple Syrup & Sausages!

This family run maple sugarbush is a fantastic Fall destination. The Fall foliage was stunning and walking through the forest was beautiful. The drive to McDonalds Corners was enjoyable and scenic. The pancakes were fluffy and generous in size and the maple syrup was delicious! They also make their own sausages with a very distinctive flavour - delicious. Make sure to visit the on-site museum - we've never seen so many vintage chainsaws in one place. Everyone is very personable and friendly which made for a very enjoyable visit. Great for the whole family.

The Farmhouse Airbnb Reviews highlighting the peacefulness and tranquility of the Farmhouse
1025 Highland Line

Kendra - August 2022

My husband and I stayed here at Tracy's for 5 weeks and both the house, the surroundings, and Tracy as a host were absolutely wonderful and our stay was perfect in every way!

We have been traveling and staying only at Air BnB's for over a year, and this is one of our favorites. Here are a few things that we found made the place so excellent and that we look for: First, the house is incredibly spacious. Nearly every Air BnB is smaller in reality than the pictures online indicate--that's not the case here as the rooms (especially the living room, dining room, and kitchen) are huge and comfortable. Everything is well maintained or new, there are several great couches, and having the whole first level tiled is excellent. I should also add that everything was immaculately clean, the kitchen was well stocked for cooking and had a nice set of stainless pots and pans, and there was a nice large washer and dryer.

Second, the entire area and countryside around the house is absolutely gorgeous and peaceful from every angle you look. The house is situated a very short drive into McDonald's Corners and an easy, comfortable 22 minute drive into Perth (which is a lovely town with everything you could ever need). Also, we enjoyed going to the museum and Pancake House (they have vegan pancakes too!) just next door.

Lastly, Tracy is an amazing host who has thought of everything and truly cares that your stay there is smooth and comfortable...you simply can't ask for more than that. For all these reasons this is an EASY 5 star Air BnB, we wish we could've stayed even longer than our 5 weeks, and we are already looking forward to coming back next year.

Robert - September 2021

The Farmhouse is a comfortable home in a sublime location. We were fortunate enough to stay for some months and look forward to coming back in the future.

Also, Tracy and her family are about the nicest people you could hope to run across. Kind, helpful with a great generosity of spirit. A wonderful experience on the whole, we won't hesitate to book Tracy's home again as soon as we can.

Lana - March 2021

The farmhouse at Wheeler's is by far the best rental experience we have ever had. The property itself offers peace and tranquility, wide open spaces, spectacular views, great walking trails and plenty of fun stuff to see at the Pancake House and museums just up the road. The house is spacious, comfortable, and has all the amenities you'd need for a short or long stay. I especially loved the heated floors during the colder months! It is bright, with plenty of windows to enjoy views from every room. The history, character and decor of the log home is beautifully maintained. We enjoyed many sunrises and sunsets on the wraparound covered porch. Best of all was the hospitality and kindness of our hosts. Tracy and her family went above and beyond to make us feel welcome and at home. We extended our original stay twice because, well, we just never wanted to leave :) 5 star experience!

Shantele - November 2020

This place is spacious, peaceful and worth every cent! If there's ever an issue, Tracy is always there to ensure that your stay is taken care of, and we greatly appreciate it!!

Noemi - August 2020

Tracy and her family are great hosts that keep the place in tiptop shape. They were very accommodating to us by installing a desk to create a workspace and even a rainwater barrel to have softer water for our pet fish. The place is spacious, comfortable with lots of light. We had a great summer surrounded by nature with lots of birds and other wildlife visiting the property or roaming around nearby. An excellent place for those wanting comfort but being in nature at the same time.

Donald - February 2020

Beautifully located, very secluded apart from some car and snowmobile traffic to the pancake house that you can hardly hear. Tracy was a gracious host and made sure we were comfortable and happy. House sleeps 13 comfortably and the living room is cozy and sits plenty as well. Visiting Wheelers Pancake House was a treat, beautiful artifacts from the surrounding area and an interesting history to learn about in the Maple Syrup industry!

Ayden - September 2019

Tracy's place was perfect. A group of us stayed for 4 nights as we were doing some night work in the area. The place was spotless, with plenty of space, and super comfy couches. Tracy was very quick to respond when we had questions. The location was in a nice quiet spot, but with easy walking distance to the Pancake House made it super convenient for a late breakfast stop. Everyone had a great time. Hopefully we will be back next year!

Marc - August 2019

The Wheeler farm house was beautiful in a serene setting in Lanark Highlands. The host was welcoming and gracious. We had a great stay and will be back.

Elena - July 2019

Nice cottage away from the noise of the town, a lot of forest and nature all around, big indoor space, lots of seating in the living and dining area, lots of beds in the bedrooms and a very welcoming host! Also a bunch of trails to walk in the forest around, overall a pleasant experience away from the city.

Tobias - August 2018

This house is stellar. I wasn't sure what to expect when booking a place so rurally located, but when we arrived we had everything we needed. Tracy took the time to have towels in place, with soaps, shampoos and even hand creams in the bathrooms. The beds were comfortable and the air conditioning was as powerful as we needed it to be during a particularly hot summer. The kitchen had everything we needed to cook meals, and when we weren't up to cooking, we walked back to the pancake house for a delicious pancake breakfast. But just as important as the comfortable housing arrangement is how quiet and beautiful the land is surrounding the farmhouse. And the stargazing is unreal! Tracy (and Joel!) were very communicative and were about a 1/4 mile away (which translates to "right next door" in those parts) if we needed anything. We are planning a return, hopefully in the winter and we look forward to staying at the Farmhouse again.

From: Alani Galbraith [REDACTED]

Sent: March 4, 2023 12:58 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com

Subject: Concerns Re Barbers Lake Rezoning

Attention:

Township of Lanark Highlands Clerk:

Amanda Noël lhclerk@lanarkhighlands.ca

CC:

Local Councillor for Ward 5:

Jeannie Kelso jeannie.kelso@bell.net

Township of Lanark Highlands Reeve:

Peter McLaren p.mclarenfarms@sympatico.ca

Planning Consultant:**Forbes Symon** forbess@jp2g.com

From: **Tom Kuzma**

264 Concession 9A Dalhousie, McDonald's Corners, K0G 1M0

Lot 2, Concession 8

Block # 05028 House (7 acres)

Block # 05029 Marsh (100 acres)

NOTE: Barbers Lake drains through the property along the northwestern edge as Long Sault Creek. Drainage along the northwestern edge of the property directly affects 53 acres of marshland and the 3-acre open water lake amid it all.

Dear Amanda Noël, Jeannie Kelso, Peter McLaren, and Forbes Symon

Thank you for taking the time to consider the serious concerns of the people who live and make their living in the area surrounding Barbers Lake and McDonald's Corners.

Please find attached a copy of my letter.

Thank you for your time to read them.

I look forward to following your discussions about this issue.

Sincerely

Tom Kuzma

Attachment 1 – Tom Letter Barbers Lake Rezoning

SUBJECT: BARBERS LAKE REZONING

ATTENTION:

TOWNSHIP OF LANARK HIGHLANDS CLERK

Amanda Noël

lhclerk@lanarkhighlands.ca

CC:

WARD 5 COUNCILOR

Jeannie Kelso

jeannie.kelso@bell.net

TOWNSHIP OF LANARK HIGHLANDS REEVE

Peter McLaren

p.mclarenfarms@sympatico.ca

PLANNING CONSULTANT

Forbes Symon

forbess@jp2g.com

FROM:

Tom Kuzma

264 Concession 9A Dalhousie, McDonald's Corners, K0G 1M0

Lot 2, Concession 8

Block # 05028 House (7 acres)

Block # 05029 Marsh (100 acres)

NOTE: Barbers Lake drains through the property along the northwestern edge as Long Sault Creek.

Drainage along the northwestern edge of the property directly affects 53 acres of marshland and the 3-acre open water lake amid it all.

**RE: NEGATIVE IMPACT OF PROPOSED BARBERS LAKE PIT
ON ADJACENT AND NEARBY PROPERTY VALUES**

TO: Amanda Noël, Jeannie Kelso, Peter McLaren, and Forbes Symon

Dear friends and neighbours. I must expect that yet another local aggregate pit, just upwind of me, will reduce the value of my house and property.

My questions for you:

- 1. What is the present tax on Lot 5 Concession 10 and the tax history over the past 5 years?*
- 2. What will be the annual tax once the property is rezoned for the pit?*
- 3. What is the total projected increase in tax revenues over the lifetime of the pit, both in absolute and relative terms?*
- 4. My concern: Any loss of local property value due to the pit may qualify as an uncompensated taking. What liability does the Lanark Highlands bear in such a case?*

I request confirmation this letter has been received.

I request to be copied on and kept informed of any scheduled dates and correspondence around meetings of any Township bodies that may meet in future to consider any aspect of the issues around this application.

Thanks for your consideration. I look forward to your reply.

*Regards,
Tom Kuzma*

From: Lynn Ann Reside [REDACTED]

Sent: Friday, March 3, 2023 5:51 PM

To: lhclerk@lanarkhighlands.ca

Cc: jeannie.kelso@bell.net; Forbes Symon <ForbesS@jp2g.com>; p.mclarenfarms@sympatico.ca

Subject: Application for Highland Line Pit

****EXTERNAL EMAIL**** Please use caution.

Attention:

Township of Lanark Highlands Clerk
Amanda Noel lhclerk@lanarkhighlands.ca

CC:

Local Councillor for Ward 5
Jeannie Kelso jeannie.kelso@bell.net

Township of Lanark Highlands Reeve
Peter McLaren p.mclarenfarms@sympatico.ca

Planning Consultant
Forbes Symon forbess@jp2g.com

Dear Amanda and the Township of Lanark Highlands,

I am writing this letter to express my deep concern in regards to the application for the Highland Line Pit by Cavanagh Construction.

This proposal has the potential to cause significant negative impacts on the surrounding environment, particularly water quality and endangered and indigenous species habitats and for the people who reside here. I am also concerned for the impact this project would have on our local tourism, an ever developing industry and a major contributor to the areas economy.

Barbers Lake and the surrounding area are home to a diverse range of wildlife, including many species that are already endangered or threatened. For example the Blanding's Turtle, which I have seen and photographed, is considered an endangered species which is particularly vulnerable to habitat destruction and fragmentation. The Species at Risk identified in the environmental Study, conducted on site in 2020 by Golder Associates Ltd, depend on the wetlands and habitat around the lake. Similarly, the Tri- coloured Bat, also identified in the report, would be adversely impacted. The noise, light and 24 hr. activity of the proposed site would disrupt the bats roosting sites and force them to relocate further endangering their already fragile populations. I would be very interested to know if their was an environmental assessment of the area prior to it being so heavily logged.

I also have valid concerns for the water table, water quality and the streams and rivers that either feed or flow through the lake and the proposed site, and of course, the lake itself. While the water table report I read addresses some concerns, it appears that the health of the lake and the impact of such an operation have not been considered or studied. I would be very interested to know of a similar situation (a sand/gravel pit on land that borders a lake) and the impacts such an operation had. I have not been able to find such research which only heightens my concerns. The possible damage to the water table would have devastating effects on the wildlife, the people that reside in this area and for our maple sugar bush, syrup operations and the tourism it brings to this area. This leads me to the possible effects on the areas tourism. The Lanark Highlands draw many tourists to the area and this industry is growing. It also supports many business that attract people year round. For example, Wheeler's Pancake House is a huge attraction which not only entices people from far and wide to visit but to spend time and money in the area which benefits everyone. Gravel trucks and the constant noise will certainly ruin the experience that the pancake house, operation and museum offer, as it will many other tourist experiences.

I have a few questions that I am hoping can be addressed. They are, but not limited to, as follows:

In other grave/ sand extraction sites what are the environmental impacts on the surrounding land (ie: impact on maple sugar forests)

What are the guarantees that the ground water levels, so influenced by the streams and wetlands, will not be impacted by digging below the level of the lake?

Could the fragile temperature of Barbers Lake be influenced by this project and its operation?

Has the condition of the roads, primarily Highland Line and Highway 12, been assessed and addressed? Will they need to be up-graded? Changed? Altered? Who would be responsible for that and the subsequent care and maintenance.

Has the issue of tourist traffic, all terrain vehicle users, snowmobiler's and cyclists been considered?

Will the site have an impact on boating, kayaking or canoeing?

Would Cavanagh Construction, to reduce the impact of 24hr light, commit to alternatives such as blue lighting to reduce effects?

Has the sound of the trucks running, back up warning signals beeping 24/7 etc been assessed or studied?

What is the correct way to address the un-evaluated wetlands on this proposed site?

I would appreciate the consideration of another traffic study to be conducted that better represents the area. The study submitted by Cavanagh Construction was done on a Wednesday in December of 2021. The data was collected during the Pandemic and in a low impact tourist season therefore it does not accurately depict the flow of traffic that occurs on the Highland line.

Thank you for our time and consideration in this matter. I would appreciate confirmation that this letter was received.

I would also request to be kept informed of any and all dates, correspondence or meetings regarding this application by Cavanagh Construction.

Thank you again,
Sincerely,

L.A. Reside
264 Concession 9A Dalhousie
Prt lot 1 and Prt lol 2

Sent from my iPad

From: [REDACTED]
Sent: March 4, 2023 9:24 AM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net
Subject: General Concerns - Proposed Pit License Barbers Lake

Good Day to you all,

My hope is the attached letter finds you well, and not overwhelmed by the task at hand. You and your team affect the destiny of so many locals, and generations to come.

All the best,

Nathan Wheeler

172 Trembleau Rd
Keeseville NY 12944

Attachment 1 – Barbers Lake Concerns – Nathan Wheeler

March 4, 2023

Township of Lanark Highlands
75 George Street
Lanark, ON
K0G1K0

Dear Forbes Symon, Amanda Noël and Jeannie Kelso:

I do not envy your duty before you. Weighing the benefits of local business, quality of life and protecting our waterways from "progress" is no small task.

My deepest concerns are regarding the proposed Pit Licence being sought for active pit operation adjacent to Barbers Lake.

Canada has such a small population compared to our vast territory, and yet we continue to error by choosing "business" for mere convenience. Resource rich, and yet we destroy our waterways and the quality of life for local residence, for what gain?

As a native of Timmins ON, I've personally watched a lake that was surrounded by children play areas, a respite for the locals, drained and mined within the city limits of Timmins, so that a non-Timmins based company could take their profits elsewhere. The company refilled the lake, but the parks, and wildlife were no more.

My family vacations on Barbers Lake staying with family where we enjoy pristine nature, undisturbed wildlife, and the satisfaction of a smooth glide in a canoe.

What noise study has confirmed the waterfowl will remain?

What air impact study has confirmed the turtles won't be joked, or that local residence won't develop asthma?

What water study has confirmed that Barbers Lake won't drain into the pit, after the pit has been dug many meters below that of the lake? Or that oil and other chemicals won't drain into the lake from the commercial operation on its shore?

From Timmins to now living in NY state, I am no stranger to witnessing those that have chosen to bend a knee to the pressures of business, cloaked in the robe of convenience. No doubt you and your team can see that any short-term gains of allowing another pit, will only be cursed by the residence that enjoy your trust and scorned by the generations to come.

Yours in good faith,



Nathan Wheeler
172 Trembleau Rd - Keeseville NY 12944

From: corbeau brushett [REDACTED]
Sent: March 6, 2023 8:41 AM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Aggregate development Barbers lake

I would like to express my concerns in regards to the proposed Aggregate development in the area of Barbers lake including the Highland Line and 9 th con. Mcdonalds corners.

My concerns are many, and perhaps more wide spread than most. My wife and I and our newborn son [Corbeau]

settled in Mcdonalds corners 17 years ago. We taught our son to appreciate the beauty of this area. Countless miles logged walking the 9th con to the Highland line and west to the area of the Pancake house. Our son in a wagon, modified with skis screwed to the wheels for winter. That would be about the turnaround point. Soon we started walking the 9th con. straight to the south and found a small lake with a culvert [Barbers lake] Corbeau wondered the water that rushes through this culvert goes somewhere, and my son was reaching the age where he really wanted to explore all of this beauty. Down the Long Souix and plenty of Trout fishing even today all these years later thats where we go to catch a few Trout. For the last 4 years Corbeau has been responsible that I could drop him and a friend off at the culvert [Barbers lake] with his little boat and they would fish till dark and I would be there to pick them up. The impact on that entire water shed certainly will be devastating. Which brings me to another concern. For 12 years I have made my living seasonally managing a lodge on the North shore of Dalhousie lake. Many of our guests dont fish, don't ski they just like the area. Most of them just like the area. They walk they Bicycle they really enjoy the whole experience. One of our most popular Bike routes is from North shore Dalhousie lake to Lavant mill road west on ct rt 12 to 2nd con North Sherbrooke, to the Highland line and back to Mcdonalds corners. Imagine the impact the added trucking will have on the air quality, safety, water quality and beauty of this area. Which brings me to yet another concern. We currently live at 5611 Mcdonalds corners rd, we bought this property 8 years ago . We recently began a new home build on a lot at 983 9th con. A Dalhousie. Both properties that we own will be directly impacted by the noise, dirt and safety on our roads. We hope you will consider the impact this development will have on the quality of life for residents and the attraction for tourism.

Thank you for your consideration. Could you please confirm the receipt of this letter ?
Gary Scrafano, Glynnis Brushett and Corbeau Scrafano.

Sent from [Mail](#) for Window

From: Mark Wheeler [REDACTED]
Sent: March 6, 2023 9:40 AM
To: forbess@jp2g.com
Cc: Planning Admin <planningadmin@lanarkhighlands.ca>; LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net
Subject: OPA-08 & ZA-2023-02 Thomas Cavanagh Construction Limited

Good morning Forbes,

Please find attached my Comments, concerns, and questions regarding:

OPA-08 & ZA-2023-02 Thomas Cavanagh Construction Limited

Please confirm receipt.

Thank you,

Mark and Shannon Wheeler

CC:

Township of Lanark Highlands Clerk: Amanda Noël lhclerk@lanarkhighlands.ca

Councillor for Ward 5: Jeannie Kelso jeannie.kelso@bell.net

Attachment 1 – Cavanagh Pit – March 2023

APPLICATION FOR OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

OPA-08 & ZA-2023-02 Thomas Cavanagh Construction Limited

Submitted to: Forbes Symon- Township Planner
forbess@jp2g.com

Submitted by: Mark and Shannon Wheeler
1001 Highland Line,
McDonalds Corners, ON
K0G1M0

Date: March 6, 2023

Lanark Highlands... our home...

My family and I live on the residence on Lot 4 Concession 11 Dalhousie Township. This has been my home and workplace for my entire adult life. The proposed operation will impact many people. My family and other residents of the area would suffer through the noise of pit operations 24 hours a day, the visual eyesore from the Highland Line, and the uncertainty of possible environmental and water source impacts. The many visitors to our farm will encounter heavy truck traffic, deteriorating road conditions, and the loss of scenic beauty our quiet, peaceful setting.

The first time I truly appreciated how special our farm is was during a walking tour of our sugar bush with a school group from Japan. For a moment we stopped and listened to nature. After a minute or so I notice that some of the visitors getting quite emotional. When I asked if they were okay, they responded "this is the first time in our lives that we have never heard the sounds of people". Their whole entire existence they have been surrounded by the man-made hum of air and car traffic, machines, and even household HVAC systems. What we have is special.

The Lanark Highlands area is known for its natural landscapes. The rolling farmland, lakes and streams, vast forests, and cedar rail fences make it a great place to live and a desirable destination for visitors. One of Lanark County's major tourist attractions, Wheelers Pancake House, Sugar Camp and Museums, is located just past the site of the proposed pit.

Wheelers is an agri-tourism operation that draws visitors to our community from around the world. Visitors learn about the history of maple syrup and can explore the many nature trails and delight in the peacefulness of the maple forest.

Part of the visitor experience is the scenic drive through the Highlands. Our Township website says it well when it says "Lanark Highlands offers picturesque vistas of rolling hills and Canadian Shield topography." In fact, the Highland Line is part of one of Lanark County's Maple Route scenic byways.

The visitor experience is sensitive to the impacts of aggregate operations. Specifically, noise from aggregate operations and the aesthetics of our scenic country roads.

Please see Appendix A & B for a sample of comments and descriptions of both Wheelers Maple and our surrounding area.

Lanark Highlands Official Plan Implications:

Guiding Principles:

Do the Guiding Principles outlined in Section 2.3 of the Official Plan support the approval of this application?

- Does it recognize that our waterfront lands are a unique resource and land asset?
- Does it encourage development that contributes to the overall attraction and viability of the waterfront?
- Is it being evaluated with careful consideration to recreational, environmental and, socio-economic matters in order to preserve the quality of the waterfront lands and provide for collective enjoyment?
- Does it show that we value and protect our resource lands and encourage development and expansion to occur in a manner which respects long term assets and avoids potential land use conflicts?
- Does it respect and enhance our natural environment in accordance with provincial policy and in a manner which is considerate of land owner interests and recognizes the need for ecosystem diversity, viability and sustainability?
- Does it show that we are committed to the preservation of our cultural heritage including historical connections to First Nations and early settlers and to our natural heritage including the traditional thoroughfares of the waterways?
- Does it ensure appropriate development which will not pose a danger to public safety or health or result in negative property or environmental impacts?
- Does it ensure that effective infrastructure services will be provided by the appropriate level of government or the private sector in a cost efficient manner which recognizes development priorities and which ensures the protection of our environment?

Rural Communities:

One of the recurring themes of the Lanark Highlands Official plan is creating a good community in which to live. In its introduction it states that *"because decisions which implement growth and development have long lasting impacts, it is incumbent on everyone to ensure that those decisions reflect community values and will result in more liveable communities which are economically and environmentally sustainable."*

- Will approval of this application make Lanark Highlands a more liveable community that is economically and environmentally sustainable?

In its vision it states that *“The Township of Lanark Highlands will manage growth through a balanced approach that acknowledges economic opportunities and recognizes that the protection of our unique communities and our environment in a sustainable manner will result in a desirable place to call home.”*

- Does this application provide a balanced approach considering new and already established economic opportunities recognizing the incompatibility of a pit operation with an adjacent tourism business?
- Furthermore, the impact that a non-renewable resource extraction operation will have on a tourism business focused on the sustainable production of a culturally significant product?
- Did you know that Wheelers Maple is the site of a Heritage Canada plaque recognizing Maple Syrup Production as a “Culturally significant heritage event in Canada?”

Lanark Highlands is characterized by its vast expanse of rugged shield topography which provides for an attractive rural lifestyle. The following policies are intended to provide for the long term orderly development of the rural area in a manner which is consistent with ensuring the protection of natural and environmental resources and which will respect the objective of protecting the character of our rural lands. (OP Sec 3.3)

- The rolling hills, forests, and rural lifestyle characterize the Highlands. Exposed aggregate operations permanently change the landscape. What measures could be taken to minimize the visual impact of the pit from the roadway and preserve the character of our scenic back roads?
- Setbacks are a tool for preserving the existing landscape from a road allowance. Should it not be a priority to preserve the landscape by not permitting the removal of any vegetation and aggregate within the setback area?

...The intent of this Official Plan however is not to prohibit residential or economic development in the rural areas, but rather to provide guidance on appropriate land use which will support the objective of preserving the identity and character of the rural and settlement areas. (OP Sec 3.3.1.2)

- Does the proposed Official Plan amendment preserve the identity and character of this rural area?

Waterfront Communities:

- Recognizing that the subject property has direct frontage on Barbers Lake is it correct that Section 3.1 of the Official Plan in regards to Waterfront Communities applies to this property?
- In this case is it correct that Waterfront Communities is defined as those lands generally extending inland 150.0 metres from any lake or watercourse as shown on Schedule A, and that lands which ecologically, physically, visually or functionally relate to the water body, although extending beyond 150.0 metres from the waterbody shall be deemed to be within the Waterfront Communities?
- Has a Site Evaluation Report been completed for this application as outlined in 3.1.1.3 of the Official Plan?
- Does the application respect the Council's objectives regarding development in the Waterfront Communities as listed below (3.1.2)?
 - To protect the visual qualities of the lakes and rivers and to protect or enhance the natural shoreline character.
 - To protect wetlands, wildlife habitat areas and fish habitat from incompatible development.
 - To maintain or improve the ecological, scenic or recreational character of the Township's lakes and rivers and those lands that are visually connected to the shoreline.
 - To ensure that shoreline development does not have an adverse impact on the quality of lake water and, wherever possible, to rehabilitate and naturalize shoreline areas that are currently developed.
 - To encourage an increased awareness of the sensitivity of the environment and environmental stewardship of lands in the Waterfront Communities.
 - To ensure that development, redevelopment and the increasing use of shoreline properties does not result in additional environmental impacts or increase municipal servicing costs.
 - To promote the maintenance and enhancement of native vegetation buffer areas in all shoreline areas of the Township.
 - To promote the use of septic systems and tile beds that utilize phosphorous retaining soils. To encourage and support the development of lake management plans that identify and protect the unique social, cultural and ecological values of different lakes in the Township.
 - To protect areas of archaeological potential.
 - To preserve the dark sky through sensitive lighting design and installation.
- Is it correct that a pit or quarry is not a permitted use in those areas subject to the Waterfront policies (OP 3.1.3.1)?

5

Forestry:

Forestry operations are encouraged to follow sound forest management practices and shall be set back from all shorelines including wetlands, streams, rivers and creeks an appropriate distance so that clearing and cutting operations do not impact the visual quality and character of the shoreline when viewed from the waterbody. Clear cutting shall be prohibited within 500.0 metres of shoreline including wetlands, streams, rivers, creeks unless carried out in accordance with sound forest management practices, and maintaining appropriate vegetation buffers. (OP-Sec 4.2)

- Has the clear cutting on the property been conducted within 500 meters of the shoreline of Barbers Lake?
- If there has been a prohibited activity on this site has it been addressed?

CONCERNS RELATED TO PROPOSED NEW HIGHLAND LINE PIT

Noise from pit operations:

The acoustic study assesses sounds that will come from the pit from various activities. Has there been calculation adjustments, or consideration given, to the tonal noise caused by reversing alarms? These reversing alarms would emanate from operations 24 hours a day. In my experience the most pronounced sound from pit operations are these alarms.

The expected noise coming from the pit is at, or barely below, the maximum limit for the Class 3 acoustical classification area surrounding the proposed pit. The proposed pit is surrounded by a lake, private residences, and a long established ecological, cultural and heritage tourism business. The present background noise is likely much lower than the Class 3 limit, especially in the evenings and overnight. What is the background noise surrounding the property presently? A Background noise assessment would provide helpful data to measure the effects on the surrounding area.

The application states that engine brakes will not be permitted in the extraction area. Will there be a similar restriction on the use of engine brakes for trucks using the haul route on the Highland Line? Would the sound of engine brakes be even more prominently heard by the residences along the Highland Line as trucks pass directly by?

Traffic from Pit

A new Pit on the Highland Line will have a significant impact on traffic volume and safety. There are 4 other pits currently licensed and operating intermittently or not at all in the last 20 years in the area:

- Anderson Pit (20,000 tonnage)
- Adam Pit (500,000 tonnage, inactive for 20 years)
- Cavanagh Pit at 9th Concession (20,000 tonnage, inactive for 10+ years)
- McKinnon Pit (150,000 tonnage)

The present maximum tonnage if all existing pits were in operation would be 690,000 tonnes. If the new application was approved at a tonnage of 1,000,000 it would more than double the current maximum (worst case scenario) haulage of the Highland Line.

The traffic study was conducted on a weekday in December 2021 during a Covid-19 pandemic lock down. A more accurate assessment of traffic related to the operation would be helpful.

- Recognizing that there are 4 additional existing pits on the Highland Line, what is the current worst case (maximum) impact if all 4 existing pits were operating at maximum tonnage?

- Also recognizing that traffic to Wheelers Maple varies significantly (peaking during Spring, Summer, and Fall and especially on weekends and could alone account for approximately 80-100 one way trips per hour) would the Highland Line operate well with maximum peak traffic from existing approved land uses in addition to the peak traffic from the proposed new extraction operation?
- Most heavy truck traffic using the Highland Line pits are presently tandem and triaxle dump trucks. What type of trucks would be hauling from the proposed pit? At maximum haulage of all current pits and the proposed pit, along with Wheelers and local traffic, are the road and intersections safe for the amount and type of traffic?
- Is the current road infrastructure adequate for the addition of this pit as a result for a change to the Official Plan and Zoning for the property in question?
- Has an assessment of the proposed haul route been conducted to determine if it is adequate for the currently approved use? Has an assessment been done to determine if it is adequate for the increase in heavy truck traffic being proposed for the new pit operation?
- What will be the road maintenance or construction implications for the township if this Official Plan and zoning change are approved?

A note on the McKinnon Pit...

The McKinnon Pit which is located to the north of Wheelers Maple is mostly not visible from the road and operates under site plan controlled conditions. Some of those conditions include:

- Site hours of operation from 6 am to 6pm, Monday through Friday; there will be no operation on Saturdays, Sundays or statutory holidays.
- On site crushing/screening shall be limited to the time periods between May 15th and July 1st, and between October 15th and March 15th
- During the half-load season prescribed each year by Lanark Highlands/Lanark County, no haulage or truck traffic shall enter/exit the site. Haulage may only occur in the event of an emergency situation upon approval of the Municipality.

Unevaluated Wetlands

There are several wetlands referred to in the reports and site plan. These wetlands are unevaluated wetlands. Before there is an Official Plan or zoning change on the subject property should these wetlands not be evaluated to determine whether there would be a negative impact from an OP or zoning change? By changing the classification from Rural to Aggregate extraction should impact on natural features and adjacent lands not be assessed and considered?

Archaeological Concerns

In the Stage 1 Archaeological report by Golder there are 3 sites identified in an adjacent property that are approximately 200 meters from the study area.

BfGd-3, BfGd-4 and BgGd-5 are pre-contact lithic scatters identified by Kinickinick Heritage Consultants in 2006 and are located approximately 200 m to the northwest of the study area (Stage 1 Archaeological Assessment-Golder)

These pre-contact sites are located on high elevation features at the McKinnon Pit. It seems that studies for the Cavanagh pit concentrated on known farm sites from the 1800's. Have the higher bluff type elevations with unique topographical features (particularly the center of area 1 and the center of area 2) of the proposed pit been assessed for archaeological significance, especially seeing as prior investigations approximately 200m away have identified pre-contact artifacts in similar terrain features?

Water Table Concerns

Horizontal Groundwater Flow- "Based on the results of the groundwater elevations collected at the site, groundwater flow generally flows from southwest to east within the sand unit."

"The highest groundwater elevations are found in monitoring wells installed on the southern corner of the site (i.e., MW20-6)" MAXIMUM PREDICTED WATER TABLE REPORT PROPOSED HIGHLAND LINE PIT- GOLDER

The report measures the groundwater level of MW20-6 as 195.36 to 194.68masl. The drinking water well at my residence is less than 500 meters to the southwest of MW20-6. My well head is at 213masl and my well is 26 meters deep (187masl). Level of water in the well sits at 12 meters from bottom with minimum 32 GMP flow rate. The static level of my well is therefore 199 meters above sea level. My home is clearly visible on figure 2 of the Level 1 and 2 Water Report by Golder but not mentioned in the report.

Seeing as the water level in my well is above the level of MW20-6, and the direction of horizontal groundwater flow is from my well towards MW20-6, can it be guaranteed that extraction in the vicinity of MW20-6 will not affect the flow and depth of my well?

The proposal is for a pit floor at 176m asl and expected pond surface level is 186m. The pit floor is a full 23 meters below the water level of my well. Is there a chance that extraction to 176m will drain the area to the southwest of the pit affecting my well?

With the water table at approximately 195 meters at MW20-6 it is apparent that the pit will certainly lower the water table in that area. MW20-6 is located approximately 60 meters from our property line. Would it be correct to expect that the proposed extraction in the new pit will, in fact, lower the water table in our adjacent property?

Below water table extraction

66 FINAL SURFACE WATER DRAINAGE THE SITE WILL BE REHABILITATED AS TWO LAKES. DRAINAGE FROM EXTRACTION AREA 2 WILL FLOW TOWARDS EXTRACTION AREA 1 THROUGH THE UNEXTRACTED MATERIAL BENEATH ANDERSON LANE. DRAINAGE FROM EXTRACTION AREA 1 WILL BE TOWARDS BARBERS LAKE, DISCHARGING AT THE LOW POINT ON THE EDGE OF THE EXCAVATION AND FLOWING INTO THE LAKE. (From ARA Site Plan)

The lake in extraction area 2 is expected to have a water surface level of 186 meters asl. The water table at MW20-6 is 195 meters. Does this mean that the lake will fill to 195 meters or the water table adjacent to the extraction area will be drained to 186 meters?

The lake in area 2 does not have a surface drain. It is expected to flow beneath Anderson Lane. How deep is the bedrock beneath Anderson Lane? Will the flow from the lake in area 2 be able to penetrate the Anderson Lane with its 2 X 30 meter setbacks and 15 meter road area (75 meters of unextracted material plus rehabilitated slope)? If there is not adequate flow what is the maximum level that could occur in lake 2? Is there a risk of lake 2 becoming stagnant having no outflow?

The lake in area 1 will discharge into Barbers Lake. With Barbers Lake being predominantly a spring and cold water stream fed lake, how would the drainage of the pond on area 1 effect the ecology of Barbers Lake? The drainage from the ponds would be a higher temperature than Barbers Lake in its natural state. Is there a risk to fish habitat or algae from an increased temperature of Barbers Lake caused by drainage from the ponds in the extracted area of the pit?

Progressive rehabilitation:

The application talks about progressive rehabilitation but offers few details. Will there be a limit on the area that can be excavated at any given time? Will the pit be rehabilitated when all resources are exhausted or is there a plan for the stages at which areas will be excavated and milestones for rehabilitation that must occur before moving to the next stage?

Impact on future residence

It has been my intention to build a retirement residence in the clearing on the southeast corner of Lot 5 Concession 11 (beside the present location of our vegetable garden). Access would be using the Concession 11 Road Allowance off the Highland Line to the South. What would be the acoustical impacts of the proposed pit on the future development of a residence in that site? Would there be any new restrictions for that site as a result of approval of the proposed pit (zoning, studies, etc...)? Would a residence on this site be impacted by the altered water table from the proposed pit?

Appendix A:

Excerpts from visitor experiences at Wheelers Sugar Bush in Lanark Highlands:

*I do believe that this might have been the find of Summer 2014! Even though we've been cottaging in the area for many years, I only heard about Wheeler's this summer and after a little web research, I knew that we had to make the trip. Even though it isn't tapping season, there is so much to see and do here. Open from 9am - 3pm seven days a week, we headed over for lunch. Just about 25 minutes outside of Perth, **the drive is gorgeous with rolling hills and lot of trees and fields.** (Christy V.- Boulder, United States)*

***The rural nature of the drive is relaxing,** and the small towns are known for historic and architecturally pleasing buildings. Since Wheeler's restaurant is open year round, you could make this maple syrup landmark a stop on an extended camping trip through this beautiful county – don't pass up the chance to spend some time on their hiking trails. (<https://www.rvlfemag.com/its-maple-syrup-time/>)*

*I love the idea that this historic, family operated business continues to **provide a place for Ontarians to come and create memories.** The breakfast is phenomenal, the family is welcoming, and the property will steal your heart. **Wheelers Pancake House is a microcosm for what makes Ontario travel so rich and worthwhile. It's a story and history that continue to the present day,** and it's worth diving into – one bite at time. (Christopher Mitchell <https://ultimateontario.com/wheelers-pancake-house-sugar-camp-museum/>)*

*The forest has several different trails to explore, ranging from 0.2 km to 7.6 km. Some trails are accessible by snowmobile, making them a great winter destination. **You'll pass through stunning countryside, and come across hidden gems like bridges, pumphouses, and even a woodland amphitheater.** (<https://www.narcity.com/ontarios-wheelers-maple-has-stunning-woodland-trails-and-a-charming-pancake-house>)*

For a better idea of the experience at Wheelers Maple feel free to visit a sample of some information shared by others:

<https://ultimateontario.com/wheelers-pancake-house-sugar-camp-museum/>

<https://www.narcity.com/ontarios-wheelers-maple-has-stunning-woodland-trails-and-a-charming-pancake-house>

<https://www.thecuriouscreature.com/2016/02/16/wheelers-pancake-house-and-sugar-camp/>

<https://millstonenews.com/seniors-enjoy-sweet-trip-to-wheelers-pancake-house-sugar-camp/>

<https://apt613.ca/wheelers-sugar-bush/>

<https://www.destinationontario.com/en-ca/articles/celebrate-maple-syrup-season-ontario>

<https://www.rvlfemag.com/its-maple-syrup-time/>

<https://www.travelblissnow.com/canada-maple-syrup-season/>

<https://www.expedia.ca/travelblog/places-where-maple-syrup-reigns-supreme/>

<https://natasharombough.com/wheelers-maple-sugar-bush-lanark/>

<https://cneatsanddeets.wordpress.com/2013/04/20/maple-syrup-doth-floweth-at-wheelers-pancake-house/>

<https://savourlanark.ca/destination/wheelers-maple/>

<https://lanarkcountytourism.com/a-world-record-nod-to-maple-history/>

Appendix B:

From Lanark Highlands TWP Website:

As the name suggests, Lanark Highlands offers picturesque vistas of rolling hills and Canadian Shield topography, a geology that creates the perfect terroir for maple syrup production. Among vast forest lands, the hamlets of Hopetown, Middleville, Poland, Lavant, Flower Station, Elphin, Watson's Corners, McDonald's Corners and the ghost town of Herron's Mills pepper the area around the main Village of Lanark. Abundant water bodies and beaches make for prime cottage country. Feel the freedom.

From Lanark County Tourism website:

Generations of residents and visitors have built a strong community spirit that has cultivated small business, events and festivals that speak to our ancestral and geological heritage.

Geographically, Lanark County is a remarkably distinct region within the Frontenac Axis where the Canadian Shield meets the Limestone Plains. This presents a combination of ecological features that offer an especially diverse growth area for native plant species which attract a variety of birds and wildlife. Residents and visitors enjoy cycling and paddling through these breathtaking natural vistas.

As the Maple Syrup capital of Ontario, our concentration of sugar maple trees creates a dramatic display of fall colours. Visitors from all over the world enjoy this authentic Canadian experience.

Only minutes from the Nation's Capital, people of the region have access to all the world-class amenities of a major centre. At the same time, they enjoy the relaxed lakeside lifestyle.

The Highland Line is part of a Lanark County Maple Route Scenic Byway!



From: Planning Admin

Sent: March 6, 2023 11:42 AM

To: forbes@jp2g.com

Cc: LH CLERK <lhclerk@lanarkhighlands.ca>; Jasmin Ralph <jralph@lanarkcounty.ca>; Peter McLaren <p.mclarenfarms@sympatico.ca>; Jeanne Kelso <jeannie.kelso@bell.net>

Subject: Bill Bak - Letter of Thoughts RE: Thomas Cavanagh Construction Pit

Good Morning,

Please find the attached letter of thoughts from Bill Bak. This letter was in our drop box this morning and I wanted to pass it along to everyone mentioned on the letter.

Thank you,
Avery

Avery Dowdall
Planning, Building, Clerk Administrative Assistant



Township of Lanark Highlands
75 George Street/ P.O. Box 340
Lanark, ON K0G 1K0
T: 613-259-2398 Ext-250 or 1-800-239-4695
F: 613-259-2291
Email: planningadmin@lanarkhighlands.ca
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Attachment 1 – Bill Bak – Written Comments OPA-08 & ZA-2023-03 Thomas Cavanagh Construction Limited

TO: FORBES SYMON
AMANDA NOËL
JEANIE KELSO
PETER MCLAREN
JASHIN RALPH.
FROM: BILL BAK
926 CON. 9A. DALHOUSIE,
MCDONALDS CORNERS KOGITMC
LOT-2 CON-3

MY THOUGHTS IN REGARDS TO THE PROPOSED THOMAS CAVANAUGH
CONSTRUCTION PIT.

- PERMANENT SCARRING OF LANDSCAPE.
- HOW FAST WILL THE POLLUTION OF LOCAL WET LANDS BE?
- THE PROPERTY VALUES WILL DROP IN THIS AREA.
- WILL THE ROAD SURFACE ON THE HYLAND LINE STAND UP TO THE TRUCK TRAFFIC THAT IS MENTIONED AND WILL OUR TAXES BE AFFECTED BY RESURFACING.
- ALSO THIS TRUCK TRAFFIC WILL AFFECT LOCALS AND TOURIST VISITORS.
- WHAT EFFECT WILL THE CONSTANT NOISE HAVE ON LOCAL RESIDENTS AND WILDLIFE.
- THERE WILL BE AIR POLLUTION.
- WILL SEISMIC VIBRATIONS, CAUSED BY PIT AND ROAD ACTIVITY (TRUCKS, LOADERS, CRUSHERS), RELEASE RADON GASES INTO LOCAL BASEMENTS AND CELLARS.
- WILL THE WATER TABLE BE POLLUTED BY THIS GAS RELEASE.
- WILL THE WATER TABLE BE AFFECTED BY THE PITS USAGE.
- WILL THERE BE HEALTH AND STRESS ISSUES BECAUSE OF ~~THE~~ THE ABOVE.
- CAVANAUGH CONSTRUCTION WILL MAKE LOTS OF MONEY WITH THIS PIT - THE LOCAL RESIDENTS WILL LOSE

From: Tim Schruder [REDACTED]
Sent: Monday, March 6, 2023 11:09 AM
To: lhclerk@lanarkhighlands.ca
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; Forbes Symon <ForbesS@jp2g.com>
Subject: FW: Cavanagh - Dalhousie Con 10 Pt Lot 5

****EXTERNAL EMAIL**** Please use caution.

Sorry, I should have requested confirmation of receipt. Please confirm you received my email.

Tim

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: Tim Schruder [REDACTED]
Date: 2023-03-06 10:40 a.m. (GMT-05:00)
To: lhclerk@lanarkhighlands.ca
Cc: jeannie.kelso@bell.net, p.mclarenfarms@sympatico.ca, forbess@jp2g.com
Subject: Cavanagh - Dalhousie Con 10 Pt Lot 5

RE: Dalhousie Con 10 Pt Lot 5
Applicant: MHBC Planning
Owner: Cavanagh Construction Ltd

TO: Amanda Noel – Lanark Highlands Clerk
CC: Jeannie Kelso – Councillor Ward 5, Peter McLaren – Township Lanark
Highlands Reeve, Forbes Symon – Planning Consultant

I am writing this letter in opposition to the change in Bylaw proposal set forth by Cavanagh Construction.

As a full time resident and taxpayer at 626 Highland Line (PT LT 5 Concession 9 Dalhousie being PT 4 ON 27R8597) which falls within the 120m range of this proposed project, I have many concerns and questions.

As a member of the OFHA, I am concerned about natural habitat and species at risk. Also, as a hunter who enjoys the privilege of being able to hunt along the Highland Line and the wildlife habitat it supports. My partner and I have resided here for the past 11 years. Over that time, we have come to appreciate and enjoy the peace and quiet, tranquility and beauty that our 3.23 acre paradise and the surrounding countryside offers. We take advantage of the recreation opportunities in this area, from walking, cycling and 4 wheeling. Our walks often take us past the proposed sites 1 & 2 and it was a shame when they clear cut the hills a few years ago. We also enjoy gardening, working in the yard and I can not imagine what the dust, change in ground/surface water will do to our vegetables. We are both self employed and often work from home and the noise from the proposed site will be heard on our phone calls, virtual meetings, etc. We spend the majority of our time outside enjoying what nature has to offer – time for me spent outdoors is priceless! I am concerned about our physical and mental health if the proposed site is allowed to operate as planned on a 24 hr, 7 day a week basis and maximum hauling from the extraction site is permitted. One site, but essentially 2 separate operations as the plan proposes on top of existing sites in the area is hard to comprehend. It is noted in the plans, that both extraction sites are to operate simultaneously. Therefore, creating 2x the amount of dust, noise and pollution that we reside down wind of - you do not have anything if you do not have your health. We have an amazing group of neighbours and our community of McDonalds Corners has so much to offer and its very essence is at jeopardy.

Alan Kreisburg, President of Western North America Lafarge Construction (Canada and USA's largest provider construction materials , including aggregates) said ["It is no longer adequate to simply mitigate environmental or social impact for economic benefit. A corporation has to prove it is leaving behind a visible and tangible improvement in the environment and in the social fabric of the community"](#)

Questions:

1. How will the increased traffic affect wildlife, both resident & migratory?
2. Are there currently any 24 hr aggregate pits operating in Lanark Highlands?
3. Are any assurances or guarantees in place regarding the residents well water and property values?

4. The time given to the residents to prepare all relevant information and review the proposal is inadequate, given what is at stake. Why were we not given more time and why were only 3 residents given notice when clearly it effects the entire area from Highland Line, to Barbers Lake residents to those living along the haul route?
5. Cavanagh has 42 active pits and quarries and over 40 subdivisions with Ottawa and surrounding area currently in various stages of construction. It is my understanding, that the high grade sand located at both proposed sites will be primarily used for the production of concrete for this project. How does that benefit Lanark County if the aggregate is being hauled away elsewhere for use? Not a great deal for the taxpayers of Lanark County!
6. What noise bylaws are currently in place (I could not find on Lanark's website) and does Cavanagh's proposal operate within those restrictions?
7. Were ambient noise levels taken and compared to the noise levels associated with the proposed aggregate project operating 2 individual sites simultaneously?
8. The Acoustic Assessment states "jake compression assisted brakes are forbidden on the proposed site". What about the use on Highland Line?
9. Have permits been requested by Cavanagh for water extraction for the screening & wash plant and dust control?
10. When is rehabilitation of proposed site expected to take place? Is there a time frame in Lanark County for rehabilitation and how is it regulated?

