



Public Meeting

March 14, 2023

Staff Report: #PLN-2023-07

REPORT BY: Forbes Symon, Senior Planner, Jp2g Consultants Inc.

REPORT SUBJECT: Thomas Cavanagh Construction Ltd.
Dalhousie Con 10 Pt Lot 5, Geographic township of Dalhousie
(Highland Line)
Township of Lanark Highlands Amendment to Township's
Official Plan and Zoning By-law

DEPARTMENT: Planning

1. LOCATION AND DESCRIPTION

The subject property is located on Part Lot 5, Concession 10, geographic Township of Dalhousie, now in the Township of Lanark Highlands (Appendix A – Key Map) . The property is not identified with a civic address as there are no buildings on the property. The OPA/ZBA applications identify the subject property as being 50.6 ha (125 ac) in size, all of which will be licensed Aggregate Resources Act (ARA) lands. The applications also indicate that the 35.1 (86.7 ac) is proposed to be subject to aggregate extraction.

It is important to appreciate that this new proposed pit is to be a Class 'A' Licence to operate a pit **below the water table**, with a maximum annual tonnage to be extracted at 1,000,000 tonnes. The pit is proposed to operate on a 24-hour basis with limitations on what equipment can operate between the hours of 7 pm and 7 am.

In order for this proposed pit to proceed, there is a need for the proponent to obtain an amendment to the Lanark County Sustainable Communities Official Plan (SCOP), an amendment to the Township of Lanark Highlands Official Plan and Zoning By-law and obtain an Aggregate Resource Act (ARA) licence from the Ministry of Natural Resources and Forestry.

The amendment to the SCOP is required to permit any new mineral aggregate operations within the County by adding them to the Licensed Aggregate Extraction Operation Designation. The proposed SCOP Official Plan Amendment (OPA) will amend the current designation from "Rural" to "Licensed Aggregate Extraction Operation".

The amendment to the Lanark Highlands Official Plan as submitted is to change the land use designation from "Rural Communities" to "Mineral Aggregate Resource Policy Area – Pit". The amendment to the Lanark Highlands Zoning By-law 2003-451 to amend the zoning from "Rural (RU)" and "Mineral Aggregate Reserve – Holding (MAR-h)" to "Mineral Aggregate Resources Pit (MXP)" (Appendix B, C, D).

Concurrent to amendments to the County and Township planning documents, the proponent has initiated an ARA site plan license request with the Ministry of Natural Resources and Forestry. It is important to appreciate that the County and Township planning approvals focus on land uses, while the ARA site plan license focuses on site extraction details, pit operations, and rehabilitation (Appendix E). The ARA application has been deemed complete by the MNRF and is filed as ARA application #626599 (Appendix F).

The applicant's Planning Justification Report describes the site as being comprised of two parcels separated by Anderson Lane. Anderson Lane is a Township road which provides access to a dwelling located adjacent to the property on Lot 4, Con 10. The entire subject property and proposed pit will have frontage on Highland Line, a Township year-round maintained road.

The proposed pit operation is expected to generate approximately 60 two-way truck trips per day at maximum production. The proposed operation will extract aggregate using an on-site mobile screening plant and will also require the occasional crushing. Both of these operations will only operate between 7:00 am and 7:00 pm.

The subject property can be best described as rolling hilled landscape, with tree cover on high lands and hay and pasture fields on flatter and lower lands. A large portion of the tree cover on the property was removed in the spring of 2020. The most significant feature of the property is that it drains to and abuts Barbers Lake. Barbers Lake is part of the Long Sault Creek Subwatershed which is known to be a cold-water stream with a documented native brook trout population (Watershed Canada). In addition to the subject property, approximately 6 other properties abut Barbers Lake, with six dwellings abutting the lake.

It is worth noting that on a site inspection following the submission of the applications, it was confirmed that a large portion of the subject lands visible from Highland Line has been deforested.

One of the region's most significant rural economic development attractions, Wheelers Pancake House is located directly to the west of the subject property. The proponents Planning Justification Report suggested that the main structures of the Pancake House are located 500-600 m from the subject property and that visual and acoustic berms will be used to mitigate potential impacts from the proposed pit.

There are currently no buildings located on the subject property.

2. APPLICANT SUBMISSIONS

On behalf of Thomas Cavanagh Construction Ltd., MHBC Planning Urban Design & Landscape Architecture submitted the following information in support of their applications:

- Stage 1 through 4 Archaeological Assessments (WSP Golder);
- Traffic Impact Study (Castleglenn Consultants)
- Acoustic Assessment (Freefield Ltd.);
- Level 1 and Level 2 Water Report (WSP Golder);
- Natural Environment Level 1 and 2 Technical Report (WSP Golder);
- Planning Report and ARA Summary Statement (MHBC);

- Site Plan (WSP Golder).

At the time of the writing of this report, the peer review of the above noted reports have not been finalized. Future comments on the reports will be forthcoming at a future meeting.

3. ARA PROPOSED SITE PLAN SUBMISSION

The proposal involves Thomas Cavanagh Construction Ltd. making a Class A Licence to operate a pit below the water table. The maximum annual tonnage is proposed to be 1,000,000 tonnes. The ARA License application has been deemed complete and has been assigned #626599. The ARA site plan is attached as Appendix E. Correspondence from MNRF indicate that MECP will review the proposal in terms of the hydrogeological report. The ARA circulation/commenting period is 60 days from January 31, 2023 (Appendix F).

It is worth noting that within 7 kilometres of the subject property there are 9 other ongoing aggregate pit licenses. These licenses combine for a total maximum annual extraction of 900,000 tonnes. Only one of these 9 surrounding pits is below water (Pit ID 4239). All of the operating pits within close proximity to the subject property are pits which operate 1.5 m above ground water levels.

It is also worth noting that of the 9 pits within 7 km of the site, four have frontage on Highland Line. The existing Highland Line pits have a combined annual tonnage of 690,000 tonnes and cover approximately 144 ha of land. All of the existing pits that front on Highland Line Road use the existing/proposed haul route east along Highland Line Road to County Road #12 (Watsons Corners Road).

The most recent approved pit on Highland Line Road, referred to as the McKinnon Pit, operated by Arnott Brothers, resulted in an agreement between the Township and the proponent for upgrades to the Highland Line Road and limits on pit operation. Of particular interest are the limits to heavy truck travel from 6:00 am to 6:00 pm, Monday to Friday with no truck traffic on weekends or public holidays. During half-load season, no truck travel is permitted along Highland Line Road, except for a case of emergency. The agreement also identified the times of year when on-site crushing would take place. This pit covers approximately 34.3 ha of land and has a maximum annual extraction of 150,000 tonnes.

4. PLANNING ANALYSIS

4.1 Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning that provides for appropriate development, while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. As per Section 3(5) (a) of the Planning Act, R.S.O. 1990, all planning decisions must be consistent with the PPS.

The applicant's Planning Report provides a very detailed assessment of consistency with the PPS (2020) and concludes that the "proposed Highland Line Pit operation has been designed to ensure that social, economic and environmental impacts are minimized. The

proposal will make available close to market aggregate which will serve local eastern Ontario markets". It also concludes that the proposed pit is consistent with the PPS (2020).

There are a number of points which should be stressed about the PPS. First, Section 2.5.2 deals with Mineral Aggregate Resources. It clearly states that "as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible." It also states that "demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required".

Section 2.5.2.2 states that extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts. The policies also state that the aggregate resource should be protected from non-compatible uses.

4.2 Lanark County Sustainable Communities Official Plan (SCOP)

The subject lands are designated "Rural" in the Lanark County SCOP and as such there is a need to amend the SCOP in order to permit the proposed Highland Line Pit. The SCOP Official Plan Amendment (OPA) is intended to amend the designation from 'Rural' to 'Licensed Aggregate Extraction Operation'.