Concerns:

1. They have indicated that 30 trucks an hour leaving the proposed operation – what goes out must come in. That means 60 trucks and hour will pass by our residence, 1 every minute
2. Highland Line was not built to accommodate heavy truck traffic to the extent they are proposing and from my understanding of their report, they will be using highway trucks – I would like to know exactly what trucks they will be using, depending on the type of tandem truck they are proposing it can haul anywhere from 14 to 20 tonnes. This will have a major effect on our tar & chip rural road and us as taxpayers shoulder the cost of that maintenance. I could not find in any of the reports involving our and the potential impact and degradation after being exposed to the increased weight and traffic limits? I would also like to know more detail son this please
3. 2.2 Study Area Roadways states Highland Line is presently used by trucks as there are 4 licensed pits between the proposed site and Cty Rd 12. I count 5 – Anderson, Cavanagh, 2 owned by Tackaberry and McKinnon. This would be the 6th?
4. 2.6 Existing Traffic Volumes – 2 traffic counts were conducted on Wed. Dec 1st, 2021. The count was made on a Wednesday when majority of residents are working, counted during a pandemic and were any of the existing pits open that day? Counts should be recorded on various days over the different seasons, I think a new study should be done to properly record the areas activities. Basing their operation on 1 day and 2 two hours periods is ridiculous. I personally have witnessed numerous cycling groups, pedestrians, ATV's, camping trailers, parents walking with baby strollers and dogs on leashes, gravel trucks, etc. There is also, numerous wildlife crossing the road at any given time, should they not be included as there is great potential for wildlife accidents given the volumes they are proposing.
5. While no heavy truck accidents have been reported here to my knowledge, the increased traffic volume is sure to have adverse effects – [see attached report from Ontario Assoc. of Chiefs of Police](#)

from my observation over the last few years the gravel trucks seldom abide by our 60 km speed limit and I would guesstimate most at 80km/hr

6. Traffic Impact study was done in early December, a time in which sight lines from the proposed pit entrances are not obstructed by leaves on trees, tall grasses, or snowbanks? Our house is located approx. 50 m west of a blind corner and approx. 50 m east of a slight corner and on a natural rise in elevation – add in the proposed Cavanagh traffic of 1 truck per minute and the fact that it takes 58 m for that truck to stop (provided they are doing the speed limit of 60km) – it is an accident waiting to happen.
7. With the proposed plan of 24 hr operation of crushing, washing, processing and hauling non-stop noise in a residential rural area – why is an aggregate operation excluded from noise bylaws when loud music or an excessively barking dog past or before certain times breaks the law?
8. We reside NE of the proposed site and natural air flow of west to east will be carrying all the dust, diesel exhaust, silica and residual noise directly to our property.
9. Fig 21 Location of Berns & Barriers of the Acoustic Report says that Site 1 Entry will not be completely barriered and yet this is where the scales, scale house, fuel storage and main entrance/exit will be. This will increase the noise pollution which directly affects us. According to the Government Of Ontario, acceptable noise levels are within 40-60 dcb which is the sound of a refrigerator (40 dcb) or a dishwasher (60 dcb) running. Excavator, Screener, Loader were all shown to have decibels results ranging from 60.6 – 102 at a range of 190.5 m. When truck sleave the pit they are responsible for decibel ratings of 88-96 dcb. Exposure to noise has been shown to cause hypertension, gastrointestinal changes, sleep deprivation (which creates an onset of another list of health effects), general well being both physical and mental.
10. We are dangerously close and will be exposed to silica dust blowing and diesel exhaust from the site as well as every truck passing our home kicks up dust and emits diesel fumes, both Carcinogens. [See attached report from Mount Sinai on Diesel Exhaust Exposure.](#)
11. Nowhere does their water report state the amount of water that is anticipated to be used for the screening and wash plant, dust control within the site or where it will be coming from. Ground water sources could be compromised/depleted if limits and amounts are not regulated.
12. Based on the groundwater study results, it currently flows in our direction. How will this impact our private well in both quality and quantity as well as our pond in the backyard? Their report states “no significant change in levels in their test sites. There are no test results on how much the levels will vary once extraction is implemented and they begin depleting resources.
13. Nowhere in Ontario, could I find an existing pit located as close as the proposed site is to a natural body of water (Barbers Lake). Why was this not included in their proposal?
14. No studies were done on the surrounding Wetlands or the habitat it supports, directly to the north of the proposed site? Long Sault Creek just east of our property has also not been addressed and supports numerous varieties of plants, insects, frogs, turtles, snakes and birds.
15. I fear dragonflies, birds, turtles, butterflies and other wildlife will either end of dead or injured due to the proposed Haulage schedule. Nature has a very slim chance of survival on Highland Line with their haul schedule.
16. Inactive pits remaining open to avoid rehabilitation. Reports show that very few Aggregate Pits in Ontario are ever rehabilitated. I wonder what the ratio is in Lanark County and what is Cavanagh’s current rate of pit rehabilitation?

I would be happy to prepare and present additional information, given more time.

It is my opinion, that more time and studies need to be applied to the proposed aggregate site, before Councils votes to amend and make changes to the current land use zoning and possible aggregate site. We can never take back and change the past, but we must ensure a future that respects the environment and give pause to the irrevocable changes that come with extracting its precious natural resources. The proposed aggregate site, when depleted will have changed the natural beauty and landscape forever.

Thank you for taking the time to read my questions and concerns. Please keep me informed and included on all future decisions, proposals, changes regarding this moving forward.

Sincerely,
Tim Schruder
626 Highland Line
McDonalds Corners, ON K0G 1M0

Attachment 1 – Assoc. Cheifs Police

Attachment 2 – Mount Sinai Diesel Exhaust Exposure



Resolution 2013-02

Commercial Motor Vehicle Speed Regulations Approved at the 62nd Annual General Meeting June 2013

Preamble:

Current legislation does not address the speed of commercial motor vehicles (CMV's) on roadways other than 400 series highways where the speed limiter legislation is applied. The majority of our provincial highways have a posted speed limit of 80 km/hr; therefore, the CMV speed limiter of 105 km/hr still allows CMV's to travel up to 25 km/hr over the posted speed limit. The concept of treating CMVs different from passenger vehicles is not new. Already, separations exist in the *Highway Traffic Act* with regards to brakes, tires and other mechanical components.

WHEREAS a driver of a passenger vehicle is treated the same as a driver of a fully loaded dump truck with regards to section 128 of the *Highway Traffic Act* (HTA), where the owner of the CMV is treated more severely than the driver. When a driver of a CMV receives a speeding charge of 15 km/hr over the posted speed limit, there are no demerit points to the driver while the owner receives two CVOR points, and

WHEREAS available data obtained from the Ministry of Transportation (MTO) in relation to CVOR registered vehicles charged under section 128 HTA shows that in 2010 there were 8,200 charges issued and in 2009 there were 8,600 charges issued, and

WHEREAS data indicates that in 2005 there were 398 reportable collisions involving CVOR vehicles, 316 in 2006 and in 2007, there were 441 reported. Where the collision involved a fatality, in 98 percent of the cases the deceased was an occupant in the passenger vehicle, and

WHEREAS roadways, considered rural roads, with a posted speed limit of 60km/hr or more accounted for 78 percent of all fatal collisions involving heavy trucks. 49.5 percent of all personal injury collisions involved the same classes of vehicles. One-way traffic roadways accounted for only 1.4 percent of fatal collisions and 3.4 percent of personal injury collisions where heavy trucks were involved, and

WHEREAS there is considerable difference in stopping distances between a passenger vehicle versus a 4-axle commercial vehicle; dump truck. It is estimated that the CMV takes approximately twice as long to stop as the passenger vehicle when traveling at the same speed:

- 60 km/hr the passenger vehicle stops in 30 metres while the dump truck stops in 58 metres;

- When the speed was increased to 80 km/hr, the distance also increased for the passenger vehicle to 48 metres and for the truck, 95 metres;
- At 100 km/hr the passenger vehicle manages to stop in 70 metres however, the truck required 140 metres to stop.

WHEREAS public safety is paramount, thus slower speeds for commercial vehicles would decrease the severity of collisions thus reducing the potential for serious injury or death.

THEREFORE BE IT RESOLVED the Ontario Association of Chiefs of Police calls on the Government of Ontario to change to the Highway Traffic Act as it relates to speed of commercial motor vehicles (9CMV) on the roads and sets out definitions with respect to vehicle types and suggests that these vehicles that fall within licence classes A, B, C, D be treated differently than those of other licence classes, and

BE IT FURTHER RESOLVED the Ontario Association of Chiefs of Police calls on the Government of Ontario to specify that a commercial vehicle with a registered gross weight or actual weight in excess of 11,000 kgs or that is towing a vehicle where the combined weight of the towed vehicles exceeds 4600 kgs or by means of a bus with a designated seating capacity of greater than 24 passengers all fall within this criteria, and

BE IT FURTHER RESOLVED the Ontario Association of Chiefs of Police calls on the Government of Ontario to communicate potential changes to the public based on public/highway safety, positive environmental and health care impacts (societal costs), and industry cost savings.



Diesel Exhaust Exposure



What is diesel exhaust?

Diesel exhaust (DE) is a mixture of gases and tiny particles that is emitted by the engines of diesel-powered trucks, buses, cars, trains, and boats. DE is also emitted by off-road diesel engines that power agricultural, maintenance, and construction equipment, such as tractors, sweepers, and generators. The gases and particles in DE contain many toxins.

Some toxic chemicals in DE gases:

- carbon monoxide
- sulfur dioxide
- aldehydes (formaldehyde, acrolein, acetaldehyde)
- benzene
- 1, 3-butadiene
- polycyclic aromatic hydrocarbons (PAHs)
- nitro-PAHs
- sulfuric acid
- trace metals (such as cadmium and arsenic)
- nitrogen oxides

DE particles are too small to see, and at typical outdoor levels, may not have a distinct odor. It is common to find hundreds of thousands of these invisible particles in every cubic inch of air we breathe on a street with diesel-powered vehicles.

How can someone be exposed to diesel exhaust?

Many people are exposed daily to DE from traffic pollution. People who work with vehicles and equipment that use diesel or are near roads and freeways are at an especially high risk for breathing in air contaminated with DE. Some occupations at risk for exposure include truck drivers, auto maintenance garage workers, bridge and tunnel workers, and construction workers.

What are the health effects of diesel exhaust exposure?

Sudden short-term exposure to DE can cause:

- Irritation of the eyes, throat, and lungs
- Lightheadedness, headaches, fatigue, and nausea
- Respiratory symptoms like coughing and mucus
- Worsening of allergies and triggering of asthma attacks

Long-term exposure to DE can cause:

- Chronic cough and mucus, chest tightness and wheezing, and decreased lung function
- Worsening of lung diseases such as asthma, emphysema, and chronic bronchitis
- Lung cancer
- Heart disease or worsening of pre-existing heart conditions

A 2012 review of DE by the International Agency for Research on Cancer (IARC) concluded that DE causes lung cancer in humans. DE is also suspected to be linked to other cancers, including cancers of the bladder, larynx (voice box), stomach, blood system, and ovaries.

The health effects of new diesel engines are currently under study. Although they may emit far less regulated pollutants than older engines, the nature of the exhaust from new or retrofitted engines (number, size, and composition of the very small particles) may be different. The precautions listed at the end of this fact sheet should apply to all diesel engines until more research is completed.

If you experience any symptoms including breathing difficulties, persistent cough, or headaches within two days of exposure, you should seek medical attention immediately.

- Gather as much information as you can about the exposure (how long, how close to the source).
- Go to the nearest hospital emergency department.
- Once the urgent situation has been taken care of, you may contact the nearest occupational health clinic for recommendations and medical follow-up. To find the nearest clinic in New York State, go to www.health.ny.gov/environmental/workplace/clinic.htm. In other states go to www.aoc.org. Report exposure to your employer immediately.
- Complete an incident or exposure form. If none is available, write a memo of the incident (date, time, location, what you were doing in the area, how long you were in the area, and who else was present). Keep copies.

How is exposure tested and treated?

Sudden exposure:

When you seek medical attention for heavy DE exposure, your medical exam may include a complete physical, a lung function (breathing) test, an electrocardiogram, a chest x-ray, and blood tests.

Carbon monoxide (CO) poisoning from DE is possible, but unusual. Very high exposure of DE is required. If doctors suspect this, they can test your blood, your exhaled breath, or use a special meter called a pulse CO-oximeter to see if you have been exposed to CO.

Treatment for sudden high exposure to DE includes immediate removal from exposure. Oxygen administration (which may include hyperbaric oxygen therapy if significant CO poisoning is confirmed) or other treatments may be necessary depending on what is found during your exam.

Long-term exposure:

Let your health care professional know if you are regularly exposed to DE at work. Bring this fact sheet with you to your exam.

Your medical exam should consist of checking for signs of heart and lung disease. Even if you are not ill, a medical evaluation can be helpful in early detection of diseases such as asthma, emphysema, chronic bronchitis, and heart disease, which have been linked to long-term exposure to DE. These diseases are very common and many have causes besides DE. Heart and lung disease can be diagnosed with regular medical tests including: lung function (breathing) tests and chest x-rays for lung disease; blood IgE levels for allergic disease; and low-dose chest CT scans for people with a high risk of lung cancer. Low-dose CT scans are not recommended for lung cancer detection in low-risk individuals because of the risk from unnecessary follow-up procedures and radiation. These tests can help identify disease early. Early detection of disease has been linked to better treatment results.

These tests will not, however, tell you whether the disease is related to DE. **To help determine whether your symptoms or illnesses are related to DE exposure, you should see a doctor who specializes in occupational medicine.** A detailed occupational history describing the extent of the exposure is a crucial tool for determining if any heart or lung disease could be related to DE. If you have breathing problems, such as asthma, the doctor can show you how to do breathing tests before, during, and after work. This can show if your breathing problems are related to your work. However, there are no specific medical tests that show if you were exposed to DE or if your lung or heart condition is related to DE.

Testing the air:

Air testing is the one way to determine your exposure and risk of disease. Testing the air for DE should be part of your employer's job hazard analysis. Elemental carbon levels indicate if your exposure is relatively high or low. An ultrafine particle counter can identify sources of DE and how well controls work. The work environment, including ventilation, length and closeness of the work, visible haze, odors, and your co-workers' symptoms, are also clues to your exposure level.

The only workplace air limit for diesel exhaust in the United States is for mines, where the limit is 160 micrograms per cubic meter of total carbon. However, there are workplace limits for some of the gases found in diesel exhaust, such as carbon monoxide, nitric oxide, and nitrogen dioxide.

How can exposure be prevented?

EMPLOYERS can:

- Replace older diesel engines with newer, lower polluting ones.
- Retrofit existing diesel engines with pollution control devices and/or use lower polluting fuels.
- Implement a regular inspection and maintenance program for diesel engines.
- Introduce a no idling policy and adopt methods to reduce idling.
- Prohibit running of diesel engines indoors without vehicle exhaust hoses.
- Regularly inspect and maintain ventilation systems used to control DE.
- Computerize delivery systems to reduce mileage.
- Position diesel exhaust stacks away from workers breathing zones.
- For boats, use on-shore alternative power.
- Install CO alarms.

WORKERS and SUPERVISORS can:

- Reduce employees' time near exhaust when possible.
- Position diesel exhaust away from air intakes.
- When outdoors, position the exhaust stack downwind of the work site.
- Inspect vehicle cabins for cracks or holes and have them repaired or sealed with weather stripping.
- Protect your skin from direct exposure to diesel soot.
- Follow practical operating procedures such as reduced idling policies. In New York City, vehicles cannot idle more than 3 minutes, or more than one minute in front of schools.

Suggested Readings

- Environmental Protection Agency- National Clean Diesel Campaign: www.epa.gov/diesel
- Occupational Safety and Health Administration:
https://www.osha.gov/dts/hazardalerts/diesel_exhaust_hazard_alert.html
- International Agency for Research on Cancer
https://www.iarc.fr/en/media-center/pr/2012/pdf's/pr213_E.pdf

This information is intended for general reference purposes only and is not intended to address specific medical conditions. It is not the intention of this fact sheet to provide specific medical advice, but rather to provide users with information to better understand workplace exposures. This information is not intended to be used as a substitute for professional medical advice or a medical exam.

(Revised: 5/2016)



**Mount
Sinai**
*Selikoff Centers for
Occupational Health*

P 3 Diesel Exhaust Exposure



Mount Sinai *Selikoff Centers for Occupational Health*

The Mount Sinai Selikoff Centers for Occupational Health are dedicated to providing **cutting-edge clinical services** with a focus on **prevention** to keep workers **healthy** and their workplaces **safe**. Our physicians are leaders in the field of occupational medicine, providing care to injured and ill workers and retirees in the **New York City** and **Lower Hudson Valley** regions.

Our **highly skilled** and **multilingual team** of physicians, nurse practitioners, industrial hygienists, ergonomists, and benefits specialists provide comprehensive **patient-centered** services. We also help employers evaluate the work environment and establish integrated occupational health protection and health promotion programs to advance the general health and well-being of their entire workforce.

Our **medical experts** and **outreach team** members visit organizations, unions, and employers to bring **quality training** and **education** programs to the communities serviced by our clinical centers.

For an appointment or more information:

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NEW YORK CITY

MANHATTAN CLINICAL CENTER

1468 Madison Avenue
Annenberg Building, 3rd Floor
Manhattan, NY 10029

STATEN ISLAND CLINICAL CENTER

2052 Richmond Road, Suite 2A
Staten Island, NY 10306

MID-HUDSON VALLEY

YONKERS CLINICAL CENTER

1020 Warburton Avenue, Suite 1
Yonkers, NY 10701

P. 4 Diesel Exhaust Exposure

From: Angela Wheeler [REDACTED]

Sent: March 6, 2023 2:17 PM

To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>

Cc: p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com; msummers4council@gmail.com; jeannie.kelso@bell.net

Subject: Highland Line Pit Proposal Concerns

Good afternoon,

Please find attached a letter of my concerns in regards to the proposed amendments to the Lanark Highlands Official Plan and Zoning By-Law for the Proposed Highland Line Pit. As a resident of Barbers Lake, with deep ties to the area, I am very concerned about this proposal.

Thank you,
Angela Wheeler

Attachment 1 – Angela Wheeler Highland Line Pit Concerns

ANGELA WHEELER
1001 Highland Line
McDonalds Corners, ON
K0G 1M0



March 6, 2023

Township of Lanark Highlands
75 George Street,
Lanark, ON
K0G 1K0

Dear Forbes Symon, Amanda Noel and Members of Lanark Highlands Council:

Re: Proposed Amendments to Lanark Highlands Official Plan and Zoning By-Law for Proposed Highland Line Pit

My Property on Barbers Lake: 229 Leo Jay Lane [Dalhousie Con 9 PT Lots 4 and 5 RP 27R10830 Parts 3 and 4]

My Property on Long Sault Creek: 628 Concession 9A Dalhousie: [Dalhousie Con 8 W PT Lot 4 and Dalhousie Con 8 W PT Lot 3]

I live full time on the north shore of Barbers Lake at 229 Leo Jay Lane. The south west side of my house enjoys views directly across the lake to the shoreline of the Cavanagh property, 226 metres away. I also jointly own an old farm house and 200 acres of land at 628 Concession 9A Dalhousie. This property is backed on the south and east sides by the Long Sault Creek after leaving Barbers Lake and on the north side by the portion of the creek that flows along the Highland Line.

My family owns and operates Wheelers Maple, where we are open to the public year-round with our pancake house, sugar camp, museums and trails. It is located directly west of the Cavanagh property and is where I spend my days working in the pancake house and in the sugar bush.

Barbers Lake is less than 2 km from the pancake house. I always loved canoeing on the lake but never dreamed I would one day be able to live on it. After buying 3.5 acres on the lake in 2017 and building a small log house, I have been blessed to be able to live on Barbers Lake and enjoy the water, beauty, wildlife and peacefulness of it every day for the past 2.5 years.

From our dock on Barbers Lake, you can't see any other houses or man-made disturbances. It looks essentially the same as it would have when the first peoples lived here and when the settlers moved to this area. The proposal would mean the eventual removal of the entire hill (and below) between Barbers Lake and the Highland Line. I would see into the pit and right to the Highland Line from the windows of my house. The natural beauty of the landscape would be changed forever.



***My Home on Barbers Lake
(Site of Proposed Highland Line Pit in Background)***

I am deeply concerned about the plans for the proposed pit. I could not find a good example of a below water table pit on a natural spring fed lake anywhere else in Ontario. I think it is a huge risk to trust predictions that were made in the studies commissioned by the proponent that effects would be minimal. There is too much at stake. I strongly oppose the changes to the official plan and zoning by-law for the Cavanagh property on the Highland Line for the following reasons.

Waterfront location

A pit should not be permitted to open on Barbers Lake or any other lake. The Lanark Highlands Official Plan (Section 3.1) is very clear on the objectives of Lanark Highlands in protecting waterfront communities and our waterways. Please read over Section 3.1 of the Official Plan carefully when considering this proposed pit. Is this not a prime example of what the Official Plan is trying to protect our waterfront communities from? Every Waterfront Objective (Section 3.1.2) would be ignored if this proposed pit went forward. Would this pit really "maintain or improve the ecological, scenic and recreational character of the Township's lakes and rivers and those lands that are visually connected to the shoreline"? This would set a very bad precedent for Lanark Highlands.

Good management practices for gravel pits indicate that there are a number of landscapes and site types that are highly sensitive and need to be given special attention. Some particularly sensitive landscapes and features should be avoided, including lands adjacent to and within water bodies and wetlands.

Setbacks

The proposed licenced area of the pit includes shoreline along the marshy western shore of Barbers Lake, with a 30 m setback from it. How can the setbacks be the same for a new below water table pit on a lake as they would be for a small building? The impact on the lake would not even be comparable. Is 300 metres not becoming the more accepted modern standard for the setback from waterways for aggregate development?

The Natural Environment Report mentions the occurrence of seeps (springs) throughout the proposed site, a small pond and a watercourse that originates in the northeastern portion of the site from two seepage areas and flows into Barbers Lake. The pond is created by groundwater seepage but is included in the extraction area. Should the pond and springs of this hillside not be left undisturbed as they are connected to the wetlands of the lake? A 30 metre setback from the edge of the marshy shoreline of Barbers Lake is entirely inadequate to protect the lake and waterways.

On the topic of setbacks, the plan indicates that material could be extracted within the 30 metre setback of the Highland Line to match the elevation of the Highland Line. This should not be part of the plan at all as it would remove natural visual and acoustic buffers to the Highland Line.

Changes to Water Table

Some of the implications of below water table pits, as identified by Ontario Stone Sand & Gravel Association (https://ossga.com/multimedia/27/water_module_1-water_management_basics.pdf), include levelling of the water table and water temperature increase. Are these not major concerns? The difference in elevation of the water table is 195 m at the south west corner of the proposed extraction area and 182 m on the eastern edge of the extraction area at Barbers Lake. This is a significant difference even when separated by Anderson Lane where the water table is measured to be around 188 m. I am concerned that there would be a drop in the water table west and south of the pit and more flow into Barbers Lake than what they are predicting. Predictions are only predictions, there is no way of seeing the future. What if wetlands, drinking water wells and the water balance of the sugarbush to the west experience decreases in the water table? What if the amount of water entering Barbers Lake at the east is more than it can handle?

Implications of Increases in Water Temperature

Barbers Lake is a spring fed lake that has an inlet from Long Sault Creek to the south and outlets to Long Sault Creek to the east at the culvert on Concession 9A Dalhousie. Would water temperature increases from the anticipated warming of the water in these pits not increase the temperatures of Barbers Lake and Long Sault Creek? The total proposed extraction area is 35.1 ha which is 86.7 acres. Barbers Lake is roughly 100 acres in size, so not much larger in area. The scale of the pit is very large relative to Barbers Lake, any effects such as warmed water entering the lake will have little chance to dissipate. Any effects, even "minimal" ones, can't help but impact Barbers Lake and Long Sault Creek.

Would increased temperatures negatively affect trout spawning beds in the Long Sault Creek? This important coldwater creek has been identified as one of the only native spawning brook trout creeks in Lanark County. Coldwater streams are also vital in helping to moderate temperatures in the rivers (Mississippi river in this case) and lakes they flow into. Would increased temperatures in Barbers Lake change the habitats of other species? Would it cause more weeds or harmful blue-green algae to grow in Barbers Lake?

Water Quality

Construction and operation activities at a pit exposes land to erosional forces that can lead to adverse environmental impacts such as siltation of water bodies. Will sand, carried by wind or water, enter Barbers Lake, changing the habitat of the lake or the quality of the water? Any operating pit has the potential for

fuel spills, hydraulic leaks and other sources of contamination. How can it be guaranteed that fuel spills during operations will not contaminate the water?

Household Water from Barbers Lake

My household water comes directly from Barbers Lake, as does some of my neighbours. The water study referred to drinking water wells in the area but did not take into account those of us who get our drinking water from Barbers Lake itself. Our water goes through filters and ultraviolet light to make it safe for drinking. Will there be any risk to our drinking water from uranium (discussed later) or other contaminants if the proposed pit were to open? Safe drinking water is essential.

Migratory Birds

There are weeks in the spring and fall where thousands of migratory birds stopover on Barbers Lake. It is amazing to see the groups of hundreds of merganser ducks that stay for days on the lake. There are loons, Canada geese, trumpeter swans and numerous other groups of migratory birds that use Barbers Lake as a resting and feeding area on their long journeys both north and south. Will the noise and activity of a large scale pit operation such as what is proposed not interfere with the migratory birds? Would they be scared off or would the food sources they require at the lake be impacted?

Resident Loons

Would noise or changes in the water or environment prevent the loons from continuing to live and breed on Barbers Lake? In the summer months, as it is now, it is the calls of the loons that sometimes wake me up in the night, but will they be replaced by loud machinery?

Natural Environment

The Natural Environment Study showed the study area to include 120 metres beyond the site (land owned by Cavanagh). This means the study area includes 120 metres into the open water body of Barbers Lake. Despite this, the study did not include Barbers Lake. How could the lake that a proposed gravel pit is on (with only a 30 metre buffer to the extraction area) not be included in the report? The lake is full of fish and other creatures, and home to otters, beavers, loons, blue herons, etc. Bald eagles (a species at risk) live nearby and are frequently seen on the lake. How could a Native Environment Report not discuss all of the fish and wildlife that are supported by Barbers Lake and Long Sault Creek and the waterways beyond? The nature of water connects the pit to Barbers Lake and everything in it and beyond it downstream.

Natural Hazards

I have concerns about soil erosion and flooding as a result of the proposed pit. The material to be extracted is largely sand, with most of the pit walls being 24 metres (79 feet) or more in height from the pit floor, aside from the lower outlet at Barbers Lake which is 10 metres (32 feet). Even with the prescribed 3:1 slopes, is there not high potential for erosion from such deep extraction of sand? This could cause major problems to neighbouring properties and areas excluded from the extraction area. How will the "island" of the natural exclusion area where the bat habitat is, not just gradually erode away?

If erosion is experienced at the pit edge that outlets to Barbers Lake, is there not a serious risk of flooding to Barbers Lake and beyond? The surface of the pit lake is anticipated to be at 186 metre elevation with the surface of Barbers Lake being around 182 metres (4 metres lower). A breach in the 30 metre buffer

between the marshy shoreline of the lake and the extraction pit lake would be catastrophic. Who is to say that this area would not become eroded away or be suddenly breached?

The outlet of Barbers Lake is at the culvert on Dalhousie 9A. The water level of Barbers Lake is in large part dictated by the culvert at 9A, which the township has to periodically clear of debris to keep the lake from flowing over the township road. The level of the water in Barbers Lake is more so dependent on what is going on at the culvert than it is on spring runoff (as the Natural Environment Report had assumed).

The water level was just below the road when the township cleared the debris and ice from the culvert this past spring. This dropped the water level in Barbers Lake by over 1 metre in a single day and it stayed at this level for the rest of the year. The initial surge of water had blown out a beaver dam where the Long Sault narrows at the back of my property on 9A, which in addition to the culvert remaining cleared out, has resulted in the water level remaining at that level since the spring. What would happen if erosion or a breach in the pit lake caused a huge influx in water into Barbers Lake. The 186 metre elevation of the edge of the pit lake is about 4 metres above the road at the culvert. Severe flooding of Barbers Lake and the waterways downstream would undoubtedly result if the pit edge was breached. The effects would be catastrophic.

Dust and Wind



Photograph taken on a windy day at McKinnon Pit, June 18, 2022

My house is at approximately the same elevation as much of the Cavanagh property at around 195 metres, with south and western exposure. The prevailing wind comes from the west, over the proposed pit site, over the lake and to my house. The wind is particularly strong coming across the lake due to the elevation and open aspect of the lake. This would be significantly intensified by the proposed removal of a height of 30 m from the southeastern edge of the pit that would drain into Barbers Lake (with an additional 10 m below the water level to the base of the excavation). This totals approximate removal of 40 m (131 feet) from the highest point of land. The wind alone could be damaging (old growth pine, Butternut, Maple, etc. and homes on the North and East shores of Barbers Lake).

If it is windy at all, it is really windy here. Waves on the lake get rough and rain is driven horizontally at the house. From what I have seen on windy days at the McKinnon pit across the Highland Line is that the wind

can easily carry sand up into the air and some distance away (see picture above). The McKinnon pit is not on a lake and there aren't as many houses nearby.

Would the wind carry sand from the proposed pit, into the lake and also to my home on Barbers Lake? The wind would only increase as the height of the hill is taken away. We don't have air conditioning as it is not needed with the cool breeze off the lake in the summer. In addition to the constant noise, would the house be filled with dust in the summer months?

Impacts from breathing in dust include respiratory problems. Silica, in particular, can cause silicosis, a disabling and irreversible lung disease that has no cure. It can lead to other lung diseases and increase the risk of lung cancer. How much dust will reach my home? Will it contain silica dust?

Uranium

The Level 1 and 2 Water Report states that "the upper bedrock unit is precambrian bedrock consisting of carbonate metasedimentary rocks (marble) in the northern portions of the site and alkalic plutonic rocks (syenite) in the south of the site". These syenite rocks are not common and are part of what is known as the Barbers Lake pluton (intrusion). There are documented high levels of Uranium in the Barbers Lake Pluton. The ca.1066 Ma Barbers Lake Intrusion is about 4 km in diameter and not well exposed, with most outcrops lying near its margins. A geological survey stated that a rocky outcrop just west of Barbers Lake at an abandoned farm (on the west corner of the proposed pit site) was used to confirm geology of the pluton. The Barbers Lake Pluton is known to have very high concentrations of the radioactive elements Uranium and Thorium (which are associated with the continental crust) and Lead as compared to other geology in the area. (Source: Davidson A. and van Breemen O., 2000, Geological Survey of Canada, Radiogenic Age and Isotopic Studies: Report 13).

Disturbances to the rocks by opening up a pit could cause increased exposures to uranium in dust particles and in the waterways. Is there a chance that dust in the air we would be breathing would have increased levels of radioactive Uranium? Would current surface run-off and infiltration from undisturbed soils have less potential to carry Uranium into Barbers Lake and our waterways? Would more Uranium leach into our waterways by opening up so many acres of ground to such a deep level (up to 24 metres or more), exposing the Uranium rich rocks that are known to exist on the site to air, rain and wind?

A Lake Sediment and Water Geochemical Survey of Southeastern Ontario (Frontenac Ventures) showed high levels of Uranium in Barbers Lake at 53.2 ppm (see attached Lake Sediment and Geochemical Survey map). These levels were found with undisturbed soils. How much greater would Uranium levels be from a greatly disturbed site?

I already have concerns over the level of Uranium in Barbers Lake because I and my neighbours use it as our household and drinking water. I understand that using water that is high in Uranium can also create high levels of radon gas in a home through use of the water in the home such as showering. Would significant amounts of Uranium entering Barbers Lake make it directly hazardous to our health? Will our risks of cancer be increased by drinking water and eating fish from and bathing and swimming in Barbers Lake and breathing in the dust laden air around it? Will disturbances to the ground cause radon gas in nearby homes to increase? In the outdoors radon may dissipate in the air, but what about these other concerns?

Noise From Pit Operations and Heavy Trucks

Was the acoustic study done so that the absolute minimum requirements could be met? Extrapolating data from a gravel pit is not at all a satisfactory comparison for how sound travels across water. The main reason is not the lack of obstructions but, according to inspiringscience.net, has to do with the way air temperature affects travelling sound waves as follows:

The temperature gradient of the air above the water causes sound waves to move slower closer to the water (where it is slightly cooler) than sound waves further from the water. The difference in speed causes the expanding sphere of sound waves, as they move from the source, to change shape, flattening or focussing sound downward. Less sound is lost up in the air, meaning more of it reaches you.

From my dock I can hear entire conversations between boaters at the shoreline of the Cavanaugh property, over 200 metres away. The lake is very quiet. If a neighbour anywhere on the lake happens to be using a saw or cutting their grass, the sound travels and echoes across the lake.

With all the windows closed at my house, I could clearly hear the machinery when Cavanaugh was having the timber clear cut from the site. Most of that activity was on the other side of the hill. If that hill was removed, there would be no barrier to the sound. No berm of any height could mitigate the noise to an acceptable level. An acoustic study done on site or on a quiet location on water, taking into account sound travel over water, would need to be conducted before predictions could be accurately made concerning noise levels from the site.

Archaeology

What was done of the archaeology study appeared to be very thorough. The Turnbull homestead was included in the study area and was completely excavated and document. The Duncan site referred to was the dump area for household waste for the Duncan homestead. The Duncan homestead was located at the north west corner of the site. The archaeology report acknowledged it was on the site, but outside of the study area. Why was it outside of the study area but still included in the extraction area on the site plan? It shows it as an archaeological exclusion zone, but is it guaranteed that it will never be disturbed in any way?

There was a detailed write up of the regional indigenous history on the archaeological reports. Two pre-contact archaeological sites were referenced that had been located by Kinickinick Heritage Consultants in 2007 at the site of the McKinnon Pit across the road, but they claimed the information from these was unavailable. Were the results of these not filed with the township at the time? Why was there no reference to any pre-contact artifacts on the Cavanaugh property? The archaeological exclusion zone on the site plan doesn't appear to exactly match up with the archaeological study area. Why is this? Did they search for or find any pre-contact artifacts?

Roads and Traffic

The Highland line has a tar and chip surface and is not designed for the heavy truck traffic that this pit proposal would result in. Traffic counts on the Highland Line were done during urban rush hour times on December 1, 2021 during a pandemic and when the pancake house was closed. Some of the site lines required the removal of the hills beside the Highland Line, which should not be assumed as they are within the 30 m setback.

The width of the road, along with a couple of sharp corners and a blind hill, make the Highland Line unsafe for regularly meeting large trucks. Safety concerns are a major issue for those of us who daily travel on the Highland Line, my nieces and nephews and other children that are bussed on it and the many thousands of visitors that travel it. The road noise and vibration, including the possible use of engine brakes, would also severely impact everyone that lives along and near the Highland Line.

The greatly increased truck traffic would not only affect the safety and noise along the Highland Line, but the McDonalds Corners Road, the Village of Lanark and beyond.

Recreation



Almost all of my recreation time is spent at Barbers Lake. It is where I live and where I relax. I enjoy having my family and friends over to swim, play on the water, fish, skate and have barbecues. We enjoy the beauty and peacefulness of the lake. I enjoy the calls of the loons and other birds and the frogs singing in the summer and the stillness of the winter.

Hunting is a popular past time in this area. Would the noises from pit activities interfere with the generational enjoyment and ability of people to hunt in the nearby areas?

Barbers Lake is promoted by Lanark County, and in various places online, for its fishing. Visitors to the lake access it at the culvert on Dalhousie 9A. People come from various places and locally to fish and enjoy the lake. The proposed pit would visually change the shoreline and the noise of pit activities would have a significant impact on recreational enjoyment of the lake.

Quality of Life

All of us who live (or cottage) on the lake do so for the quality of life it provides. It is not for the proximity to amenities or services. We live here for the peace and seclusion. We live off the land, grow gardens and enjoy the peace, quiet, beauty and the natural environment around us. This proposed pit jeopardizes all of the reasons we live here.

Sleep is crucial to quality of life. My house is predominantly windows. I don't have any blinds on any of the windows and wake up with or before the sun year round. I like it dark for sleeping and enjoy watching the stars. A lake is not a place for a pit, much less one that would operate 24 hours a day. Would lights from the pit operations interfere with the dark night sky? The noise would be significant as it travels over the

lake. Would the noise from pit operations and trucks not only be a constant noise in the day but also keep me from sleeping at night?

Our feeling of safety would be impacted. We would feel less safe on the roads, with the air we are breathing, with the water we are drinking and with our mental health in general.

Economics

Would the township of Lanark Highlands and the County of Lanark make enough money from the fees collected from the new proposed pit to more than compensate for the associated upgrades and maintenance of the roads?

Tourism

Many listings of things to do in Lanark Highlands, Lanark County, or Eastern Ontario include a visit to Wheelers. Ontario Highlands is our broader tourism region. Their slogan is 'come wander'. One of the tour itineraries they promote to visitors from other parts of Ontario and the world is a 5 day-4 night Maple Immersion Tour. Their itinerary (<https://comewander.ca/story/5-day-4-night-maple-immersion-near-ottawa>) starts in Lanark Highlands "In Lanark Highlands, the unique topography makes for some unique syrup and fabulous road trips. Travel winding, hilly roads towards McDonald's Corners to reach your first stops on your maple adventure. Check out the maple museum at Wheelers Pancake House, Sugar Camp & Museums, home to the Guinness World Record of maple artifacts, and filled with some pretty cool stuff that relays the history of maple syrup production in the region. Wander Wheelers' maple trails." This itinerary also includes other stops in Lanark Highlands and a stay in Lanark Village. Would a pit of this size next door not interfere with the perception of Lanark Highlands and the visitor experience to Wheelers?

Would the potential effects on tourism in the area and the marring of the image of Lanark Highlands not be a concern? Visitors to Wheelers and people out for scenic drives or on recreational outings to Barbers Lake will have a more negative experience and be less likely to return.

Property Value

As I intend on owning my house on Barbers Lake and living there until I die, the value of the property is not of importance to me at this point. That being said, it does not seem right that a decision could be made to open up aggregate development on the waterfront of Barbers Lake that would cause such a significant drop in the values of surrounding properties. Real estate is the biggest asset that people have, especially in rural areas. It isn't right that a decision such as this could have the potential to so significantly reduce the assets that the neighbouring property owners have worked so hard for.

Mineral Aggregate Reserve

The intent of Mineral Aggregate Resource – 'Holding' Zoning is to protect resources for future use. There are currently four licenced pits within 2 km on the Highland Line that are not yet depleted or rehabilitated in addition to numerous other unrehabilitated pits in Lanark Highlands and beyond. If the zoning is changed from Rural and Mineral Aggregate Resource – 'Holding' there would be no turning back. There is no obligation of the township to ever change the Rural zoning designation. Aggregate will be required for generations. What benefit to the future of Lanark Highlands is there for us to make changes now that would allow our reserves to predominantly leave Lanark Highlands while risking our waterways and environment and severely impacting the quality of lives of so many people?

In regards to Mineral Aggregate Reserve, The Lanark Highlands Official Plan (4.1.4) states that these areas be protected by directing permanent development away from them, and from adjacent land. Development and activities which would preclude or hinder the establishment of new extractive operations or access to the resources shall only be permitted if it is demonstrated that:

1. The resource use would not be feasible; or
2. The proposed land use or development serves a greater long-term public interest; and
3. Issues of public health, public safety and environmental impact are addressed.

Would not almost any other land use adjacent to a lake serve a greater long-term public interest than a new aggregate development and also address public health, public safety and environmental impacts?

The township should not allow changes to their Official Plan or Zoning By-Law that will cause incompatible land use. Lot severances and building permits on Barbers Lake and in close proximity on the Highland Line should not have been granted if the township would consider an aggregate development on the waterfront of Barbers Lake. The lot severance where my house is on Barbers Lake was completed in 2017 and the building permit was issued in 2019.

Our Rural Waterfront Community in Large Part Ignored

The studies that were commissioned to support this proposal and the site plan documentation almost completely ignored the fact that the proposed pit is on a lake and surrounded by permanent and part time residents. From the ARA Site Plan, the existing land use is stated as: "Land uses on and around the site include existing licenced pits to the northwest and northeast, an existing sugarbush, restaurant and museum to the west, deciduous, mixed and coniferous forests and wetlands to the south, east and north, interspersed with small patches of active agriculture. The existing land use on the site is vacant." The fact that Barbers Lake and Long Sault Creek and the homes and cottages that surround Barbers Lake are not mentioned is an insult to our waterfront and rural community. There are 12 homes and cottages that surround Barbers Lake as well as two homes across the Highland Line and two more across the lot line to the west. Were these homes, Barbers Lake and Long Sault Creek almost entirely excluded to make it easier for the proponent to obtain approvals?

Closing Thoughts

My entire life is geographically centred around this proposed pit. I can see it from my house on Barbers Lake and it would take up my entire drive (or walk) to and from work. If a pit was opened here, I would see it daily and hear it whenever it was operating. I would have no escape from it. There would be irreversible change to the landscape and my quality of life.

Lanark Highlands promotes our lakes and the natural beauty of our landscape. Do we want to be known as a township that destroys our landscape and our water by allowing a pit to open on one of our lakes? Is that the precedent we want to set?

A lot of effort has gone into the reports and plans for the proposed pit but that doesn't mean this pit is the right thing for Barbers Lake, the water, our environment and wildlife, our lakefront community, our rural neighbours, visitors to our area and those on and along the truck haul routes. The right decisions have to be made now to protect all of our futures.

Thank you for considering some of my many concerns. This issue is of utmost importance to me. It is central to my entire life. Please do not make amendments to the Official Plan or Zoning By-Laws that would allow for the proposed aggregate development on the Highland Line.

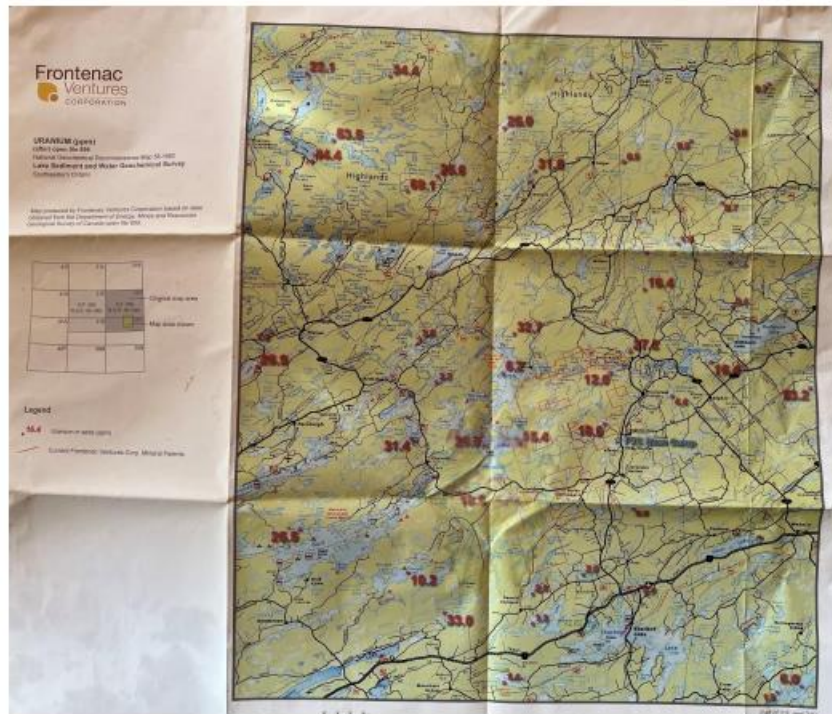
Please confirm you have received my letter and keep me updated on anything related to this matter.

Yours Sincerely,

Angela Wheeler

Attachment:

Sake Sediment and Water Geochemical Survey: Southeastern Ontario
Frontenac Ventures Corporationg



From: Dale Moulton [REDACTED]

Sent: March 6, 2023 2:48 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>

Cc: forbess@jp2g.com; p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com; msummers4council@gmail.com; jeannie.kelso@bell.net

Subject: Proposed Pit Highland Line

March 6, 2023

By email

Thank you for the opportunity to comment on the proposed pit on Highland Line.

You will be receiving other more specific comments from other concerned citizens so I am going to be keeping my comments to a more brief general nature.

I believe that all of the water related studies require a serious review and readjustment. Due to the topography of the area and the fact that water will not flow uphill unassisted I do not see how all of the water used in the various aspects of this extraction process as well as runoff passing through the industrial site will not end up in Barbers Lake.

The lake is a cold spring fed lake, any flow into the lake will cause an increase in water temperature with devastating consequences to marine vegetation and habitat.

In my review of the documents provided I have not seen any noise studies conducted on the actual site. From anecdotal experiences at my property, any noise that is generated around the lake is echoed back and forth across the lake surface many times multiplying the effect of the initial noise. I believe a site test should be performed with a measurable sound source on site and sound meters placed at different locations on the lake to take readings. Any increase in noise levels will have detrimental effects on the natural animal population in the area which could lead to them having to move their habitual feeding and breeding grounds, as well as negate our ability to enjoy our homes and recreational properties with the noise levels which are present in our present zone 3 areas.

I would like assurances that this proposal is for a pit license only with no provisions to convert to a quarry in future times. My concern is for disturbing the natural uranium deposits which are more prevalent in this area than most parts of the county.

The traffic study suggests a colossal increase of highway style aggregate carriers on the Highland Line. This raises the issue of the amount of exhaust fumes which will be produced and what impact it will have on local air quality. What will the impact be on the surface quality of this secondary 'tar and chip' road surface? What enforcement measures will be utilized to ensure excess speed will not be practiced by said vehicles. The sight lines proposed appear to be minimums based on speeds no higher than the posted limit. The traffic studies in the report were taken in a timeframe which I believe bears little semblance to actual usage of the road. New traffic studies should be undertaken for Highland Line.

The endangered species identified in the report have been given a small protected area in the proposed pit location. I believe the 24 hour operation entailing noise and light during each 24 hour period will not provide enough mitigation to ensure these bats will survive in this location.

I am concerned about the use of chemical dust suppressant at the proposed site and what impacts it will have on groundwater and runoff into the lake. Dust suppression must be accommodated to prevent dust from settling on the lake surface and on the solar panels of the property owners downwind from the site. Prevailing winds are west to east on the site which will lead to dust being transported over Barbers Lake and surrounding area.

Please include me on the mailing list for this file.

Thank you for your consideration of this matter

Dale Moulton

Property owner 127 Leo Jay Lane - Barbers Lake

From: Judith Long [REDACTED]
Sent: March 6, 2023 3:54 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com
Subject: Proposed Zoning Amendment (ZA-2023-03)

Dear Amanda,

My name is Judith Long and I am the property owner of land on the south shore of Barbers Lake. The address is 100 Shelby Lane, Dal. Con 9, Pt Lot3 RP 27R5541, parts 5-8, Lanark Highlands Township. I am writing to express my concerns regarding the proposed Zoning Amendment (ZA-2023-03) submitted by Cavanaugh Construction that I believe would change the nature of the environment for me at my property on Barbers Lake. I have copied this email to Jeannie Kelso, Peter McLaren and Forbes Symon for their awareness.

There are many reasons why I object to this change. I take my drinking water from the lake and I am concerned about the quality of the water when this large gravel pit becomes operational. I am also concerned about the air quality from dust and pollutants that will be emanating from the pit. I have health conditions to which this could be detrimental. These concerns can also affect the fish that live in the water and the wildlife that call the area home. I bought this property for the quiet enjoyment of nature and I cannot see how a 24 hour a day 7 days a week business like the one prop will not affect my enjoyment of my land. Noise travels quickly across open water and since the prevailing winds come from the direction of the pit towards my cottage, the noise produced by the pit activities will again impact the natural environment. I also have great concerns about how two new lakes created by the pit will impact the water table surrounding Barbers Lake. Future generations should be able to experience the property in its natural way.

I ask you to please inform me of any scheduled dates and correspondence around future meetings that will be considering any aspect of this application by Cavanaugh Construction.

The excessive changes that this pit will bring to the area will impact the local residents remarkably. Please review these concerns before making a decision on allowing this mammoth pit to move ahead.

Will you please acknowledge receipt of this email to me at judithlong2020@gmail.com.

Thank you,
Judith Long

From: Smith, Caleb [REDACTED]
Sent: March 6, 2023 7:48 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com; msummers4council@gmail.com; jeannie.kelso@bell.net
Subject: Pit

To Lanark Highlands
Please read my letter.

Attachment 1 – attachment 1.pdf

march 6, 2023

To the Town Ship of Lanark Highlands

I live at 1121 Highland Line.

My dream in life is to be like Grandfather.

Grandfather makes maple Syrup and teaches the world about how important maple and our history is. It is our job in life to protect Lanark Highlands and say

No To the proposed Pit!!!

My dad and I have been tapping trees with buckets right beside where you want to put that pit.

It will ruin the silence and disturb the trees!

People come from all over the world to go in the bush and experience true Canadian nature. Do you really think they are coming to hear loud bangs and machines roar?

This could ruin my whole future dream! 😞

Please help me continue my family's tradition of
making maple syrup and teaching people the other side

what Canada has to offer.

Saying yes to this pit is saying no to my dream!

I don't want to live in the city!

Please help me by saying no to the pit.

I think this pit is a recipe for disaster

Thank you

Caleb Smith age 10

From: Smith, Isla

Sent: March 6, 2023 7:51 PM

To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca;
billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com;
msummers4council@gmail.com; jeannie.kelso@bell.net

Subject: Pit

Hi

I wrote you a letter. We need your help.

Love Isla Smith

Attachment 1 – attachment 1.pdf

March 6, 2023

To the Township of Lanark Highlands,
I live at 1121 Highland Line.

I Love Fishing and Swimming in
Barbers lake and I don't want
it to be hurt! so please

Say NO to the pit!!
Why would you want
to ruin the animals homes?

Why do you want to make
so much noise? I want to
hear the bird's sing Not
the machines roar!

In my class we talk about
protecting nature at all
costs. A pit is destroying it.

Are you calling my teachers
liar's? We need to protect
nature!!

How will it be safe to
bike on the highland line with
all the trucks? It scares me.

In class we talk about being smarter
and caring about how our
actions effect others. We are
not allowed to hurt other people
even if it would make us happy.

Why would you allow a new pit
that will definitely hurt the land,
water, animals, plants and so many
people? Do you care more about
one company than everything else?

I Speak for
The Trees!

Love Isla and the trees
age 8

From: Joel Smith [REDACTED]

Sent: March 6, 2023 8:21 PM

To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca;
billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com;
msummers4council@gmail.com; jeannie.kelso@bell.net

Subject: RE: Proposed Cavanaugh Pit License on Highland Line

Dear Forbes Symon, Amanda Noël, Peter McLaren, Bill King, Ron Closs, Steve Roberts, Allison Vereyken, Marina Summers, and Jeannie Kelso.

Please see my attached letter of concern and opposition to the proposed Cavanaugh pit on the Highland Line. Please acknowledge that you have received my letter and keep me apprised of how we can remedy or avoid the negative impacts of this proposal. In addition, please keep me informed of any changes and development of this application and the ongoing studies required to ensure there is no impact to the surrounding environment and ecosystem.

Thank you very much for your efforts and considerations on this matter.
Have a nice evening.

Joel Smith
1121 Highland Line
McDonalds Corners, ON
[REDACTED]

Attachment 1 – 2023 Joel Smith – Cavanaugh Pit 7867 March 6, 2023

Joel Smith
1121 Highland Line
Dalhousie Concession 11 PT Lot 5 RP 27R8818 Part 2
McDonalds Corners, ON
KOG 1M0
[REDACTED]

Dear Forbes Symon, Amanda Noël, Peter McLaren, Bill King, Ron Closs, Steve Roberts, Allison Vereyken, Marina Summers, and Jeannie Kelso.

Re: Thomas Cavanaugh Construction Limited: Highland Line Pit Application.

I'm writing you to express my concerns about the proposed Cavanaugh Pit on the Highland Line. I live at 1121 Highland Line, McDonalds Corners. My wife, Tracy, and I have spent the past 18 years building our life here in Lanark Highlands. I am fortunate that I get to raise my kids, Caleb (10 years old) and Isla (8 years old) on this tranquil property. I am grateful that I moved to the Highlands and that my kids get to grow up in this environment surrounded by nature, outdoor living and family. Our life is blessed and our friends and co-workers are often envious of our life in the Highlands: the drive leading to our place, the signature rolling hills of the highlands, the open space and the fresh air that's filled with the sounds of nature.

Based on the published information of this proposed pit, I fear that our quality of life and our future is at great risk. Below are a few of our life's attributes that are in jeopardy:

1. Outdoor living, Health and Safety

The kids and I enjoy multiple jogs and bike-rides each week in the spring, summer and fall, and to a lesser-extent in the winter season. We take our two dogs with us and like to venture down the side roads (12th concession, Anderson Lane, Leo Jay Lane) off the Highland Line as we explore, sing and build great memories. In the early mornings and late afternoons it's rare to meet a vehicle, and when we do it's often someone we know who stops to visit. How will this proposed pit and significant traffic going to operate without impacting road safety? How can we ensure that we will still be able to jog and bike down the Highland Line safely? Is there a way to not cause any further negative impact to the aesthetic beautify of the Highland Line? The

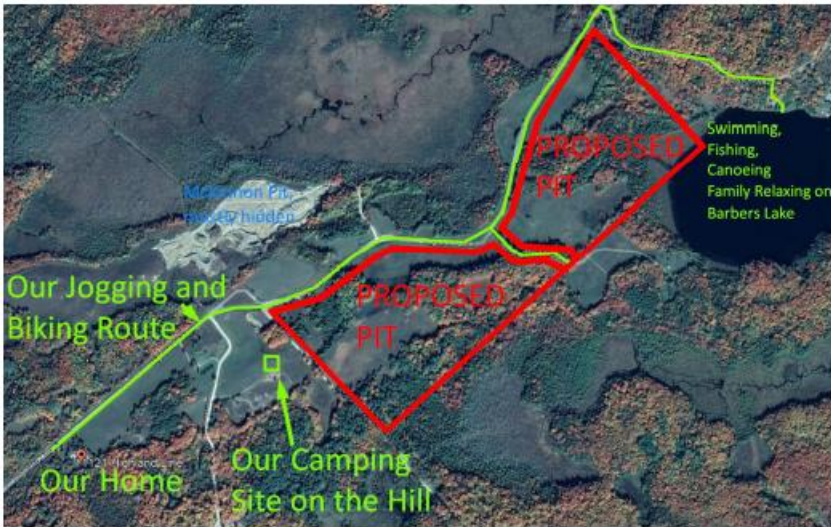
significant clear-cutting performed on Cavanaugh's property in 2020 is still quite visible and hard to look at.

2. Summer Camping, Campfires and Stargazing

Since the start of the pandemic my in-laws (Kids Grandparents) have spent most of the summer evenings camping on top of the big-hill on the east side of their property. This location overlooks the Cavanaugh property. Multiple nights a week we walk over there to enjoy the evening sky and sit around a bonfire while Grandfather tells us stories about the property, farming and growing up in the Highlands. We even park our trailer with theirs for part of the summer so we can enjoy the sunset, evening breeze, and wide-open sky filled with stars. How can we ensure that this mainstay of our summer-evenings is not disturbed? The aesthetics of the rolling hills, the peace and quiet where the only sounds you hear is nature and the bonfire, and the only light coming from the firepit, moon and stars are all at risk to be impacted during the life-cycle of this pit.

3. Barbers Lake

Our whole family enjoys Barbers Lake multiple times per week in the summer. We love how this beautiful lake is privately hidden from the Highland Line behind the rolling hills. Much of our bike rides stop in at the lake for swimming, fishing and kayaking. All of the users on the lake are respectively intentional to keep noise to a minimum, and it's rare to hear even a 20hp fishing boat on the water. Most of the water "traffic" is canoes and kayaks. This lake and its tranquility provides us a place of peace and a mental-break from our busy work-life. How can we ensure that this significant element of our life is not negatively impacted? How can we ensure there is no negative impact to this cool, fresh-water Lake so close to the Pit and the proposed excavating below the water-table? What measurements will be collected and recorded monthly to ensure the ecosystem is not negatively impacted? Furthermore, how can the public be kept informed throughout the entire life-cycle of this pit on its immediate, trajectory and potential impact to the environment and ecosystem?



4. The Highland Line

The Highland Line itself is often pushed to its limits with the existing traffic demands. Each season has a different set of traffic from school busses, existing Arnott Brothers trucks, tourists and ATV's. Frequently if the road is busy or conditions are bad, we will take our kids out the County Road 12 to meet the school bus and avoid the Highland Line. What efforts will be made to ensure the Highland Line is upgraded to meet the peak potential traffic from the various groups, weather conditions and the additional peak Cavanaugh traffic? How frequently will the road be inspected and repaired due to the excessive traffic? Is the entrance onto County Road 12 sufficient for the peak-proposed traffic on top of the existing traffic? How will this additional traffic be accommodated on County Road-12? I trust there will be an additional lane added for sections of County Road 12.

5. Rural Life

One of the joys of living on the Highland Line is the tranquility. I work from home and we spend most of our free time outside on the property. It is so wonderful to step off of a Zoom Conference call, walk outside and feel the peace and quiet of nature. To our unfortunate surprise, the berm at the McKinnon Pit has not successfully mitigated the noise of their operations. While we can not change the sound of the existing machinery or back-up alarms, we can not add to it either as it detracts from our quality of life. How can you ensure that the noise produced at the new pit will not

negatively impact our quality of life at home, out on the public roadways and while enjoying the lake?

6. Need and Benefit

The Highlands, and most of Lanark County, has a number of licenced pits already in operations. What is the need at this time to open another pit? Have we exhausted all other pits in the area of aggregate? Also, how does this pit benefit the township and the people of Lanark Highlands? Does the Highlands have any examples of a similar proposal that has been fully executed through its lifecycle? I would like to see another pit this close to a fresh-water like that has been fully exhausted and then restored in a way that did not negatively impact the ecosystem, aesthetics and quality of life of the local residence.

7. The Future

My whole adult life has been focused on building a future for my family in the Highlands. My kids are growing up with a keen sense of the beauty of the Highlands, our involvement with the Family's tourism operation and how fortunate we are to share the Highlands and our love of Maple with people from all around the world. At this point my children wish to stay in the highlands, participate in the family business and continue to promote the rustic beauty of the highlands it's care of our outdoor lifestyle. This pit proposal sheds some uncertainty on the future viability of this tourist destination that we're a part of. We're continually trying to educate our children and tourists about sustainability, nature and our responsibility to be good stewards of the land. How can we ensure that this proposed pit does not negatively impact the quality of the tourist experience and natural, sustainable living that we want to promote? How can we ensure that the proposed excavation of the pit is not visible from the Highland Line nor from Barbers Lake? Is the scope of this pit only to extract, and can we ensure that material/scrap is not brought into this location? What is the proposed lifecycle timeline of this pit to be opened, exhausted and then restored with eco-active man-made lakes?

This is our life and our family's future on the Highland Line that is at stake. We have buried our roots deep along with strong family values of hard-work, being good and caring neighbours with love and respect. We're also fortunate that we get to highlight the Highlands with our regular visitors and tourists to the Pancake House. This proposed pit puts our quality of life, safety and our future in jeopardy.

Please keep me informed on what is going on with this proposed change to my home. Please copy me on and keep me informed of any scheduled dates or correspondence regarding any aspect of the issues around this application and all ongoing studies and lifecycle management.

Thank you for considering how this proposed pit will negatively impact my family's health, wellbeing and livelihood. **Please give Caleb and Isla a chance to continue our family tradition in sharing our love of maple with the world. Please help us all protect this tourist route that highlights the beauty of Lanark Highlands.**

Yours respectfully,



Joel Smith



From: c c [REDACTED]
Sent: March 6, 2023 10:00 PM

To: forbess@jp2g.com; info@lanarkcounty.ca; jeannie.kelso@bell.net; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca

Subject: Pit Proposal

Dear Simon Forbes, Amanda Noël, Jeannie Kelso, Peter McLaren, and Jasmin Ralph

I'm writing you about Thomas Cavanaugh Construction Limited's proposal to allow the opening of a pit:

Subject Lands: Dalhousie Con 10 Pt Lot 5 (125 acres immediately south of Highland Line between Leo Jay Lane and Wheelers Pancake House, bordering Barbers Lake to the South)

Intent:

To license 50.6 ha (125 acres) of land with an area of extraction of 35.1 ha (87 acres), extracting sand and gravel below the water table. Two below water table pits (to be rehabilitated as lakes) are proposed:

- Extraction Area 1 of maximum 14.3 ha (35 acres) east of Anderson Lane
- Extraction Area 2 of maximum 20.8 ha (51 acres) west of Anderson Lane

- Official Plan change of 50.6 ha parcel of land from Rural Communities on Schedule "A" of the Township's Official Plan to Mineral Aggregate Resource Policy Area - Pit

- Zoning By-Law change for the subject lands from Rural (RU) and Mineral Aggregate Resources - holding (MAR-h) to Mineral Aggregate Resources Pit (MXP).

- An amendment to the Lanark County Sustainable Communities Official Plan to remove the "Rural" designation on Schedule "A" for the 50.6 ha land and replace it with "Licenced Aggregate Extraction Operation"

- An application for a Class A Licence under the Aggregate Resource Act was also submitted to the Ministry of Natural Resource and Forestry.

My son and I live at 4557 Watsons Corners Rd, McDonalds Corners, ON K0G 1M0. We are already subjected to a substantial level of truck traffic which increases dramatically each summer. The notion of more truck traffic coming through is very upsetting. Not only would our quality of life be affected, but our property values would surely also be impacted.

Cavanaugh is also proposing to work in this area 24 hours per day, with trucks coming and going every minute!!! This would be like living next to to the 401!!! I don't think that anyone in this area would ever wish to live in such traffic conditions!!

Barber Lake and Long Saul Creek are places that we know and enjoy. These would be dramatically altered, the wildlife would be severely impacted in countless ways, that no one could ever fully predict. Damaging any of these areas is completely unacceptable and unnecessary. This entire county and beyond is gravel. I'm sure this company can find a better place for a new pit where it would not disrupt and damage water ways, wetlands, wildlife habitat, and human communities.

This proposal is shockingly disturbing. Giving it any kind of serious consideration is an outrageous offence to both the human and wildlife communities.

I urge you all to fully reject this proposal.

Best regards

Cindy Prévile and Ian Preville

From: Tim Wheeler [REDACTED]

Sent: March 7, 2023 7:04 AM

To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; Steve Roberts <stevtawn@storm.ca>; vereykenward3@outlook.com; msummers4council@gmail.com; jeannie.kelso@bell.net

Subject: Highland line pit proposal concerns.

Good morning.

Please see attached my letter regarding my reasons for objecting to the proposed changes to the official plan and zoning by-law.

I live on barbers lake all year a few hundred metres from the lakefront proposed pit. All my household and drinking water comes directly from barbers lake.

Thank you

Tim.

Attachment 1 – Tim Wheeler Proposed Highland Line Pit

TIM WHEELER
1001 Highland Line
McDonalds Corners, ON
K0G 1M0



Location of Property Owned in Lanark Highlands:
229 Leo Jay Lane [Dalhousie Con 9 PT Lots 4 and 5 RP 27R10830 Parts 3 and 4]
628 Concession 9A Dalhousie: [Dalhousie Con 8 W PT Lot 4 and Dalhousie Con 8 W PT Lot 3]

March 6, 2023

Township of Lanark Highlands
75 George Street,
Lanark, ON K0G 1K0

Re: Proposed Amendments to Lanark Highlands Official Plan and Zoning By-Law for Proposed Highland Line Pit

Dear Forbes Symon, Amanda Noel, Reeve McLaren, Deputy Reeve King, Councillor Closs, Councillor Roberts, Councillor Vereyken, Councillor Summers, and Councillor Kelso

I am sorry how this letter will read. It is long and emotional.

Barbers Lake, the Highland Line and Concession 9A Dalhousie is a vibrant community that is currently well established. This situation is very close to everything that is most important to me and my life focus. Please be patient. I would hope that if pretty much everything that provides you enjoyment in your life was in my hands, I would try to be able to see things from where you stand.

I have never worked in a position similar to the ones all of you hold. I can not imagine all the challenges. One that must be quite regular is how many different personalities make themselves known on a topic such as this one. I want to be as positive as possible in the following letter but this discussion weighs on my mind and makes getting good sleep challenging. Please forgive me if my tone at times sounds irritated. It is not directed to anyone addressed in this letter. I respect all of your positions.

For anyone who is interested and available, I would love to tour them around Barbers Lake and the Highland Line and show the lay of the land. What is at stake here is massive to many Lanark Highlands citizens. Please take me up on this and email or call me at 613-264-9482 anytime. From what I can tell from the studies, they do not take into account those of us who live on and around Barbers Lake and the scope of the lake itself.

My year round home is at 229 Leo Jay Lane. It is located on Barbers Lake, with the house being 226 metres from the waterfront property Cavanaugh would like to open a pit on. I also own 628 Concession 9A

Dalhousie, which is located just south of the Highland Line. This property has a house and 200 acres. The Long Sault Creek runs along the north, east, and south sides of my property and Barbers Lake empties into the Long Sault.

Has research been done to see if Cavanaugh requires more sand now and if there will be much hardship for Cavanaugh Construction if they do not take this sand to Ottawa? There is no doubt that turning lakefront property into gravel pits will cause much hardship to the land and citizens of Lanark Highlands. This is even more true, when the gravel pits would not just be above, but below the level of the existing water table. There are four licensed pits now on the Highland Line that are not depleted or rehabilitated.

Who can show, with irrefutable proof, that my drinking water will remain safe? Who can guarantee my water will not be contaminated? All of my household water and drinking water comes directly out of Barbers Lake all year round. Who would I reach out to if my water was to become contaminated? My whole life I have had complete confidence in my drinking water which has always been either well water or lake water. All the physical disruptions that would result from living so close to an operating lakefront pit would be horrid, but the psychological damage from never knowing how long my water would be safe for would be just as terrible.

I saw mention of potential drinking water wells, but does the water study consider that my drinking water and my neighbours water comes directly from Barbers Lake? If the study overlooks such a serious concern, what other serious concerns might the study have missed?

Throughout the year, Barbers Lake can be quite windy. So windy that if it is raining, the rain often is pretty much horizontal coming from the prevailing westward winds towards my home. My home is less than 400 metres from where the pit action would be. I have learned how much sand blows around by observing the McKinnon pit that is across the Highland Line on windy days. The McKinnon pit is sheltered, at the back side of a natural hill included in the setback. This one is proposing to remove much of the sheltering hill. How could any measures prevent the sand blowing into the lake and to our homes and the air we breath? How could any measures be effective and also not cause harm to the water and environment?

Will my health be compromised with all the additional sand in the air? I do not wish to wear a respirator while sitting on my deck or barbecuing dinner. Will I need to keep my windows closed? The house would be pretty hot without the cool breeze off the lake in the summer.

My home is in direct line of sight of the waterfront property Cavanaugh purchased. My living room, dining room and kitchen windows face the proposed pit property, as well as my deck. While the lakefront property was being clear cut in 2020, I would watch the trees go down one by one on the hill facing the lake, perfectly visible from my dock. The noise of the logging equipment was profound. Does clear cutting so close to a lake jive with proper land use and ownership according to the Lanark Highlands official plan? Is there not protection for waterfront shorelines? If so, how many metres?

The way sound travels across the water, it is as if there is no space between the noise and our ears. It's right there. I would not enjoy having to yell over pit equipment while visiting on the deck. Noise from all the equipment used at a pit, including back up warning alarms will be psychologically harmful. Sleep is absolutely critical for a healthy life and body. Most people, including me, cannot sleep soundly (or at all)

while laying beside an operational gravel pit day or night. Who will be held responsible for each night sleep I and my neighbours lose from pit operations? Does the acoustic study take into account how sound travels over water and calm lakes?

I can hear people chatting at normal speaking levels from across the lake but if I am the same distance from people in a field, I cannot hear them at all. Why is this? Is sound amplified across water? How could Cavanagh properly fix this unique acoustic phenomenon while at the same time not changing the view of Barbers Lake shoreline?

The truck engine brakes are going to ruin the quality of life in a big way for all of my neighbors along the Highland Line. Has everyone been made aware of the hill on the Highland Line at the intersection of County Road 12 and the Highland Line? It is quite a descent down to County Road 12. I would not be the only one who knows stories of winter challenges trucks are having on it currently. The Lanark Highlands residents will lose their minds with 30 loaded trucks an hour headed to the city.

Why is it necessary for Cavanagh construction to operate 24 hours a day? I understand it is important for hospitals to operate 24 hours a day. What is the need for just-in-time aggregate to Ottawa? It is dangerous and unethical for Lanark Highlands to authorize sleep disruption to so many Lanark Highlands citizens. Lack of sleep can cause vehicle accidents. Many Lanark Highlands citizens must drive to other communities to earn a living.

Does the money that Lanark Highlands would earn from Cavanaugh removing our aggregate reserves to the city justify the risk of Lanark Highlands citizens driving to work after a night of little or no sleep because of Cavanaugh equipment and trucks operating. Would Lanark Highlands want to take responsibility for accidents caused by lack of sleep from noise authorized by the township? What other health implications can be caused by lack of sleep?

Were there vibration studies done? Neighbours on the Highland Line talk about feeling the vibrations of trucks going by. Will the wild life that we enjoy multiple times a day around Barbers Lake leave the area from all the noise and vibrations?

Why is there no archeological study done on the Duncan homestead? Only their dump had an archeological study but the Duncan homestead is included in the extraction area. Will it be permanently excluded from excavation or are pit operators permitted to excavate settler homesteads with no archeological study after a period of time when nobody is paying attention?

It is hard to stay positive when thinking about this pit proposal on Barbers Lake when a customer from Ottawa explains how things sometimes work with government and contractors. I realize all these conversations are hearsay and anecdotal but it sure makes one feel like common sense is extinct and money talks. They say companies will do whatever they want to do and deal with regulations after the fact with a fine or a donation. They say the fine amounts are so minimal compared to the money the corporation makes, it does not deter unethical practices. Is there any data available that could determine how respectful potential pit owners would be to natural waterways to make an educated guess to their future behaviour?

Here are two quick stories to help put the idea of opening up a gravel pit on a lake into perspective.

Several years ago I had enquired with the township about permission to pour a 9'x11' cement pad on bedrock to place a gazebo about 20 feet from the water and was told that would not be permitted because of setbacks from the water. I understood this, because the shorelines should be protected. I changed plans and built a gazebo on skids to rest on the ground so that it could be easily moved at any time. Does a 9'x11' cement pad poured on bedrock cause a greater threat to the health of Barbers Lake than a 125 acre licenced pit, removing 1,000,000 tons of material a year, removing sand from below the water table, with all sorts of chemicals and fuels on site?

Another story that is surprising is that machinery of any kind, including four wheelers, is not permitted in an area of the County bush that we rent taps in that is very close to the site of the proposed pit. This is because it is habitat that may be suitable for Blanding's turtles. But having pit water drain into a natural spring fed lake will have little or no effect according to the water study? Speaking of the Blanding's turtle, are the wet areas, including around the small pond in the excavation area, not suitable for these turtles?

Is it not absurd to change lakefront property zoning to allow for a gravel pit when all of the authorities have been working to protect our lakes and wetlands up until now. Is it only important to protect our waterways when it is the citizens of Lanark Highlands imposing upon them?

Much of my income is earned from the maple trees that are located at 1001 Highland Line, a direct neighbour to the waterfront property Cavanagh owes. Nature can at times stress a sugarbush, like gypsy moths, tent caterpillars, and ice storms, for example. Is it possible to get a water study done that actually studies the whole water system? Cavanagh causing undue stress on the maple is completely preventable if the zoning is not changed.

Would the pit use washing stations? Where would they be located on the property? Where does the water come from that is required to wash the sand? Would the wash water enter Barbers Lake warmer and more contaminated? Could washing increase the amount of uranium that enters Barbers Lake?

Will temperatures in the water from the pit lakes cause the water to be warmer in Barbers Lake and Long Sault Creek? What implications could this have?

Can a new pit be opened if it will devalue surrounding properties? It is hard to clearly explain by writing just how intrusive a pit on Barbers Lake would be, but there is no doubt property values would plummet. Who can show this would not be the case? Does Lanark Highlands officials believe it is an acceptable consequence?

I am outside most of the day every day of the year, either at my home on Barbers Lake or my work at 1001 Highland Line. I don't want to lose my sanity with noise and my lungs with dust. I don't want the air to be polluted from all the exhaust from the trucks and other equipment. Is drinking water that is contaminated with fossil fuels or uranium hazardous to humans? Is there potential for increased risks of cancer and lung diseases for me and my neighbours?

Will the economic benefits to the township, if there are any after road maintenance, of opening up this lakefront property as a pit outweigh the risks to the psychological and physical health of the neighbouring Lanark Highlands residents? Will it be worth the high potential of damage to our water, wildlife, and this area's entire ecosystem and way of life?

Can the Highland Line handle traffic from 4 or 5 pits all at once if each pit is running at full capacity, especially considering the proposed output of this one of 1 million tonnes?

Several school buses operate on the Highland Line each school day. The Highland Line is not very wide for meeting large trucks, especially on the sharp bends. Does the road study make you confident that the additional Cavanagh traffic will not increase risk to the children on the buses and the rest of us, including tourists, that travel on the Highland Line? Did they mention the road is damaged and falling apart in places? How would it withstand such a massive increase in heavy traffic?

Will my lake view change? Does the Lanark Highlands official plan not strive to protect our waterways and waterfront communities? Are the pit plans to remove so much material that I will be able to see the Highland Line from my home? Not only would that destroy lake frontage views, it allows for even more noise to run the full length of Barbers Lake and disrupt even more Lanark Highlands citizens.

I have a large extended family, many of whom come and share Barbers Lake with me. How incredibly embarrassed I will be if Lanark Highlands allows a pit to be licenced on a natural pristine lake. What do I tell all the kids in my life while standing on the deck watching the loaders, listening to the crushers? Maybe the really young ones might like it, but the older ones will probably stare for awhile. They sadly would probably decide everything the schools and adults in their lives have been teaching them about how important natural habitat, clean lakes, wetlands, etc. are all just words. What would this teach the children?

Light pollution is a major concern as well. The night sky is so soothing and enjoyable. The Highland Line, Dalhousie Concession 9A and Dalhousie Concession 12 are popular places for folks to view the stars etc. I have talked to many while out for a walk or drive and most of them have been from Ottawa. Will pit operations impact the folks who use this area to learn about and enjoy the night sky? What effects might this have on the endangered bats and other wildlife in the area?

People head to Barbers Lake each summer to fish or just paddle from their canoes and kayaks. There are almost no boats on Barbers Lake with motors and most with a motor use an electric motor. I enjoy sitting on the dock having a quick conversation about where people live as they float past. Please don't take away what so many people in the city rely on to rest and rejuvenate themselves. Barbers Lake is offering a service to those who need a place to heal the mind, body, and soul. This land and water is a gift. No one should have the right to destroy it.

Because this is my first time trying to protect a lake from gravel pit operations, what possible negative outcomes have I overlooked?

In these parts, gravel pits are a dime a dozen, but Wheelers Maple is a pretty rare find. Will another gravel pit on the Highland Line help or hinder the efforts made to provide a unique Canadian experience for so many people a year?

This community is about peaceful, simple living, with good people. What the proponent is asking for is not humane, and it absolutely is not neighbourly. The tone of a business is set at the top and works its way down. What tone will the township choose to set for this community?

What legacy does Lanark Highlands Councillors want to have? When Lanark Highlands is googled do they want the search results to show they are the township who turns lakefront property into gravel pits? That allows companies to permanently alter our wetlands, creeks, and lakes in a negative way? Or do they want the results to show a beautiful and vibrant township with images of nature and people living healthy and successful lives?

The reality is, changing the zoning on this lake front property would be a mistake at this time. Once zoning is changed, Lanark Highlands has no more control to truly and effectively protect their citizens, waterways, and ecosystem. Council is the gate keeper for us.

Thank you kindly. I very much appreciate how much time you are putting towards this. It means my world to me.

Please keep me current on all matters relating to the proposed pit on the Highland Line at concession 10 of Dalhousie PT Lot 5.

Thank you very much.
Tim Wheeler

From: Susan Snyder [REDACTED]
Sent: March 6, 2023 6:17 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca
Subject: Letter of concern regarding the proposed aggregate development

To Whom it May Concern;

Forbes Symon Planning Consultant, Amanda Noel Lanark Highlands Clerk and Jeannie Kelso Ward 5 Councillor

My family lives at Lot 7, Concession 8, Lanark Highlands. Our farm borders on County Road 12 and the Mississippi River. Over the years we have owned substantial amounts of wetlands and shoreline on the Mississippi River. We have been very supportive of the efforts of the Mississippi Valley Conservation Authority to protect these precious resources.

We value the water resources in our area. We believe a change in the designation from rural to mineral aggregate resources pit will greatly endanger the water table and surrounding wetlands of Barbers Lake.

Please consider our concerns and keep us informed on this issue.

Charles Temple and Susan Snyder [REDACTED]

From: Trevor Fisher [REDACTED]
Sent: March 7, 2023 9:55 AM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; info@lanarkcounty.ca; ARAapprovals@ontario.ca
Subject: Proposed Highland Line Aggregate Development - Letter of Concern

Attention :

Symon Forbes
Amanda Noel
Jeannie Kelso
Peter McLaren
Jasmin Ralph
MNR & F

re : Proposed Highland Line Aggregate Development - Letter of Concern

I have been made aware of the proposed Highland Mineral Aggregate Pit in the Barbers Lake and Wheelers Pancake House region.

My family members live in this region, and we visit frequently.

I have strong concerns and objection to this development and rezoning, for the environmental impact on forestry, air and water, noise pollution, disruption to wildlife, road safety and danger with the volume of trucks and activity, and economic impact on Wheelers Pancake House.

I wish to be kept informed please of further meetings, notices and action regarding this proposed re zoning and township plan.

I also request to be copied and informed of any scheduled dates and correspondence around any Township bodies that may meet in the future to consider any aspect of the issues around this application by Cavanaugh Construction Ltd.

Thank you for your added attention to this matter.
Please confirm receipt of this letter.

Trevor Fisher

Trevor Fisher
President
Fisher and Associates
[REDACTED]

From: Hillis, Ken [REDACTED]
Sent: March 7, 2023 11:30 AM
To: LH CLERK <lhclerk@lanarkhighlands.ca>; forbess@jp2g.com
Cc: p.mclarenfarms@sympatico.ca; jeannie.kelso@bell.net; info@lanarkcounty.ca; ARAapprovals@ontario.ca
Subject: Objection to LH OPA-2023-08 Cavanagh Pit Highland Line proposal

From:

Ken Hillis and Michael Petit
291 McCulloch Road,
McDonalds Corners, ON K0G 1M0
(East ½ Lot 5, Concession 7, Old Dalhousie Twp.)

To:
Twp. Of Lanark Highlands Clerk: Amanda Noel;
Twp. Planning Consultant: Forbes Symon.

CCs to:
Twp of Lanark Highlands Reeve: Peter McLaren;
Ward 5 Councillor; Jeannie Kelso;
Lanark County Clerk: Jasmin Ralph;
Ministry of Natural Resources and Forestry: Aggregate Section.

Dear Ms Noel and Mr Symon,

We write to strongly oppose the proposed Bylaw and Zoning Amendment to the Official Plan of Lanark Highlands Township (OPA 2023-08, applied for January 16, 2023 by Thomas Cavanagh Construction, Ashton ON) that would facilitate the development of an aggregate extraction pit (Lot 5, Concession 10, Dalhousie Twp)

to the south side of the Highland Line and immediately adjacent to Barbers Lake. Our property is approximately 2km from the proposed pit. One of our property's edges lies less than 100m from Long Sault Creek, downstream from Barbers Lake, and our well/drinking water draws from the water table adjacent to and beneath the Creek. We are full time residents and Hillis has owned the property and lived on it since 1971.

Our objections and concerns are as follows:

One of us (Hillis) is a retired planner and formerly a member of CIP and OPPI. After reading through the documentation submitted by Cavanagh's planners, we note that, although there is some mention of the water table immediately surrounding the proposed pit, there is no mention of the impact on the waters in or flowing out of Barber lake into Long Sault Creek, which is the most northerly water with Northern Trout, and which flows directly into the Mississippi River. How is it possible to assess the impact on downriver flora, fauna and water quality without such an assessment? An assessment needs to be undertaken and the results circulated to community members. We also wonder how it will be possible for the contaminated waters that will eventually fill the pit in the form of two artificial ponds, the bottoms of which will be many meters below Barbers Lake, to not make their into Long Sault Creek and surrounding water tables.

We further note that the proposal's indication that the pit would operate on a 24-hour basis. Other pits in the area operate from 7am to 7pm and this 12 hour time period generates plenty of noise, dirt and road traffic as is (there are at least 3 operating pits along the Highland Line at present.) The ongoing noise, with a truck proposed to exit the site approximately ever 4 minutes during the day, and with trucks operating continually 24 hours a day on site, will create noise issues that resonate kilometers wide. Much of our property, including where our home is situated, includes the height-of-land for several miles around and, as such, for example, we hear freight trains' whistles along the CP line paralleling Highway 7 near Perth. When the nearby Tackaberry Pit on CR12 was in operation we were subject to constant noise, which woke us up, from much before 7am to 7pm. We have no doubt that our quiet enjoyment of our property and home will be negatively impacted by the constant 24 hour din generated by an approved Cavanagh Pit.

We are, therefore, also concerned by the high volume of truck traffic the proposed pit would generate. Cavanagh's planner's submitted documents suggest that the Highland Line is somehow underused, with low traffic volumes. But this is simply not the case. The road was paved to allow easier truck access to the existing pits operating along it. As well, Wheeler's Maple Bush operation, one of the larger commercial operations in the Township, has up to 40,000 visitors a year. All come by bus or car. At present, trucks turning from the Highland Line right/east onto or from County Road 12, frequently do not stop at the intersection. This has created an unsafe situation at this intersection. The potential for additional trucks departing (and therefore entering for loading) the pit every 4 minutes will add hundreds of truck trips a day to this already busy roadway.

We moved to Dalhousie Twp (as it was then called) for its natural beauty and the quiet and peaceful life it has (mostly) offered. And we are not alone in this regard. At an all candidates meeting at the Lanark and District Civitan Club before the 2022 municipal election, candidates spoke of how to foster economic development in the Township. A number of citizens present at the meeting, rose to explain that the influx of (mostly well-off) individuals to the Township who seek an environmentally friendly and tranquil way of life here is, in itself, one of the main economic driver of the Township. As other objectors to this

proposal note, the opening of the Cavanagh Pit will negatively affect quality of life and, in turn, lead to a lessening of interest as a place to live if the Township prioritizes aggregate extraction in Rural/residential/farm zoned areas to the exclusion of the interests of those who already live in them and those who would seek to do so in the future.

We understand the need for aggregates as a part of modern life. We also understand, however, that there are many pits already operating nearby the proposal. We further realize, however, that the recent passage of Ontario Bill 23 makes it easier to ignore the wishes of citizens and to push through potentially inappropriate developments over the objections of extant voters/taxpayers/residents. At the above-mentioned all candidates meeting, all candidates, including incumbents who were reelected, promised that the currently elected Council would be much more committed to "transparency" than was the case in the previous term of Council. We strongly encourage Council to make greater efforts to better inform Township citizens. After all, we constitute the Township's actual tax/economic base and will be here long after the proposed Cavanagh Pit has been mined out.

In closing, we request to be copied on and kept informed of any scheduled dates and correspondence with respect to meetings that any Township bodies that meet in the future to consider any aspects of the OPA 2023-08 application. We also request confirmation of receipt of our letter.

Thank you.

Yours truly,

Ken Hillis and Michael Petit
291 McCulloch Road
McDonalds Corners, ON K0g1M0
[REDACTED]

From: Chuck Kozo [REDACTED]
Sent: March 7, 2023 1:56 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca; jeannie.kelso@bell.net
Subject: proposed gravel pit Highland Line

To Whom it May Concern.

As a resident living at the corner of Highland Line and County Rd 12, myself and neighboring relatives on this same corner are horrified at the loss of quality of peace that will ensue from the approval of the pit, and the trucks that will be either braking or accelerating by our front doors.

How do I know this?

Because this past summer gave us a taste of Already having trucks doing their loads from this route from the existing pits surrounding the new one. We had to literally stop talking for about 15 seconds while relaxing outside every few minutes as the trucks rumbled by. Now this proposal of 30 trucks per hour will be on Top of That!!! You've got to be kidding!!!!

While not being against progress or profit, I'd like to point out or rather question, who is paying the price for the millions in profit Cavanaugh will be making.?

-the tremendous extra use of the roads will require paving and rebuilding more frequently.....does that mean WE will have to pay increased taxed levee to support this? (while millions in profit are made)

-do they pay a \$/ton to the township to rebuild the roads eventually?

-our property values will drop substantially , WE will in essence be Paying the price with no compensation whatsoever, while millions in profit are being made.

As well....a few other questions that I hope will be answered in the coming days....

-If my neighbor wants to disturb the waterfront at his cottage with a shovel at the shore, MVCA supported by the township has stringent rules and regulations about this, but for some strange reason, MVCA states that they have no input into this process that is about to disturb Long Sault Creek and Barbers Lake which are part of the Mississippi watershed...how is this so?

-The consultant report also states that there is a total of 2 million tons of sand at this site, and the company requesting permission is looking to withdraw 1 million tons per year.....does this mean it will only be open for 2 years?

-A conservative calculation of 20 tons per truckload multiplied by the 30 loads per hour daytime, 15 loads per hour nighttime 24/7 would mean 4 million tons of material being withdrawn per year.

Something isn't jiving with those numbers and clarification is needed.

How long do they plan on operating?....if its the usual 30-50 years, then something is very very fishy about these proposed numbers.....please clarify.

We moved here to escape the noise and traffic of the city, and quiet evenings and nights will now be a thing of the past should this application be approved.

AND it will cost us financially to Boot!!!!

Vote NO!!! By voting for approval, everyone along these roads little piece of heaven will be turned into thundering Hell.!!!

Chuck Kozo
160 Ferguson SideRd.
McDonalds Corners, Ont.

From: Planning Admin
Sent: March 7, 2023 2:52 PM
To: forbess@jp2g.com
Subject: Letter RE Highland Line Pit - Mr. & Ms. Frobel

Hi Forbes,

Please find attached the letters we received today by mail regarding the Highland Line pit from Mr. & Ms. Frobel.

Thanks,
Avery

Avery Dowdall
Planning, Building, Clerk Administrative Assistant



Township of Lanark Highlands
75 George Street/ P.O. Box 340

Lanark, ON K0G 1K0

T: 613-259-2398 Ext-250 or 1-800-239-4695

F: 613-259-2291

Email: planningadmin@lanarkhighlands.ca

Website: www.lanarkhighlands.ca

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Attachment 1 – Douglas Frobel – Letter RE Highland Line Pit

Attachment 2 – Norah Frobel – Letter RE Highland Line Pit

NORAH DOUG FROBEL
255 LEO JAY LANE

ARA SITE PLAN
CAVANAGH PIT

WE BOUGHT OUR COTTAGE 38 YEARS AGO FOR THE QUIETNESS AND THE BEAUTY OF BARBERS LAKE AND THE SURROUNDING AREA. WE ENJOY ALL THE WILD LIFE (ANIMALS/BIRDS/FISH) THAT THIS AREA PROVIDES. WITH THE LAKE BEING SPRING FED BY NATURE WE ARE VERY WORRIED OF THE OVERFLOW OF WATER (SILT) FROM THE PITS INTO THE LAKE. THIS WOULD BE HAZARDOUS TO THE ENVIRONMENTAL STABILITY OF THE LAKE. SINCE WE ARE A SMALL COMMUNITY WE DO HAVE THE RIPARIAN RIGHTS FOR THE WATER USAGE. WE ALSO HAVE SOME ENDANGERED SPECIES IN THE AREA AND THIS IS A MAJOR CONCERN. TO ALLOW A OPERATION OF THIS MAGNITUDE COULD BE A HAZARD TO THE ENVIRONMENTAL SURROUNDINGS.

THANK YOU
DOUGLAS FROBEL
Douglas Frobel

Barbers Lake

**Lanark County
Lanark Highlands**

Surface Area: 99 acres
Maximum Depth: 28 feet

Aquatic Vegetation

- Ac – Elodea
- C – Chara
- M – Milfoil
- No – Yellow Water Lily
- Nt – White Water Lily
- Po – Smartweed
- Pn – Narrow-Leaf Pondweed
- Pr – Richardson's Pondweed
- Sc – Bullrush
- Ti – Cattail
- Uv – Bladderwort

Density:

- Rare: 1
- Moderate: 2
- Abundant: 3

Directions

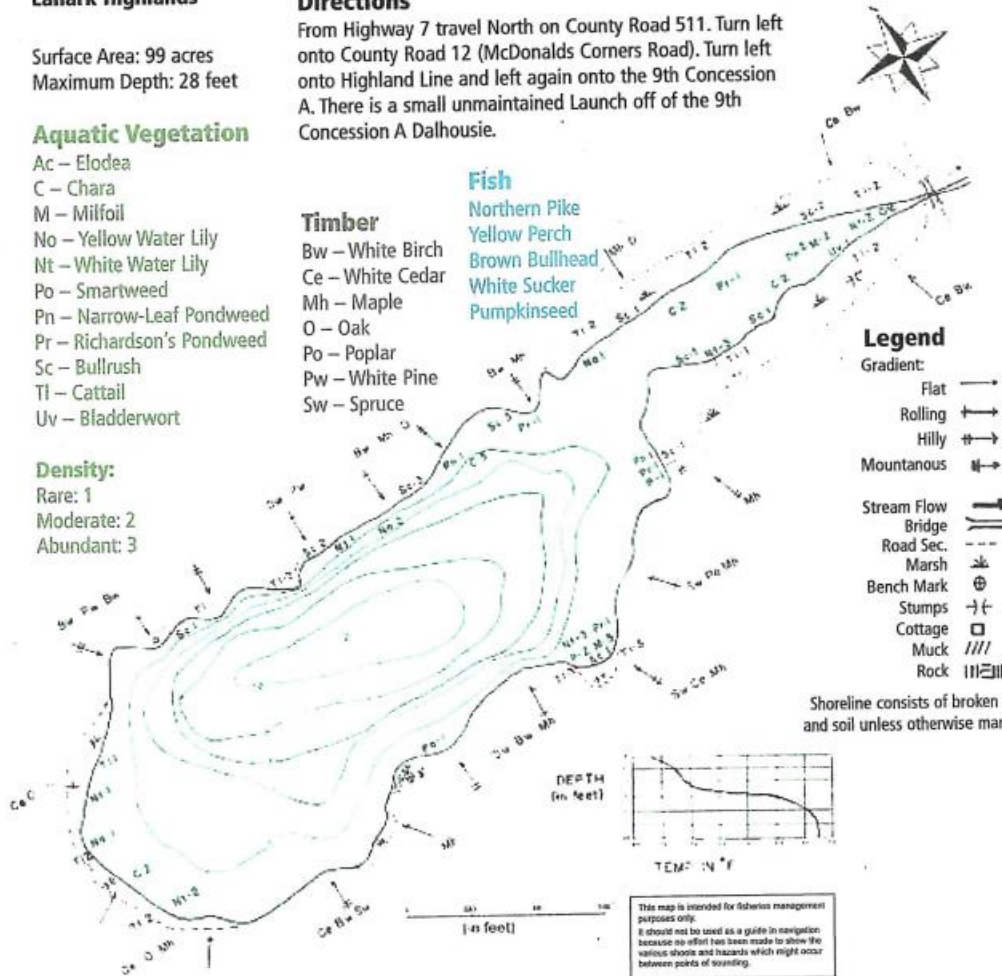
From Highway 7 travel North on County Road 511. Turn left onto County Road 12 (McDonalds Corners Road). Turn left onto Highland Line and left again onto the 9th Concession A. There is a small unmaintained Launch off of the 9th Concession A Dalhousie.