The applicant's Planning Report confirms that the proposed Highland Line Pit requires an amendment to Schedule A of the SCOP from Rural to Licensed Aggregate Extraction Operation.

The SCOP policies in Section 6.2, Mineral Aggregate Resources identifies the economic importance of aggregate and the need to protect the resource from non-compatible land uses. It identifies a broad range of permitted uses including portable asphalt and concrete plants. It also creates a 300 m buffer around all aggregate operations to limit non-compatible uses to be established.

4.3 Lanark Highlands Official Plan

The applicant's Planning Justification Report identifies the lands as being designated "Rural Communities" on Schedule 'A' of the Official Plan. As such there is a need to amend the Township OP to permit the proposed pit. The Township Official Plan Amendment (OPA) is intended to amend the designation from 'Rural Communities' to 'Mineral Aggregate Resource Policy Area – Pit'. A portion of the proposed pit is currently identified as "Mineral Aggregate Reserve", consistent with provincial mapping of aggregate resources.

The applicant's Planning Justification Report assessed the relevant policies of the Lanark Highlands Official Plan and concludes that the proposed pit conforms to the Township's Official Plan.

Section 4.1 of the OP contains the Mineral Aggregate policies. It recognizes the range of permitted uses highlighted in the PPS, including pits and quarries and portable asphalt and concrete plants. Section 43.1.3 sets out the policies for new or expanded mineral aggregate resource policy areas. It clearly states that provided all applicable policies of the OP are met, the establishment of a new licensed operation shall be permitted subject to the lands being within the appropriate designation.

Where new pits are proposed within 300 m of a residential, institutional or commercial use the proponent is required to provide information related to hydrogeological impacts and demonstrate that the extraction operation will not result in negative impacts on the existing non-extraction development's water and sewer services. They are also required to provide information on traffic impact, noise and vibration impact assessments and "demonstrate conclusively that the proposed extraction operation can proceed without negative impacts on the existing non-extraction development.

As noted earlier, the subject property and the proposed mineral aggregate extraction is proposed within 30 m of Barbers Lake. What the Planning Justification Report for the proposed development failed to recognize was that a portion of the property is within the Waterfront Communities designation. Section 3.1 of the Official Plan states that "Waterfront Communities is defined as those lands generally extending inland 150.0 metres from any lake or watercourse as shown on Schedule A, except that:

1. 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;
2. lands which do not ecologically, physically or functionally relate to the water body, although within 150.0 metres of the waterbody shall be deemed not to be within the Waterfront Communities; and,
3. lands within the Village and Hamlet Communities designation on Schedule A to this Plan shall be deemed not to be in the Waterfront Communities."

The OP acknowledges that "the extent of the Waterfront Communities is not shown graphically on Schedule A." It states that "in considering the precise location of where the Waterfront policies apply, the following matters shall be considered:

1. the extent to which the lands or the existing or proposed use of the lands are associated with or impact upon the waterfront;
2. the existence of topographic features or other terrain constraints which would limit or orient the proposed use of the land toward or away from the waterbody; and,
3. the presence of man-made features which would orient the proposed use of the land toward or away from the waterbody."

Section 3.1.2 sets out the Waterfront Objectives which include:

1. "To protect the visual qualities of the lakes and rivers and to protect or enhance the natural shoreline character.
2. To protect wetlands, wildlife habitat areas and fish habitat from incompatible development.
3. 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.
4. 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.
5. To encourage an increased awareness of the sensitivity of the environment and environmental stewardship of lands in the Waterfront Communities.

6. To ensure that development, redevelopment and the increasing use of shoreline properties does not result in additional environmental impacts or increase municipal servicing costs.
7. To promote the maintenance and enhancement of native vegetation buffer areas in all shoreline areas of the Township.
8. 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.
9. To protect areas of archaeological potential.
10. To preserve the dark sky through sensitive lighting design and installation.”

It would appear that the policies of Section 3.1 have not yet been addressed by the proposed mineral aggregate pit applications.