Timber

- Bw – White Birch
- Ce – White Cedar
- Mh – Maple
- O – Oak
- Po – Poplar
- Pw – White Pine
- Sw – Spruce

Fish

- Northern Pike
- Yellow Perch
- Brown Bullhead
- White Sucker
- Pumpkinseed



NORAH-DOUG FROBEL
255 LEO JAY LANE

ARA SITE PLAN
CAVANAGH PIT

WITH THE CONSTRUCTION OF THE CAVANAGH PIT I AM VERY WORRIED OF THE EFFECT THIS COULD HAVE ON MY NEIGHBOURS WHO LIVE HERE. WITH THE NOISE AND THE DUST FROM THE TRUCKS AND EQUIPMENT OPERATION THIS WOULD BE A GREAT HINDRANCE TO THE COMMUNITY. THE QUALITY OF THE LAKE (SPRING FED, FISH TURTLES AND WILD LIFE) THAT DEPENDS ON THE HEALTH OF THE LAKE WOULD BE A GREAT CONCERN. WE ALL ENJOY FISHING, SWIMMING, BOATING AND SITTING AROUND OUR CAMPFIRE WHEN WE GET TOGETHER WITH OUR FAMILY AND FRIENDS. MY HUSBAND AND I HAVE BEEN HERE FOR 38 YEARS AND ENJOYED ALL THE PEACE AND QUIETNESS AND FRESH AIR

THANK YOU

NORAH FROBEL
Norah Frobel



LANARK COUNTY

BARBERS LAKE

Barbers Lake

**Lanark County
Lanark Highlands**

Surface Area: 99 acres
Maximum Depth: 28 feet

Aquatic Vegetation

- Ac – Elodea
- C – Chara
- M – Milfoil
- No – Yellow Water Lily
- Nt – White Water Lily
- Po – Smartweed
- Pn – Narrow-Leaf Pondweed
- Pr – Richardson’s Pondweed
- Sc – Bullrush
- Tl – Cattail
- Uv – Bladderwort

Density:

- Rare: 1
- Moderate: 2
- Abundant: 3

Directions

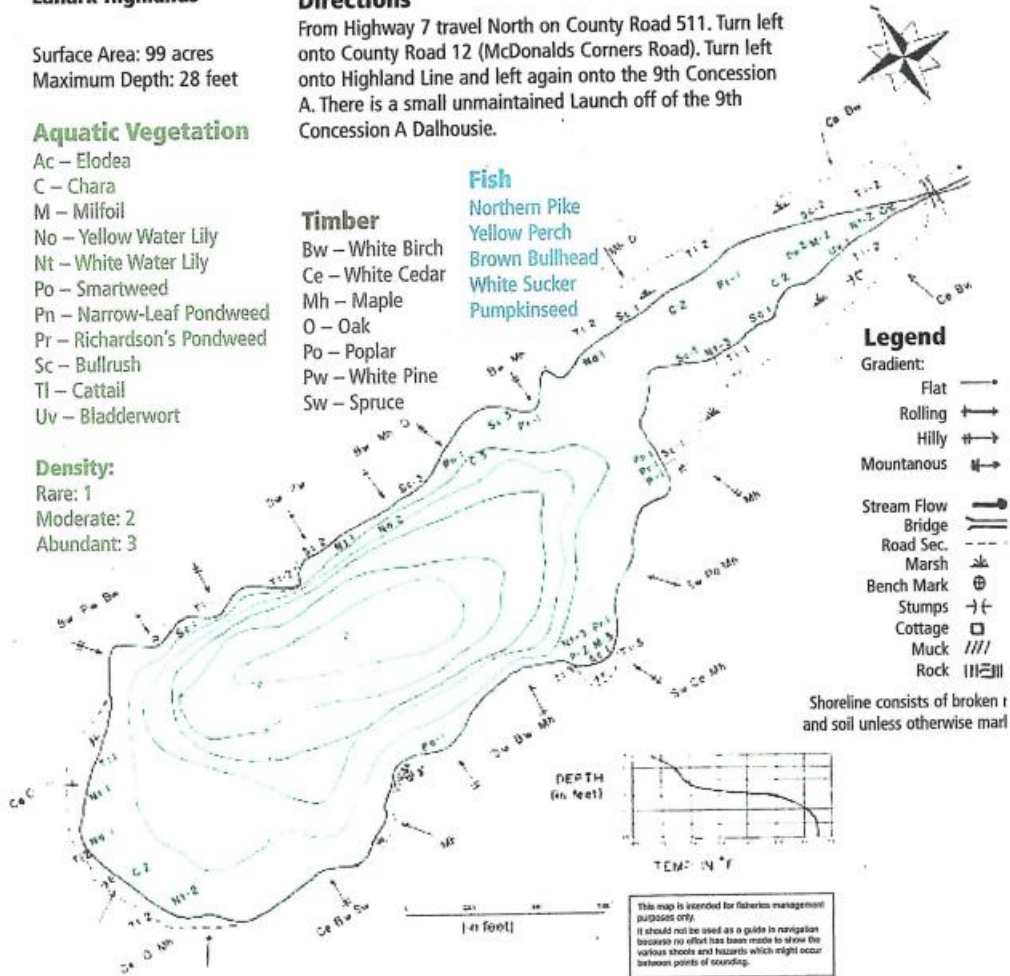
From Highway 7 travel North on County Road 511. Turn left onto County Road 12 (McDonalds Corners Road). Turn left onto Highland Line and left again onto the 9th Concession A. There is a small unmaintained Launch off of the 9th Concession A Dalhousie.

Timber

- Bw – White Birch
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- O – Oak
- Po – Poplar
- Pw – White Pine
- Sw – Spruce

Fish

- Northern Pike
- Yellow Perch
- Brown Bullhead
- White Sucker
- Pumpkinseed



From: Claire Fisher [Redacted]
 Sent: Tuesday, March 7, 2023 9:05 PM
 To: Forbes Symon <ForbesS@jp2g.com>; lhclerk@lanarkhighlands.ca; jeannie.kelso@bell.net; P. McLarenfarms <p.mclarenfarms@sympatico.ca>
 Subject: Proposed pit at Barbers Lake

EXTERNAL EMAIL Please use caution.

Greetings Forbes Symon, Amanda Noel, Jeannie Kelso, Peter McLaren:

the proposed pit at Barbers Lake on Highland line has come to our attention. In that we live on McCulloch Road we have some concerns. We are 332 McCulloch Road...lot six concession 7... approximately 1 km from the intersection of Highland line and McDonalds Corners Road. We respect the findings of the various professionals that have submitted their studies. However, we have concerns.

- 1) no mention is made of how long this pit operation is going to take. Will it be there for 20 years?
- 2) the rehabilitation of the area is very vague . How is it enforced?
- 3) your traffic impact study does not reference traffic from our McCulloch Road on to McDonald's Corners Road when mail pick up is happening. There are 32 individual mailboxes on the corner of McCulloch and McDonalds Corners Road. A gravel truck every minute coming out of or going into Highland line presents a hazard.
- 4) noise and vibration is within "allowable limits" according to the survey. In the event that the noise and vibration is greater than the allowable limits how will it be enforced?

Please keep us informed regarding aspects of the issues around this application.

Please confirm receipt of this letter. Thank you.

Respectfully:

George Fisher

Claire ValiquetteFisher.

Sent from my iPhone

From: Sheila Macdonald [REDACTED]
Sent: Tuesday, March 7, 2023 9:47 PM
To: Forbes Symon <ForbesS@jp2g.com>
Cc: lhclerk@lanarkhighlands.ca; cao@lanarkhighlands.ca
Subject: The Highland Line Aggregate Development Proposal

****EXTERNAL EMAIL**** Please use caution.

Hello,

My family moved to McDonalds Corners 25 years ago to start an organic produce business designed for farmers' markets and a catering business. We make a good living in this beautiful part of Eastern Ontario. And like so many residents of the Highlands, we love the natural beauty of our surroundings: hills, forests, creeks, rivers and lakes. Last but not least we love the peace and quiet found in this area.

Needless to say the Cavanaugh proposal is shocking, although sadly, not very surprising. The scale of the extraction work that has been proposed, the number of large transport trucks and the heavy equipment needed for this project given the proposed timelines - 24 hours a day, seven days a week - will generate constant loud noise and unbelievable air pollution. These two factors alone will be hugely problematic for the mental and physical health of the surrounding community.

Real estate prices in and around McDonalds Corners will undoubtedly start falling. People who moved here recently or have lived here for years may now decide to move away. (Sell now before the prices plummet). Too much transport truck traffic, too much noise and environmental damage to the land, the water table and the watersheds.

McDonalds Corners is an important hub for its residents, cottagers and tourists . The Highlands Country Store, the Agricultural Hall and MERA cater to an enthusiastic community that is growing steadily. If people start to leave this area

because their peaceful, quiet lifestyle is disappearing, economic growth will suffer. If, however, the council recognizes the economic potential of protecting and managing the beauty of the Lanark Highlands, they could create a strong financial base for new businesses and satisfy the needs of the people who choose to live here.

Our family asks you to please consider the ramifications of approving this proposal. The frightening scope of this project demands, at the very least, a more rigorous investigation of the claims put forward in this proposal. Local residents (voters) need to be recognized and invited to consult with their municipal representatives. As the news of the "Pit" spreads in this community, the number of opponents is growing exponentially. One public meeting is NOT enough! Please be forewarned that the people who live in this area are shocked and appalled. We ask that we be listened to with respect and consideration.

Yours truly,
Sheila Macdonald

From: Larry Deforge [REDACTED]
Sent: Wednesday, March 8, 2023 7:45 AM
To: lhclerk@lanarkhighlands.ca; jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; Forbes Symon <ForbesS@jp2g.com>
Subject: Proposed Highland Line Cavanaugh Pit Concerns

****EXTERNAL EMAIL**** Please use caution.

Good Morning Amanda, Jeannie, Peter, and Forbes,

Please find attached my letter of concerns for the proposed Cavanaugh Pit on the Highland Line.

Thank you for your time,

Larry Deforge

Sent from [Outlook](#)

Attachment 1 – Proposed Cavaugh Pit Letter

To : Amanda Noel, Jeannie Kelso, Peter McLaren, Forbes Symon

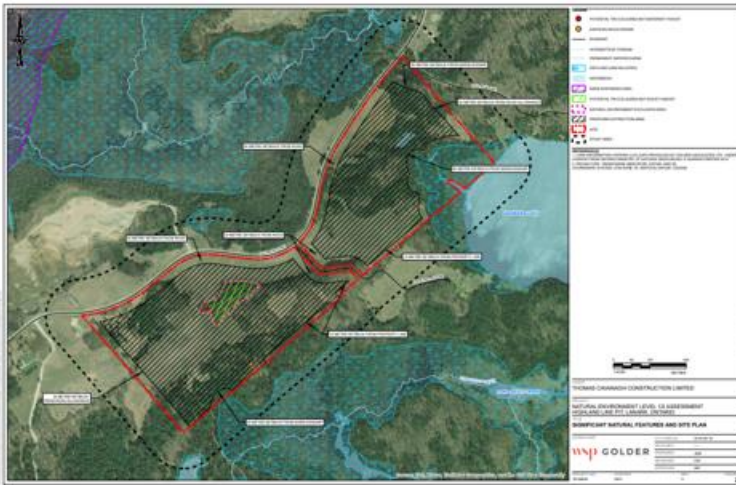
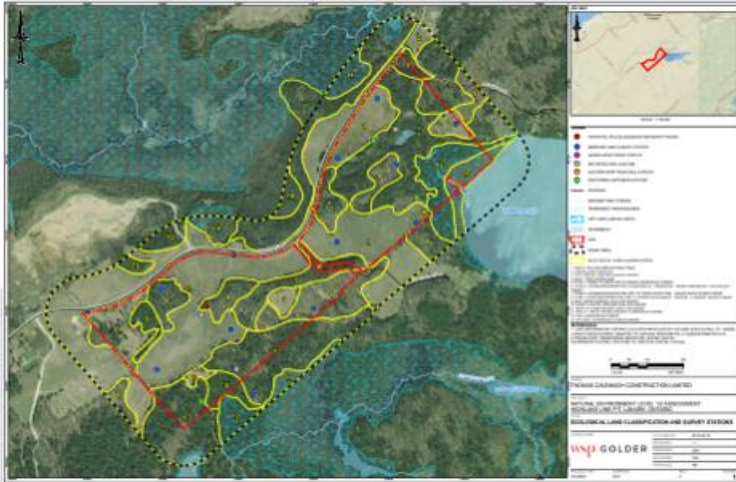
My name is Larry Deforge, my wife Tracy and I own property south of the proposed Cavanaugh Pit. The three properties are Dalhousie Concession 10 W Part Lot 3, Dalhousie Concession 11 E Part Lot 3 and Dalhousie Concession 11 E Part Lot 2.

Amanda, Jeannie, Peter and Forbes I am writing to you today because the proposed Cavanaugh Pit could have a negative impact on my property, the surrounding wildlife and the surrounding watershed.

Some of the specific concerns I have for the proposed Cavanaugh Pit when it is up and running are outlined below:

1. Since our property is located south and uphill from the proposed pit, I am wondering what is going to happen to the wetland on our property once Cavanaugh Construction starts digging below the water table as this was unevaluated?
2. Currently we have 2 ponds south of the proposed pit that hosts a variety of wildlife that could negatively be affected by excavating below the water table. With the surrounding properties being unevaluated how can they guarantee that the properties and wildlife will be unaffected by the proposed pit?
3. In the Natural Environment Report it states that there are endangered species located within the area while doing the survey and that they would not be affected by the pit. I would like to know how they will not be affected by this process as the images provided in the report clearly show that the endangered species are within the pit area. Please see Appendix A for reference.
4. During the clear cutting mentioned in the report there was a significant amount of damage and debris left as seen in Appendix B. When they are referring to "Selective Logging that was done in the recent years" I would like to know what they are referring to, as to our knowledge it has not been done in at least 10 years.
5. In the Acoustic Assessment they used assessments from the Cavanaugh Pine Grove pit and other pits in the area but these are established pits with a buildup of materials that the new pit would not have. How can these assessments be accurate when terrain and other factors are different?
6. In the Acoustic Assessment it shows that the sound travel from the equipment would affect our property as seen in Appendix C, in bright pink. I would like to know how they believe the sound will not affect our property and the wildlife in the area.

Appendix A



Appendix B



Appendix C

Figure 8: Prediction Results, Scenario 3 - Day only (07:00 to 19:00): Noise Contours, (Noise levels at 4.5 m)

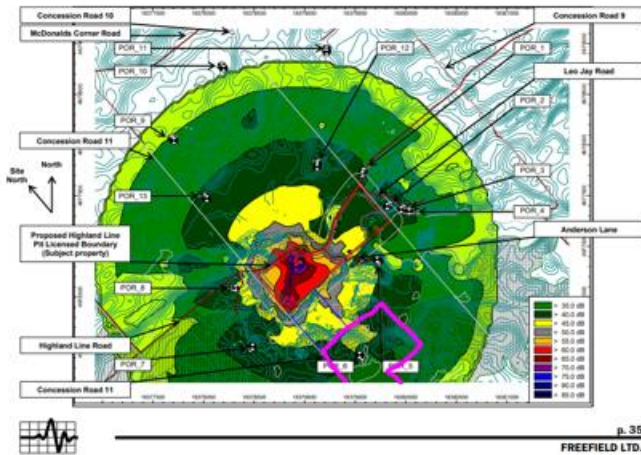
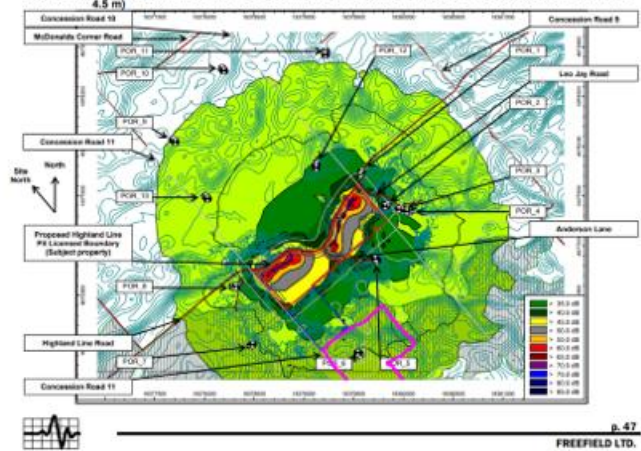


Figure 20: Prediction Results, Scenario 9 - Evening or Night (19:00 to 07:00): Noise Contours, (Noise levels at 4.5 m)



From: Bobbi Puharich [REDACTED]
Sent: March 8, 2023 11:24 AM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@belli.net
Cc: info@lanarkcounty.com <info@lanarkcounty.com>; p.mclarenfarms@sympatico.ca; ARAapprovals@ontario.ca
Subject: PROPOSED HIGHLAND LINE AGGREGATE DEVELOPMENT

Bobbi & Alex Puharich
105 Maple St.
McDonalds Corners
Dal Con 9PtLot 9Plan 54275 Lot 12Reg
Dal Con 9 Pt Lot 9 Plan 54275 Lot 14 Irreg

March 8, 2023,

Dear: Forbes Symon, Amanda Noel, Jeannie Kelso,
The following are CC in this email
Peter McLaren, Jasmin Ralph , Ministry of Natural Resources Aggregate Section :

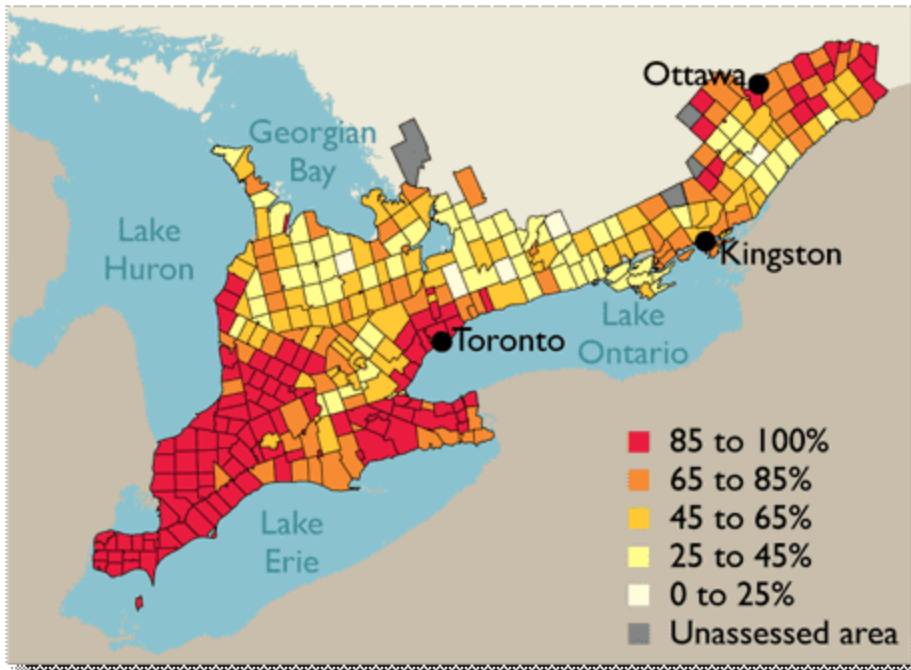
I am writing in concern for the proposed change to the following bylaws of Lanark Highlands in which Thomas Cavanaugh Construction Limited plans to open a pit:

- **Official Plan change of 50.6 ha parcel of land from Rural Communities on Schedule “A” of the Township’s Official Plan to Mineral Aggregate Resource Policy Area – Pit**
- **Zoning By-Law change for the subject lands from Rural (RU) and Mineral Aggregate Resources - holding (MAR-h) to Mineral Aggregate Resources Pit (MXP).**
- **An amendment to the Lanark County Sustainable Communities Official Plan to remove the “Rural” designation on Schedule “A” for the 50.6 ha land and replace it with “Licenced Aggregate Extraction Operation”**
- **An application for a Class A Licence under the Aggregate Resource Act was also submitted to the Ministry of Natural Resources and Forestry**

The subject lands being Dalhousie Con 10 Pt Lot 5 (125 acres immediately south of Highland Line between Leo Jay Lane and Wheelers Pancake House, bordering Barbers Lake to the South).

We have many areas of concerns with this plan from Thomas Cavanaugh Construction Limited. Below I will list the area of concerns. I am hoping the town council will seriously look at the implications of allowing this plan to go forward. The first difficulty we have with this plan is the way in which council has allowed this plan to progress to the point at where it now stands today. I realize that council has a plan in place where they only have to notify people that are only 120 meters away from the proposed site (we asked at the town hall what the requirements were for this type of notification). I would like to know why the council would have in place such a ridiculous notification perimeter, when there are so many that will be affected kilometers away. The size of the project and the impacted area should always be considered when such applications are made. This seems to us that it is put in place to protect the businesses that want their plans to go through with as little notification to the people that would be most affected. The people most affected are the people paying the taxes to maintain the roads, schools and your jobs. The council may also argue that we as taxpayers are responsible for looking up these notifications on your web site. There are many people (more mature) that are not as computer savvy as the younger generation or have access to a computer/internet. By allowing these types of notifications, you are selecting who you want to have access to information and when. This is not an acceptable means to communicate and I am embarrassed that our town council has such a system in place in today. This needs to be reevaluated at future council meetings.

The second difficulty we have with this plan is the area in which the pit is proposed. We are looking at an area that is not only adjacent to a lake but also to many wet lands. It is very difficult for us to understand how such a proposal could even be considered when it is so close to these most valuable areas. We are talking about climate change all the time now and are seeing the effects that these types of allowances and changes are having on our ecosystems. Do you know that it is estimated that 68% of our wetlands in certain areas of Ontario have been lost to development or change in these areas.



<https://environmentaldefence.ca/2020/11/11/crucial-protect-ontarios-wetlands/>

[/11/11/crucial-protect-ontarios-wetlands/](https://environmentaldefence.ca/2020/11/11/crucial-protect-ontarios-wetlands/)

This is why we have so many animals, birds, frogs etc are endangered because big companies have the money and the power to influence small communities such as Lanark highlands into allowing mining and other developments to take place in these significant areas. Another significant concern regarding the location of this planned mining site is the affect on drinking water. We are only 4 km away from this site, how do we know that the water table will not be affected by this type of change to the environment. We realize that Thomas Cavanaugh Construction Limited has in place all of their assessments and evaluation from all of “their” hired specialists, but that never guarantees what can actually happen once you start disturbing the earth you can’t see. As well, there are also other mining sites in this area; we do not need to have one more hole disturbing our beautiful land.

The third concern we have regarding this mining development proposal is the amount of noise that is projected to take place. We live in such a beautiful peaceful area and that is one of the main reasons why we choose to live here. We can already hear trucks from other mining and logging areas coming up and down McDonalds and Watson Corners roads, we don’t need to have any more noise pollution than we already have. The estimated projection of traffic suggested is absurd. The noise will be happening day and night.

Our fourth concern for this mining plan is the traffic that will be travelling along McDonalds Corners into Lanark Village or turning down into Fallbrook area. We don’t have the infrastructure to support the proposed amount of trucks that are going to be coming to and leaving the pit. Highland road is definitely not equipped to handle this type of weight and amount of traffic. It will also be a very dangerous situation especially in Lanark Village with the small 3 way stop that we have. I am not interested in having our taxes go up to pay for the damage to the roads that this business will have. A fifth concern that we have is for the business that exits in this area “Wheeler’s Pancake House”. They have over 40000 visitors coming every year to enjoy the area, shop at the business and enjoy the whole Maple Syrup experience. This will also greatly affect this business having the amount of trucks and dust that will occur in the area. Visitors are not going to want to visit if all of this type of noise and traffic is occurring in the area. It is not right that a business should be affected by this type of nonsense.

Finally, this is an area where people either come to relax and enjoy the tranquility or retire to for the same reason. We choose this area last year because we wanted to move to a place that offered us the chance to enjoy the beautiful wilderness, wildlife, and tranquility of the area. I don’t want to sit on my front porch and take in the dust from a pit, or

hear the noise from the multiple trucks coming and leaving the plant or listen to the blasting that will be taking place to make the pit. We want to enjoy our retirement and this beautiful area.

I am hoping that this and any other letters you receive from Lanark Highlands residents will be taken into serious consideration as this proposed site will greatly impact all of us in the area. I am proud to say that I live in Lanark Highlands and truly love this area. It will be a great displeasure to see that the town has allowed the "Big Business" to come in and have the power to do whatever they want because they already own the land. I realize that there does need to be quarry pits in areas because we all need these types of products that come from the land. However, this area, in particular, is of great concern to us as you can see from the above listed matters.

We look forward to and are hoping that you seriously consider these concerns brought forward in this letter and will not be influenced by the monies or the power of this big business. Would you please also include us in any further notice of meetings etc. regarding this proposal.

Thank you for your time

Bobbi and Alex Puharich
Concerned Lanark Highland residents

Sent from [Mail](#) for Windows

From: Donna Adam [REDACTED]
Sent: March 8, 2023 11:35 AM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net;
p.mclarenfarms@sympatico.caLocal
Subject: Re: Proposed Pit

I am writing to inform you of my concerns regarding the Thomas Cavanagh pit proposal. I live at 872 Dalhousie Con 9A (Dal Con 8 PT LOT 6. RP 27R8401 PART 1 IRREGULAR 2.66 AC 380.69FR 305.00D). Our home is approximately 400 m from the intersection of Concession 9A and the Highland Line. We are concerned about the effects of the large volume of added truck traffic on the Highland Line and Concession 9A, in addition to the existing volumes of traffic we currently experience. The volume of traffic currently using these roads can be very high at certain times of the year, adding up to 60 trucks per hour is more than either of these roads were meant to handle.

We wish to express our concerns to the Lanark Highlands Council at your March 14 meeting. We request time to make a very short presentation to Council. We also request to be kept informed of any schedule dates and correspondence around meetings that may meet in the future regarding this application.

This letter will be delivered to Lanark Highlands Township office as well as emailed to Planner Forbes Symon , Clerk Amanda Noel , Reeve Peter McLaren and Councillor Jeannie Kelso. We request confirmation that this letter has been received and forwarded to all Councillors on our behalf.

Thank you for your attention to this matter.

Respectfully,
Donna Marie Adam
Robbie Adam

Sent from my iPad

From: Erica Riley, Keith Johnson [REDACTED]

Sent: March 8, 2023 12:39 PM

To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net

Cc: p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com; msummers4council@gmail.com

Subject: Proposed Highland Line Aggregate Development

Attached is a letter outlining some of our concerns regarding this Application.

Thank you for reading and considering it.

Could you please confirm receipt of this email and attachment.

Thank you.

Erica Riley & Keith Johnson

Attachment 1 – Letter to Lanark Highlands – Mar 8, 2023

Keith Johnson & Erica Riley
949 11th Concession Dalhousie
McDonalds Corners, ON K0G 1M0
[REDACTED]

March 8, 2023

To: Forbes Symon, Planning Consultant
Amanda Noel, Clerk
Jeannie Kelso, Ward 5 Councillor

Dear Sir/Madams,

Re: Thomas Cavanagh Construction (Highland Line Pit) Rezoning Application

We have lived for 43 years on Concession 11 Dalhousie, approximately 1.5 to 2 km north of the proposed pit. We were dismayed to find out just last night about this proposal which we understand will be voted on by Council next Tuesday, March 14th.

We are strongly opposed to this proposed operation for many reasons:

- The detrimental environmental impact on Barbers Lake and surrounding wetlands and Long Sault Creek which eventually flows into the Mississippi River.
- The 24 hour operation proposed which would severely impact our quality of life with noise and air pollution from the quantity of trucks and machinery at the pit.
- Road hazards on the Highland Line, County Road 12, Lanark Village, etc. from the number of trucks going back and forth.
- Destruction of ecotourism in the area in general, and specifically the business operation of Wheelers Restaurant and Sugar Bush.

These are just a few of our major concerns but there are many other things we are concerned about in relation to this proposed operation. This application needs to be denied we call upon our Councillors to do the right thing and vote against it.

Thank you for your consideration. We would appreciate being kept informed of any pertinent information and meetings of any Township bodies to consider any aspect of the issues pertaining to this application. See you on the 14th.

Sincerely,

Keith Johnson & Erica Riley

c.c. Peter McLaren, Reeve
Bill King, Deputy Reeve
Ron Closs, Ward 1 Councillor
Steve Roberts, Ward 2 Councillor
Allison Vereyken, Ward 3 Councillor
Marina Summers, Ward 4 Councillor

From: Planning Admin
Sent: March 8, 2023 1:16 PM
To: forbess@jp2g.com
Subject: William Barrett Comments RE Pit

Hi Forbes,

Please find attached received in person, this morning.

Thanks,
Avery

Avery Dowdall
Planning, Building, Clerk Administrative Assistant



Township of Lanark Highlands
75 George Street/ P.O. Box 340
Lanark, ON K0G 1K0
T: 613-259-2398 Ext-250 or 1-800-239-4695
F: 613-259-2291
Email: planningadmin@lanarkhighlands.ca
Website: www.lanarkhighlands.ca

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Attachment 1 - William Barrett Comments RE Pit

To those concerned - Barrett,
part lot 8
con 8
[REDACTED]
4439 Watsons Rd
McDonalds Lms
KOGIMO

Recently it came to my attention that Kawanaugh Construc was applying for a pit permit on the Highland line & near Barber's Lake. I am concerned for a number of reasons; because I use the road and the lake also.

1 The underlying rock is a black impervious type that holds no water unlike the limestone in many places in Lanark. Stripping sand will surely cause pollutants to enter the lake... pollution that is normally bound in most areas. Think of Northern Ontario and Mercury poisoning caused by dams. Not having a limestone base makes one wonder ^{much} how acid would be released into the lakes and affect the fish stock.

I've lived close to gravel pits

The problems are not imagined. Vehicles suffer because of the constant gritty dust ~~and~~ wheel bearings go. parts wear out quickly because of the abrasion of the dust

Nothing can be kept clean, even your plants and shrubs look whitish. Then

the noise ... Its loud even at one and a half kilometers away. A lot

of that dust is going into the lake too

Don't forget the prevailing wind blows from the pit to the lake!

Next is the road. The Highland drive is a newish road but all ready it is showing wear. The amount of Trucks which are very heavy will have an impact all the way to where it enters the main road at J Mc Lullaugh's Side road.

3

The intersection of where the
A Highland Line meets the main road
at McLoughlin's side road needs to be
changed if this pit goes into action.
It was designed for horse + buggies.
Many people drive past this intersection
at over 100 Kps an hour. Stand
there for a while and you'll find out.
Coming from the east or Lanark side you
can't see the intersection until you're
almost on it. The other side isn't
much better. I know how dangerous
this place is ... I had a major
accident there. Just think of the
gravel truck out west that pulled into
traffic to be hit by a bus full
of young hockey players. ~~Decrease speed~~
that?

~~to these concerns~~

ef

My last concern is with the road between MOD on cadd Crns and Playfairville. All those trucks have to do some damage. Consider something happening to the bridge over the Long Sault creek. Our whole area ^{would have} ~~has~~ to drive twice as far to Perth or any where in that direction

arent we asking for a major disruption if we dont consider this?

also one last point. I know how beautiful it is here I know how much we have and that beauty is worth something. its value is not intangible, its real. Havent we got enough sand and gravel pits already gravel pits are not beautiful periods.

Wm Barrett

From: Forbes Symon <ForbesS@jp2g.com>
Sent: March 3, 2023 9:36 AM
To: Geoff Mason [REDACTED]
Cc: Planning Admin <planningadmin@lanarkhighlands.ca>
Subject: RE: Follow up.

Geoff, I have reached out the CA to get confirmation of the elevation of the lake. Thank you for your efforts. We have the same problems getting contact from provincial staff. The Kemptville office is the correct place to try and get someone to talk to you. They have submitted an ARA application and I have attached the letter I have on record from MNRF.

M. Forbes Symon, RPP, MCIP

Senior Planner
Jp2g Consultants Inc.

Email: Forbess@jp2g.com | Web: www.jp2g.com
C: 613.281.9894 | F: 613.735.4513
1150 Morrison Drive, Suite 410, Ottawa, Ontario, K2H 8S9
12 International Drive, Pembroke, Ontario K8A 6W5



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Keep it Clean - Go Green

From: Geoff Mason [REDACTED]
Sent: Thursday, March 2, 2023 9:56 AM
To: Forbes Symon <ForbesS@jp2g.com>
Subject: Follow up.

****EXTERNAL EMAIL**** Please use caution.

Hello Mr. Symon,
Thanks again for the productive meeting we had on Tuesday.
During that meeting we looked at maps together on your computer and calculated that the surface of Barbers Lake is at about 155masl.
I have since been able to consult three other sources and they list it as 181 or 182 masl. I assume that must be the correct figure.

On Tuesday you suggested concerns about the pit proposal should go to MNRF as well as the township and the county. I have spent quite a bit of time trying to get in touch with MNRF. In Kemptville I have only been able to reach an inactive voice mail system. In Peterborough I did eventually talk to someone who referred me to Kemptville. He also gave me an email address for Kemptville which quickly sent an Autoreponse telling me I would be contacted within 15 business days.

One of the citizen's groups we talked to said that in addition to copying the MNRF we should find out from their aggregate branch if there has been an application for a license through the ARA and if so how much time remains for filing comments/objections.

Any assistance or advice you can offer about reaching MNRF would be appreciated.

From: Geoff Mason [REDACTED]
Sent: Sunday, March 5, 2023 1:44 PM
To: Forbes Symon <ForbesS@jp2g.com>
Subject: Comments on Acoustics and Water Studies

****EXTERNAL EMAIL**** Please use caution.

Hello Mr. Symon,

I have written out comments on the Freeman Acoustic Study and The Golder Level1 and 2 Water Study.

They are attached separately with this email.

Please feel free to contact me if you have questions.\

Thank you,

Geoff Mason

Attachment 1 – Comments on Acoustic Assessment for the Highland Line Pit by Freeman Ltd

Attachment 2 – Golder March423

Comments on Acoustic Assessment for the Highland Line Pit by Freeman Ltd.

Comments by Geoff Mason, 101 Leo Jay Lane, McDonalds Corners.

Present Conditions. The Acoustic study describes the existing noise conditions around the proposed pit as: "an acoustical environment that is dominated by natural sounds having little or no road traffic".

Sources of Noise. The Study says that as the pit is developed, operated and rehabilitated the main sources of noise will be a screening plant, a wash plant powered by a diesel generator, a crushing plant, up to 6 loaders or excavators, highway trucks and hydraulic shovels, scrapers and bulldozers.

No mention is made by Freeman of the noise from backup alarms from up to 1000 trucks a day entering or leaving the site. People living near pits consistently report the high pitched backup alarm as the noise they hear the most. It is proposed that those of us near this site will hear this alarm 24 hours a day.

Noise Assessment Methodology. The Study selected 13 locations around the site, referred to as Points of Reception, for detailed noise evaluation predictions, representing the "worst case" noise impacts. Noise impacts at each POR are predicted using observations made at other pits and quarries in this county and other locations in Ontario.

The noise impacts reported for this Study can only be seen as predictions, well educated guesses. No reference is made in the Report to the impacts of sound travelling across open water; that consideration has been left out but is very relevant to this site. No noise measurements have been taken at any of the 13 identified locations. We know the dominant sounds measured there now would be those of nature.

The Freeman report concludes that "the noise levels from the operations at nearby receptors are in compliance with MECP sound level limits".

It would be more accurate to say that the noise levels are predicted to comply based on observations taken at other locations, none of which include noise transmitted across a lake.

The assertion made in the Report that the noise levels can be made to comply with MECP limits is "based on the implementation of the following mitigation measures:" A number of measures are then detailed that the report's author regards as essential in meeting acceptable noise levels

There is no explanation of how these crucial "mitigation measures" would be made mandatory and would be monitored if the pit is to be developed. If the mitigation isn't required the noise levels will likely be exceeded.

Wash Plant. The wash plant is capable of washing 200 tonnes of material per day according to the Report.

No details are provided for the source of the water used, the volume of water needed or where the water goes after it is used for washing and can be expected to be quite dirty.

With Barbers Lake as close as 100 metres to the extraction site it is important that it be protected.

Importing Material. The Report says "Additional material may be brought on site as needed, stored and processed, before being shipped off site".

The Report does not say what these additional materials are or most importantly what they may contain. If materials such as used asphalt are to be processed and stored on site contaminants could move off site through ground or surface water. This would pose a serious threat to water and habitat quality in Barbers Lake and Long Sault Creek. The creek is one of only 5 cold water trout streams in the Mississippi Valley watershed and should be seen as a valuable resource worth protecting.

Golder Level 1 and Level 2 Water Report Proposed Highland Line Pit

Comments by Geoff Mason, 101 Leo Jay Lane, McDonalds Corners.

Few things to do with this Pit Proposal will be as important as the long term effects on groundwater, surface water and neighbouring water bodies and their natural habitats.

Repeated references to dewatering.

Throughout the report the authors state that with "no dewatering" there will be no significant effect on groundwater, surface water, runoff, and other water related factors.

There doesn't appear to be a statement making the pit development as presented in the Study conditional on no dewatering even though the authors say it will be crucial in protecting the existing water table.

Repeated references to proposed monitoring.

The authors state that groundwater and surface water levels should be monitored to compare the expected values to those found during and after pit operation.

No details are given regarding who will do the monitoring or how it will be made mandatory.

Concern regarding substitutions for missing data.

"Water Balance" is a crucial part of the Hydrological Study, studying the relationships between the pit development and effects on ground and surface water in the Study Area. The surface water measurements were taken at 4 locations in the Study Area, but no data was recorded for three to six months in each location and data from other locations outside Lanark Highlands was substituted.

How valid are the Study's conclusions when substituted data entries had to be used?

Weaknesses in Natural Heritage Study.

The Study Area borders the western end of Barbers Lake, actually extending in to the lake. The wetlands in that area are described as "unevaluated".

Why was there no evaluation of these wetlands? Their potential importance appears to have been discounted without any significant analysis. What don't we know about these valuable carbon sinks?

The measures listed in the report to protect the most sensitive parts of the natural heritage do not seem equal to the task. The known roosting habitat for the endangered tri-colored bat is to be fenced, protected and lighting is to "be avoided". The Ecological Land Classification and Survey Stations at the report's end shows the roosting habitat on the border of the extraction zone where heavy equipment is to operate 24 hours a day with the accompanying lights, noise, dust and traffic. This doesn't appear to be much protection.

Endangered Blandings Turtles exist around Barbers Lake in breeding populations. To protect them the Study proposes fencing the Study Area to keep them out.

This amounts to denying them access to preferred habitat. It seems likely this could have negative effects on their population.

To rely on an "Awareness Package", training employees of the pit operators to identify Species at Risk, protect the species, report the sighting and alter operations in the species' best interest seems unrealistic at best.

Proximity to Barbers Lake and Long Sault Creek.

The Study Area touches and in fact extends into Barbers Lake. The lake and surrounding water table provides drinking water to homes and cottages as well as habitat for fish, water fowl and other aquatic life, some of which are threatened or endangered.

The Township's Official Plan section 3.1.2 says developments near water "should protect the visual qualities of the lakes and rivers to protect or enhance the natural shoreline character". The Plan goes on to detail the Township's desire to protect the full range of lakefront natural features such as fish and wildlife habitat, wetlands, quality of lake water, natural shoreline vegetation buffers and the dark night sky.

Section 3.1.5.2 protects tree cover and natural vegetation within 30 metres of the shoreline while Section 3.1.1.1 refers to restrictions within 150 metres of waterfront.

The Golder Study gives few details about how the lake and all that lives in it will be protected. Surely at the very least the land and vegetation between the extraction zone and the lake should be left completely undisturbed if the pit is to go ahead.

24-hour operation would obviously be in conflict with protecting the dark night sky and would harass all forms of life in the area.

Golder says that after reclamation the Site will feature 2 ponds each containing water to a depth of 10 metres. Through infiltration they will drain to Barbers Lake and Long Sault Creek.

Before pit construction water movement to these two water bodies is primarily through ground water infiltration, much cooler water than that sitting in the sun in two man made ponds. The Study offers no information about what effect this warmer water will have on the lake and the creek and the life in them. As one of only 5 cold water trout streams in the Mississippi Valley watershed Long Sault Creek seems particularly vulnerable to temperature changes.

From: Geoff Mason [REDACTED]

Sent: March 8, 2023 10:55 AM

To: LH CLERK <lhclerk@lanarkhighlands.ca>; forbess@jp2g.com; p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com; msummers4council@gmail.com; jeannie.kelso@bell.net

Subject: Public Meeting March 14/22 re Highland Line Pit.

Hello staff and Council,

I will be attending the public meeting of March 14th and will make brief comments about this proposal and issues raised by the Studies supporting proposed By-law and Official Plan amendments.

My observations and concerns are attached.

I hope that Council will vote at this time to defer these amendments so that aspects of this proposed pit can be studied further.

Thank you,

Geoff Mason

101 Leo Jay Ln, McDonalds Corners, ON K0G 1M0

[REDACTED]

Attachment 1 – Council Presentation

I live at 101 Leo Jay Lane, McDonalds Corners on five acres which we have owned for 35 years on the north shore of Barbers Lake. My wife and I also own 85 acres on the lake's south shore where Long Sault Creek enters the lake. **We have many concerns about the proposal to locate a gravel pit on land bordering the west end of the lake.**

One of studies supporting this proposal describes the location we presently live in as: "an acoustical environment that is dominated by natural sounds having little or no road traffic".

Let me try to summarize some of my main concerns with the Highland Line Pit proposal:

- the plan for this pit suggests removing soil, sand and gravel up to 40 metres deep, going below the water table
- excavation would go below the level of Barbers Lake about 100 metres from the lake
- the section on Water Balance concludes that the pit will not affect ground and surface water **BUT** all 4 monitors used in this part of the study failed to record for up to 6 months so data from other locations in Lanark County or elsewhere was substituted. **Are the Water Balance conclusions valid with this substituted data?**

Important conclusions in the various studies talk of acceptable outcomes regarding both noise and the water table. These outcomes are to be achieved through steps laid out in the studies **BUT** how these steps will be required isn't clear.

For example: no threat to water table because there will be no "dewatering" **How will no dewatering be enforced?**

: ground and surface water should be monitored before, during and after pit **How will water monitoring be required?**

: noise levels during operation acceptable if various mitigation measures are used **What will require these mitigations?**

: noise levels at 13 locations "are in compliance with MECP limits" **This is an educated guess based on sound measurements at other pits in other locations. How will noise measurements during pit construction and operation be required and monitored?**

- Study doesn't look at noise measurements taken over open water **Sound across open water is a fact for this pit.**

- when listing sources of noise, **no mention is made of backup alarms** Backup alarms will be a major noise source with up to 1000 trucks coming and going per day. These alarms are a major noise irritant around pits.

- additional materials to be brought in, processed and shipped out **What materials are coming in and will they contain toxic material to potentially leach into the lake?**

- wash plant on site will be capable of washing 200 tonnes per day **Where does the wash water come from? Where does it go after use?**

- protections for the existing environment seem inadequate **For example: excavation area with heavy equipment and lights operating 24 hours a day will go to the edge of the roosting area for a rare bat species. This seems like harassment not protection. Blandings Turtles will be "protected" by fences keeping them out of their identified preferred habitat.**

- after rehabilitation the site will contain 2 man made ponds with 10 metres of water in each **The water on the site will continue to move to Barbers Lake, Long Sault Creek or the wetland north of the site. It now leaves the Study Area as ground water at a lower temperature than water exposed to direct sunlight in a man-made pond. What effect will warmer water have on fish and other creatures in Barbers Lake and Long Sault Creek, a rare cold water trout stream?**

- Highland Pit proposal goes against many parts of the Official Plan for this township **Section 3 of the OP details how we "should protect visual qualities of lakes and rivers to protect or enhance the natural shoreline character" The OP details the township's wish to protect fish and wildlife habitat, wetlands, natural shoreline vegetation buffers, quality of lake water and the dark night sky. A gravel pit on lakefront land seems to totally contradict all of these goals.**

Geoff Mason, 101 Leo Jay Lane, McDonalds Corners ON K0G 1M0 [REDACTED]

From: Dan McRae [REDACTED]
Sent: March 6, 2023 7:23 PM

To: forbess@jp2g.com

Cc: CAO <cao@lanarkhighlands.ca>; LH CLERK <lhclerk@lanarkhighlands.ca>; Chelsea Dawes <commaffairs@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca

Subject: Highlands Line Pit

Dear Forbes Symon,

My name is Dan McRae and I live with my family in Perth. We are regular visitors to Lanark Village and have family connections to the Lanark Highlands.

We have learned about Thomas Cavanaugh's Construction Limited proposed Highland Line Pit. We are very concerned about both the proposed size of the operation, the impact on the health of residents in the community, the operating hours and the environmental impacts including the "natural heritage features" of the area.

The protection of the Lanark Highlands is our shared responsibility. Please keep us informed about this process and the various reports as they become available. Thank you so much for your care and concern for our rural communities.

Dan McRae

Resident

133 Karen Lane

Perth, ON

K7H0G6

From: Carolee Mason [REDACTED]
Sent: March 8, 2023
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Submission from Carolee Mason re: March 14th Meeting Highland Line Pit

Hello Forbes and Amanda,

I have been the slow poke, as I said, on getting my material for circulation to the council in to you. I hope that the others whom I anticipate will speak, have sent theirs.

Attached are my speaking points for the meeting.

Thank you so much for permitting us the opportunity to speak at this meeting.

Would you please acknowledge receipt of my submission? Thanks.

Kind regards,

Carolee Mason

Attachment 1 – Submission for March 14th Public Meeting – Carolee Mason

**RE: APPLICATION FOR OFFICIAL PLAN & ZONING BY-LAW AMENDMENT THOMAS CAVANAGH
CONSTRUCTION LTD.**

Concerns from Carolee Mason 101 Leo Jay Lane, McDonalds Corners, K0G 1M [REDACTED]

am a full-time resident-owner on the north shore of Barbers Lake, on a five acre parcel; I also co-own with my spouse 15 acres on the south shore of Barbers Lake, which includes a segment of Long Sault Creek and the wetland where the creek enters the lake.

Re: the Natural Environment Report (Golder Associates), submitted by the proponent.

STATED GOALS

Lanark County in SCOP 5.3; "It is Lanark County's overall goal that the County's natural heritage features be both conserved and protected from the negative impacts of development, and that they should be conserved for the benefit of future generations according to best management practices undertaken today and *as they evolve.*"

Bolder 2.1.6 says development and site alterations shall not be permitted in fish habitat except in accordance with provincial and federal requirements; 2.1.7 likewise says development and site alteration shall not be permitted in habitat of endangered species and threatened species...They note that there are no fish on the site. They do not consider the waters of the bordering lake, which may well be impacted.

Bolder 2.6, refers to the SCOP goals, with reference to lands north and south of the site, but ignores Barbers Lake to the east. Golder acknowledges SCOP's objectives of "maintaining the distinct character of rural waterfront, and settlement areas... to ensure development is compatible with natural heritage features and natural resources uses." However, they do not address the fact that Barbers Lake is populated with full time residents, cottagers, and is well used by weekend kayakers, fishers, and nature lovers from across Eastern Ontario.

METHODOLOGY/TERMINOLOGY QUESTIONS

Bolder 4.1 outlines its methodology, relying heavily on a literature review and data/mapping search to explore any natural heritage features, including wetlands, rare vegetation and rare species, including threatened and endangered species and other natural heritage features within two kilometres of the site. On page 7, the consultant explains their desk top SAR screening, a review of records, range maps, and recent occurrence records "in the vicinity". We note their shifting use (equivocation) in the terms "site", "study area", "in the vicinity" and "within two kilometres of the site". These terms are not defined and are used without precision in the document.

Bolder 8.0 states "it is expected there will be no negative impacts to the significant natural features and functions on the Site or in the Study Area". Yet, since the Study Area projects into Barbers Lake, the water boundary is a fluid one; this is not like a terrestrial boundary. Water moves — soil and rocks do not. Once they sample aquatic life in the Study Area, surely they must sample the entire lake.

Bolder does not project the probable outcomes on fish and aquatic life in their consideration of water infiltration from the site's man-made ponds, runoff and erosion. Water entering the lake, affected by temperature changes, silt, and potential contamination from imported recycled materials, blowing dust, silica and dirt, and potential leakage from diesel and gasoline engines, is not addressed.

PROBLEMS WITH THE TIMELINE

Bolder 5.4.2, notes in field visits over the summer of 2020, that "much of the forests in the Study Area have undergone intensive selective logging in recent years." In fact, we heard and watched intensive logging during the period from February to May 2020, which were recent months.

Field surveys carried out a botanical inventory, wildlife and fish and wildlife habitat surveys, in the Study Area between April 24 and August 31 of 2020 immediately following the period of intensive logging. Habitat and species were likely removed prior to the field surveys, when the mature forest was removed from the site.

Bolder sought additional SAR information "in the vicinity of the site" from the MNRF Species at Risk Management Biologist, Kemptville on September 30, 2020, after the conclusion of their field studies. On October 15th, 2020, the Bolder ecologist was advised to note that "a lack of information for a site does not mean that species at risk or their habitat are not present...It is the responsibility of the proponent to ensure that species at risk are not killed, harmed, or

harassed and that their habitat is not damaged or destroyed through the activities carried out on the site...Many areas in Ontario have never been surveyed and new plant and animal species records are still being discovered..." Golder made no effort to consult local residents' observations of bird, fish or other wildlife, neither "in the vicinity" nor "within two kilometres." Had they done so, I could have identified with dates and photographic evidence, the presence of species they do not acknowledge, including but not limited to resident endangered Golden Eagles, and threatened Bald Eagles that soar over the lake and the subject site. Further, mitigations seem to be incomplete where SAR were found on the site; fencing mitigations for the Tri-coloured bat and the Little Brown and Northern Myotis fail to take into account harassment from sound and light.

Management practices evolve as we confront climate change, a global crisis, not addressed in the report. Planning changes must address settlement and intensification of land use. Clearly, there is a need for further study. We urge the Council to consider the preservation of our natural heritage features with a 21st century lens in their careful consideration of the Application.

From: [REDACTED]

Sent: March 8, 2023 2:19 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>; forbess@jp2g.com

Cc: p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; jeannie.kelso@bell.net; ARAapprovals@ontario.ca;

clerk@lanarkcounty.ca

Subject: Thomas Cavanagh Construction application for Amendments to Lanark Highlands OP and Zoning Bylaw and County SCOP

375 McCulloch Rd
McDonalds Corners, ON
K0G 1M0
Dalhousie Con 7 PT Lots 4 & 5
Roll # 09 40 004 035 00903 0000

March 8, 2023

To: Lanark Highlands Clerk, Amanda Noel;
Lanark Highlands Planning Consultant, Forbes Symon

Copies to:

Lanark Highlands Reeve: Peter McLaren;
Lanark Highlands Deputy Reeve: Bill King;
Ward 5 Councillor; Jeannie Kelso;
Lanark County Clerk: Jasmin Ralph;
Ministry of Natural Resources and Forestry: Aggregate Section.

Re: Thomas Cavanagh Construction application for amendments to Official Plan and Zoning By-Law

I am a Lanark Highlands resident whose property backs onto Long Sault Creek downstream from Barber Lake and the proposed Highland Line pit.

The Planning Justification Report (PJR) concludes) states that the proposed pit is designed to minimize social, economic and environmental impacts (as required in the PPS). From the reports provided this **claim lacks justification**.

Community Economic:

- Page 4 of the PJR gives an estimate of 2 million tonnes of sand/gravel in the proposed pit. Page 21 states the maximum annual tonnage to be 1 million tonnes. Does that mean that the pit **might** potentially be depleted in two years?
- While the township is blessed with extensive aggregate resources, they represent an economic asset that is **not renewable**, making the benefits **short term**. One other Township economic strength and asset is nature based tourism (including maple syrup), an economic asset that is **sustainable and brings long term benefits**. Will the Township consider how the immediate economic benefit of this large quarry balances with the clear negative impact on the local tourism industry, with the greatest harm being done to Wheeler's maple syrup operation, now the only year round restaurant in the township and a major tourist destination?
- If the Council deems it necessary to develop aggregate resources, given how widespread they are throughout the township, why agree to one that is so **huge**, on a pristine lake, poisoning it, if not chemically, certainly from a community perspective.

Environmental:

- Did the County agree that the **EIS be scoped**, allowing Cavanagh to undertake a NER which covered only the actual site, and not adjacent wetlands and unique and sensitive Long Sault Creek?

- Has the applicant taken into account the **sensitivity of Barber Lake** given its small size and hence low resiliency to recover from any degradation that larger lakes might tolerate?
- What **monitoring** is planned to assess the impact of the pit operations on Barber Lake, the adjoining wetlands and Long Sault Creek? Will there be an ecological baseline study against which this monitoring will be based and will monitoring studies be available to the community?
- What, if any, chemicals are used in processing the aggregate on site?
- With regard to the wash plant, **where is the water sourced and what happens to the discharge?** Is it to be collected, filtered and recycled or go through settling ponds and then into the environment?
- Has any assessment been made on the **noise and traffic impact** of the trucks stopping on the **Highland Line at the McDonalds Corners Rd** and then accelerating? Common sense tells one that trucks slowing to go up Highland Line to the quarry, 30 hourly at peak times, will have a major impact, no matter what the study states. And those returning 30 fully loaded trucks accelerate very slowly with the obvious impact on traffic. Is the County planning to put in **extra lanes** such as those on Hwy 511 for the Tatlock quarry trucks? McCulloch and Ferguson Side roads are dead ends leaving us residents no options but to use that corner.
- How many trucks per hour are expected to continue to/through Lanark Village and will a traffic assessment be made of the already busy **CR12/George St intersection?**

From a personal perspective, the **huge** quarry operation will degrade my quality of life as I benefit from clean fresh air, the peace and quiet, where it is pleasant to walk (a favourite is up the Highland Line often down the 9th to Barber Lake).

I would appreciate receiving confirmation of receipt of this letter and being copied on and kept informed of any scheduled dates and correspondence with respect to meetings that any Township bodies that meet in the future to consider any aspects of the OPA 2023-08 application.

Yours truly,

Mary Vandenhoff

From: mary jo Anderson [REDACTED]
Sent: March 8, 2023 2:24 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca
Subject: Proposed gravel pit on Highland Line

Sent from my iPad

To whom this may concern,

My name is William Anderson and I own property within the Township at 2788 Balfour Lane. My Sister and Brother in law own the property at 137 Anderson Lane which adjoins the proposed pit application area. Our family have enjoyed the peace and quiet of this property for about 100 years. I have looked at your computer generated best guess sound data scenarios . Why would the data for noise be taken at the old house and not at the fence line between the 2 properties? Where would the water come from for the wash plant and where would it be disposed of? Where would the water come from for the proposed lakes and how would it be controlled ? Would there be water flow or would it stagnate ? Do you really expect water to seep from one so called lake to another under Anderson Lane? Who is going to

be responsible for maintaining this area ? Are the proposed weeds that are going to be planted on the shore area on Barbers Lake native to this property or will they spread and cause future problems to the rest of the lake ? Why would you want to bring recyclable material to this site ? Why would you want to run 24/7 and not give people any chance for at least temporary relief from the noise? Should this pit come into existence the properties within earshot will be almost worthless. I don't think any decision should be made on this matter until the snow goes away and council members can go out and look at this situation in person. Please acknowledge receipt of this letter.

Thank You,
William Anderson
[REDACTED]

From: Tim Wynne-Jones [REDACTED]
Sent: March 8, 2023 2:57 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Save Barbers Lake

Tim Wynne-Jones, O.C.

476 Brooke Valley Road, R. R. 4, Perth, Ontario, Canada K7H 3C6
613-267-6205 [REDACTED]

Amanda Noël

Township of Lanark Highlands Clerk,

Dear Ms. Noël;

I am deeply concerned to hear of the new Highland Line Aggregate Development proposal and the potentially devastating ramifications it might have on Barber's Lake and environs. I do not own property on the lake but have been a regular visitor to the area for over thirty years and feel compelled to add my voice to those opposed to the pit.

I sincerely hope and believe that such a mammoth project cannot go forward before extensive research and a thorough analysis of the environmental impact has been completed. The fact that it is Cavanaugh Construction who has commissioned reports on possible environmental issues as well as a traffic impact study, an acoustic assessment, etcetera, suggests that their finding would have to be scrupulously reviewed by some more objective body.

I understand that the project will require changes to the township's official plan as well as its zoning by-laws, and an amendment to the county's Sustainable Communities Development Official Plan wherein the "Rural" designation would have to be replaced by a "Licenced Aggregate Extraction Operation" designation.

I'm not sure what community benefits from having such a massive 24/7 operation move into the region. Surely it will disrupt the qualities of "rural" life, significantly. If nothing else, the clamor of a thousand trucks a day rumbling through the highlands will be a noxious contributor to both noise and air pollution.

I have faith that the township will defer judgment until all the facts are in and, if it is determined, after a proper peer assessment, to allow the project to go through, that you will consider reining in its enormous scope. A million tons a year of the county hauled away just seems far too damaging.

Thank you for taking the time to read this letter, and please confirm receipt of same.

With much respect,



From: Michael Wheeler [REDACTED]
Sent: March 8, 2023 4:19 PM
To: forbess@jp2g.com
Cc: LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net
Subject: Proposed Highland Line Pit - Letter of Concern

Hello Forbes,

Please find attached our letter of concern for the proposed Highland Line Pit. If you could confirm receipt of this letter, we would greatly appreciate it.

Thanks & have a great day,

Michael & Nicole Wheeler

Attachment 1 - Michael & Nicole Wheeler Letter

Michael & Nicole Wheeler
628 Concession 9A Dalhousie
McDonald's Corners, ON
K0G 1M0

March 8, 2023

Township of Lanark Highlands
75 George Street
Lanark, ON K0H 1K0

By email:

Re: Proposed Amendments to Lanark Highlands Official Plan and Zoning By-Law for Proposed Highland Line Pit (OP-08 Thomas Cavanagh Construction Limited)

Dear Forbes Symon, Amanda Noël and Councillor Kelso,

We are writing to express our concern about the proposed Highland Line Pit presently under consideration at council. We currently live at 628 Concession 9A Dalhousie (Dalhousie Con 8 W PT Lot 4 and Dalhousie Con 8 W PT Lot 3), which is approximately two kilometers from the proposed pit.

Although we live close to the area in question, we would like to focus on our primary concern: the proximity of the proposed excavation site to Barbers Lake, as well as the plan to excavate below the water table. Is there an adequate setback from Barbers Lake and its surrounding wetlands to ensure that excavation does not have negative impacts on the ecology and wildlife in the area? Could excavating below the water table have harmful effects on the spring-fed Barbers Lake, the wetlands, wells and ground water?

Have independent studies been conducted to ensure that the proposed excavation location and the proposed excavation depth are ecologically safe? Has the Mississippi Valley Conversation Authority been consulted about this application? What needs to be considered in order to make a thoughtful and informed decision?

Thank you for allowing us to share our concerns,

Michael & Nicole Wheeler

From: hmogford@gmail.com
To: jeannie.kelso@bell.net
Sent: Thursday, March 9, 2023 7:16 AM
Subject: stop the Gravel Mine

Dear Jeannie Kelso,

I am opposed to the approval of the gravel mine proposed for the Barber's Lake area in your Ward. Many good reasons have been brought up by local residents in letters I have read. Here is some reinforcement.

Maybe you do not know that the Ontario government has given permission to extract 13 times more gravel every year than the market needs. So it is NOT necessary to approve more pits. There needs to be a province wide moratorium on gravel mining.

Across Ontario, the scarring caused by the gravel mining industry has increased by 20%. Why include our beautiful wild parts of Lanark Highlands in this devastation?

Gravel mining uses huge volumes of water to wash the gravel, and destroys aquifers. How can the quantity of gravel planning to be removed from the Barber's Lake site NOT change the groundwater and surface water flow? It should NEVER happen near lakes, or go below the water table.

There are so many reasons not to permit this ravaging of our land.

Please do not permit this to happen.

yours truly,

Helen Mogford

Ward 3

From: John Blais [REDACTED]

Sent: March 9, 2023 10:34 AM

To: LH CLERK <lhclerk@lanarkhighlands.ca>; forbess@jp2g.com; p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; jeannie.kelso@bell.net; Jasmin Ralph <clerk@lanarkcounty.ca>; MNDMNRF <ARAapprovals@ontario.ca>

Cc: [REDACTED]

Subject: File No.: OPA-08 & ZA-2023-02 Thomas Cavanagh Construction Limited

1616 Burnt Lands Road
RR#2 Carp, ON
K0A 1L0

March 9, 2023

To: Lanark Highlands Elected and Administrative Officials

My name is John Blais and my wife and I live on the Western edge of the City of Ottawa in what should be an idyllic country setting. We too are faced with a proposal by Thomas Cavanagh Construction Limited (TCCL) to expand a quarrying operation into environmentally sensitive land very close to our house.

We want to express our support for all the people in Lanark Highlands who would be affected by the operation of the proposed pit on Highland Line. It is the duty of municipal councils all over Ontario and beyond to make planning decisions for the greatest public good. You must balance the rights of individual landowners to live in a peaceful, healthy

environment against the ambitious and sometimes reckless expansion plans of the gravel industry. You must decide in favour of preserving our precious natural surroundings for future generations versus the excessive profits of gravel mining companies.

There is a lot of competition in the gravel business and every pit and quarry operator wants to have as many sites in operation as possible. This has little to do with satisfying the actual demand for sand and gravel. The watchdog group, Reform Gravel Mining Coalition, calculates from industry and licensing data that the licensed annual supply of gravel in Ontario exceeds the actual demand by a factor of 13 times. (<https://www.reformgravelmining.ca/>)

Every new gravel pit and quarry further diminishes the natural legacy we'll leave our children and grandchildren. A pit or quarry can be in operation for a century or more; plans and promises of site rehabilitation at some undefined date in the far distant future are virtually meaningless. Most pits and quarries, especially the ones in rural areas, are likely to be abandoned.

Our growing society needs a reliable supply of gravel to meet our ever expanding housing and infrastructure requirements. But this non-renewable resource needs to be managed prudently. Do we really need another pit?

Please do not let the threat of legal actions and their associated costs sway your decision. I urge you to consider the lives of the people in your community and turn down the TCCL application.

P.S. It appears that the Council chamber and adjoining room may be inadequate for the number of people that wish to attend. Why don't you try to arrange to use the common room in the Legion next door? It's a short walk away and a sign could be posted on the municipal building on March 14th.

--

John Blais

Friends of the Burnt Lands Inc.

From: Diane Reid <dreid@mvc.on.ca>

Sent: March 9, 2023 10:53 AM

To: Planning Admin <planningadmin@lanarkhighlands.ca>; LH CLERK <lhclerk@lanarkhighlands.ca>; forbess@jp2g.com

Cc: Jacob Perkins <jperkins@mvc.on.ca>; Matt Craig <mcraig@mvc.on.ca>

Subject: RE: Official Plan Amendment (OPA-08) and a Zoning By-Law Amendment (ZA-2023-02) for Thomas Cavanagh Construction Limited (Highland Line Pit)

Hello,

Please see MVCA's comments, attached.

Regards,
Diane Reid

Attachment 1 – MVCA Comments



File: 23-LH-OP; PLHOP-6

March 9, 2023

Amanda Noel
Clerk
Township of Lanark Highlands
75 George Street
Lanark, ON K0G 1K0

Dear Ms. Noel:

**Re: Official Plan & Zoning By-law Amendment – OPA-08 & ZA-2023-02
Dalhousie Con 10, Pt Lot 5, Highland Line, Township of Lanark Highlands, (Dalhousie)
THOMAS CAVANAGH CONSTRUCTION LTD**

The staff of Mississippi Valley Conservation Authority (MVCA) has reviewed the above noted application for concerns related to natural hazards for the subject property and surrounding lands. The details of the proposed operation are provided in a series of supporting documents. MVCA's review has focussed on the Site Plan, Natural Environment Report (NER), Maximum Predicted Water Table Report, and Level 1 and 2 Water Report. These reports have been reviewed in the context of the following mandated responsibilities:

- Section 1.6.6 Stormwater, & 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act;
- The Conservation Authority ("Development, Interference with Wetlands and Alteration to Shorelines and Watercourses" regulation 153/06 under Section 28 of the Conservation Authorities Act;
- The Mississippi-Rideau Source Protection Plan.

SUMMARY OF PROPOSAL

The proposed planning applications are to permit the opening and expansion of a mineral aggregate pit within the subject property. The applicant is applying for a Class 'A' License to operate a pit below the water table for the extraction of sand and gravel. The license area is approximately 50.6 hectares with two extraction areas totalling 35.1 ha.

The proposed pit depth will be 176 meters above sea level (masl) "which is emulgent to a depth of extraction of 8 to 40 m". "Only unconsolidated materials (sand, gravel) will be removed from the Site. Any bedrock encountered on the Site will remain in place. ... extraction operations below the groundwater table will not involve dewatering of the excavation." The property and the proposed extraction area are bisected by Anderson Road. It is proposed that the excavation area will have a 15 m buffer from property lines and a 30 m buffer from road allowances and wetland features.



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10970 Hwy. 7, Carleton Place, ON K7C 3P1 Tel: 613.253.0006 Fax: 613.253.0122 Email: info@mvc.on.ca mvc.on.ca



SITE CHARACTERISTICS

The subject property is a mix of wetland; deciduous, mixed and coniferous forest; and small patches of active agriculture. Adjacent and nearby land use is residential, farmland and aggregate operations. The topography is hilly, sloping mostly to the southeast. In addition, the following features have been identified, in reference to the *Natural Environment Report* (NER) and MVCA's mapping:

(4) Wetlands

The following unevaluated wetlands exist onsite (Refer to Table 2 and Figures 1 and 2 in the NER, for details):

- a large wetland to the north of Highland Line;
- a large riparian wetland associated with Long Sault Creek to the south west of the site boundary;
- a cedar swamp within the south east corner of the site;
- a lacustrine marsh associated with Barber's Lake, which then outlets to Long Sault Creek.

These wetlands are partially located within the licensed area but outside of the proposed areas of extraction. These wetlands, and their 30 m adjacent lands, are regulated by MVCA.

Waterbodies/Watercourses

- southeast corner of the property has frontage on a small waterbody named Barber Lake;
- several watercourses, that flow off-site, are hydraulically connected to the site, including Long Sault Creek
- "... a small intermittent watercourse in the northeast portion of the Site (Figure 1). This watercourse appears to originate from two seepage/spring areas then flows through a cedar swamp into a small inlet of Barber's Lake. There are several locations where this watercourse flows underground and then resurfaces one to two meters downstream."

Note: While not mentioned in the in the NER, downstream of the Site, Long Sault Creek is known to be a cold to cool water system that supports a sensitive brook trout population. To track natural variation in the water temperature at this sensitive site MVCA established a long-term monitoring station in 2015, with temperature logger data collected in 2015, and from 2017 to 2022. Since 2017 the creek has consistently been classified as cool or cold-cool.

Significant Recharge Area

MVCA mapping and the Mississippi-Rideau Source Protection Plan (revised 2022) identifies areas of Significant Groundwater Recharge within the site. This is typical of areas that are dominated by sand and/or gravel deposits, where surface water can readily seep into the ground and recharge the underlying aquifer.

COMMENTS

As previously indicated, (4) **wetlands** have been identified within, or just outside, the proposed licensed area. These wetlands, as well as their 30 m adjacent lands, are regulated by MVCA under Ontario Regulation 153/06. MVCA's review of wetlands is focused on assessing potential impacts to the hydraulic function of the wetland with respect to flood and erosion hazards. We also consider impacts from a broader water management/water balance perspective, particularly in terms of resilience to climate change impacts. This includes both flood mitigation with respect to the natural storage provided by wetland, as well as drought mitigation, where wetlands augment base flows by discharging stored water during dry periods. Our review does not specifically assess potential ecological impacts.



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In the context of the broader **surface and groundwater system**, the site is within the catchment area of, and is hydraulically (small tributary) and hydrologically connected to, Long Sault Creek. We note that impacts to the hydraulic/hydrologic function of the adjacent riparian/lacustrine wetlands from a reduction in surface runoff is not clearly discussed. Clarification and confirmation is required on potential impacts to Long Sault Creek baseflows due to quarry operations. The NER indicates that creek baseflow will be maintained by infiltrating water from the pit. However, it is unclear where this infiltrated water will outlet and what impact there may be from the change in hydrology on the Long Sault Creek system upstream of this point. Potential impacts on seasonal water level fluctuations on the sensitive hydrology and features have also not been clearly discussed.

CONCLUSIONS AND RECOMMENDATIONS

While MVCA accepts the methodology within the NER with respect to review related to natural hazards, and the recommendations in the *Water Report*, we also recommend the following:

- In terms of the cool-cold water function of Long Sault Creek, while MVCA monitors stream temperature, the review/assessment of impacts to thermal hydrologic regime does not fall under our plan review mandate and should be addressed in the consultants reports and captured under the municipalities own natural heritage review.
- Similarly, the consultant's reports should include discussion regarding the **Significant Groundwater Recharge Areas** and whether there are any potential impacts or concerns that the municipality should consider.
- Clarification is required on potential hydraulic/hydrologic impacts to the adjacent wetlands associated with a change to drainage and existing flows.

Thank-you for the opportunity to comment. Should any questions arise please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink that reads "Dore Koval".

Environmental Planner (MVCA)

From: Geoff Mason <lightat29@gmail.com>
Sent: Thursday, March 9, 2023 10:33 AM
To: Forbes Symon <ForbesS@jp2g.com>
Subject: Additional comments.

****EXTERNAL EMAIL**** Please use caution.

Hi Forbes,

As you can imagine the pit issues are on my mind a lot. This led to me writing up the attached comments a few minutes ago.

They may add nothing not already covered or may be too late for your use, but in any case here they are.

Geoff

Attachment 1 – Who Gains who Loses with the Highland Line Pit?

Who Gains who loses with the Highland Line Pit?

If this pit goes ahead as proposed it will remove up to one million metric tons of a non-renewable resource from Lanark Highlands Township.

With a population of less than six thousand it's clear that the Township could never use all of this material. It is intended for markets outside our boundaries with the Ottawa area being the most likely destination.

What do residents of the Township gain? The list is long but certainly not positive.

For those of us near Barbers Lake we'll gain noise, dust, possibly disruption to our water table and the end of a natural environment that we love. We'll also have to live with a fifth gravel pit in a two-kilometre length of the Highland Line.

For anyone living on Highland Line or County Road 12 through Lanark Village and points east, there will be disruptions from an additional 1000 trucks per day at peak times with their noise, dust, and "jake brakes". Enjoying a peaceful break on the porch or deck will not be the same.

For all us using these roads, intersections and driveway entrances will be more nerve wracking and the increased truck traffic will bring a serious intimidation factor with it. Looking at some of the hills, twists and turns on these roads it's not hard to imagine disasters involving trucks vs cars.

The Highland Line is a chip top road without shoulders or lines. In addition to the traffic accident potential posed by increased traffic from gravel trucks it seems obvious that the lifespan of this road will be greatly shortened. All Township residents will then get to share in road repair costs which will be significant. Increases to tax bills appear to be an unpleasant outcome.

So, what is it all for? Why this pit? Why now? Why here? The material to be removed could be found in licensed sites much closer to the intended markets. That would mean fewer trucks travelling shorter distances, burning less fuel and causing less overall wear and tear on roads. The threats to the natural environment of Barbers Lake and Long Sault Creek would be removed and residents and users of Highland Line and County Road 12 would have much less truck traffic passing by on the way to distant markets.

This sounds like a much better scenario to me. Why should Lanark Highlands become the gravel pit for Ottawa?

Geoff Mason

101 Leo Jay Lane, McDonalds Corners ON



From: Scott [REDACTED]
Sent: March 9, 2023 5:02 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: forbess@jp2g.com; p.mclarenfarms@sympatico.ca; jeannie.kelso@bell.net
Subject: Concerns Related to Proposed Aggregate Development on the Highland Line

Dear Amanda Noel,

I am writing to you on behalf of my Parents, George and Beverly Drysdale, two concerned property holders and long-time residents of the of Lanark Highlands, regarding the proposed zoning change to allow for a gravel pit on land adjacent to our family homestead on Barbers Lake. My parents and their family before them (Anderson) have owned and operated a century old homestead farm on this land for four generations, and it is an important part of our family history and legacy. The land is used for peaceful recreation, hunting & fishing and it is a place where we come together as a family to enjoy nature and spend quality time together.

While I understand the potential economic benefits of such a project, I am deeply concerned about the negative impact it will have on our community, the environment, and our property values.

One of our family's primary concerns is the potential for ground water degradation and pollution. This proposal that allows for the excavation of this massive gravel and sand pit to be permitted to eventually go below the water table raises many questions, especially as the proposed digging will be in very close proximity to Barbers Lake. This lake is a pristine body of water that remains relatively unpopulated by cottages and is a habitat to many species of plants, animals, and fish. The use of heavy machinery and the storage of chemicals and fuels at the adjacent site could lead to contamination of the groundwater, which would have a devastating impact on the lake and the surrounding area, particularly if it is below the water table. The fact that our natural spring-fed lake is so close in proximity to the proposed quarry is of particular concern if the plan to dig below the water table is permitted. Is there any other precedent in Ontario where there has been a quarry or gravel pit directly abutting a body of water in this way?

In addition to groundwater pollution, we are concerned that a project of this magnitude could also potentially have a negative impact on air quality. The dust and particulates generated from the excavation and processing of materials could create a significant amount of air pollution, and dust which would be harmful to both humans, wildlife, trees and plants. Are there any assurances that this 24/7 excavating and hauling of aggregates won't have a detrimental impact on the surrounding lands? Are there any studies that show the impacts that the proposed quarry might have on adjacent property that could result in the destruction of wildlife habitats and vegetation? We are concerned that there will be a negative impact on the biodiversity of the area and that could have long-term effects on the ecosystem.

To a lesser degree but still concerning is the possible increase in noise created by the constant trucking in and out of the pit areas as well as up and down the Highland Line. Noise pollution is a concern especially with the volume anticipated by the size of this project. The operation of the quarry, including the use of trucks, tractors, backhoes and other digging machinery, could lead to high levels of noise that will be disruptive to the surrounding community, including nearby residences, and businesses.

Moreover, the access road to our family farm, known as Anderson Lane, named for my grandfather and his father before him, would run right through the excavation zone dividing the pit in two. This would be a major disruption. It would affect the appeal of our lake front property, and it would severely impact our calm and serene entrance way when using the land for recreational purposes. The presence of a large, noisy, and dusty quarry operation in such close proximity to our family farm with the access road to our property surrounded by constant construction will undoubtedly have a negative impact on the property enjoyment level.

Ever since the clear cutting of the trees at the top portion of Anderson Lane closest to our gate there has been large equipment traffic crossing Anderson Lane. This has caused ruts and deep tracks in the roadway. It is a concern that if this traffic crossing Anderson Lane was to continue or increase it would severely impact the condition of the small municipal road. Are there any assurances that this would not become the primary route for vehicles crossing between excavation site 1 and excavation site 2?

Considering all the possible concerns and issues that could potentially arise from moving ahead with out careful investigation, I implore you to reconsider the proposed zoning change and deny permission for the construction of the quarry until more information can be disseminated and evaluated. Given, that there is already 5 working quarry operations existing on the Highland Line is it really in the best interest of our community to plan for an additional sand and gravel pit that is larger in scale that all the others combined? Especially when it is right next to a Lake. Ultimately, I'd ask that you work with the community to find alternative economic development opportunities that will not have such a large potential negative impact on Barbers Lake, local roads and infrastructure, the surrounding wildlife area, the environment, and our family farm.

Thank you for taking the time to consider my concerns.

Sincerely,

Scott Drysdale on behalf of
George Drysdale and Beverly Drysdale (née Anderson) and Family

cc: Local Councillor for Ward 5 - Jeannie Kelso
Township of Lanark Highlands Reeve – Peter McLaren
Planning Consultant – Forbes Symon

Please see attached Word Document

Scott Drysdale
19 Randall James Drive
Ottawa, ON K2S 1L9

From: jeannie.kelso jeannie.kelso <jeannie.kelso@bell.net>
Sent: March 10, 2023 7:36 AM

To: Manager Planning and Building LHTWP <lhplanner@lanarkhighlands.ca>; LH CLERK <lhclerk@lanarkhighlands.ca>

Subject: Fwd: Highland Pit

Good morning Cynthia

Thank you for your comments. I have forwarded this to our planner, Forbes Symon and Amanda Noel, Clerk, so your comments can be captured and recorded. If you wish to make any further comments please contact staff. I thank you for your input into this application.

Jeannie

----- Original Message -----

From: [REDACTED]

To: jeannie.kelso@bell.net

Sent: Friday, March 10, 2023 12:27 AM

Subject: Highland Pit

Jeannie

I am one of your neighbors down the road on County 12 at 6337 McDonalds Corners Rd, next to Concession 11, which measures out to be less than a mile from the proposed sand and gravel mine. As you can imagine, given my location, I have a number of concerns and questions. I already have serious health issues that will be negatively impacted by a mine running 24 hrs/day very close to my house.

I only found out about the situation one week ago and was shocked and angered that our community has not been notified of such a serious situation with major health and economic ramifications.

NOBODY around here knew anything about this until a few of us started going door to door several days ago.

Initially, I could find nothing on the LHT website regarding any Public Notice of request for a zoning change or any information whatsoever regarding this serious situation. It took 3 days of looking and finally being sent the link to the location by a friend to find out anything.

I have since read all the "studies" done by Cavanaugh and am appalled by the poor quality of work, the timing of studies which does NOT represent an accurate picture of the actual on the ground day to day situation in this community, which will drastically and negatively be impacted by a potential mine of this nature.

Our health and our lives are literally at stake here and I am asking you to please, please do the right thing and step up to protect us and vote against this threat to our community. And also to help the other councilors see how dangerous this is for the entire township.

My questions and concerns are as follows:

1. Impact on ground water level - by allowing digging BELOW the ground water level, there will be significant impact on wells for many miles around. Ground water does NOT pay any attention to human imposed "rules" or boundaries.

I live less than a mile from the proposed mine and MY WELL ALREADY goes DRY in the middle of a dry summer. Given that the climate is becoming hotter and drier, we can expect this to be happening to more and more of us on a regular basis. The surrounding forests are already highly stressed and lowering of ground water will make that situation worse.

There is also the issue of **CONTAMINATION OF GROUNDWATER**, which is almost guaranteed to happen in such a situation, and has been seen over and over again in many other locations. It is not IF but WHEN.

- Was testing done in the surrounding areas? How far away?
- When will hydrologic studies be done that are NOT paid for by the company who has zero interest in any negative findings?
- Was anyone within several miles been asked if their wells go dry already? No one certainly talked to me or my neighbors. Why not?
- What will the company and township do when my well goes dry to supply me with clean water that isn't full of chemicals?
- Are they going to pay for water for my food garden? Truck in takers of water? From where?

2. It appears that the large amount of **wetlands in the proposed mine site area have been considered "unimportant"**. But those very wetlands are the largest carbon sink on the planet, sequestering more carbon than ALL other ecosystems combined, as well as proving huge amounts of habitat for the non-human members of this community, on which we also depend for our survival.

Lanark County has some of the highest percentage of wetlands in the entire province of Ontario. We have a HUGE responsibility to protect them, which ultimately is protecting our very lives and those of our fellow citizens.

Lowering the ground water level and contaminating the waters will severely damage these wetlands.

- How do the company and township plan to protect the wetlands, creeks, lakes, and the surrounding forests from loss of water and contaminating the ground water?
- How will they compensate for the loss of carbon sequestration?
- What are the consequences if they don't?

3. AIR QUALITY -

What is the plan for dust mitigation during construction, during operation, from the constant running of the trucks which then spread toxic dust as they drive through our township, and then once the mine is abandoned?

Surrounding ecosystems, including the humans are at high risk from constant release of silica dust which coats the leaves of all plants and poses HUGE health risks to both humans and non human community members. This dust can travel long distances as demonstrated by the existing mines in the area. There are ample real life examples of this in the many mines in this area.

Currently, the standard methods used for dust mitigation in mines result in toxic contamination of the aquifer, wetlands, creeks, lakes, and soils

A. Oil - derivatives are toxic and pollute the water and soil

B. CaCl_2 and MgCl_2 - both are toxic to plants and can contaminate the aquifer

Is the company and township planning to pay for medical expenses of citizens and loss of income from illness? How will you compensate from loss of life due to the situation?

What about the huge amount of air pollution being created by the large number of equipment running 24 hrs/day on diesel fuel and the negative impact on our health and the health of the surrounding ecosystems?

4. Noise Pollution - There will be a very large number of machines and equipment running on a 24/7 basis, at many different levels and frequencies. The study says that noise testing was done "close by to the site". Sound travels a very long distance, especially in rural areas and especially over bodies of water. It is well documented that constant noise has a damaging impact on physical and mental health, reducing people's life span, causing brain issues, and mental health issues. Sleep disruption is a major underlying cause of many health conditions.

- Why was no testing done at MY house which is less than a mile away or all the houses along County 12 and in McDonalds Corners?
- If I can hear the noise from the hydro damn at High Falls which is at least 3+ miles away from my house, you can be sure that the noise from the mine site will be extremely loud at my house!
- Are you aware that constant noise has a very damaging impact on human and non-human health health? Is the company and the township prepared to pay for the medical expenses resulting from this?

5. Economic Impact -

Property values in the entire area will be devalued, causing economic loss to owners...Because NOBODY wants to live next to a toxic gravel mine with multiple health risks.

- Is the company and township planning on reimbursing people for their loss when they are forced to move away to protect their health?
- Is the company going to replace the loss of taxes to the township due to the devalued properties?

- Is the company going to pay for the significant road upgrades and ongoing maintenance that are necessary or will the citizens be forced to pay for a private company extracting huge economic value from our township and giving us nothing but damage in return?
- Is Wheelers Pancake House going to be compensated for the loss of visitors because who wants to eat a meal or walk in the woods next to a gravel mine that is dangerous to your health?
- Will the company and township be compensating for damage to the ares sugar bushes from the lowering the water table and damage from the silica dust?

ANY loss of tax revenue and compensating for damages simply means that We THE CITIZENS OF LANARK HIGHLANDS ARE PAYING FOR IT IN OUR TAXES.

6. Why has there been NO MENTION of the **high levels of Uranium** in the Barbers Lake area and the serious health implications for the entire area?

When is that study going to be done and discussed?

7. All of the "studies" were paid for by the company that wants to run a mine and benefit economically from that. They are clearly NOT UNBIASED nor reliable sources of true information. Many were done at times that have no bearing on the reality of the situation.

- Doing traffic studies DURING THE HEIGHT OF COVID when few people were on the roads and Wheelers was closed, so no evidence of the 40,000 visitors+/yr
- Doing habitat studies AFTER the area was clear cut
- Noise testing done in an extremely limited range and not based on the reality of the situation
- No mention of how the 1060 trucks/day will kill large numbers of non-human animals that regularly cross the roads here, including some endangered species of turtles
- No mention that the roads will have to be rebuilt and constantly maintained to even handle the volume and weight of the trucks
- No mention that there are ALREADY HUNDREDS OF TRUCKS PER DAY **already** running on County 12

All of this is UNACCEPTABLE to the citizens of this township. Please please please do the tight thing and vote against this dangerous mine!

thank you

Cynthia Edwards

6337 McDonalds Corners rd, Between Dalhousie Con 11 and Con 12

From: Jeff Williams <jwilliamsinperth@gmail.com>

Sent: March 9, 2023 5:06 PM

To: forbess@jp2g.com; info@lanarkcounty.ca; jeannie.kelso@bell.net; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca

Subject: Pit Proposal

Dear Simon Forbes, Amanda Noël, Jeannie Kelso, Peter McLaren, and Jasmin Ralph

I am writing to you about Thomas Cavanaugh Construction Limited's proposal to allow the opening of a pit. Subject Lands: Dalhousie Con 10 Pt Lot 5 (125 acres immediately south of Highland Line between Leo Jay Lane and Wheelers Pancake House, bordering Barbers Lake to the South)

I own a house at 226 Ferguson Sideroad, McDonalds Corners, ON K0G 1M0. Just a few hundred metres from the intersection of Hwy 12 (McDonalds Corners Road) and Highland Line.

Whenever a truck makes a turn on this intersection, I can hear it on my property. Sound travels. Especially when the truckers use their jake brakes coming down the Highland Line hill.

It is a disruption to my otherwise peaceful life on my property.

Now the proposal is to increase truck traffic thru this intersection substantially.

I am strongly opposed to this proposal. Please do not allow this to happen.

Sincerely,

Jeff Williams

From: Madge & John [REDACTED]

Sent: March 10, 2023 11:34 AM

To: Planning Admin <planningadmin@lanarkhighlands.ca>; forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca; jeannie.kelso@bell.net; info@lanarkcounty.ca; ARAapprovals@ontario.ca

Subject: Concerns regarding zoning by-law and official plan amendment applications ZA-2023-02 and OPA-08

To: Amanda Noel, Forbes Simon, Peter McLaren, Jeannie Kelso, Jasmin Ralph

I am writing on behalf of my parents, George Drysdale and Beverley Drysdale (Anderson), who are elderly and unable to write to you themselves. They own property adjacent to the proposed site of the new gravel pit operation on Highland Line. Their 100+ acres and 100+ year old homestead is directly behind where the proposed pit will be located. The property, municipal address 137 Anderson Lane, has been in the family for generations and is an integral part of our Anderson family history. We go there often, as do our cousins, to enjoy nature and appreciate the legacy of our ancestors. The magnitude of this proposed gravel pit and the negative impacts it will have on the community, the environment and our family is of grave concern to us all.

I have read and agree with the letters of concern that have been made available online as part of the Agenda for the March 14, 2023 Township Council Meeting. I would like to specifically go on record as sharing the public concerns summarized by the Municipal Senior Planner, Forbes Symon in the public meeting planning report;

1. The below water table pit is a great concern regarding protection of drinking water and environmental impacts on Barbers Lake and Long Sault Creek.
2. Overall disregard of the impact on those who live/own lands on Barbers Lake and the environmental impact on the Lake

3. Overall loss of habitat and impact, 2020 deforestation.
4. The 24hr operation and noise throughout the night, impact on natural environment with lighting, light pollution
5. Economic impact on a significant regional business (Wheelers Pancake House & Museum).
6. Traffic impact related 24hr operation, ability of the road to withstand high use
7. General quality of life impacts, noise, air pollution, visual impact.
8. Concerns with enforcement of terms and conditions of ARA site plan – past infractions by applicant

Additionally, I would like to share a few concerns specific to the impacts on my parents property.

Setback

The site plan indicates a 30 metre setback around the entire site except for two locations. One is the property line between the west half of the proposed pit and the adjacent property also owned by the applicant, where there is no setback. However, along the property line shared by the applicant and my parents, there is only a 15 metre setback. I see no reason why the setback would not be the same for all adjacent properties.

Access to 137 Anderson Lane

Under the current proposal, access to my parents property will be severely limited. Currently, their property is only accessible through Anderson Lane. Dealing with the significant traffic (up to 30 trucks coming and going per hour according to the Justification report) from the four proposed entrances/exits (two on each side of Anderson Lane) just to enter/exit the property will be challenging at best. To add to that, the entirety of the small municipal road will have a pit on each side. Although there is a 30 metre setback from the road, there is no berm noted on the proposed plan and a significant number of trees have already been clear cut. We will literally be driving through the middle of a gravel pit to get to the property. To make it even worse, it is clear from the tracks on the roadway that traffic currently crosses Anderson Lane to go back and forth between the two sides of the proposed pit. If this practice continues once a proposed pit is up and running it would not only be difficult, but arguably dangerous. This can't be considered acceptable. If this project is allowed to move forward in any form, consideration should be given to providing a secondary access to the property at 137 Anderson Lane.

Given the significant and reasonable concerns that have been raised about this proposed pit I would like to request that the re-zoning and official plan change applications be denied by the Township at least until until such time as the applicant has made considerable changes to the size and scope of the operation and has addressed the concerns of the community.

I would like to be kept apprised of any further information with regard to these applications and would appreciate confirmation that you have received this letter.

Thank you for your time and consideration,

Madge Fitzgerald

113 Delaney Drive,
[REDACTED]

From: Paul Healey [REDACTED]
Sent: March 10, 2023 11:41 AM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net
Subject: Proposed Pit on Highland Line

Attachment 1 - Document

PROPOSED HIGHLAND LINE AGGREGATE DEVELOPMENT

LETTER OF CONCERN

To whom this may concern,

My name is Paul Healey and I own property within the Township at Lot 3 Dal Con 8 W PT Lot 7 McDonalds Corners Road. After reviewing information from Lanark Highlands web [site](#) I have concerns related to the following. The data used for the traffic impact was collected December 2021, which was the start of Covid. New all day study during the week and weekend should be implemented during the peak maple producing season, no road restrictions and include intersection of Concession 9/Highland Line. Where are they hauling this material? What hamlets may be affected? Why didn't the Environmental study include Barbers Lake and south side wetlands? Will the extraction areas become a process mixing plant, as noted in report bringing in foreign materials? Will the pond in extraction Area 2 drain to Barbers Lake, or wetland north of Highland Line? Re-planting of ponds are the plants native to this area? Could the seedlings drift and cause environmental issue to nearby wetlands? Should the pit come into existence who will monitor that all criteria is adhered to as stated in reports?

In conclusion I believe any decision on the Proposed Pit be delayed until council members can walk the area in question. Please acknowledge receipt of this letter.

Thank You,

Paul Healey
[REDACTED]

From: Planning Admin
Sent: March 10, 2023 2:53 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; Peter McLaren <p.mclarenfarms@sympatico.ca>; Jeanne Kelso <jeannie.kelso@bell.net>
Cc: Bill King <billkingsagebrush@yahoo.ca>; Ward 1 Councillor Closs <ron.closs@sympatico.ca>; Allison Vereyken <vereykenward3@outlook.com>; Marina Summers <msummers4council@gmail.com>; Councillor Steve Roberts (stevtawn@storm.ca) <stevtawn@storm.ca>
Subject: Letter RE: Highland Line Pit from Donna & Robbie Adam

Good Afternoon,

Please find attached.

Thank you,
Avery

Avery Dowdall
Planning, Building, Clerk Administrative Assistant

March 10, 2023

Dear Sir/Madame:

We are writing to inform you of our concerns regarding the Thomas Cavanagh pit proposal. We live at 872 Dalhousie Con 9A (Dal Con 8 PT LOT 6. RP 27R8401 PART 1 IRREGULAR 2.66 AC 380.69FR 305.00D). Our home is approximately 400 m from the intersection of Concession 9A and the Highland Line. We are concerned about the effects of the large volume of added truck traffic on the Highland Line and Concession 9A., in addition to the existing volumes of traffic we currently experience. The volume of traffic currently using these roads can be very high at certain times of the year, adding up to 60 trucks per hour is more than either of these roads were meant to handle.

We wish to express our concerns to the Lanark Highlands Council at your March 14, 2023 meeting. We request time to make a very short presentation to Council. We also request to be kept informed of any schedule dates and correspondence around meetings that may meet in the future regarding this application.

This letter will be delivered to the Township of Lanark Highlands office as well as emailed to Planner Forbes Symon, Clerk Amanda Noel, Reeve Peter McLaren and Councillor Jeannie Kelso. We request confirmation that this letter has been received and forwarded to all Councillors on our behalf.

Thank you for your attention to this matter.

Respectfully,

Donna Marie Adam
Robbie Adam

LANARK HIGHLANDS
MAR 10 2023
RECEIVED

From: Kelly Stiles <kstiles@mvc.on.ca>
Sent: Friday, March 10, 2023 1:15 PM
To: Forbes Symon <ForbesS@jp2g.com>
Cc: Diane Reid <dreid@mvc.on.ca>; Matt Craig <mcraig@mvc.on.ca>
Subject: RE: General Inquiry [watersheds.ca]

****EXTERNAL EMAIL**** Please use caution.

Hi Forbes, as Matt suggested I am passing on to you information that Mel Dakers at Watershed's Canada is sharing with some concerned landowners near the proposed Highland Line Pit.

Have a nice afternoon,

Kelly Stiles (she/her) | Aquatic Biologist | Mississippi Valley Conservation Authority
10970 Highway 7, Carleton Place, Ontario K7C 3P1
www.mvc.on.ca | t. 613 253 0006 ext. 234 | f. 613 253 0122 | kstiles@mvc.on.ca



This e-mail originates from the Mississippi Valley Conservation Authority e-mail system. Any distribution, use or copying of this e-mail or the information it contains by other than the intended recipient(s) is unauthorized. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this communication and any copy immediately. Thank you.

Attachment 1 – 2016 Long Sault Creek Trout Restoration

February 10, 2017

To: Project Funders and Partners

RFCPP-16-HCAA-00420 – Year 1 (2016-2017)

Fisheries Habitat Enhancement Projects Targeting Brook Trout, Walleye and Other Recreational Fish Final Report

INTRODUCTION

In 2016, Watersheds Canada was the recipient of three years of funding support from Fisheries and Oceans Canada's Recreational Fisheries Conservation Partnerships Program and \$960 from the Ministry of the Environment and Climate Change's Ontario Community Environment Fund, for the completion of the Fisheries Habitat Enhancement Projects Targeting Brook Trout, Walleye and other recreational fish.