4.4 Lanark Highlands Zoning By-law

The Schedule A to the Lanark Highlands Zoning By-Law 2003-451 identifies the subject property as being covered by two zones: ‘Mineral Aggregate Reserve - Holding (MAR-h)’ and ‘Rural’ (RU). Neither of these zones permit the proposed pit operation and, as a result, a Zoning By-law Amendment (ZBA) is required to place the property within the ‘Mineral Aggregate Resources Pit’ (MXP) zone, which is designed to permit a pit.

The Planning Report identified that Section 4.32.3 states that “the minimum setback distances for pits and quarries from property lines shall be as set out in the Aggregate Resources Act”. This provision recognizes that extraction setbacks are outlined on the site plan approved under the Aggregate Resources Act and that the site plan prevails to the extent of any conflicts with a municipal by-law.

The proposed pit zoning by-law amendment application does not include any special provisions or setbacks.

4.4 Mississippi-Rideau Source Protection Plan

One of the issues that was identified through the preliminary review of the proposed pit application was that the Government of Ontario Pits and Quarries web site identified the entire subject property as being a vulnerable aquifer and a large portion of the western half of the subject property as being a “significant groundwater recharge area”. The highly vulnerable aquifers represent 89% of the region, while significant groundwater recharge areas represent 13% of the region’s land base. The MECP describes drinking water threats under the Clean Water Act to include “an activity that reduces the recharge of an aquifer.”

5. COMMENTS

Notice of the proposed Official Plan Amendment and Zoning By-law Amendment to permit the proposed pit were issued on January 30, 2023 to all property owners within 120 m of the subject lands, posted on the subject lands, mailed to all prescribed ministries and agencies and posted on the Township’s website.

At the time of the writing of this report, there were no comments received from any of the circulated agencies.

Similarly, there were no peer review comments received at the time of the writing of this report.

There has been a high volume of comments received from the public and surrounding property owners. All comments from the public that have been received at the time of the writing of this report are found in Appendix G and are deemed to form part of the public record for this file. At the time of the writing of this report there were 45 individual submissions from the public. The cut off for comments included in this report was March 8th, 2023 at 12:45 p.m. Those who have provided comment include:

Patrick Clarke – 273 Leo Jay Lane
Sylvia MacKenzie – 203 Leo Jay Lane
George MacKenzie – 203 Leo Jay Lane
Cal Wallis – 526 Highland Line
Alani Galbraith-Kuzma – 264 Con 9A Dalhousie
Kristen Roy – 6111 McDonalds Corners Road
Jeremy & Zoe Adam – 483 Highland Line
Lynn Ann Reside – 264 Con 9A Dalhousie
Nathan Wheeler – 172 Trembleau Rd, NY
Vernon Wheeler – 1001 Highland Line
Judy Wheeler – 1001 Highland Line
Dan & Tami Hunton – 2144 Bathurst Line W
Tim Schruder – 626 Highland Line
Geoff Mason – 101 Leo Jay Lane
Caitlin Mason – 101 Leo Jay Lane
Linda Grenier – 104 McCulloch Rd
Jenna & Doug Deforge – 134 Eldreds Road
Gary Glover & Cindy McCall – 100 Milton's Road
Trecia Jones – 626 Highland Line
Judith Long – 100 Shelby Lane
Dale Moulton – 127 Leo Jay Lane
Angela Wheeler – 1001 Highland Line
Mark & Shannon Wheeler – 1001 Highland Line
Bill Bak – 926 Con 9A Dalhousie
Ken Hillis & Michael Petit – 291 McCulloch Road
Trevor Fisher – no address
Tim Wheeler – 1001 Highland Line
Cindy & Ian Preville – 4557 Watson Corners Road
Joel Smith – 1121 Highland Line
Isla Smith – 1121 Highland Line
Dan McRae – 133 Karen Lane
Charles Temple & Susan Snyder – Lot 7 Con 8, Lanark Highlands
Arnott Construction – Dalhousie Concession 10
Tracy Smith - 1121 Highland Line
Caleb Smith - 1121 Highland Line
Gary Scrafano, Glynnis Brushett and Corbeau Scrafano – 983 9th Concession A Dalhousie