The goal of these projects is to make improvements for Ontario's recreational fisheries and water quality, by naturalizing shorelines, providing and enhancing fish habitat. Projects like this help to address loss of native fisheries and declining quality of cold and warm water sport fisheries, such as brook trout and walleye.

PROJECT DETAILS

Watersheds Canada is the proud recipient a three year grant (2016-2018) from Fisheries and Oceans Canada Recreational Fisheries Conservation Program Partnership, and will be involved in several fish habitat enhancement projects in partnership with many different community groups, on several water bodies in Eastern Ontario. This area is known for its large number of lakes and rivers and its recreational fishing and is in close proximity to Kingston and Ottawa. These lakes support populations of lake trout, brook trout, walleye, large and smallmouth bass, northern pike, pan fish and bullheads.

Your Lakes. Your Rivers. Your Future.



These projects will focus on some of our more populated lakes in the heart of Ontario's cottage country. Lakes in the area are characterized by a loss of native fisheries and declining quality of cold water and warm water sport fisheries, most importantly brook trout, walleye, northern pike and bass fisheries. The goal of this project is to provide water structure fish habitat on 3 lakes, enhance 7 walleye spawning beds on 5 lakes, restore and enhance 3 cold water creeks for brook trout in Eastern Ontario.

Project #1- Brook Trout Restoration – Long Sault Creek

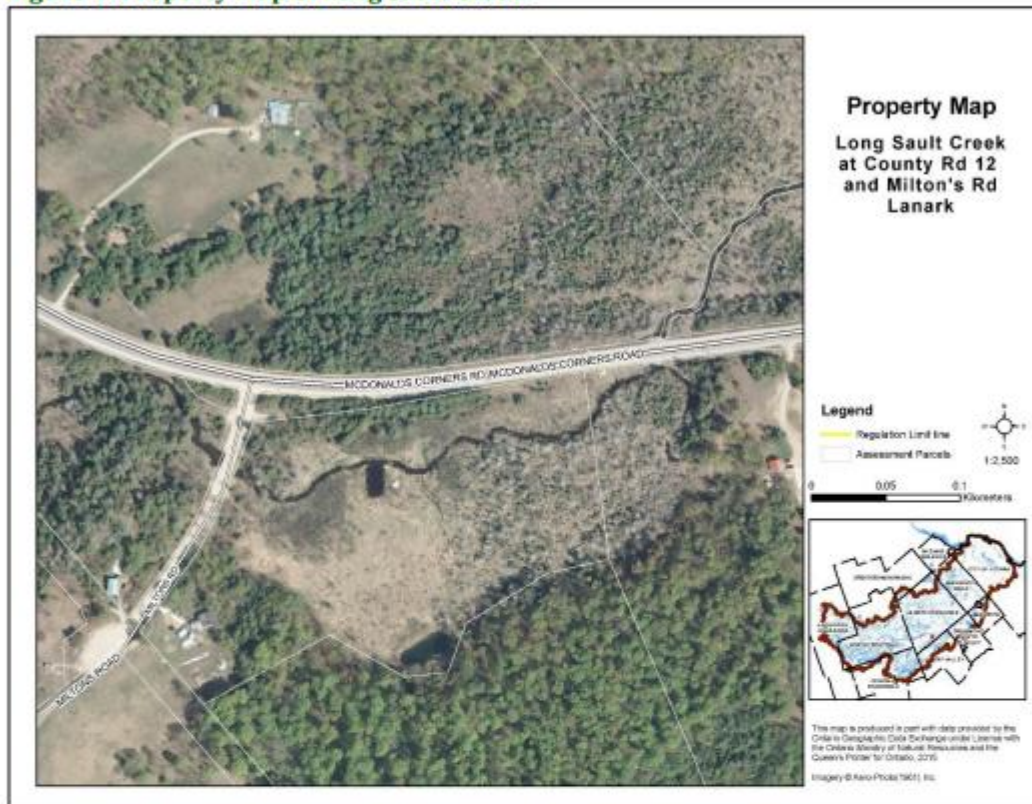
Long Sault Creek is a cold water creek located in Dalhousie Township within Lanark County, northwest of Perth, Ontario. Long Sault Creek's headwaters begin at Barbers Lake and flows several kilometers before draining into the Mississippi River, between McDonald's Corners and Playfairville. Long Sault Creek is one of five cold water streams within the Mississippi Valley Watershed and has been identified as one of the only native spawning brook trout creeks in Lanark County.

Coldwater streams are significant tributaries in the proper function of natural ecosystems as they help to moderate temperatures in the larger rivers and lakes they flow into. Not only are these streams water temperature regulators, they also provide nursery habitat for many fish species including brook trout which require the cold temperatures and high dissolved oxygen levels that these creeks possess.

Brook Trout were first introduced into Long Sault Creek in 1939. At this time, 1200 yearlings were stocked. Since then, 31,320 brook trout were placed in the stream. (Ministry of Natural Resources & Forestry Report, 1972). The brook trout have not been stocked since the 1970's and continue to make a presence in the creek.



February 10, 2017

Figure 1: Property Map of Long Sault Creek

The Lanark County Stewardship Council and Watersheds Canada conducted an initial assessment of the creek in June of 2015 to determine a need for restoration and to determine if brook trout were still present. The assessment revealed that a 1 km area that crosses Milton Road and McDonald's Corner Road was in need of some restoration. Water temperatures taken throughout the summer confirmed that it was indeed a spring-fed cold water stream. There was an online pond that was inhibiting the fishery by flooding and releasing silt into the creek every spring. A rock clay berm would be needed to isolate the pond from the creek, thereby protecting Long Sault Creek from further degradation. There were several obstructions blocking flow, including an old broken canoe that need to be removed. Portions of shoreline needed to be replanted and naturalized.

In June 2015, Mississippi Valley Conservation Authority provided initial electrofishing equipment and expertise, along with volunteers from LCSC and Watersheds Canada staff, to determine the locations of the brook trout populations. Several brook trout were caught and



February 10, 2017

identified. With this confirmation, data was collected from various agencies and partners to study the health and history Long Sault Creek.



Photos 1-3: June 2015 Brook Trout electro-fished in Long Sault Creek, Lanark County



Once we had confirmation, we contacted the Ministry of Natural Resources & Forestry to discuss the project and to apply for any necessary permits. We received approval and confirmation from MNR that permits were not necessary, as long as we adhered to the in-water work restriction dates.

The surrounding property owners were contacted regarding the project and granted to permission to access the land surrounding area. Everyone was excited to see this restoration take place. Watersheds Canada and the LCSC then proceeded with the creek assessment, photographing and noting the areas where restoration was needed most.



115-40 Sunset Blvd., Perth, ON K7H 2Y4 | 613.264.1244 | info@watersheds.ca | watersheds.ca

Photos 4-5: Obstructions found in the creek, blocking flow



Photos 6-7: Grassy shorelines to be planted with native vegetation



Photo 8: canoe obstruction for removal



Photo 9: Area for pea stone enhancement



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Photos 10-11: Online pond to be separated from creek by placement of stone & clay berm (before)



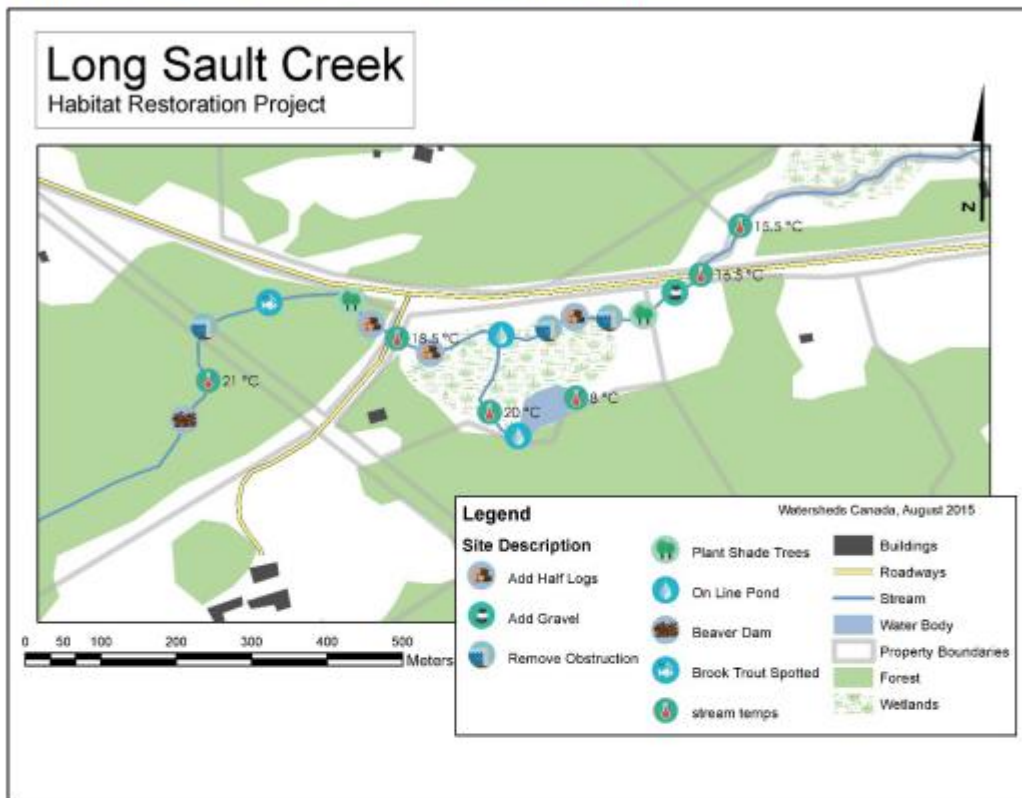
Upon receiving funding confirmation from Fisheries and Oceans Canada, Watersheds Canada and LCSC started to organize and plan out the restoration of a 550 meter section of Long Sault Creek. It was decided that several obstructions would be cleared from creek to increase flow. Due to the lack of shade in several areas, we would build $\frac{1}{2}$ log structures that would run perpendicular to the flow of the creek to create areas for the brook trout to rest and keep cool. We would also plant 60 willow and silver maple trees along the banks to stabilize the shoreline, create a buffer strip and future shade on the creek. In two areas upstream of Milton Road we would add pea stone to enhance the bed of the creek and provide areas to spawn. The main focus of this restoration would be an online pond that floods every spring and leads to heavy siltation in the creek. It was decided that a clay and stone berm would be built to separate the pond from creek thus preventing future sedimentation of the creek. Trees and native grass/wildflower seeds would be planted on the berm and surrounding area to stabilize the soils and prevent any erosion. Silt fences would be left in place over the winter to ensure low sedimentation into creek.

Preparations were made to purchase all the materials needed to complete the restoration. As well as the organization of the volunteers to take on this cold water creek restoration which included Watersheds Canada staff, MNRF Rangers and other volunteers from the LCSC and Lanark & District Fish & Game Conservation Club. The Arnott Bros. were hired to complete the separation of the online pond with a clay and stone berm and heavy equipment. Due to the low levels of precipitation during the spring and summer 2016, the flow in the Long Sault Creek was quite low, which allowed us to complete the restoration work more easily with less disturbance.



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Figure 2: Long Sault Creek – Habitat Restoration Project



The restoration took place over several days during the summer and fall. The first item that tackled was the removal of all obstructions from the 550 meter portion of creek. A silt curtain was placed in the creek to prevent any siltation downstream. There was a lot of debris and trees that had built up over time, including a broken canoe. Volunteers spent most of the day clearing the obstructions to allow proper flow to the creek. Some fallen logs were left to shade the creek as long as the flow and access for the fish weren't compromised.



Photo 12: Silt curtain placed in creek to prevent siltation

February 10, 2017

Next were the construction of all the ½ log structures. Cedar logs were purchased, stripped of the bark and halved horizontally. They were then brought to the site where volunteers wired them to concrete blocks to create "shelves". They needed to be heavy enough and anchored in place so that during high flow, they would flow downstream and cause future obstructions and blockages. Volunteers placed each structure in the creek in various locations where lack of shade was an issue. The brook trout can use these structures as protection from predators and keep in the cooler water.



Photos 13-16: Building and installing of ½ logs



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February 10, 2017

To enhance sections of the creek bed, bags of pea stone were purchased due to the ease of transporting upstream to their locations where vehicles could not access. Volunteers carried them to the sites and the stone was placed on the creek bed and spread out by hand to restore spawning areas for the Brook Trout.

Photos 17-18: Volunteers learn how to correctly plant the native trees



For the shoreline naturalization portion of this restoration, 60 native trees were planted in several areas over a several days. Each tree required a wire cage, wiring and stakes, coconut mats and staples to ensure the best rate of survival. These trees were placed along the stream in areas where shade and erosion were major issues, along with on top of the new rock berm wall and to mitigate any damage done from the large equipment.



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February 10, 2017



Photos 21-24: Native trees and native wildflower/grass seed were planted on the new berm and surrounding area site to prevent erosion. Trees were caged and stabilized to deter animal predation.



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February 10, 2017

In late September, the Arnott Bros. proceeded to complete the clay and stone berm that would permanently separate the online pond from the cold water creek. Silt fences and curtains were used to prevent any damage to the creek. Once the berm was built, volunteers planted native trees and wildflower/grass seeds to stabilize the soils.

Photos 25-28: Arnott Bros. working on the stone/clay berm to separate the online pond.



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Photos 29-30: Placement of the rock on the berm and opposing shoreline.

Photo 31 (bottom left): view of the filter cloth used to create the berm.

February 10, 2017



Photos 32-34: Finished berm separating the online pond from Long Sault Creek, October 2016.



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CONCLUSION

This entire project would not have been possible without the support of the many partners and volunteers who made it successful. It was a combined effort involving the Lanark County Stewardship Council, Lanark & District Fish & Game Conservation Club members, the Ministry of Natural Resources & Forestry staff & Rangers, Mississippi Valley Conservation Authority, Watersheds Canada and the involvement of the property owners. Special thanks to the Department of Fisheries and Oceans Recreational Fisheries Conservation Partnerships Program for the financial support in the competition of the Long Sault Creek Restoration Project.

Melissa Dakers

Habitat & Stewardship Program Manager

Watersheds Canada

dakers@watersheds.ca

watersheds.ca

150-40 Sunset Blvd.

Perth, ON K7H 2Y4

O: 613-264-1244

C: 613-200-2984



From: DEBORAH DUFFY [REDACTED]
Sent: Friday, March 10, 2023 12:09 PM
To: Forbes Symon <ForbesS@jp2g.com>
Subject: Cavanaugh Application LH files OPA-08 & ZA-2023-02

****EXTERNAL EMAIL**** Please use caution.

Hello Forbes,

Please find attached my notice of objection to the application to amend the official plan and zoning bylaw subject of these files.

I trust that this notice is sufficient to entitle me to notice of any further Council, Council committee and public meetings concerning this matter and Council's decision. If not, please let me know.

Thank you for your attention.

Deborah

--

Deborah M. Duffy
[REDACTED]

Deborah M. Duffy
1721 Highland Line
Lanark Highlands, ON K0G 1M0

Delivered by email and by hand to Township Office

March 10, 2023

Township of Lanark Highlands,
75 George Street
Lanark, ON K0G 1K0

Attention: Amanda Noël Clerk, lhclerk@lanarkhighlands.ca
Forbes Symon, Planning Consultant, forbess@jp2g.com

Re: Application by Thomas Cavanagh Construction Limited for amendment of the Official Plan and Zoning Bylaw relating to Dalhousie Con 10 Pt Lot 5, Geographic Township of Dalhousie (Highland Line) Township of Lanark Highlands File Nos. OPA-08 & ZA-2023-02

Dear Ms. Noel and Mr. Symon:

My husband and I have resided on the Highland Line west of the subject property for more than 35 years. We own and pay taxes on two lots. We pass the subject property by car, bicycle or on foot on average four times per week.

I object to the proposed amendments and to the establishment of the proposed pit on the subject property because:

1. The application sets out no evidence of any benefit to the Township of approving the amendments and permitting the aggregate operations to occur.
2. The truck traffic outlined by the applicant is likely to affect the condition of the road requiring remediation at the Township's, thus the taxpayers' expense.
3. The increase in truck traffic will likely pose a safety hazard to the use of the Highland Line by residents and tourists visiting the area.
4. There is no guarantee that the applicant's commitments regarding water courses, water quality and wildlife habitat will be monitored or enforced or, if breached, will be remediated (if indeed that were possible.) Enforcement practices by Ministry of Natural Resources and Forestry are sketchy and appear to be restricted to token financial penalties.
5. The proposed pit is inconsistent with the uses of nearby land that have been established by nearby residents and by other Township residents all of whom who pay taxes in the Township.

6. The proposed pit is likely to have a significant detrimental impact on the value of nearby properties thereby eroding the Township's tax base. (One wonders whether the amount invested in the application to date comes anywhere near the potential decrease in the property values of area landowners.)
7. Area residents already bear a significant burden of interference with their lawful and established uses of the land from already established pits in the area.
8. Further destruction of the natural features of the area decreases the Township's attraction as a tourist destination.
9. Area residents are very concerned about the detrimental impact on the quality of life by the proposed operations. I support the well-being of our neighbors and fellow residents over the economic interests of a non-resident corporation that is contributing little if anything to the economy of the Township.
10. Allowing the proposed pit operation to proceed amounts to expropriation without compensation.

Land use planning is necessarily a balancing of interests – one of Council's most serious and consequential responsibilities. I urge Council to weigh the many adverse impacts on landowners and the Township against the benefits accruing to a non-resident corporate developer with many sources of aggregate already at its disposal. The conclusion is obvious: the Township and its residents must come first.

Please notify me of any further Council, Council committee or public meetings concerning this matter and the decision of Council in respect of these applications and, in the unfortunate event that Council decides in favour of the applications, so that I may take steps to appeal it to the Ontario Land Tribunal.

Notice by email is preferred if possible: deborahmarieduffy@gmail.com

Thank you for your attention to my concerns. I would be more than pleased to elaborate on them at your convenience.

Yours truly, (original signed by)

Deborah M. Duffy

Cc Reeve Peter McLaren p.mclarenfarms@sympatico.ca
Deputy Reeve Bill King billkingsagebrush@yahoo.ca
Councillor Jeannie Kelso jeanie_kelso@bell.net
Councillor Ron Closs ron.closs@sympatico.ca
Councillor Steve Roberts stevtawn@storm.ca
Councillor Allison Verevken verevkenward3@outlook.com
Councillor Marina Summers msummers4council@gmail.com

Jasmin Ralph, Clerk, Lanark County info@lanarkcounty.ca (email only)

2

From: Dean Spence [REDACTED]
Sent: Monday, March 13, 2023 11:06 AM
To: Forbes Symon <ForbesS@jp2g.com>
Subject: Barber Lake

****EXTERNAL EMAIL**** Please use caution.

Good morning Mr. Forbes

Please see attached PDF.

Dean Spence .

Attachment 1 – Cavanaugh Pit Spence

Dean Spence

—

505 Iron Mine Road
Lanark, Ontario K0G1K0

613-267-4681
Deanspence52@gmail.com

DAL CON 4 PT LOT 1 RP 26R3044
PART 2 IRREG 1.70AC 106.18FR D

DAL CON 4 PT LOT 1 RP 26R3044
PART 1 IRREG 2.61AC 128.13FR D

Mar. 12, 2023

Jeannie Kelso

Ward 5 Councilor, Lanark Highlands Twp.

Dear Jeannie,

I am writing to express my concern over the proposed pit development on the Highland Line. I would appreciate answers to my questions. I plan to attend the meeting on Tuesday, and I will be following the progress of this application closely.

My property is on the Mississippi River in Playfairville, immediately downstream from the proposed pit. I have lived here for nearly 15 years and operated an artisan home-business. I am now semi-retired, working part-time in waste management in Tay Valley.

My spouse and I moved to Lanark Highlands for the extraordinary access to unspoiled beauty, the deep community roots that are evident here, both combined with easy access to a major city.

A brand new aggregate extraction operation that would require amendments to official plans of both Lanark Highlands Township and Lanark County raise significant concerns. I understand that this 125-acre site currently includes a mix of deciduous and coniferous forest, wetland, and active agriculture.

There are a many concerns being raised about this application, including

- 24-hour operation of the pit;
- wear and tear on our roads from up to 200 trucks a day;
- protection of species at risk that are confirmed on the property;
- potential impact on Barbers Lake and Long Sault Creek, which runs into the Mississippi River just upstream from where I live.

The property in question is zoned Rural Communities and would have to be rezoned to Mineral Aggregate Extraction.

That's a significant change in a municipality that has recently rebranded itself with the slogan "Explore the Beauty we call Home."

I will leave the details of cold water creeks and species at risk, not to mention impact on our climate crisis, to others with more expertise in these areas. I have one significant question for the Council of Lanark Highlands. What benefit will accrue to the Township, socially, environmentally, economically, as a result of this application being approved? Will it produce significant tax revenues or development fees to the Township coffers? Will it strengthen the social fabric in the Rural Community? Will it draw tourists to the region? Will it support a ripple effect in the way of community economic development?

How would this aggregate pit honour the core values in the official plan or protecting shorelines and offering an attractive environment for tourism?

Arnott Brothers operates the McKinnon Pit across the road from the site in question, and there are 3 other aggregate pits within two kilometers of this site, as well as numerous others operating in the municipality. Tell me again please, what the benefit of another aggregate pit will be to the municipality? Not to Cavanaugh, the the municipality and its residents.

Thank you for your attention to this matter. I can be reached by email at the above address and phone number.

Sincerely,

Dean Spence

Cc:

Peter McLaren, Reeve Lanark Highlands, p.mclarenfarms@sympatico.ca

Bill King, Deputy Reeve, billkingsagebrush@yahoo.ca

Marina Summers, Village Ward msummers4council@gmail.com

Forbes Symon, Planner, forbess@jp2g.com

Amanda Noel, Clerk Lanark Highlands, lhclerk@lanarkhighlands.ca

Tim Wheeler, concerned citizen, timwheeler1@gmail.com

From: Carolee

Mason [REDACTED]

Sent: March 10, 2023 1:10 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com; jralph@lanarkcounty.ca

Subject: Attached Letter RE: Highland Line Pit Zoning and By-Law Amendments

Hello Council Members and Staff,

Thank you very much for allowing me to present to you next week. Although I am on your agenda to speak at the March 14th meeting, I want to submit this attached letter, which addresses a wide range of concerns. I wish for this submission to become a part of the public record.

I am including the letter in two formats for you, and also for Jasmin Ralph, at the County of Lanark.

Please advise me of your receipt of this submission, or of any difficulty in opening the files. Thank you.

Kind regards,

Carolee Mason
101 Leo Jay Lane
McDonalds Corners, ON K0G 1M0
613-278-1616

Attachment 1 – Letter to the Township of Lanark Highlands

To: Amanda Noël, Clerk; Forbes Symon, Planner; Peter McLaren, Reeve; Bill King, Deputy Reeve; Ron Closs, Steve Roberts, Allison Vereyken, Marina Summers, Jeannie Kelos, Councillors; Jasmin Ralph, Clerk, Lanark County (jralph@lanarkcounty.ca)

RE: Highland Line Pit Zoning and By-Law Amendment Application Thomas Cavanagh Construction Ltd.

Dear Public Officials:

I live on Barbers Lake at 101 Leo Jay Lane. I have co-owned this property with my husband, Geoffrey Mason since 1988. As well, we own 85 acres on the south shore, including a segment of Long Sault Creek and identified but unevaluated wetland.

We chose to live full time at the lake in our retirement on account of its clean waters, recreation potential for our extended family and opportunities for wildlife sightings, bird watching, star gazing, and regular walks through our forested land.

The prospect of a drastic alteration to the landscape at the west end of Barbers Lake with a large aggregate extraction operation is completely at odds with the stated goals of your Official Plans for land use, waterfront communities and preservation of the natural environment.

With its zoning of MAR-h, the subject property is an aggregate **reserve**, which clearly delineates that these resources there are for future consideration and management. With at least four other licenced pits with existing supply within two kilometres, surely we cannot say that we have reached the point where it is time to open yet another pit in such close proximity.

Certainly, all of us who pay taxes in Lanark Highlands wonder about the logic of our taxes being required to support roadbuilding and maintenance for a company that purports to supply aggregate for the Ottawa Housing market and other urban infrastructure outside the boundaries of our Township. We cannot help but ask, "What's in it for us?" We know that with our small population, currently operational pits can adequately supply local needs. We also ask, "How is this fair? Why should Lanark Highlands become the pit for Ottawa development?"

Surely at the very least, Lanark Highlands should consider undertaking a Resource Allocation Study, to determine local needs, and how those should be met. At the same time, it would be reasonable for our elected representatives to make a cost-benefit analysis, to compare the costs of exporting aggregate beyond our boundaries, and depleting a non-renewable resource on the Highland Line, while at the same time diminishing the same area's potential for revenue from tourism.

Thank you for making it possible for me to speak at the public meeting on March 14th. Although I will address at the meeting a particular aspect of the proponent's study, I

have many more wide-ranging concerns, which I want to put on the public record at this time. The study and application do not address vital concerns for the adjacent waterfront community or for our wider group of Lanark Highlands citizens, particularly those with questions and concerns about the impact on the vulnerable Long Sault Creek, and truck traffic impacts on area roads.

Many of the studies' observations are incomplete, ignoring important information including but not limited to:

- Noise impacts from the site, particularly taking into account the way sound travels over water, and generally inadequate assumptions about acoustics; any discussion of the use of "jake brakes" or other intrusive sound near homes on the Highland Line
- Industrial lighting impacting the night sky
- Climate change, and the significance of Lanark County's wetlands as carbon sinks
- Damage to water quality from run off, potential contamination by fuel and off site material processing
- Impact on water temperature levels from water that leaves the site's warm ponds
- Lake level impacts, should the applicant further apply for a water taking licence, or permission to dewater
- Analysis of this complex hydrogeological area, its water table, aquifers and underground water movement, and the potential impact to forests and sugar bush operations
- Archaeological evaluations taking into account pre-contact evidence in the area
- Evaluation of the aquatic life in Barbers Lake that moves through the study area- understanding that a study boundary in water is not the same as a terrestrial boundary
- Wildlife habitat and species studies done largely using literature review and "desk surveys" from mapping and other available data
- Field study that took place in the months (April -August 2020) immediately following a period of intensive deforestation, and removal of many many large trees from the site (February-March 2020)
- Field study that did not take into account advice from the MNR species at risk guidance to consult and explore "in the vicinity" and "within two kilometres" of the site.
- Any fish species and habitat study, including an assessment of projected temperature changes, and impact on Long Sault Creek and trout habitat
- Careful attention to the patterns of migrating birds' use of Barbers Lake
- Any consideration of impact of noise, light, water levels, water quality on the resident nesting loon families
- Failure to identify resident groups of raptors that soar over the site, including osprey, threatened bald eagles, and the endangered Golden eagles, as well as a variety of hawks and owls
- Traffic studies that did not sample Highland Line traffic at peak times, and outside of pandemic months, where people were not moving around

- Lack of scrutiny of the existing Highland Line Road conditions, a concession road without shoulders, a chiptop surface, and which crosses streams and marshes
- A failure to take into account domestic traffic patterns, e.g. exiting from Leo Jay Lane and turning right up a hill with a curve; traffic attempting to turn left from McCulloch Road onto County Road 12

These are just a few of the inadequacies in the proponent's application. We urge peer review of the studies at the very least, and your consideration of an Interim Control By-Law to take the necessary time to fully investigate these vital issues.

Most important, there is no consideration of the impact on the quality of life for hundreds of local people. We have Official Plans with stated goals. I urge you, as our elected officials, to defend those goals and support local citizenry in their health, and their freedom to pursue their chosen lifestyle.

Studies worry about the "harassment" of birds and wildlife. Please take into account the potential harassment of human beings, including residents and visitors. These people contribute in their taxes and local spending to our area's economy. Please don't allow our valuable non-renewable resources to be transported at great cost, beyond our own area. Don't act to facilitate the life styles of urban dwellers at the expense of the local landscape, people, and natural habitat. And above all, don't sell out the future potential of this rich and biodiverse area to provide aggregate that studies tell us is not needed at this time. <https://www.reformgravelmining.ca/faqs> In your role as public servants, please hold this reserve and conserve it for the future.

Thank you for your thoughtful attention to these matters.

Regards,

Carolee Mason
101 Leo Jay Lane
McDonalds Corners, ON
K0G 1M0

From: maureen bostock [REDACTED]
Sent: March 10, 2023 1:12 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net
Subject: Kavanagh Quarry Proposal

forbess@jp2g.com
lhclerk@lanarkhighlands.ca
jeannie.kelso@bell.net

Re: Highland Line Kavanagh Quarry Proposal

I have lived on Highway 511 near Balderson for 20 years and frequently visit Wheelers Pancake House not only to enjoy the delicious taste of locally produced maple syrup but also to enjoy a stroll in the maple forest. All of the reasons stated in the many letters you have already received are reason enough to oppose the project. All I can add is that this is a defining moment for Lanark Highlands. Lanark Highlands is renowned for maple syrup and small local agriculture. There is a long term, sustainable economic future that can be built on agricultural traditions which is fully compatible with recreational opportunities. I urge you to land on the side of agriculture and recreation, not industrialization.

Quarries destroy the beauty of the land. There has been no rehabilitation that I can see on any of the quarry lands in Lanark County. The buffers which are installed are ugly and incapable of growing enough vegetation to truly hide the moonscape behind them. Once you disturb this thin soil profile nothing can grow on it except thistles and parsnip. I urge you to deny this application,

Sincerely

Maureen Bostock

Balderson ON

K0G 1A0

Sent from [Mail](#) for Windows

From: shane belanger [REDACTED]

Sent: March 10, 2023 4:08 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>

Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com

Subject: Thomas Cavanaugh Construction Proposed Highland Line Pit Dalhousie Con 10 Lot 5

Dear Amanda,

We are the owners of 703 Concession 9A Dalhousie, McDonald Corners K0G 1M0 and this email is our official letter of concern and opposition to the proposed development of the Highland Line Aggregate Pit.

As a retired Civil engineer I am fully aware of the negative impact such a development, as proposed, has on the surrounding area and the traffic flow in and out of aggregate operations.

Based on the proposed volume of extraction in the provided reports, the heavy truck traversing Highland Line will be substantial when added to the already smaller aggregate pit operations in the neighbourhood. Highland Line road structure was designed as a secondary road therefore will **NOT** stand up to significant heavy truck traffic. Highland Line will require increased maintenance and continued upgrading requiring expending our tax dollars that have better uses. In addition, historically, our observations are the existing aggregate truck traffic on Highland Line does not obey the 4 way stop at Highland and 9A Conc. , a slow roll through the intersection is common practise, we would expect any Cavanaugh trucks would do the same, making the intersection even more dangerous than it is currently. Highland Line is a school bus route in addition to pedestrian traffic, and recreational vehicles, placing heavy tandem dump trucks on the 30 or 60 truck per hour cycle is unacceptable

The proposed rock crushing and screening from 7:00 am to 7:00 pm is very loud and intrusive to local residents and environment. We personally moved to the area for peace and tranquility, this "country quiet" will be forever lost. If you haven't yet, visit a pit that is screening and crushing rock, the sound travels for miles not to mention the heavy trucks revving engines through the gears from a stand still to traffic speed. This lost could have a negative impact on property value and most certainly a significant lost "of use" for all in the area.

We trust the above clearly demonstrates our opposition to the proposal from Thomas Cavanaugh Construction.

Best regards,

John Belanger and Janice Egan

703 Conc 9A Dalhousie, McDonald Corners

From: Colleen McKee [REDACTED]
Sent: March 10, 2023 10:37 PM
To: forbess@jp2g.com
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Application for Amendments: OPA-08 and ZA-2023-02

Hello Mr. Symon, Ms. Kelso, Ms. Noël, and Mr. McLaren

Please find attached my letter of objection to the proposed Application for Amendments OPA-08 and ZA-2023-02 to change the subject lands zoning on Dalhousie Con 10 Pt Lot 5 from RU and MAR-h to MXP.

This letter sets out my concerns on the impact this change would have on my property, my enjoyment of it and the degradation of the environment.

Please keep me informed of all upcoming meetings when this application will be discussed. I can be reached via this email address.

Please confirm receipt of this email and the attached letter.

Regards,
Colleen McKee

Attachment 1 – Letter to LHC

Colleen McKee
1427 Cavendish Rd
Ottawa, ON
K1H 6C1

Dalhousie Con 8 Pt Lot 5
Civic Address:
165 Highland Line Rd

Mr Forbes Symon; Ms. Jeannie Kelso;
Mr. Peter McLaren; Ms. Amanda Noël

Township of Lanark Highlands
75 George St.
Lanark, ON
K0A 1K0

Re: Zoning and the Official Plan Amendments for the Proposed Highland Line Rd Pit Application File#
OPA-08 and ZA-2023-02

Dear Mr Symon, Ms. Noël, Ms. Kelso, and Mr. McLaren

I am writing to object to the proposed amendment to zoning to allow an aggregate pit at
Lot 5 Concession 10, Dalhousie Twp.

I own ca 3.6 acres at 165 Highland Line Rd which I use year round, on average two-three
days per week, for recreational purposes. I am in the consultation planning phase to build a
residence there. I am also hoping to develop it as an area for "glamping" to generate income as
and to encourage others to enjoy what we currently enjoy in our township.

In addition to my concerns that the studies supporting this proposal were too narrow in
their focus, making it easy to conclude the "...studies have demonstrated that the proposed pit
can be operated in a manner in which potential impacts are minimized on surrounding land uses
as well as natural features." [Executive summary], I have specific concerns that the proposed
aggregate business will impact my property in the following ways:

- 1) allowing the extraction below the water line – a respected local well driller, with experience
in drilling wells in this area, informed me that it is hard to find water on the my side of the
Highland Line; he also noted that wells on my side of the road have been known to run dry
in the later summer months. This was confirmed by my neighbour who experienced that
on more than one occasion. How far from the proposed pit were the "local water supply
wells" as noted in the Level 1 and Level 2 Water studies and can WSP Golder guarantee
that no adverse effects will occur?
- 2) Unevaluated wetlands – why are the wetlands next to this proposed site unevaluated? It is
acknowledged that wetlands improve surface and groundwater quality. I would ask that
the wetlands be evaluated; there is a registered evaluator in Almonte, one in Ashton,
several in Kingston and also in Ottawa. Wetlands are part of the diversity of nature and
vital to our environment, as it supports at risk species, and our health through the quality
of our water.
- 3) Truck traffic on Highland Line Rd – according to the Executive Summary, it is "...expected
that 30 two-way truck trips...during peak hours... will be generated during morning and
afternoon peak hours...". Apparently this proposed amount of traffic will not "exceed
acceptable limits". The document does not define acceptable; does the official plan
address what is "acceptable limits"?
- 4) Noise pollution – The Acoustic Assessment was limited to the pit site and immediate area.
The entryway to my property is approximately 3km from the proposed pit. It is on a

grade, approximately 290m from the intersection of Highland Line Rd and County Rd 12/McDonald's Corner's Rd, the proposed haulage route. This means, along with the noise of the increased truck traffic, there will be sustained noise from the engine brakes as the trucks come to a stop and the noise of trucks in low gear heading up the grade. This area should have been included in the Acoustic Assessment. It will be impossible to continue to enjoy my property (including overnight camping) with such noise pollution.

- 5) Air pollution – beyond the obvious increase in air pollution caused by greater truck traffic, the trucks will be coated with silica and other dust from the quarry, and tracking it up and down the roads. This is a familiar sight seen as trucks exit the Lanark Pit on Pine Grove Rd. Silica coats the plants and trees along the roadside; the trucks will be crossing the Long Sault Creek on County Rd 12 and at the Mississippi river at Playfairville where the silica and other particulates falling from the trucks can enter the waterways. These particulates are known health hazards but there is no plan to mitigate this hazard in the technical reports. There should be further study on the quantity and the extent of such particulate pollution along the haulage route.
- 6) Pit traffic and wildlife – there are trails created by wildlife on my property (clearly visible on Google maps) – two that cross Highland Line Road, into the road allowance and over a fence; there is an increased risk of collision resulting in the death of or injury to wildlife. Injured animals, such as deer, dying and rotting on my property would certainly detract from my enjoyment in my property.
- 7) Potential loss of income – as previously mentioned, my income generating plans will be adversely affected by pit traffic trucks air and noise pollution. I will be unable to advertise my acreage as a peaceful and quiet destination to potential clients of the lucrative "hip camp" market.
- 8) Property values – while I consider my property to be "priceless" MPAC has placed a monetary value to it too. The proposed pit, the increased traffic and the pollution will inevitably reduce the monetary value of my property and those along the haulage route. How many residential real estate descriptions enthusiastically point out the proximity of gravel pits?

In summary, I have grave concerns about the potential environmental damage that will be caused by pollution of air, water and noise from this pit. I am equally concerned about the effects of increased truck traffic on my enjoyment and future plans for my property on Highland Line Rd. The supporting documents provided by MBHC have done nothing to allay my concerns but have in fact highlighted how narrow in focus and scope of the assessments were. Council cannot adhere to the township vision statement of a balanced approach to economic opportunities and protection of our communities and environment if it approves changes based on assessments that are limited in area and scope, limited consultation periods and limited evaluations of our natural resources and quality of life.

For these reasons, I object to the proposed changes to the RU zoning and request that you vote against it.

Thank you for your contributions to governing in the township; thank you also for taking time to read my submission.

Regards,

Colleen McKee

From: John Blais [REDACTED]
Sent: March 11, 2023 9:03 AM
To: LH CLERK <lhclerk@lanarkhighlands.ca>; forbess@jp2g.com; p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; jeannie.kelso@bell.net; Jasmin Ralph <clerk@lanarkcounty.ca>; MNDMNRF <ARAApprovals@ontario.ca>; [REDACTED]

Subject: Provincial Policy Statement 2020 (PPS2020)

Much has been made of the PPS 2020 and its favouring of more and more gravel extraction. We need to make sure that all the parties involved understand it.

I was mulling over the Highland Line pit proposal and others and one of the arguments in favour of the proponent, whether explicitly stated or not, is that there is an actual market need for more gravel. But section 2.5.2.1 of the PPS includes the following.

"Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere"

On first reading, I think I misunderstood and thought it prevented decision makers from considering market need when deciding the fate of a proposal. I think it simply means that the proponent does not have to demonstrate that there is a need for another pit or quarry. It does not preclude other parties from demonstrating that there is no need nor does it preclude councils and tribunals from considering the actual local need.

The proposed Highland Line pit is all about competition among gravel companies and corporate profit, all at the expense of the environment. It's not needed. It does not serve the public good. The proposal must be rejected.

--

John Blais

Friends of the Burnt Lands Inc.

From: kevin fisher [REDACTED]
Sent: March 11, 2023 3:38 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; info@lanarkcounty.ca; ARAapprovals@ontario.ca; [REDACTED]
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca
Subject: OP-08 Thomas Cavanaugh Construction Limited (Highland line Pit) - Letter of concern

March 11, 2023

Attention:

Symon Forbes
Amanda Noel
Jasmin Ralph
Lovepreet Sahota
MNR & F

Cc Peter McLaren, Jeannie Kelso

Re: OP-08 Thomas Cavanaugh Construction Limited (Highland line Pit)

The **illegal incidental take** of at-risk bird species, the **inadequate** and illegal planning for an *endangered species of bat*, and the **insufficient** consideration for vehicular impact on the natural environment, are but three of my concerns about the proposed Highland Line Aggregate Development and amendment to the Lanark Highlands Official Plan (LHOP). These concerns are outlined below with more information in the attached appendices. I believe that the proposed amendment is in direct opposition to the Ministry of the Environment. The environmental impact of this

proposed amendment has been misrepresented and I believe that approving the amendment is a **violation** of the LHOP 5.3.1.1.

My name is Kevin Fisher, I am a property owner at Lot 6 Concession 7 Dalhousie Twp, 316 McCulloch Road, McDonald's Corners. We are 1 KM from County Road 12 and are frequent visitors to the Wheeler property for nature hikes.

My first concern is about the effect of "incidental take" on the bird population with a year-round 24/7 pit operation. The killing or **harming** of the birds or the destruction or disturbance of nests and eggs is unlawful regardless of intent. The proposal outlines dates for the safe removal of the trees and bird habitat to avoid destruction of the eggs and young birds. It does not account for the harm of the disturbance caused by the operation of crushers, loaders, washers, and haulers running 24 hours a day/ 7 days a week. The incidental take that will be caused by this proposal is against the law. The Lanark Highlands Official Plan (LHOP) 8.4.7.3 states that *Council shall encourage the conservation and rehabilitation of lands for native wildlife habitat.* (Appendix A)

Secondly, I have concerns that the proposed pit location falls within an area designated by the MECP as a critical habitat for one or more species of bat that are **endangered**. The WSP Golder report has identified a bat maternity roost on the pit location, and they have proposed a small area (approximately 1/50th the ministry recommended area) be fenced to preserve the tree and the maternity roost. I question the efficacy of such a small area in preserving an endangered species. The standard 120 m buffer from endangered habitats outlined in the LHOP 5.3.1.1 is seemingly ignored. (Appendix B)

Lastly, I believe that neither the compounded effect of another open gravel pit in this area nor the total extent of the Highland Pit operations have been adequately considered and represented in the proposal. I have concerns that another pit operating in such a confined area will have a **cumulatively negative effect** on the Natural Environment and Traffic Impact, and that these considerations were omitted from the discussion as the pit was reviewed in isolation. (Appendix C)

I also have a concern about the transparency and fairness of this process. Thomas Cavanaugh Construction Limited has paid to have surveys completed to assess seven areas of potential impact. While these are thorough presentations, I wonder in how many cases does the company paying for the survey get results that support their inquiry. I would be interested to find out from the extensive resume of WSP Golder, the frequency where their findings jeopardized the interests of the company that hired them.

I wish to be kept informed please of further meetings, notices, and action about this proposed rezoning and township plan.

I also request to be copied and informed of any scheduled dates and correspondence around any Township bodies that may meet in the future to consider any aspect of the issues around this application by Thomas Cavanaugh Construction Ltd.

Thank you for your added attention to this matter.

Please confirm receipt of this letter.

Respectfully,

Kevin Fisher H. BSc. Bio, B.Ed. OCT, OPC

[REDACTED]
[REDACTED]

From: Bill Cameron [REDACTED]
Sent: March 12, 2023 9:20 AM
To: jeannie.kelso@bell.net
Cc: billkingsagebrush@yahoo.ca; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca
Subject: Re: Cavanaugh Pit application for Barbers Lake area

To Councilor J Kelso, Reeve McLaren, Dep Reeve King, Clerk A Noel

Hello. We have owned and lived on land including approx 200 metres of Long Sault Creek, along the east side of Miltons Road, for the past 38 years.

In all that time we have respected the environmental restrictions on development of this area of natural significance, which holds these values among other:

- cold water natural trout stream (they are still there) as well as other fish species
- significant cold and clean tributary to the Mississippi River downstream from Dalhousie Lake
- important wildlife corridor for observed (by us) species including snapping turtles, Blandings turtles, otter, beaver, deer, coyotes, bears, herons, and other species.
- a natural pink lady slipper orchid colony which is dependent on seasonal water flow
- recreational value for local residents and visitors (we have never posted the land against trespassing, and that has worked out fine)
- according to official plan designation, most of the surrounding lands not specified as aggregate reserve or aggregate licenced areas are "significant groundwater recharging areas".

Barbers Lake is approximately one mile upstream from our property and is THE crucial reservoir for Long Sault Creek. We know from observation that the outflow from Barbers Lake controls the water level and quality of the water flowing in Long Sault Creek.

We oppose Cavanaugh Construction's current application for an aggregate operation adjacent to Barbers Lake, most particularly the specification that Cavanaugh be permitted to mine below the water table. Barbers Lake is a small, scenic waterbody, sourced from ground water and in fact, the upper branch of Long Sault Creek, a distinctly finite resource. It is the perfect size already and will not be enhanced in any way by digging out adjacent filtering material (see: "groundwater recharging", acknowledged in the Official Plan as a significantly useful land use category), particularly if the aggregate material is removed to below the water table level. Barbers Lake is already rather shallow as anyone who observes it in low water season is aware.

We are skeptical of promises of "remediation"; we know just as well as you do that such plans tend to be put off for decades if the "resource" is not completely extracted, and that the notion that this pit will be a short-term project (for what purpose? We didn't see that in the proposal.) is purely fanciful.

Please consider this our registered objection to acceptance of the plan as proposed, and let us know if we need to take any other steps to make it official. Property values have been rising locally (finally) specifically because we have preserved integral smaller waterways, lakes and ponds like Barbers Lake and Long Sault Creek, which give Lanark Highlands its natural unspoiled character, and now is not the time to throw that essential rural value away. There is in fact no such time.

Thank you for your consideration
Bill Cameron and Molly Forsythe
Lot 5 Con 7, Dalhousie Twp
111 Miltons Rd, McDonalds Corners K0G1M0
[REDACTED]

From: Susan Berlin [REDACTED]
Sent: March 12, 2023 11:53 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: forbess@jp2g.com; p.mclarenfarms@sympatico.ca; jeannie.kelso@bell.net
Subject: CORRECTIONS to letter sent yesterday on Cavanaugh proposal
Importance: High

Hi Amanda -- Could you please substitute the following note (for the March 14 public meeting on the Barbers Lake proposal) for the one I sent earlier today? I found some additional data that I would like to include.

Please let me know that the letter will be added to the file. Thanks.

Susan Berlin

Cavanaugh Proposal's Impact on the Highland Line

The Highland Line is a Class 5 road, **rated to carry 50 – 499 vehicles per day**. So far, I haven't been able to find the actual weight that number of vehicles represents. However, according to the U.S. Environmental Protection Agency, "...the average small car (e.g., Nissan Micra) weighs 2600 pounds, while the average large car (e.g., Audi A8) weighs 4400 pounds." [How Much Does A Car Weigh? Average Weight By Car Type \(mechanicbase.com\)](#)

Considering that our roads carry a fair number of larger vehicles like pick-up trucks, let's conservatively take the 4400 pounds as an average weight per vehicle. At that average, the 499 vehicles per day allowed to use the Highland Line would weigh about **2,200,000 pounds or 998 tonnes**

The maximum combined output of the four pits currently licensed on the Highland line is 690,000 tonnes per year – or about **1,890 tonnes per day – already almost twice the estimated allowable weight for a class 5 road.**

To that number would have to be added the maximum of 1,000,000 tonnes per year proposed to be extracted from the new pit: **another 2,739 tonnes per day, not accounting for the weight of the hauling vehicles.** However, the Barbers Lake proposal repeatedly states that the maximum rate of extraction will not likely be reached, **so let's assume that only half the proposed tonnage will actually be hauled** every year. That would mean the opening of the Barber Lake pit would add approximately **1,370 tonnes per day** to the traffic load on the Highland Line, for a combined total from all the local pits of **2,368 tonnes per day.**

Or figured another way: Assuming that 10 yard dump trucks will be used for haulage:

- A 10-[wheel dump truck](#) used for gavel haulage, typically carries 12-20 tons of gravel, or 8 to 10 yards.
([How Many Tons of Gravel Are in a Dump Truck Load? - HammerAndCoop](#))
- Such a dump truck weighs an average of **26,193 pounds (12 tonnes)**
([How Much Does a 10 Yard Dump Truck Weigh? \[Answered 2023\] | Prettymotors](#))

So a truck weighs about 26,193 pounds (**12 tonnes**) and carries 12-20 tons (avg. 16; =**14.5 tonnes**) of gravel for a total weight per (loaded) trip of **26.5 tonnes**

At the proposed 30 trips/hour (daytime) + 15 trips/hour (nighttime) of a loaded 10-yard dump truck = 360 + 180 = 540 loaded trips/24 hours = **14,310 tonnes/day**

Same number of return (empty) trips = **6,480 tonnes/day**

Total weight of daily haulage from the proposed pit: 20,790 tonnes.

Note: I do not know what size dump truck Cavanaugh intends to use at the proposed site, but if they will be using smaller or larger trucks, appropriate numbers can be plugged in here. I can't account for the discrepancy between the two ways of estimating haulage weights, but as far as I can see, no such calculation, using any method, is presented in the Traffic Report.

But in either case: at an allowable maximum of 500 vehicles a day, by my estimate the carrying capacity of the Highland Line is ~1,000 tonnes. **Therefore, no matter how you figure it, approval of the Cavanaugh proposal would require a major upgrade of the Highland Line.**

Question 1: Can the proponent show where these calculations are significantly in error?

Question 2: If they are not in error, what would the cost of an appropriate upgrade be, and who would pay for it?

Further, according to the applicant's own Planning Justification Report, such an upgrade is against the Provincial Policy Statement:

"The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. (Part I, Preamble)..."

"1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure." [i.e. the Highland Road]

Question 3: Can the proponent indicate why the proposal should go ahead, though in contravention of the PPS?

Summary:

1) The Highland Line is a class 5 road with a permitted maximum capacity of 500 cars a day, which equates to an estimated ~1,000 tonnes/day.

2) Existing pits are currently allowed to produce nearly 2,000 tonnes/day

3) The new Barbers Lake pit, if producing 1,000,000 tons/year, would put an **additional 2,700 tonnes/day on the Highland Road**. (Or at half production, that would be about 1,350 tonnes/day) Or, calculated on the basis of number of trips, the proposed pit would add a daily haulage weight of **20,790 tonnes**.

- **If the pit is approved, the Highland line would have to be upgraded (rebuilt) to accommodate that tonnage. What would such an upgrade cost, and who would pay for it?**
 - **The Provincial Policy Statement specifically says that ‘development’ should not require infrastructure expansion – which this application apparently does. Can the proponent of the project please comment?**
-

From: BARBARA ADAM [REDACTED]

Sent: March 14, 2023 11:49 AM

To: LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net; forbess@jp2g.com

Subject: PROPOSED HIGHLAND LINE AGGREGATE DEVELOPMENT CONCERN

to whom it may concern..

(Amanda Noel, Jeannie Kelso, Forbes Symon)

My Name is Barb Adam and my family has resided and has had property on the Highland Line for generations.... Going back well over a century.

Although I no longer live in McDonalds Corners I do have a vested interest of what is happening in the community. I still enjoy visiting and spending time in the country I once called home. In fact my family still owns property on the Highland Line.

I appreciate the outlet to express my deep concerns with even the consideration of allowing Cavanaugh to develop a pit bordering Barbers Lake. How could we consider allowing a below water table Pit within 100 metres of a natural spring lake?

Are we not thinking of the potential destruction of such a valuable natural resource such as this lake? And... Long Sault Creek! What is the potential damage to the natural habitat of fish, birds, wildlife and flora that call this lake and area home?

I have to express my concerns of the negative environmental impact this massive industrial endeavour will bring to a quiet, country location.

Does the Highland Line have the infrastructure to allow up to 1000 massive dump trucks a day? I have grave concerns with the damage this number of these massive vehicles will bring to a small country road.

Who will be responsible for the support of this massive operation?

As good global citizens we must take action and protect our planet for generations to come. Even if it is a small community such as McDonalds Corners. And a beautiful lake such as Barbers..... The Highland Line and Barbers Lake in particular is not the location for a below water table pit. It is not the location for up to 1000 - 36 ton trucks.

In 2023 we should be saving the world, not applying to destroy our valuable natural resources.

Barbara Adam
1165 Windgrove Square
Pickering
[REDACTED]

Barb

From: Janet Mrenica [REDACTED]
Sent: March 14, 2023 8:48 AM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com
Subject: PROPOSED HIGHLAND LINE AGGREGATE DEVELOPMENT
Importance: High

Ms. Janet Mrenica FCPA, FPFA

3071 Elphin Maberly Road

Lanark County, Ontario K0G 1M0
[REDACTED]

March 14, 2023

Ms. Amanda Noël

Township of Lanark Highlands Town Clerk lhclerk@lanarkhighlands.ca

75 George Street

P.O. Box 340

Lanark, Ontario K0G 1K0

Cc: Ms. Jeannie Kelso, Local Councillor for Ward 5 jeannie.kelso@bell.net

Cc: Peter McLaren Township of Lanark Highlands Reeve p.mclarenfarms@sympatico.ca

Cc: Forbes Symon Planning Consultant forbess@jp2g.com

Re: PROPOSED HIGHLAND LINE AGGREGATE DEVELOPMENT

Dear Ms. Amanda Noel,

I am a property owner in Lanark Highlands, at 3071 Elphin Maberly Road which is situated on N Sher Con 3 PT LOT 11 RP 26R2135 PART 1 REG 63, 12AC, a 63 acre forest lot.

I am vested in the community as a property owner for the last 12 years.

I am very concerned that the Township would consider approval for the Highland Line Aggregate Development, a proposed new gravel quarry on a 51 acre parcel of land abutting the Wheeler property on one side, and Barber Lake on another. A quarry, with a 1 million tonne annual limit and a proposed 24 hour a day operating window, that has a scale and environmental impact, and its proximity to Wheelers property, and natural water sources such as Barber Lake, but Long Sault Creek and downstream properties as well.

I am opposed to this development in its current form.

One of the most significant impacts of development is on water table, this to the overuse of existing households and commercial operations on the natural provision of water. This natural provision of water is declining due to changing climate. Quarrying requires substantial heavy equipment, equipment-maintenance areas, and refueling operations, and often includes associated facilities such as concrete or asphalt batch plants. The act of removing rock reduces the separation between these activities and the water table, making the groundwater system much more vulnerable. In the time that I have been owner, I have seen declining water tables in the Macdonalds Corners and Elphin areas, and the borderland of drought. Already there is impact on our water tables due to changing climate.

For this development, the impact related to additional activity including pollution of the aquifers and groundwater, on the water table affecting both Barber Lake and Long Sault Creek, and likely surrounding areas due to the connections underground that we cannot see, and on drinking wells at Wheelers and other neighbouring properties has not been taken into account.

I am requesting the conditions that the Township has set to prevent pollution of groundwater, this for community review, engagement and acceptance. It is known that there are standards that require a minimum distance separation between the quarry-pit floor and the groundwater level for quarries in the recharge zone. This distance is based on the maximum propagation of fractures from blasting operation. The standards are usually required to be adjusted to take into account future water availability, which is anticipated to be less than it is today.

24 hour production of a quarry in a rural community that has homesteads and farmland that has the capacity for use in either plant or in livestock agriculture is not a sustainable choice. Such activity disrupts natural cycles of the land, brings bright light into darkness, interrupts sleep of all sentient beings (humans, animal and plant life), and displaces plans for

the next generations of Lanark. For the community I am taken aback by the reports description of rural. Rural is the backbone of Lanark countys ability to feed its own people and develop the next generation of its citizenry.

Last but not least, is the legacy of our trees. Trees are what provide us and our community life. Their cutting and quarry operations increase our communitys Green House Gas emissions. This is an old way of thinking and is a position counter to any sustainable planning that the Township may propose.

There are choices available to mitigate to a thriving economic rural community. I challenge the Township to consider if they are part of the millions around the world taking charge of their tomorrow, asking questions about new ways and standing up to protect the precious planet we share or will easily be swayed by development projects such as this, that are founded on old ways of thinking.

A consideration for the Lanark Highlands Council to better understand the impacts of decisions on our present and future generations who will be subject to this development is a leadership training opportunity provided by the Climate Reality Project. Founded by Al Gore, its mission is to catalyze a global solution to the climate crisis by making urgent action a necessity across every sector of society. I would be willing to engage and make the connection for you, as many Canadian citizens in all sectors have taken this training to understand options for our future with changing climate.

I request to be copied on and kept informed of any scheduled dates and correspondence around meetings of any Township bodies that may meet in future to consider any aspect of the issues around this application.

I also request confirmation of my letter.

Thanking you in advance,

Sincerely yours

Janet

Janet Mrenica FCPA, FPFA

Janet Mrenica FCMA, FCPA, FPFA (UK), ACC, ICF ACC
Integral Professional Coach | Strategic Finance | Regeneration & Climate Change Coach | Facilitator |

Ottawa, Ontario, Canada
Elphin, Lanark Highlands, Ontario, Canada

My remote locations are on the ancestral traditional unceded territory of the Algonquin Anishnaabeg people.

From: paul.lehman paul.lehman [REDACTED]
Sent: Monday, March 13, 2023 8:19 PM
To: Forbes Symon <ForbesS@jp2g.com>; lhclerk@lanarkhighlands.ca
Cc: jeannie.kelso@bell.net
Subject: PROPOSED HIGHLAND LINE AGGREGATE DEVELOPMENT

****EXTERNAL EMAIL**** Please use caution.

Dear Mr. Symon, please find attached a letter of concern from Climate Network Lanark, regarding the proposed Aggregate Development application. Thank you for your consideration in this matter.

Sincerely,

Paul Lehman

Attachment 1 – Highland Line Pit – Symon

March 13, 2023

Mr. Forbes Symon, Jp2g Consultants
forbess@jp2g.com

Dear Sir,

Re: Proposed Highland Line Pit
Part Lot 5, Concession 10 (Dalhousie), Township of Lanark Highlands, County of Lanark

We are writing this letter of concern with respect to the proposed Highland Line Pit on behalf of Climate Network Lanark (CNL). Climate Network Lanark is a community-based organization focused on seeing greenhouse gas emissions from Lanark County and Smiths Falls cut in half by 2030. One of CNL's initiatives is to promote the recognition and use of Nature-Based Climate Solutions, particularly wetlands, in taking action on climate change through carbon sequestration and providing adaptation against weather extremes.

The proposed aggregate pit we believe has the potential to negatively affect several adjacent wetlands in the area, which could limit their ability to continue sequestering carbon and ultimately become a source of green house gas emissions. Lanark County is in the process of finalizing its Climate Action Plan. Wetlands can sequester some 1200 tonnes of carbon per hectare and further releasing carbon from wetland loss would be contrary to the County's objectives and to the national GHG reduction target of 40-45% by 2030.

While we acknowledge that the proponents have proposed measures to limit the impact on groundwater conditions in the area, the proposal is to maintain a groundwater level in the extraction area of 186 m above sea level (asl). According to the Level 1 and Level 2 Water Report by Golder Associates Ltd., the "radius of influence" which this lower groundwater level will exert would be limited to approximately 50m. This conclusion appears to be based on an average change in water table elevation of 1 m. However, Table 2 – Groundwater Elevations (p. 5) in the report which documents existing groundwater elevations in most of the monitoring wells, would suggest that the change in water table elevation across much of the site would be substantially greater than 1 m.

Therefore, to determine the potential impact on adjacent wetland conditions a more detailed analysis of the "zone of influence" may be warranted at various locations of the extraction site.

Thank you for the opportunity to comment on the proposed application and I look forward to a response.

Sincerely,



Paul Lehman, P.Eng.,
Board Director, CNL



Scott Hortop
Board Chair, CNL

c.c. Amanda Noël, Clerk - Township of Lanark Highlands
Jeannie Kelso, Councillor- Township of Lanark Highlands

From: Susan Brown [REDACTED]
Sent: March 13, 2023 10:11 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Cavanaugh's proposed gravel pit at Barber Lake

Township of Lanark Highlands Clerk Amanda Noël
Councillor Jeannie Kelso

Good day,

We are Lanark County residents now living in Almonte. We had our home and business in Lanark Highlands for 30 years and continue to maintain strong ties there. We're concerned about the Cavanaugh proposal for an extensive aggregate quarry between Barber Lake and Wheelers' Pancake House.

We are dismayed by the dearth of publicity, until very recently, around plans for a project with potential for so many wide-ranging repercussions.

Among the issues that particularly concern us are

- Effects on surrounding wetlands that are critical to sustainability and security
- Incompatibility with existing land-use of neighbouring properties
- Disruption of current and potential tourism businesses that pay municipal taxes
- The threat to drinking water, both of supply and of contamination
- The far-reaching spread of toxic silica dust across the county
- The possibility of toxic substances being used to contain said silica dust
- Allowing 24/7 imposition of heavy traffic and noise on neighbours
- Destruction of habitat of endangered and threatened species
- Water temperature changes in Long Sault Creek detrimental to trout
- Impact on township and county roads from heavy truck traffic

These are just some of the possible downsides to this proposal.

- What advantages would Lanark Highlands get out of it?
- Is Council giving Cavanaugh tax breaks, or will it levy surcharges to compensate for these liabilities?
- Will the township be burdened with the higher cost of road maintenance or will Cavanaugh be required to pay for it?
- How will impacted neighbours be compensated?
- How is source protection of water being ensured?
- What **independent** studies of water and environment are being undertaken?
- Will Cavanaugh be required to place money in escrow for closing of the site?
- What requirements for proper closing of the site will be in place?
- How can the town prevent the practice of leaving pits partially unexploited to avoid closing them?

Is it in Lanark Highlands Township's best interests to allow unbridled resource extraction, or to be a lush, abundant place to call home and an attractive tourist destination?

We hold Lanark Highlands dear to our hearts, a valued neighbour, a place we enjoy visiting and a jewel in our county. We're counting on council to steer a steady course to prosperity and fairness.

Best regards,

Susan and Allan Brown
220 Augusta Street
Almonte, ON. K0A1A0

From: lynne parks [REDACTED]

Sent: March 13, 2023 7:58 PM

To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca; jeannie.kelso@bell.net; billkingsagebrush@yahoo.ca; roncloss@sympatico.ca; stevtawn@storm.com; info@lanarkcounty.ca; ARAapprovals@ontario.ca; [REDACTED] verykenward@storm.com

Subject: Cavanaugh application

My name is Lynne Parks.

I live at 610 Highland Line, Lanark Highlands
DAL CON 10 E PT LOT6 100 AC FR D

I object to the application for amendment to the official plan and zoning by-law by Cavanaugh Construction Limited to make way for a below water gravel pit.

I am one of very few to receive official notice from the Township of the application. My property is north and north east of the proposed pit site.

In 1989 my family purchased a 100 acre property in what appeared to be a safe place to live. The property consists of wetland, cold water stream, open fields and woodland.

We have spent the past 34 years observing the large number of birds, animals, fish, plants and trees, that are on this land. There are numerous endangered and threatened species trying to survive here. MNR has confirmed some including Blandings turtles. We have Loggerhead shrike, black tern, bald and golden eagles, whip poor wills, ginseng, rat snakes, milk snakes, to name just a few.

The air was clean, the water pure and the atmosphere peaceful.

For those wondering what living near a large gravel pit might be like, I can tell you exactly what it would be like.

The expansion the of Crain, Arnott, McKinnon gravel pit on the west side, adjacent to our property, has been an eye opener, in a number of ways.

The prevailing wind flows from south west to north east. This pit has in the past few years become busier.

The amount of dust blown onto our land, our home, the creek and wetland is disturbing.

The proposed Cavanaugh pit will blow much more dust onto our property due to the size of the pit and to the prevailing wind.

As it is, there are many days I can not stay outside, on my own property because my eyes sting so badly from dust. Breathing the dust is hazardous to my health and that of those in the immediate vicinity.

I realize this application is not from the existing Crain Arnott McKinnon pit. It does, however, give some idea of what life will be like if this application from Cavanaugh Construction is approved.

Gravel Dust coats everything in its path. Particularly disturbing is the amount of dust on the wetland and creek surface. This is a hazard to the fish, birds, plants, reptiles and animals that call this home.

When the site to the west and later the proposed Cavanaugh pit property were clear cut of trees we observed a huge number of birds and animals that fled to our property. The balance of nature depends on enough habitat for existing species.

The presence of uranium on the site is alarming.

Traffic on the Highland Line is busy. Trying to drive from our lane onto the Highland Line is very dangerous. There have been many near misses particularly from large gravel trucks coming around a blind corner. If it is

dangerous now, imagine what it would be like with so many more trucks on the road.

The damage that would be done to the popular Wheelers maple syrup operation would be devastating. This business enhances tourism and allows people to appreciate the natural environment we are fortunate to live in. Driving past a gravel pit and dodging a large number of trucks would be unimaginable.

I stand to lose my health, the ability to enjoy my property, and the value of my property.

Please acknowledge receipt of this objection.

I would like to be notified of any meetings and information regarding this application.

Respectfully,

Lynne Parks

From: Orm Lee [REDACTED]
Sent: March 13, 2023 5:01 PM
To: jeannie.kelso@bell.net; ron.closs@sympatico.ca; p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; stevtawn@storm.ca; vereykenward3@outlook.com; msummers4council@gmail.com; cao@highlands.ca; forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Gravel Pit Proposal: Comments from Longterm Residents and Summertime Visitors

To Whom It May Concern, RE: Zoning for the proposed Cavanaugh Gravel Pit

As former residents of Lanark Highlands (11 years) and since then, returning summer visitors to lakes in the Highlands for over 15 years (and we now live in Tay Valley Township, downwind of the proposed pit), we would like to briefly register our concerns, in support of the local residents who certainly would have stronger concerns about this gravel pit proposed to lie between Barbers Lake and Highland Line Rd and bordering Wheelers on the west.

The most pertinent issues for us, are, as follows:

(1) *****24 hour operations == YUK! Terrible for all neighbours. If this egregious aspect of the proposed plan is permitted, your council will be judged as putting commercial profits ahead of the reasonable needs and rights of your

constituents for a peaceful, clean and healthy lifestyle that most seek when settling out here. We ask that you Respect this vitally important life component -- the need for peace and quiet, without huge trucks coming through the rural region day and night right among homes, gardens, and natural areas that people visit for recreation and tourism, and without the noise reverberating from all the machinery and operations. ****

(2) The fine silica dust is dangerous. Please research and include the **current best practices** in the required design of this project to minimize at source the creation of this fine dust, and limit the spread of this dust as much as possible. We are all already living, yes, even in seemingly pristine rural areas, in a toxic soup which DOES affect our health, our lungs, our respiratory processes, and this should not be laughed off, or considered unimportant. As invisible and "normal" as it may be considered, each and every toxicity of modern life must be questioned and mitigated to the fullest extent possible, to protect and improve our health and that of our children and seniors, and the most vulnerable among us.

(3) The fact that in many jurisdictions, if pit owners do not deplete the final loads available, the rehabilitation agreed to never has to happen! This is a creepy way around the great sounding plans for pit rehabilitation. We strongly hope that your council will structure the agreement (if it proceeds) in such language that the owners would never have any loophole out of the required site rehabilitation efforts and results-- with no exceptions.

(4) Making information about this proposal challenging for the public to find, and keeping documents inaccessible (up until now) has been noted by many constituents and others in the region, regarding your website. Transparency and cordiality in communication with constituents are hallmarks of excellence in governance, and so far the Lanark Highlands Council and Staff have not made the grade on this one.

Thank you for considering these points in your zoning discussion for this proposal. We welcome any response to our comments by return email.

Ormond Lee and Judith Fox Lee
Tay Valley Township

From: Courtney Mason <courtney.cs.mason@gmail.com>

Sent: March 13, 2023 4:07 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com

Cc: Matt McLean <mmm3clean@gmail.com>

Subject: Specific concerns regarding aggregate mining adjacent to Barber's Lake

Dear Amanda Noël, Jeannie Kelso, Peter McLaren and Forbes Symon,

I am writing to you with specific concerns regarding the proposed aggregate development (Cavanagh gravel pit) bordering on Barber's Lake. This lake is a small but mightily special area for my family. I have been spending time at Barber's Lake for most of my life, first most weekends and much of the summer at our family cottage and now even more regularly as my parents now live on the lake year round. My sister and I spent much of our childhood at Barber's Lake investigating snails in the sand, catching and releasing frogs and tadpoles, fishing and on many summer evenings, listening for that most magical of lake sounds, the loon call. We also spent many winter weekends tromping through the snowy woods, exploring and marvelling at the peaceful solitude that the land around Barber's Lake offers, including exploring Long Sault Creek, which runs through the 85 acres of land our parents own across from their house.

As adults, we have now introduced our children to Barber's Lake and we delight in seeing them discover all the same things we once did and seeing the joy on their faces as they experience the calm, quiet beauty that surrounds them. Imagining this tranquil beauty shattered by not only the incomprehensible sight of a gravel pit in a natural landscape, but also the immense noise and light pollution of the operation is in fact devastating. The undoubted pollution and effects on the various types of wildlife who call Barber's Lake home is appalling.

The damage this will cause to the land is irreparable. As stated by the National Farmers Union of Ontario (NFU-O), taken from the Reform Gravel Mining Coalition website:

“Humans are simply unable to fully recover the agricultural and biodiversity values and ecological functions, formed over the centuries, that are lost when aggregate extraction proceeds.”

While this quote refers to farmland, the same can be said for this area, in terms of its “biodiversity and ecological functions,” as well as its associated wildlife. Climate change is a huge part of our reality in 2022. How can we possibly allow this proposal to proceed in good conscience, knowing that we are destroying this part of the land as well as seriously harming the surrounding lake, creek and associated wildlife and plant life therein? We have a responsibility as humans living in the 21st century to protect our natural resources for future generations.

Finally, the fact that there are already 3 gravel pits on the Highland Line, minutes away from the proposed site, makes this proposal completely unnecessary and nonsensical. The fact that none of them are located next to a body of water makes them all much better, more environmentally responsible, less disruptive and harmful choices.

Unfortunately, this is not the full extent of my concerns regarding this proposal. I have many questions about the realities of what this operation would look like, sound like and feel like. For example, what does the increased traffic mean for the Highland Line, what effects will the noise from machinery (i.e. back up alarms, rock crushing sounds, excavating sounds) have on the animal and human residents of the lake and surrounding area, what effects will the constant bright lights have for these same residents, what will happen to the water quality in Barber’s Lake and Long Sault Creek when they are exposed to gasoline, oil, dust, exhaust from machinery, etc.?

These and many more questions are at the forefront of my mind, and weigh heavily on the minds of my family members and friends as well. Please consider them when you consider Cavanagh’s proposal. I would like to be updated and informed of any updates or developments in regards to this proposal.

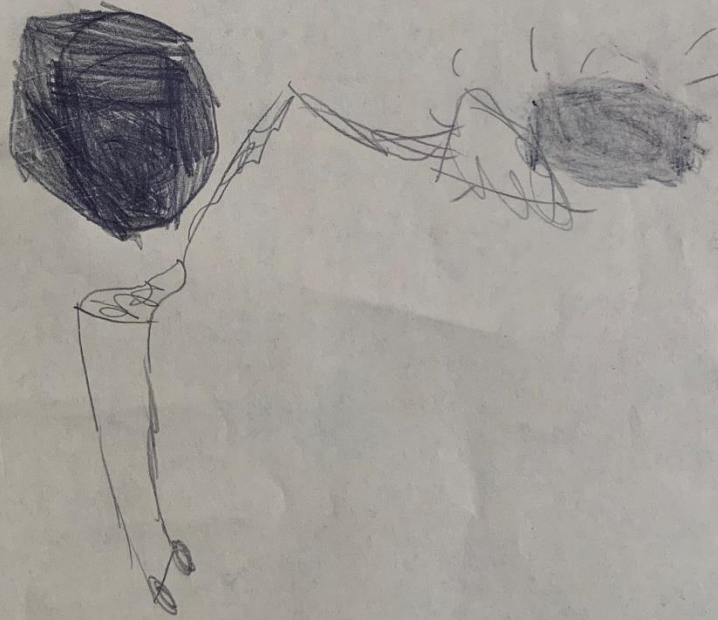
Sincerely,

Courtney Mason

*Please also find attached my daughter Anna's letter. Thank you!

Attachment 1 – Anna Letter

Dear Ms Noel
I like the swimming in MIMIATO
Poppa's Lake But I don't know if I can
after the gravel pit



From: Jim Getman [REDACTED]

Sent: March 13, 2023 3:57 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>; forbes@jp2g.com

Cc: p.mclarenfarms@sympatico.ca; jeannie.kelso@bell.net

Subject: Cavanaugh gravel pit development proposal adjacent to Barbers Lake; Township of Lanark Highlands

Dear Messrs:

Forbes Symon, Planning Consultant

Amanda Noel, Clerk, Township of Lanark Highlands Peter McLaren, Reeve, Township of Lanark Highlands Jeanne Kelso, Councillor for Ward 5, Township of Lanark Highlands

All: my name is Jim Getman and I am a seasonal resident on Palmerston Lake in the Township of North Frontenac. I am writing as an extremely concerned resident of the area in regards to the proposed gravel pit development adjacent to Barbers Lake.

Why was such effort and study put into an Official Plan and Zoning By-laws to entertain exceptions to accommodate this special interest proposal? What noise study has been conducted to determine the impact on waterfowl; other wildlife; and more importantly residents of Barbers Lake for this operation? A gravel pit whose depth will be greater than Barbers Lake?! What analysis has been done to judge the impact on the water table?

I and my family have cherished over 87 years thru 5 generations in this pristine area. On Palmerston Lake we can frequently hear the grinding of the mining operation off of the Arcol/Redhorse Road which is over 10 miles away. It is painful to hear the grinding/pounding roaming across the forest and water ways. For whose benefit? A corporation's?

Canada is a vast country and its resource development may have benefits to all of us. But not in such populated areas as Barbers Lake where the human and environmental toll would be devastating.

Your decision(s) in this matter are overwhelming. I can only hope you consider all the issues carefully and wisely for all concerned.

Respectfully submitted,

James W. Getman
1205 Young Lane
Ompah, Ontario

From: Matt McLean [REDACTED]

Sent: March 13, 2023 3:50 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>

Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com; Courtney Mason [REDACTED]

Subject: Concerns regarding proposed amendments to Official Plan and Zoning By-law (OPA-08, ZA-2023-02)

Dear Amanda Noël, Jeannie Kelso, Peter McLaren, and Forbes Symon,

We are writing to raise concerns about the following proposed Official Plan & Zoning By-Law Amendments:

- ZA-2023-02 - Thomas Cavanagh Construction Limited
- OPA-08 - Thomas Cavanagh Construction Limited.

We have family with property frontage on Barbers Lake (101 Leo Jay Lane), and we spend uncountable days every year enjoying the beauty and serenity of the lake and its surrounding lands—in every season. We fear that the natural beauty of Barbers Lake, the wildlife, and the surrounding lands could be forever lost to future generations, should the pit be allowed to proceed.

We have compiled a short list of specific concerns:

- Peer review of the reports and studies commissioned by Cavanagh Construction Limited (proponent) has not been completed, and so decisions based upon the materials submitted by the proponent alone seems premature. Third party review of this information is critical to ensure that conclusions and recommendations are not unbiased, and that they are current, accurate, and complete.
- It appears that much of the content of the studies is based on desk-review, and not nearly enough on-site observation. Further, it seems that no residents in the area were consulted to share their knowledge of the local wildlife, vegetation, and natural environment characteristics. When the proponent did conduct on-site measurements it was often done by leaving behind monitoring equipment, for a very short amount of time, and in many cases that equipment failed to take measurements. Third party peer review of studies should therefore not just seek to verify claims, but to also ensure that there are no errors of omission.
- Significant clearing of woodlands on and around the proposed pit location was done prior to the studies being conducted. That activity is very concerning. Perhaps the proponent's studies indicate less at-risk vegetation and wildlife on the proposed pit area because the vegetation and wildlife habitats have been removed prior to the studies. These actions give us concern with regards to the proponent's long term commitment as a steward of this important land, and ultimately the rehabilitation of the land when it holds no more economic value to the proponent.
- The pit application documents outline rehabilitation plans that the proponent will follow once they are done stripping the area of the useful aggregate, but what penalty will occur if the applicant fails to fulfill this duty? What if the applicant's corporation dissolves? Is there any fund held in escrow that the applicant must fund to ensure rehabilitation, and is the value of that fund sufficient to the task?
- The amount of traffic that could be generated is substantial. The Traffic Impact Study submitted by the proponent (Table 4-1) indicates as much as 60 vehicles per hour! Not per day, but per hour. Can the tar-chip Highland Line even sustain this much traffic without damage? Will the taxpayers bear the burden of upgrading this road for the proponent's benefit?
- The ARA Site Plan and the Acoustic Assessment documents submitted by the proponent suggest that acoustic berms will be sufficient to mitigate the sounds of pit operation. First, from review of the ARA Site Plan, there are no acoustic berms (just normal berms) around the wetland and wooded areas in Extraction Area 1 that front onto Barbers Lake. Second, the effects of sound carrying over the water of Barbers Lake do not seem to be considered in the studies. On calm days, from the beach you can hear the conversation of folks in boats in the middle of the lake. The impact of up to 60 trucks per hour (1 per minute!) with backup beeping alarms, as well as excavation equipment, crushing equipment, washing equipment, etc, all operating within mere meters of the lake will have devastating social, environmental, and economic impacts.
 - Barbers lake the surrounding areas will no longer be a desirable place for any kind of recreation or relaxation
 - Property values around the lake will drop significantly.
 - Local wildlife will be killed or driven off by the pollution from sound, light, runoff etc.

- The studies submitted by the applicant do not provide enough information or analysis on water use for pit operations, e.g. washing. How much water will be extracted from on-site wells or other sources? How will this water be returned to the natural environment without introducing silt and chemical pollution (from things like dust mitigation chemicals) into the wetlands, Barbers Lake and Long Sault Creek? How will water returned to the natural environment not raise the water temperatures of the lake or creek? Will the water level of the lake, or ground water table height be affected?
- A pit operating 24 hours a day and the associated light pollution and sound, will destroy the serenity of the local area and drive away local wildlife.

In addition to those concerns we note that the magnitude of the pit is *very* substantial. Based upon our own review of publicly available data from Land Information Ontario—the Authorized and Active Aggregate Sites in Ontario dataset specifically—, we could find no operating pits with similar characteristics to this proposed site:

- Class A approved for 1,000,000 tonnes of extracted aggregate annually
- Allowed to operate below water table
- Borders a relatively small lake populated with cottages and residences
- Borders wetlands and cold water creek with documented protected species
- The proposed extraction site is known to drain steeply into the bordering lake and wetlands
- Borders a significant economic hub in the area (Wheelers pancake house)

We are very concerned that pre-existing precedents/studies and the conclusions drawn therein, are being recycled and applied to the very unique characteristics of this proposed pit area and neighbouring lands and waters. For example, is there precedent for any pits of this size to operate below the water table and border a lake of this size—and draining into it—that have not caused severe damage? i.e. Can the relatively small Barbers Lake (and its surrounding wetlands) absorb and adapt to such a large operation? Or, is there evidence or precedent that indicates that property values would not be significantly impacted? Or that groundwater affecting resident's wells will not be impacted. We think the amount of study provided by the proponent is not based upon enough long term, on-site study to draw the conclusions they claim to, and that much of the desk-review based study they conducted is not relevant to this unique site.

We have many other concerns, like blown dust and silica, safety on the Highland Line given so many more trucks per hour, the effects on terrestrial and aquatic species in and around the lake and creek, the protected and at-risk species that may be lost (the native brook trout, Blandings turtles, Tri-coloured or Black Winger bats, Golden Eagles, and Black Ash among others), and so many other concerns.

We request to be copied on and kept informed of any meetings or consultation intended to consider any aspect of the issues around this pit application.

Thank you for your careful review of these concerns. Finally, please send confirmation of your receipt of this letter.

Thank you.

Matt McLean & Courtney Mason

From: Judy Hitchcock [REDACTED]

Sent: March 13, 2023 2:22 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>

Cc: forbess@jp2g.com; billkingsagebrush@yahoo.ca; jeannie.kelso@bell.net; msummers4council@gmail.com;

Subject: Letter to oppose Highland Line pit proposal

Amanda Noel, Jeannie Kelli, Peter McLaren, Forbes Simon, Bill King, Ron Closs, Steve Roberts, Allison Vereyken, marina Summers;

Hello councillors.

Thank you for your time. My name is Judy Hitchcock, I live at 418 concession 9A Dalhousie. My house is situated directly across the road at the foot of Barbers Lake. I have lived here for 25 years.

I have written this letter to address and question deep concerns regarding the Thomas Cavanaugh limited, proposal to permit a below water pit on the lands described as part of lot five, concession 10, geographic Township of Dalhousie, municipally known as the Highland line.

Getting right to it,

In the Lanark Highlands official plan, section 3, PLANNING SUSTAINABLE

COMMUNITIES, **IDENTIFICATION 3.1.1.1**

The waterfront Communities is defined as those lands generally extending inland 150.0 meters from any lake or watercourse.

Section 3.1.3.1 PERMITTED USES;

- Single-detached dwelling units
- Recreational commercial uses
- Service commercial uses
- Tourist commercial uses
- Recreational vehicle or travel trailer parks subject to an approved Site Evaluation Report in accordance with section 8.4.5
- Public open space

There is absolutely no literature anywhere that permits a below water open pit to be situated mere meters away from a lake. Please correct me with evidence if I'm wrong.

How exactly is the "noise" from such a large operation going to be measured over water? Back up beepers will be heard for miles. I can hear the train from Glen Tay, 25 km away with a barrier of forest. The noise will be amplified and unnatural to our lake surroundings. Seriously, it will be unbearable.

How will it be proven that there will be no contamination run off into Barbers Lake? Our ecosystem is a delicate one.

How can it be guaranteed that water warmer than the lakes temperature won't be running into it? Barbers Lake runs into Long Sault Creek. Long Sault Creek has been identified as one of the only native spawning Brook Trout creeks in Lanark County. It is a cold water creek. The warm pit water would surely warm the lake in turn warming the creek. Devastating, costly and worse, irreversible. Not a chance anyone should be willing to take.

Where will the wash water come from? Will there be wells dug? Where will the wash water drain to? Once again, our delicate ecosystem cannot be compromised.

Light pollution. It will look as though there is a city at the head of the lake. No more black night skies for the tourists that star gaze. Not to mention us.

Air pollution! Silica will be airborne and carried down wind into my private residence. How will this be stopped? This is a big health concern to everybody who lives on the lake or uses it for recreation. Note; I suffer from asthma.

What is the plan to upgrade the roads for such heavy traffic? Will we the tax payers have to pay for repairs and upgrades?

How will we be compensated for property value loss?

How exactly will this pit be “beneficial” to the highlands? The aggregate will go directly to development in the city. We will be left with the ruins of a wasteland.

I built a tiny off grid house in the forest to bring people out of the city to disconnect. This business plan is our retirement. A pit like this will jeopardize residents as well as small businesses.

There are 5 endangered or threatened species and/ or their habitat were identified on the proposed site (barn swallow, eastern meadowlark, little brown myotis, northern myotis, and tri-coloured bat). Not to mention bald eagles, golden eagles, blanding turtles, the list goes on. 33% of endangered species depend on wetlands for survival.

I would like to point out that there had been a quarry proposed within 2 kilometres of Skeleton Lake in the Muskoka Region in 2018. It was refused.

Cavanaugh's ***below water table open pit is only 30 meters from the lake.***

I urge you to vote against motion. There is just simply too much at stake. The cons clearly outnumber the pros.

Let us continue to live in a peaceful environment, while contributing to our community by continuing to bring tourists to Lanark Highlands.

Sincere thanks,

Judy Hitchcock

From: Linda Harvey [REDACTED]
Sent: March 13, 2023 9:30 AM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Letter re Gravel Pit

To Amanda Noel, Clerk,

Greetings. I have attached a letter on the subject of the Highland Line gravel pit, addressed to the Lanark Highlands Reeve and Council, with a copy to yourself.

If it is at all possible I would like to have this letter distributed to Reeve and Council soon enough that they can read it before the Public Meeting on this issue at 6 PM Tuesday evening.

Please let me know if you are able to do this.

Many thanks for your time.

Yours sincerely,
Linda Harvey, resident of Lanark Highlands

Attachment 1 – Lanark Highlands mar 10'23

To: Reeve and Council, Lanark Highlands Township: March 10, 2023

Peter McLaren, Reeve
Bill King, Deputy Reeve
Ron Closs, Ward 1
Steve Roberts, Ward 2
Allison Verexken, Ward 3
Marina Summers, Ward 4
Jeannie Kelso, Ward 5
cc Amanda Noel, Clerk

Re: Proposed Highland Line Gravel Pit

My name is Linda Harvey, I live in Lanark Highlands Township just outside the Village of Elphinstown. I have only just heard of this matter from a neighbour. I did not receive notice. I have not had time to research this matter as much as I would like, but since it is important, I will write you on the basis of what I know.

I assume you are aware that Barber Lake contains radioactive material, in particular uranium and its decay products which have presumably leached there from the surrounding rocks, which also contain uranium. This can be confirmed through the Geological Survey of Canada.

This raises two concerns: Firstly, anything which disturbs the sediment in Barber Lake risks flushing radioactive material downstream into Long Sault Creek and beyond, contaminating fresh water fish habitat and the water supply for the adjacent natural ecosystems, not to mention the human communities, it passes through. And indeed there will be plenty of disturbance of both water and sediment arising from the extraction scenario proposed. Make sure you see the issue of radioactivity addressed in the environmental assessment for this project. And don't let anyone tell you it doesn't matter. Of course it does.

The medical community generally agrees that there is no safe dose of radiation to humans. In fact, every living thing on this planet can be damaged by radiation, particularly if the material producing it has been ingested or inhaled and is inside the body. Even a single gamma ray or alpha particle can cause significant damage to vulnerable body structures. No dose is too small. Cancers, often arising decades after exposure, malformations and retardation in young children and genetic damage to succeeding generations are among the effects. In addition to human exposures, our natural communities are increasingly stressed by climate change, habitat loss, habitat fragmentation, the collapse of many of their food species, pesticide and herbicide residues and much more. They don't need low level radiation compromising their fertility on top of this. Once we lose a species, it's gone.

The second major concern regarding the project is this: the rock surrounding Barber Lake also contains radioactive material, again uranium and ~~and~~ its decay products. Many of these decay products are also radioactive. I presume it is this rock which they are proposing to crush and sell for gravel. This is unethical. That is unless they are very, very sure that absolutely no radioactive material is going out in their gravel. This material will be used around buildings, under roads, etc., resulting in many ongoing low level exposures to members of the public, including children. The town of Port Hope is in the recovery phase of just such a scenario. They are committed to spending, at last count, \$2.2 billion on the cleanup. This still won't help those who have already succumbed to cancer and other damage.

Extensive testing of the site and of every single load of gravel would be a minimum, I would think- errors could have devastating consequences for their customers and the exposed public. Has this ever been done? What does it cost? Surely there are other places on the surface of the earth to obtain gravel. (Perhaps some of them nearby?)

If we can't use the gravel from this operation safely for local projects, and the Township won't make much money from it, (if any, after road maintenance and other costs), and it is destroying a precious ecological resource, not to mention our tourist industry, what earthly use is it?

These are the questions you should be asking, and make sure you have your answers to them before you make your decision on this project. Before.

It is in your hands now. To stop this project, you simply have to decline to make a change to the existing Official Plan. A change you are not obligated to make. A change which will not benefit the community you represent, and in fact may harm it irreparably. This is within your rights as elected officials and representatives of this community.

I hope each of you will have the fortitude, vision and integrity to do this.

Thank you for your consideration.

Please send an acknowledgement of this letter to linda.harvey@explornet.ca.

Yours sincerely,

Linda D. Harvey B.Sc., M.Sc., M.D.
resident of Lanark Highlands Township

From: Trecia Jones [REDACTED]
Sent: March 12, 2023 9:44 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com
Subject: FW: Cavanagh Construction - Dalhousie Con 10 Pt Lot 5

I'd like to add the attached files from Watersheds Canada and the MNRF regarding Long Sault Creek to my existing letter and documentation, that I just received please and thank you.

Please confirm receipt.

Trecia Jones
626 Highland Line
McDonalds Corners

Attachment 1 – 2016 Long Sault Creek Brook Trout Restoration
Attachment 2 – MNRF Letter of Support for Watersheds Canada DFO Proposal

February 10, 2017

To: Project Funders and Partners

RFCPP-16-HCAA-00420 – Year 1 (2016-2017)

Fisheries Habitat Enhancement Projects Targeting Brook Trout, Walleye and Other Recreational Fish Final Report

INTRODUCTION

In 2016, Watersheds Canada was the recipient of three years of funding support from Fisheries and Oceans Canada's Recreational Fisheries Conservation Partnerships Program and \$960 from the Ministry of the Environment and Climate Change's Ontario Community Environment Fund, for the completion of the Fisheries Habitat Enhancement Projects Targeting Brook Trout, Walleye and other recreational fish.

The goal of these projects is to make improvements for Ontario's recreational fisheries and water quality, by naturalizing shorelines, providing and enhancing fish habitat. Projects like this help to address loss of native fisheries and declining quality of cold and warm water sport fisheries, such as brook trout and walleye.

PROJECT DETAILS

Watersheds Canada is the proud recipient a three year grant (2016-2018) from Fisheries and Oceans Canada Recreational Fisheries Conservation Program Partnership, and will be involved in several fish habitat enhancement projects in partnership with many different community groups, on several water bodies in Eastern Ontario. This area is known for its large number of lakes and rivers and its recreational fishing and is in close proximity to Kingston and Ottawa. These lakes support populations of lake trout, brook trout, walleye, large and smallmouth bass, northern pike, pan fish and bullheads.

Your Lakes. Your Rivers. Your Future.



These projects will focus on some of our more populated lakes in the heart of Ontario's cottage country. Lakes in the area are characterized by a loss of native fisheries and declining quality of cold water and warm water sport fisheries, most importantly brook trout, walleye, northern pike and bass fisheries. The goal of this project is to provide water structure fish habitat on 3 lakes, enhance 7 walleye spawning beds on 5 lakes, restore and enhance 3 cold water creeks for brook trout in Eastern Ontario.

Project #1- Brook Trout Restoration – Long Sault Creek

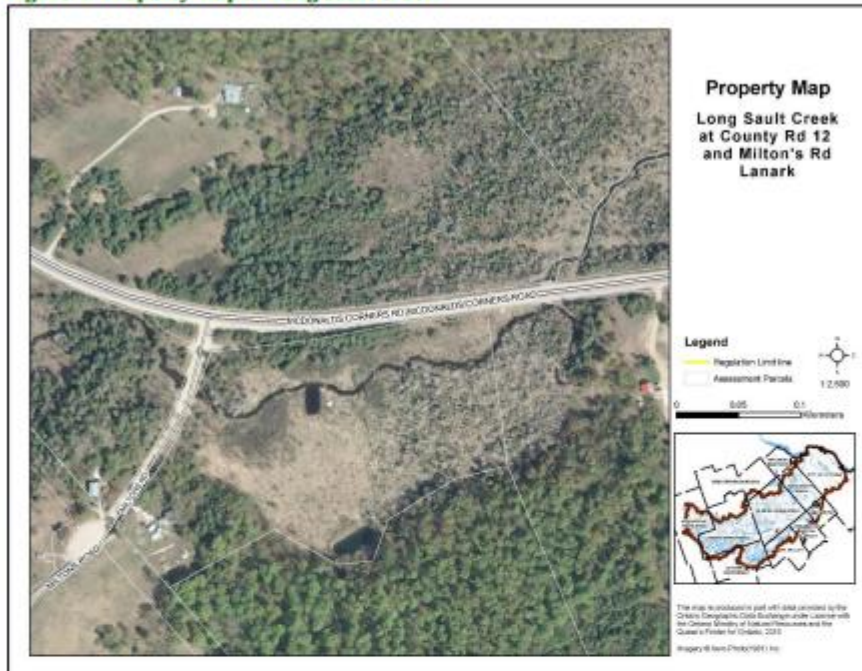
Long Sault Creek is a cold water creek located in Dalhousie Township within Lanark County, northwest of Perth, Ontario. Long Sault Creek's headwaters begin at Barbers Lake and flows several kilometers before draining into the Mississippi River, between McDonald's Corners and Playfairville. Long Sault Creek is one of five cold water streams within the Mississippi Valley Watershed and has been identified as one of the only native spawning brook trout creeks in Lanark County.

Coldwater streams are significant tributaries in the proper function of natural ecosystems as they help to moderate temperatures in the larger rivers and lakes they flow into. Not only are these streams water temperature regulators, they also provide nursery habitat for many fish species including brook trout which require the cold temperatures and high dissolved oxygen levels that these creeks possess.

Brook Trout were first introduced into Long Sault Creek in 1939. At this time, 1200 yearlings were stocked. Since then, 31,320 brook trout were placed in the stream. (Ministry of Natural Resources & Forestry Report, 1972). The brook trout have not been stocked since the 1970's and continue to make a presence in the creek.



Figure 1: Property Map of Long Sault Creek



The Lanark County Stewardship Council and Watersheds Canada conducted an initial assessment of the creek in June of 2015 to determine a need for restoration and to determine if brook trout were still present. The assessment revealed that a 1 km area that crosses Milton Road and McDonald's Corner Road was in need of some restoration. Water temperatures taken throughout the summer confirmed that it was indeed a spring-fed cold water stream. There was an online pond that was inhibiting the fishery by flooding and releasing silt into the creek every spring. A rock clay berm would be needed to isolate the pond from the creek, thereby protecting Long Sault Creek from further degradation. There were several obstructions blocking flow, including an old broken canoe that need to be removed. Portions of shoreline needed to be replanted and naturalized.

In June 2015, Mississippi Valley Conservation Authority provided initial electrofishing equipment and expertise, along with volunteers from LCSC and Watersheds Canada staff, to determine the locations of the brook trout populations. Several brook trout were caught and



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February 10, 2017

identified. With this confirmation, data was collected from various agencies and partners to study the health and history Long Sault Creek.



Photos 1-3: June 2015 Brook Trout electro-fished in Long Sault Creek, Lanark County



Once we had confirmation, we contacted the Ministry of Natural Resources & Forestry to discuss the project and to apply for any necessary permits. We received approval and confirmation from MNRF that permits were not necessary, as long as we adhered to the in-water work restriction dates.

The surrounding property owners were contacted regarding the project and granted to permission to access the land surrounding area. Everyone was excited to see this restoration take place. Watersheds Canada and the LCSC then proceeded with the creek assessment, photographing and noting the areas where restoration was needed most.



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Photos 4-5: Obstructions found in the creek, blocking flow



Photos 6-7: Grassy shorelines to be planted with native vegetation



Photo 8: canoe obstruction for removal



Photo 9: Area for pea stone enhancement



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Photos 10-11: Online pond to be separated from creek by placement of stone & clay berm (before)

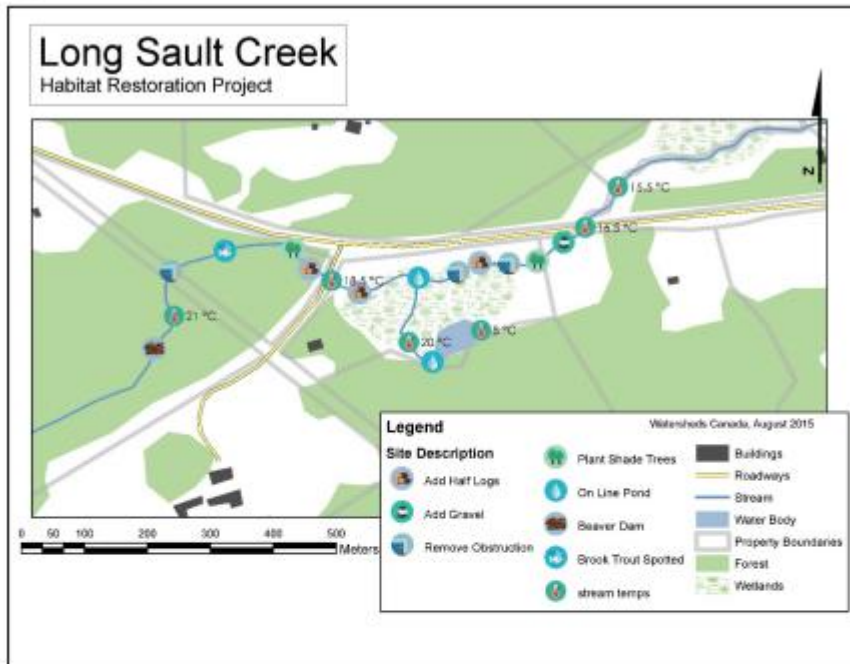


Upon receiving funding confirmation from Fisheries and Oceans Canada, Watersheds Canada and LCSC started to organize and plan out the restoration of a 550 meter section of Long Sault Creek. It was decided that several obstructions would be cleared from creek to increase flow. Due to the lack of shade in several areas, we would build $\frac{1}{2}$ log structures that would run perpendicular to the flow of the creek to create areas for the brook trout to rest and keep cool. We would also plant 60 willow and silver maple trees along the banks to stabilize the shoreline, create a buffer strip and future shade on the creek. In two areas upstream of Milton Road we would add pea stone to enhance the bed of the creek and provide areas to spawn. The main focus of this restoration would be an online pond that floods every spring and leads to heavy siltation in the creek. It was decided that a clay and stone berm would be built to separate the pond from creek thus preventing future sedimentation of the creek. Trees and native grass/wildflower seeds would be planted on the berm and surrounding area to stabilize the soils and prevent any erosion. Silt fences would be left in place over the winter to ensure low sedimentation into creek.

Preparations were made to purchase all the materials needed to complete the restoration. As well as the organization of the volunteers to take on this cold water creek restoration which included Watersheds Canada staff, MNR Rangers and other volunteers from the LCSC and Lanark & District Fish & Game Conservation Club. The Arnott Bros. were hired to complete the separation of the online pond with a clay and stone berm and heavy equipment. Due to the low levels of precipitation during the spring and summer 2016, the flow in the Long Sault Creek was quite low, which allowed us to complete the restoration work more easily with less disturbance.



Figure 2: Long Sault Creek – Habitat Restoration Project



The restoration took place over several days during the summer and fall. The first item that tackled was the removal of all obstructions from the 550 meter portion of creek. A silt curtain was placed in the creek to prevent any siltation downstream. There was a lot of debris and trees that had built up over time, including a broken canoe. Volunteers spent most of the day clearing the obstructions to allow proper flow to the creek. Some fallen logs were left to shade the creek as long as the flow and access for the fish weren't compromised.



Photo 12: Silt curtain placed in creek to prevent siltation

Next were the construction of all the ½ log structures. Cedar logs were purchased, stripped of the bark and halved horizontally. They were then brought to the site where volunteers wired them to concrete blocks to create "shelves". They needed to be heavy enough and anchored in place so that during high flow, they would flow downstream and cause future obstructions and blockages. Volunteers placed each structure in the creek in various locations where lack of shade was an issue. The brook trout can use these structures as protection from predators and keep in the cooler water.



Photos 13-16: Building and installing of ½ logs



February 10, 2017

To enhance sections of the creek bed, bags of pea stone were purchased due to the ease of transporting upstream to their locations where vehicles could not access. Volunteers carried them to the sites and the stone was placed on the creek bed and spread out by hand to restore spawning areas for the Brook Trout.

Photos 17-18: Volunteers learn how to correctly plant the native trees



For the shoreline naturalization portion of this restoration, 60 native trees were planted in several areas over a several days. Each tree required a wire cage, wiring and stakes, coconut mats and staples to ensure the best rate of survival. These trees were placed along the stream in areas where shade and erosion were major issues, along with on top of the new rock berm wall and to mitigate any damage done from the large equipment.



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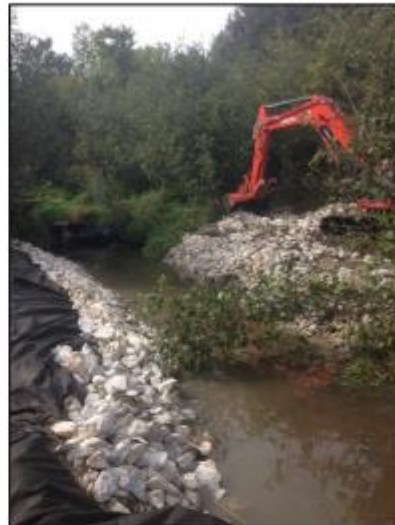
Photos 21-24: Native trees and native wildflower/grass seed were planted on the new berm and surrounding area site to prevent erosion. Trees were caged and stabilized to deter animal predation.



In late September, the Arnott Bros. proceeded to complete the clay and stone berm that would permanently separate the online pond from the cold water creek. Silt fences and curtains were used to prevent any damage to the creek. Once the berm was built, volunteers planted native trees and wildflower/grass seeds to stabilize the soils.

Photos 25-28: Arnott Bros. working on the stone/clay berm to separate the online pond.





Photos 29-30: Placement of the rock on the berm and opposing shoreline.

Photo 31 (bottom left): view of the filter cloth used to create the berm.



Photos 32-34: Finished berm separating the online pond from Long Sault Creek, October 2016.



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February 10, 2017

CONCLUSION

This entire project would not have been possible without the support of the many partners and volunteers who made it successful. It was a combined effort involving the Lanark County Stewardship Council, Lanark & District Fish & Game Conservation Club members, the Ministry of Natural Resources & Forestry staff & Rangers, Mississippi Valley Conservation Authority, Watersheds Canada and the involvement of the property owners. Special thanks to the Department of Fisheries and Oceans Recreational Fisheries Conservation Partnerships Program for the financial support in the competition of the Long Sault Creek Restoration Project.

Melissa Dakers

Habitat & Stewardship Program Manager

Watersheds Canada

dakers@watersheds.ca

watersheds.ca

150-40 Sunset Blvd.

Perth, ON K7H 2Y4

O: 613-264-1244

C: 613-200-2984



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August 18, 2015

Anne Bendig
Lanark County Stewardship Council
99 Christie Lake Road, P.O. Box 37
Perth, ON K7H 3E2

Subject: Letter of Support

Dear Mrs. Bendig

The Ministry of Natural Resources and Forestry supports the Lanark Stewardship Council and its associated partners such as Watersheds Canada, in your efforts to improve the quality of Long Sault Creek, near McDonald's Corners, Ontario.

The loss of critical cold water fish habitat has been identified as a major challenge in managing these types of fisheries in the Draft Fisheries Management Zone (FMZ) 18 Fisheries Management Plan. The proposed project to rehabilitate critical habitat features (e.g. half log in-stream structures, shade tree and shrub plantings) will help ensure that this one and only, known, naturally reproducing Brook Trout fishery within the entire FMZ 18, will continue to be self-sustaining. The Kemptville District of the Ministry of Natural Resources and Forestry has been partners with the Lanark Stewardship Council and the local community, implementing many projects through a number of programs for years, promoting sustainable resource management for the benefit of present and future generations.

This project aims to sustain and enhance Long Sault Creek, one of only a handful of coldwater streams within Kemptville District and as mentioned above, the only known naturally reproducing Brook Trout population within the entire fisheries management zone.

Should you have any questions, please do not hesitate to contact me directly at 613-258-8214 or joff.cote@ontario.ca.

Sincerely,



Joffre Côté
Management Biologist (Fisheries)

From: Myron and Lorraine Porter [REDACTED]
Sent: March 12, 2023 8:41 PM
To: forbess@jp2g.com; jeannie.kelso@bell.net; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca
Subject: Proposed Highland Line Pit

To Forbes Symon, Planning Consultant
Amanda Noël, Lanark Highlands Township Clerk
Peter McLaren, Lanark Highlands Township Reeve
Jeannie Kelso, Councillor for Ward 5

We would like to express our serious concerns about the proposed Thomas Cavanaugh Construction Highland Line Pit.

We are permanent residents on the Mississippi River near Fallbrook. The river at this spot flows through extensive protected wetlands, home to important and rich biodiversity.

We are very worried about the potential of adverse effects on the river, the quality of its water, and the health of aquatic life due to run off from the pit, since Barbers Lake runs into Long Sault Creek, a tributary of the Mississippi.

We are also concerned about the increase in truck traffic on our area roads.

We are hereby registering our objection to this project being approved.

Further, we are requesting that we be copied on and kept informed of any scheduled dates and correspondence around meetings of any Township bodies that may meet in future to consider any aspect of the issues around this application.

Please acknowledge receipt of this request.

Thank you very much,
Myron and Lorraine Porter

From: Andrew Mackey [REDACTED]
Sent: March 12, 2023 8:21 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Pit proposal

Hello,

I'm writing this letter to voice a concern my wife and I have over the proposal of a gravel pit on the Highland Line from Cavanaugh construction.

I grew up in McDonald's Corners and we make our livelihood as maple syrup producers here .I know there are other operations of many gravel pits in this area, why another one?

Has there been an inquiry to determine how much sand is at these other pits and how long it would take to use it?

I know the chances of the community winning against Cavanaugh is pretty slim so I ask this.. who will keep them accountable for all of the things they claim they will do and will not do?

Will there be someone on site at all times monitoring them?

How will this benefit our township?

It saddens me to think that our beautiful little community is being sought after for corporate greed.

Thank you

Andrew and Hali Mackey
381 Ferguson Side Road
McDonald's Corners

Sent from my iPhone

From: D C [REDACTED]
Sent: March 12, 2023 7:16 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; p.mclarenfarms@sympatico.ca
Cc: jeannie.kelso@bell.net; info@lanarkcounty.ca
Subject: Letter of concern regarding proposed Highland Line pit proposal

To Forbes Symon & Amanda Noel,

We are writing to express grave concerns and complete opposition to the proposed Highland Line pit.

We are regular visitors to our Mother's lakeside cottage at Barber's Lake (Shelby Lane) with our young family. We have been visiting the cottage for well over 20 years, and have always found its greatest appeal to be its peace, tranquility and abundant wildlife.

The proposed 24/7 aggregate mining operation on the southern shore of Barbers Lake, with its associated heavy machinery both onsite as well as used for transport will not only indelibly scar the pristine natural woodland, but also effectively turn our peaceful haven into an endless construction zone with its inevitable noise, light and exhaust pollution.

We would strongly urge the township take a strong stance on this proposal and respond with the prohibition of a mining operation on the edges of this beautiful wetlands area in the interests of protecting fragile ecosystems for the existing residents, visitors and future generations. The impact of such an aggressive mining operation on the delicate natural balance of the area cannot be overstated.

Please confirm receipt and keep us informed on the status of the application.

Sincerely,

David & Heather Coffey

From: Elizabeth Snyder [REDACTED]
Sent: March 12, 2023 6:17 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; jeannie.kelso@bell.net
Subject: Highland Line Quarry Proposal

Re: Highland Line Kavanagh Quarry Proposal

My partner and I have farmed in this area for 15 years and in BC for 10 years before that. We are very much aware of the importance of creating a sustainable agricultural base.

It certainly is disheartening to become aware of the fact that a quarry of this size is being proposed. Knowing as farmers how fragile the soil and the environment is, this industrial initiative will have far reaching effects beyond the borders of the pit itself.

I urge you to strongly reject this application,

Sincerely,

Elizabeth Snyder

Balderson ON

K0G 1A0

From: Leah A. Brand [REDACTED]
Sent: March 12, 2023 2:20 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com
Subject: Barbers Lake resident concerns surrounding proposed Cavanaugh pit file references OPA-08 & ZA-2023-02

Good Afternoon,

Please refer to my attached letter of concern regarding the proposed Cavanaugh Pit on Barbers Lake.

Please confirm receipt of this email and the attached letter.

Regards,

Leah Brand

President,
Comtest.ca
613.368.4600

Attachment 1 – Barbers Lake – Cavanaugh Letter – 20232-03-12 Leah Brand

Leah Brand

Ms. Amanda Clerk
Township of Lanark Highlands Clerk
Township of Lanark Highlands
75 George St Lanark, ON
K0G1K0
CC: Jeannie Kelso, Peter McLaren, Forbes Symon

March 12, 2023

RE: Barbers Lake resident concerns surrounding proposed Cavanaugh pit file references OPA-08 & ZA-2023-02

Dear Ms. Clerk,

I am a tax paying resident with more than 11 acres of property abutting Barbers Lake located on the east end of the lake, with hundreds of feet of waterfront on Barbers Lake. I received my certificate of occupancy for my dream home in the spring of 2012. One of the biggest draws to Barbers Lake was the peaceful wetlands and abundant wildlife.

I distinctly remember the noise pollution that started in 2021, when Cavanaugh deforested the proposed pit location, at the other end of the lake. I was woken up most mornings by the loud truck noise that carried right across the lake. I have found, and continue to find it very disruptive, to the enjoyment of my property and my peaceful enjoyment of Barbers Lake. I had no idea what was ahead. The recent proposal for by-law amendments for Cavanaugh to not only develop this pit location further, but to also **excavate below the water table** while also being allowed to **operate 24/7** will be so loud, disruptive, and very concerning to me. The thought of **extensive, never-ending noise pollution and traffic** is upsetting at the very least. Considering the dangerous potential impacts on the lake and local ecosystem from excavating below the water table, I am left angered and in shock at the lack of study done as to the impact on residents, wildlife, and the incredible ecosystem that Barbers Lake encompasses.

1. **Why does this need to happen when there are already so many other operating open pits in the area?**
2. **Why do they need to excavate below the water table?**
3. **Why do they need to have such extensive operating hours?**
4. **What impact will this open pit have on the residents and wildlife of Barbers Lake?**

Have all these relevant questions been answered?

This whole amendment process seems rushed, and as though there is an attempt to move forward as quickly as possible, without enough consultation or regard, for the taxpayers impacted by this amendment.

Please pause this process. Please think long and hard about whether any corporation should be allowed to operate a loud, environmentally impactful business 24/7 and below the water table. Once they have been allowed to do whatever they want, there will be no turning back. I strongly believe we need to slow down and ensure ALL concerns are heard, and properly addressed.

In closing, please confirm receipt of this letter. I appreciate your time and attention to this matter.

A very concerned taxpayer,
Leah Brand tax roll# 094000403508104

387 CONCESSION 9A DALHOUSIE, McDONALDS CORNERS, ONTARIO K0G 1M0
(613)278-1590 LEABRAND@COMTEST.CA

From: Cory Brand [REDACTED]
Sent: March 12, 2023 1:45 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Proposed pit

Attachment 1 – Barbers Lake – Cavanaugh Letter – 20232-03-12 C Brand

Ms. Amanda Clerk
Township of Lanark Highlands Clerk
Township of Lanark Highlands
75 George St Lanark, ON K0G1K0
CC: Jeannie Kelso, Peter McLaren, Forbes Symon

RE: Barbers Lake resident concerns surrounding proposed Cavanaugh pit file references OPA-08 & ZA-2023-02

Dear Ms. Clerk,

I am a resident with more than 18 acres of property immediately next to Barbers Lake located on the east end of the lake, with hundreds of feet of waterfront. I have lived on Barbers Lake since 2012 and have generally enjoyed many years of peace and tranquility. In 2021, when Cavanaugh deforested the proposed pit location at the other end of the lake, loud truck noise carried right across the lake and was disruptive to the enjoyment of my property and my peace.

The recent proposal for by-law amendments for Cavanaugh to not only develop this pit location further, but to also excavate below the water table while also being allowed to operate with extensive hours is extremely concerning to me. The thought of the extensive, never ending noise pollution and traffic is upsetting at the very least; but I am concerned about the dangerous potentially irreversible impacts on the lake and local ecosystem from excavating below the water table.

From my experience with this matter to date, the reports and information that have been released to the public seem to be lacking. Have all of the relevant questions been answered, and all environmental concerns properly addressed?

Please confirm receipt of this letter. I appreciate your time and attention to this matter.

Cory Brand
387 and 495 Concession 9A Dalhousie
McDonalds Corners ON K0G1M0

From: Valerie Nielsen [REDACTED]
Sent: March 12, 2023 1:25 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; forbess@jp2g.com
Subject: Barbers Lake resident concerns surrounding Proposed Cavanaugh Pit

Good Afternoon,

Please refer to my attached letter of concern regarding the proposed Cavanaugh Pit on Barbers Lake.

Please confirm receipt of this email and the attached letter.

Regards,

Valerie Nielsen

431 Concession 9A Dalhousie
McDonalds Corners ON K0G1M0

Attachment 1 – Barbers Lake – Cavanaugh Letter – 2023-03-12 Vnielsen

Ms. Amanda Clerk
Township of Lanark Highlands Clerk
Township of Lanark Highlands
75 George St Lanark, ON K0G1K0
CC: Jeannie Kelso, Peter McLaren, Forbes Symon

RE: Barbers Lake resident concerns surrounding proposed Cavanaugh pit file references OPA-08 & ZA-2023-02

Dear Ms. Clerk,

I am a resident with more than 8 acres of property abutting Barbers Lake located on the east end of the lake, with hundreds of feet of waterfront. I have owned my property and home since the fall of 2020 and distinctly remember the noise pollution that took place in 2021 when Cavanaugh deforested the proposed pit location at the other end of the lake. I was woken up most mornings by the loud truck noise that carried right across the lake and I found it very disruptive to the enjoyment of my property and my peace.

The recent proposal for by-law amendments for Cavanaugh to not only develop this pit location further, but to also excavate below the water table while also being allowed to operate with extensive hours is extremely concerning to me. The thought of the extensive, never ending noise pollution and traffic is upsetting at the very least; but when I consider the dangerous potential impacts on the lake and local ecosystem from excavating below the water table, I am appalled.

Why does this need to happen when there are already so many other operating pits in the area? Why do they need to excavate below the water table? Why do they need to have such extensive operating hours? Have all of the relevant questions been answered? This whole process seems rushed and as though there is an attempt to move forward as quickly as possible.

We need to stop and think long and hard about whether we should be allowing a slick, smooth talking corporation to have such free reign. Once they have been allowed to do whatever they want, there will be no turning back. I strongly believe we need to slow down and ensure ALL concerns are heard, and properly addressed.

In closing, please confirm receipt of this letter. I appreciate your time and attention to this matter.

Regards,

Valerie Nielsen
431 Concession 9A Dalhousie
McDonalds Corners ON K0G1M0

From: Cathie Green [REDACTED]
Sent: March 12, 2023 12:39 PM
To: jeannie.kelso@bell.net
Cc: p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; msummers4council@gmail.com; forbess@jp2g.com;

LH CLERK <lhclerk@lanarkhighlands.ca>; timwheeler1@gmail.com; Lanark Era <lanarkera@primus.ca>

Subject: Application re: Highlands Line Pit

Please see my letter attached.


See you Tuesday,

Cathie

Attachment 1 – Cavanaugh Pit – Green

Cathie Green

505 Iron Mine Road
Lanark, Ontario K0G1K0


DAL CON 4 PT LOT 1 RP 26R3044 PART
2 IRREG 1.70AC 106.18FR D

DAL CON 4 PT LOT 1 RP 26R3044 PART
1 IRREG 2.61AC 128.13FR D

Mar. 12, 2023

Jeannie Kelso

Ward 5 Councilor, Lanark Highlands Twp.

Dear Jeannie,

I am writing to express my concern over the proposed pit development on the Highland Line. I would appreciate answers to my questions. I plan to attend the meeting on Tuesday, and I will be following the progress of this application closely.

My property is on the Mississippi River in Playfairville, immediately downstream from the proposed pit. I have lived here for nearly 15 years and now semi-retired, I work part-time from the home I share with my husband.

We moved to Lanark Highlands for the extraordinary access to unspoiled beauty, the deep community roots that are evident here, both combined with easy access to a major city.

A brand-new aggregate extraction operation that would require amendments to official plans of both Lanark Highlands Township and Lanark County raises significant concerns. I understand that this 125-acre site currently includes a mix of deciduous and coniferous forest, wetland, and active agriculture.

The property in question is zoned Rural Communities and would have to be rezoned to Mineral Aggregate Extraction. *That's a significant change in a municipality that has recently rebranded itself with the slogan "Explore the Beauty we call Home."*

I really only have one question for the Council of Lanark Highlands. **What benefit will accrue to the Township, socially, environmentally, economically, if this application is approved?** Will it contribute significant tax revenues or development fees to the Township coffers? Will it strengthen the social fabric in our Rural Community? Will it draw tourists to the region to enjoy the natural beauty we call home? Will it support a ripple effect of community economic development?

How would this aggregate pit honour the values in the official plan of protecting shorelines and offering an attractive environment for tourism?

1

Arnott Brothers operates the McKinnon Pit across the road from the site in question, and there are 3 other aggregate pits within two kilometers of this site, as well as numerous others operating in the municipality. Tell me again please, what the benefit of another aggregate pit will be to the municipality? Not to Cavanaugh, to the municipality and its residents.

Is this something we will be able to add to the 'About Lanark Highlands' page of the municipal website, along with hiking trails, Blueberry Mountain, alpaca farms, fresh water beaches, wild orchids, and farmers' markets?

Thank you for your attention to this matter. I'll see you soon. I can be reached at the above email address and phone number. I eagerly await your response.

Sincerely,

Cathie Green

Cc:

Peter McLaren, Reeve Lanark Highlands,
p.mclarenfarms@sympatico.ca

Bill King, Deputy Reeve, billkingsagebrush@yahoo.ca

Marina Summers, Village Ward msummers4council@gmail.com

Forbes Symon, Planner, forbess@jp2g.com

Amanda Noel, Clerk Lanark Highlands, lhclerk@lanarkhighlands.ca

Tim Wheeler, concerned citizen, [REDACTED]

Gena Gibson, Editor, Lanark ERA lanarkera@primus.ca

2

From: [REDACTED]

Sent: March 12, 2023 11:16 AM

To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>; info@lanarkcounty.ca; ARAapprovals@ontario.ca; lovepreet.sahota@ontario.ca

Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca; [REDACTED]

Subject: OPA-08 and ZA-2023-02 Thomas Cavanagh Construction Limited (Highland line Pit) - Letter of Concern from Cindy McGann

March 12, 2023

RE FILE NO.: OPA-08 and ZA-2023-02 Thomas Cavanagh Construction Limited (the “Cavanagh Application”)

Good Morning. Yesterday, all of you received the below letter and attachments from Kevin Fisher, concerned property owner and McCulloch Road resident. Last week, you also received a letter from George Fisher, another concerned McCulloch Road resident.

Kevin is my brother and George is my father. Both are copied on this email.

While I don't live proximate to the proposed pit, I share my brother's and father's concerns and fully support the need for additional research and consultation **PRIOR TO** approval of the Cavanagh Application and any issuance of the requested ARA License.

Additionally, I have the following specific concerns:

- The MHBC Planning Justification Report (the “Report”) suggests that an unevaluated wetland at the eastern end of the pit is located “outside the limit of extraction” and “will not be disturbed”. How did MHBC reach this conclusion if the wetland was unevaluated?
- What plans exist for the commencement of operations in respect of the other licensed pits in the area, two of which are located within 200m of the proposed additional pit?
- What is the actual “life of the operation” estimated to be (as referenced repeatedly in the Application)? The proposed maximum annual tonnage to be extracted is 1M tonnes. Interestingly, the Report states that “*the subject lands are estimated to contain at least 2M tonnes of high-quality sand and gravel resources*”; however, it does not confirm a maximum estimate of resources. Is it only 2M tonnes extracted (1M tonne/year, for 2 years) or 20 years (200,000 tonnes/year with 4M tonnes extracted)? When is all pit activity projected to cease?
- Rehabilitation is stated to occur “progressively” during the “life of the operation”, with the end result being a pond “after extraction ceases”. Again, what does this mean in terms of actual activity and timing?

Like my brother and father, I wish to be kept informed of further meetings, notices, and proposed action in relation to the pending plan amendments in respect of this matter.

Please confirm receipt of this email via return email.

Sincerely,

Cindy McGann B.Admin, MBA, LLB
106 Scotch Pine Grove, Dunrobin, Ontario K0A 1T0

From: Bill Elgie & Leslie Hoyle [REDACTED]
Sent: March 14, 2023 1:46 PM
To: forbess@jp2g.com; LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net
Subject: Highland Line pit proposal

Attention:

Forbes Symon, Senior Planner , Jp2g Consultants
Amanda Noel, Clerk, Township of Lanark Highlands
Jeannie Kelso, Councillor of Ward 5, Lanark Highlands

I have recently been made aware of the proposed gravel pit at Dalhousie Con 10 Pt Lot 5 (125 acres immediately south of Highland Line between Leo Jay Lane and Wheelers Pancake House, bordering Barbers Lake to the South). I implore the Council of Lanark Highlands not to approve this application. Barbers Lake and the surrounding area contain environmentally significant, pristine natural ecosystems. The area is home to numerous threatened and endangered species. The vulnerable underground water recharge area will be irrevocably damaged if this project goes through. Barber Lake feeds Long Sault Creek, which feeds into the Mississippi. Long Sault, due to its undisturbed nature, is one of or maybe the only Creek in the area that supports northern Brown Trout.

My wife and I are recently retired Environmental Science Teachers and Outdoor Educators. We moved to Lanark County in 2021 because of the beautiful natural spaces that can be found in Lanark. We were so excited to move to Lanark that we [moved here by canoe!](#) We have loved sharing the natural beauty of our new home with our friends: cycling, hiking and canoeing the many lakes and rivers in the area.

Having moved from the edge of the GTA, we have seen the devastating effects of clearing green spaces for quarries and developments. This kind of thinking is short sighted. A quarry may provide aggregate and income for a few years, but at what cost? Ecotourism provides ongoing income in the region for generations, a quarry lasts only a few years and leaves the area forever damaged. This project is unnecessary. Ontario already has 13X more gravel approved for extraction compared to annual consumption.

In February and March 2020, Thomas Cavanaugh Construction Ltd clearcut much of the proposed quarry site. This clear cutting was done prior to the ecology studies which Cavanuagh submitted as part of their proposal to Lanark Highlands. Neighbours across the lake were given no notice, and only found out when they heard the trees being felled. This coincided with COVID, so little notice was paid to it at the time, and afterwards it was too late.

Lanark Township has a choice. We urge you to reject this proposal. The area in question is a gem, and not worth the environmental cost that the quarry would take. By clearing the area before even starting to assess the effect the quarry would have on the local ecosystem, Thomas Cavanaugh Construction Ltd have not acted in good faith. How can they be trusted to follow best practice and not cut further corners as they go?

Although our residence is not in Lanark Highlands, we are residents of Lanark County and frequent users of the many businesses and green spaces of the Highlands. We ask that the Council please take into account our voices in addition to the many other voices in opposition to this proposal: it is unnecessary and will forever damage a rare and valuable ecosystem. Lanark Highlands will benefit far more in the long run by protecting Barbers Lake than it will by undermining it.

respectfully submitted,

Bill Elgie and Leslie Hoyle
819 McLaren Road
Perth, ON
K7H 0C9

From: Judy Hitchcock [REDACTED]
Sent: March 14, 2023 1:04 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>

Cc: forbess@jp2g.com; billkingsagebrush@yahoo.ca; jeannie.kelso@bell.net; msummers4council@gmail.com; p.mclarenfarms@sympatico.ca; ron.closs@sympatico.ca; srevtawn@storm.ca; vereykenward3@outlook.com

Subject: Barbers Lake Pit Proposal

Dear members of Lanark Highlands council;

Peter McLaren, Bill King, Ron Closs, Steve Roberts, Allison Vereyken, Marina Summers, Jeannie Kelso, Forbes Symon;

My name is Micheal O'Connor. I have lived at 418 concession 9A at the East end of Barbers Lake for 25 years.

I am writing this letter to address my concerns regarding the proposed zoning changes that would allow the opening of another large sand and gravel pit on the Highland Line. Located at the West end of Barbers Lake.

Barbers Lake is a small body of water surrounded by sensitive wetlands which support the home of a number of endangered species. It is also a part of the Long Sault Creek, which is classed as one of very few cold water trout streams in Lanark Highlands.

The proposed zoning changes *and pit license will greatly affect the lives of the residents, recreational tourists and tourist businesses around the lake and surrounding area.*

The proposed pit is seeking to operate 24 hours a day, resulting in heavy traffic, and noise as well as unknown environmental issues stemming from the close proximity to the lake, in which material will be removed from below the water table.

The only reason people live and visit this area is, the scenic beauty and peaceful environment filled with abundant wildlife.

In closing, I would like to ask the Lanark Highland members of council who will be tasked with making these decisions, what they want the area around Historic McDonalds Corners to be recognized for.

A peaceful, beautiful area to raise a family, a place of cottage goers in the summer, a tourist friendly area? Or, an industrial site that will remove any reason to be here.

Sincerely,

Micheal O'Connor

From: Cindy MacLean [REDACTED]

Sent: March 14, 2023 2:49 PM

To: LH CLERK <lhclerk@lanarkhighlands.ca>

Cc: jeannie.kelso@bell.net; p.mclarenfarms@sympatica.ca; forbess@jp2g.com

Subject: Letter of Concern - Proposed Highland Line Aggregate Development

March 14, 2023

Township of Lanark Highlands Clerk: Amanda Noël lhclerk@lanarkhighlands.ca

cc: Local Councillor for Ward 5: Jeannie Kelso jeannie.kelso@bell.net

cc: Township of Lanark Highlands Reeve: Peter McLaren p.mclarenfarms@sympatica.ca

cc: Planning Consultant: Forbes Symon forbess@jp2g.com

Dear Amanda, Jeannie, Peter and Forbess,

I am writing to share my concerns over the Proposed Highland Line Aggregate Development.
ZA-2023-02 and OPA-08 - Thomas Cavanagh Construction Limited.

My name is Cindy MacLean. My parents, Doug and Norah Frobels own a cottage on Barbers Lake - 255 Leo Jay Lane also known as DAL CON 9 PT LOT 5.

My father is a Canadian Air Force veteran and retired Bell Canada employee. My mother managed a home daycare to supplement our family income while staying home to raise my brother and me. Both of my parents worked hard their entire lives so they could save enough money to purchase a lakefront property to enjoy in their retirement and to provide a legacy for their children and grandchildren. My parents love the peace and serenity of their cottage. They visit the cottage every weekend starting in April until the snow falls in late November. Together they spend their time tending to the property, entertaining friends and family, and enjoying a well-earned retirement. During the winter months, my parents visit the cottage once a month to ensure the property is in good order. They are very proud of their cottage and keep meticulous care of the property and the buildings.

Each summer our children look forward to visiting the cottage, so they can enjoy the lake and everything the area has to offer. Our children learned to swim, fish, and canoe with their grandparents at Barbers Lake, and had hoped to teach their children, as well. Our children developed a love of nature from exploring the water and forest and learning about frogs, birds, and other wildlife abundant at the cottage. Every August my parents host a family reunion at their cottage for up to 50 people, which everyone looks forward to, because of the convenient location and beautiful views. My parents' cottage is located high above Barbers Lake with a fantastic view across the lake.

The proposed aggregate pit will change all of that for everyone. The pit will forever change the view that everyone enjoys, from a beautiful forest rising from a natural lake to a deforested gravel pit spewing dust into the air and by-products into the lake. My parents' serene cottage retreat will forever be polluted by heavy machinery digging up rocks and smashing them into gravel. The haunting calls of the loons will be replaced by the rumbling of dump trucks at all hours of the day and night. Furthermore, the peaceful country road frequently traveled by my aging parents will now be a dangerous thoroughway for heavy machinery and massive dump trucks filled with gravel. Please ensure that this does not happen!

Thank you for listening. Please keep me informed of any scheduled dates and correspondence around meetings of any Township bodies that may meet in the future to consider any aspect of the issues around this application. Please also confirm that you have received this correspondence.

Respectively,
Cindy MacLean
8 Mattawa Crescent
Kanata, ON
K2M 2J4

From: Jenna and Doug Deforge [REDACTED]
Sent: March 14, 2023 8:25 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Subject: Lanark Highlands Pit Meeting March 14, 2023.

Hello,

I attempted to participate by telephone, as this matter is extremely important to us. Our son 13yrs old has baseball opportunities in Florida and we couldn't be there in person.

We listened to the majority of what was said before losing a connection.

I wanted to say that the Highlands have been built on generations of families raising their children. Families depend on local business for quick food and jobs for our youth. For example my son who is 13 just began working at Wheelers, if the Highlands doesn't stick to our roots then there will be an adverse affect in the children being raised here. Instead of spending over \$50.00 a day to drive my son to and from a job in Perth, he can work here, learn independence and responsibility without being robbed of working in the Highlands.

Alone- bus routes on average are an hour to an hour and a half, there's been no consideration for school traffic during full operating times, not to mention the higher traffic accident risks.

I also wanted to add if there is one thing I have learned over the recent years, specifically the pandemic, is those that live in the highlands are blessed. When communities were on lock down children often were stuck indoors, those in the highlands had an opportunity to continue to maintain an outdoor loving life.

By stripping away the natural resources of these properties you are essentially teaching our children that their well being and the foundations and or traditions we have been trying to in-still in our children don't matter and I believe that's the wrong message to send our children as many families have raised their children in the highlands, the children have left for higher education purposes and returned to begin their own families and this has continued for generations.

Thank you,
Jenna

Sent from my iPhone

From: Jordon O'Connor [REDACTED]
Sent: March 14, 2023 10:16 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: p.mclaren@sympatico.ca; billkingsagebrush@yahoo.ca; jeannie.kelso@bell.net; forbess@jp2g.com
Subject: Pending Pit construction at Barbers lake

To whome it may concern

my name is jordon O'Connor I live at 418 concession 9A Dalhousie and I am writing in regards to Cavanaugh constructions plan to open a new pit at the base of barbers lake I have a few concerns im hoping you can address I feel this could be detrimental to the environment and in particular the lake it's self, it's known that the area has deposits of uranium and with an open mining operation could this possibly cause the lakes levels of uranium rise? the environmental impact and affect on wild life would prove horrible. Also they plan to dig below the water levels and with the pit being as close to

the water as it is there is potential to drain the lake and surrounding wet lands causing catastrophic and irreversible damage. another concern is the noise pollution that will occur disrupting the wild life as well as the occupants of barbers lake I look forward to hearing from you and thank you for you're time

-Jordon O'Connor

From: [REDACTED]
To: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca
Cc: [REDACTED]
Sent: Wednesday, March 15, 2023 1:22 PM
Subject: McDonalds Corners residents come out in droves to speak against proposed sand pit | Lanarkleedstoday.ca

From: [REDACTED]
To: jeannie.kelso@bell.net; p.mclarenfarms@sympatico.ca
Cc: [REDACTED]
Sent: Wednesday, March 15, 2023 1:22 PM
Subject: McDonalds Corners residents come out in droves to speak against proposed sand pit | Lanarkleedstoday.ca

Jeannie & Peter, unfortunately we are unable to personally meet/attend meetings regarding the sand pit proposal below. Just want to go on record with our opposition to this. While we realize that we need more businesses operating out of the highlands, this proposal will adversely affect our peace & solitude and environment. There will be; much increased, heavy truck traffic, noisy and pounding the roads 24/7, adverse effects on our air & water pollution, and negative impact on tourism. Highway 12 will become much more dangerous as well.

We implore you to deny this request.

<https://lanarkleedstoday.ca/2023/03/15/mcdonalds-corners-residents-come-out-in-droves-to-speak-against-proposed-sand-pit/>

Lanark Services

Reno's, Repairs & Improvements

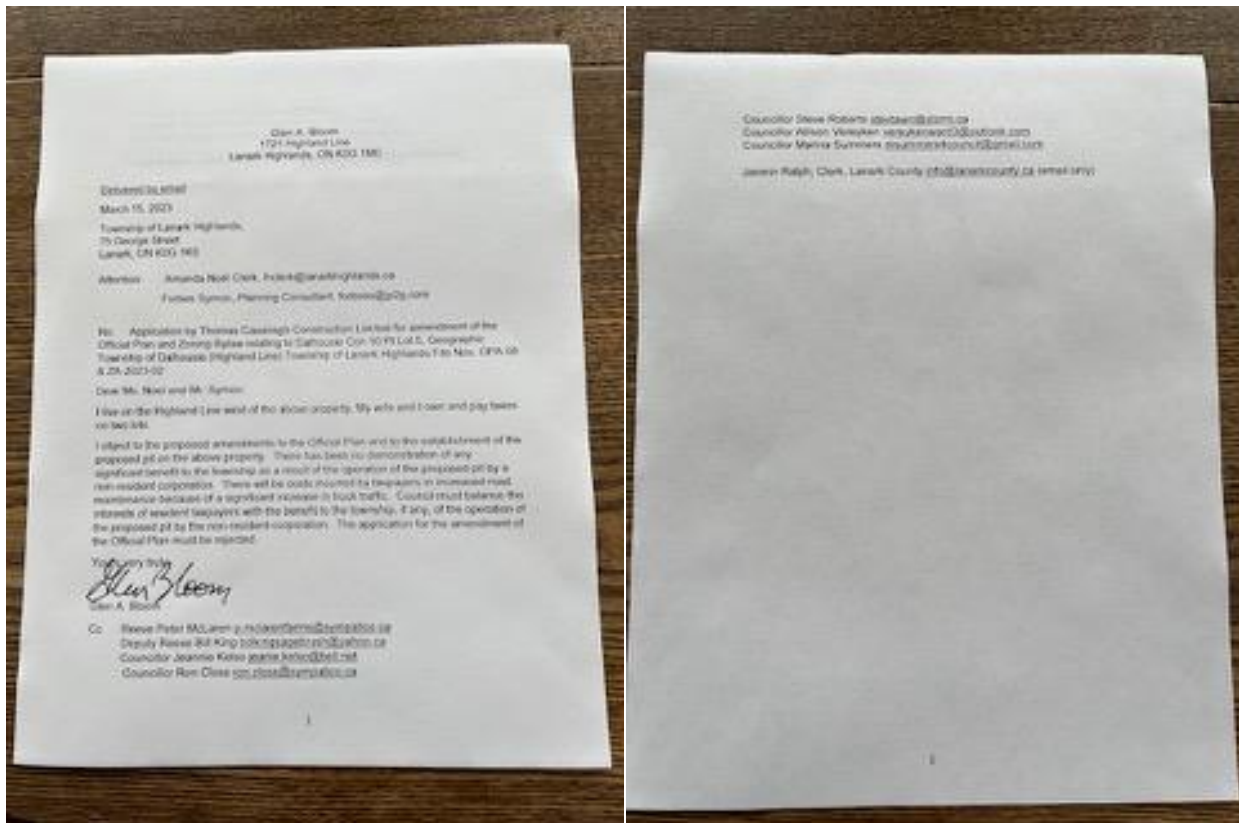
Waste Disposal & Deliveries

Firewood, Soil & Gravel

[REDACTED]

From: Glen Bloom [REDACTED]
Sent: March 16, 2023 10:14 AM
To: LH CLERK <lhclerk@lanarkhighlands.ca>; forbess@jp2g.com
Cc: p.mclarenfarms@sympatico.ca; billkingsagebrush@yahoo.ca; jeanie.kelso@bell.net; ron.closs@sympatico.ca; stevtawn@storm.ca; vereykenward3@outlook.com; msummers4council@gmail.com; info@lanarkcounty.ca
Subject: Please see the attached letter regarding a proposed amendment to the Official Plan regarding a gravel pit on the Highland Line.

Attachment 1 - Letter



From: Josee Cote [REDACTED]
Sent: March 20, 2023 7:06 PM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; forbess@jp2g.com; p.mclarenfarms@sympatico.ca; msummers4council@gmail.com
Subject: The Highland Line Pit Proposal

Good day,

I'm writing with regards to the Highland Line Pit that is being proposed. Myself as well as my spouse have some concerns as well as some questions.

Living on Pine Grove Rd and having the pit being a 24 hour operation would be extremely disruptive not only to our sleep and being properly rested for work everyday but we recently moved here from the busy city life expecting a quiet country lifestyle. We do not want to be driven away from our new home due to this disruptive proposal.

Aside from the constant noise, air pollution and potential issues selling our home in the near future, I would like to pose the following questions:

- Have studies been completed on the environmental impact to the surrounding farming community?
- What remediation strategies will be implemented by the quarry operations team to ensure water quality and water tables are unaffected?
- How many jobs would this create and what financial benefit would the region see from this?

The families, business owners, farmers etc. who live in this area would all be affected negatively if approved. All of these concerns need to be highly considered when weighing out the pros and cons of this proposal.

Thank you for your time.

Josee

From: Cooper Watt [REDACTED]
Sent: March 21, 2023 8:22 AM
To: LH CLERK <lhclerk@lanarkhighlands.ca>
Cc: jeannie.kelso@bell.net; msummers4council@gmail.com; forbess@jp2g.com; p.mclarenfarms@sympatico.ca
Subject: The Highland Line Pit proposal.

Good morning, Amanda Noel,

My name is Cooper Watt, resident of Lanark Highlands. I live on Ferguson Falls Rd. and I'm writing today to express my opposition to the Highland Line Pit proposal. I have an acute understanding of what it's like to live near a massive pit quarry from a pollution & life-disrupting viewpoint, so when this pit proposal was brought to my attention I quickly read the Planning Justification Report at <https://www.lanarkhighlands.ca/lh-business/planning/the-official-plan> and have concluded I must stand staunchly opposed to TCCL's Highland Line Pit application.

Although the ecological and environmental impacts are many; the demolition of animal habitats presently living harmoniously among Lanark highland residents, significant increase in area pollution, water table & waterway impacts; here are a few other concerns:

1. There are already multiple quarries all over this region. Spring, Summer, and Fall mornings & evenings are incessantly punctuated with the sounds of massive tandem dump trucks rolling up & down our winding country roads, braking and accelerating constantly - literally at the crack of dawn on many mornings! Any statement of assurances to keep noises to a minimum, within normal business hours Mon-Fri, is a lie, in my opinion. If the site is approved, I'm confident TCCL will pay no heed to lessening the disturbance to residents while TCCL dollars & cents are at stake. As per usual, the tax-paying residents pay the price for a corporation to make profits.
2. Speaking of dollars & cents and profits, it occurs to me that TCCL seems to be hunting for quarry sites as close to their central operations as possible. Would this be because the closer any new quarry is, the less it costs them to extract? I read nothing in the reports that declared the proposed Highland Line Pit site was exceptional in any way aside from its literal geographic location. Granted, 'their' studies found material that falls within certain classifications ripe for mining, but nothing about those statements of "discovery" declare the findings as exceptional in any way. In my opinion, if TCCL wishes to open a new quarry, it should be looking further out toward much more rural and less populated areas with no one living nearby for 25kms minimum. We have several highways shooting in all directions in this province. TCCL should locate an off-grid site, build a road off one of our existing highways (at TCCL's expense), and start a quarry pit there. The distance and associated additional costs should be on TCCL. It should not be on the residents to have to put up with the pollution so that TCCL can save money on a closer, easier-to-get-to site.
3. This proposal is far too close to a significant body of water. Nothing I read within TCCL's application nor Justification Report guaranteed no harm to the waterway, let alone the proposed sub-water table digging in the proposal. Therefore, we the people should say NO!

In closing, TCCL is a massive corporation in this region, they can afford to look elsewhere or find a new way to do whatever it is they want to continue doing. I plan to stand opposed to this application in every way possible, including site protests if need be.

Sincerely,
Cooper Watt