Chuck Kozo – 160 Ferguson Side Rd.
Norah & Douglas Frobel – 255 Leo Jay Lane
Clair & George Fisher – 332 McCulloch Road
Sheila MacDonald – McDonald’s Corners
Larry Deforge – Dalhousie Concession 10
Bobbi & Alex Puharich – 105 Maple St.
Donna Marie & Robbie Adam – 872 Dalhousie Con 9A
Erica Riley & Keith Johnson – 949 11th Concession Dalhousie
William Barrett – 4439 Watson’s Corners Road

The following is a summary of the range of topics and concerns that have been submitted:

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

Most if not all comments received are well documented and have merit. It will be the proponent’s responsibility to address these comments prior to Council making a decision on the OPA and ZBA.

6. SUMMARY AND RECOMMENDATIONS

The proposal before Council is to permit a below water pit to be operated 24hr per day on lands described as Part Lot 5, Concession 10, geographic Township of Dalhousie, now in the Township of Lanark Highlands. The proposed maximum annual extraction is proposed to be 1,000,000 tonnes. This proposal requires an amendment to the Lanark Highlands Official Plan, Lanark Highlands Zoning By-law, Lanark County Sustainable Communities Official Plan, and a license from the MNR under the Aggregate Resources Act. Typically, the ARA site license contains all the operational and design details of the pit operation.

There have been numerous studies which have been submitted in support of the various applications. At this time, the peer review of the various studies is ongoing and not yet finalized.

From a land use planning perspective, the proposed pit is in an area of known aggregate deposit and the surrounding neighbourhood understands and has experience with

aggregate extraction and the four (4) other pits located along the Highland Line. However, the scale of proposed extraction will 30% greater than the combined extraction of the four (4) existing pits along highland line. It will also be the first pit to operate below the water table and 24hr per day on the Highland Line.

The preliminary review of the proposal has generated Township questions and concerns regarding the 24 hr operation of the pit, impact on the surrounding property owners, impact on the cold-water creek, and impact on Highland Line Road. There is also the concern that a portion of the lands are located within Waterfront Communities designation which has not been addressed.

This development proposal has generated a tremendous amount of public interest, as reflected in the 42 comments attached as Appendix G to this report. These comments have merit and should be addressed by the proponent prior to Council making a decision on the merits of the OPA and ZBA.

It is the recommendation of this report that the public meeting be suspended and reconvened at a future date once the applicant has had an opportunity to address comments from the public, provide more information on the impacts on Long Sault Creek/Barbers Lake, to allow the Township to open discussions with the proponent regarding the 24hr pit operations plan and potential impacts on neighbouring properties and the Highland Line Road and to allow for the completion of the peer review of the various studies. It is recommended that Council not make a decision on the merits of the OPA and ZBA at this time.

It is anticipated once the applicant has addressed these matters that the public meeting would be reconvened and all those who provided comments would be notified of the future public meeting date. The members of the public should be aware that it may take a number of months before this matter would come back before Council.

All of which is respectfully submitted.

Sincerely,
Jp2g Consultants Inc.
ENGINEERS ▪ PLANNERS ▪ PROJECT MANAGERS



Forbes Symon, MCIP, RPP
Senior Planner

7. **ATTACHMENTS**

Appendix "A" – Key Map
Appendix "B" – Official Plan Schedule A
Appendix "C" – Official Plan Schedule B
Appendix "D" – Zoning Schedule
Appendix "E" – Proposed Site Plan

Appendix "F" – ARA Complete Application
Appendix "G" – Public Comments

Prepared By: *Forbes Symon, Senior Planner, Jp2g Consultants Inc.*

Approved By: *Darlene Plumley, CAO/Deputy Clerk*

Appendix A Key Map

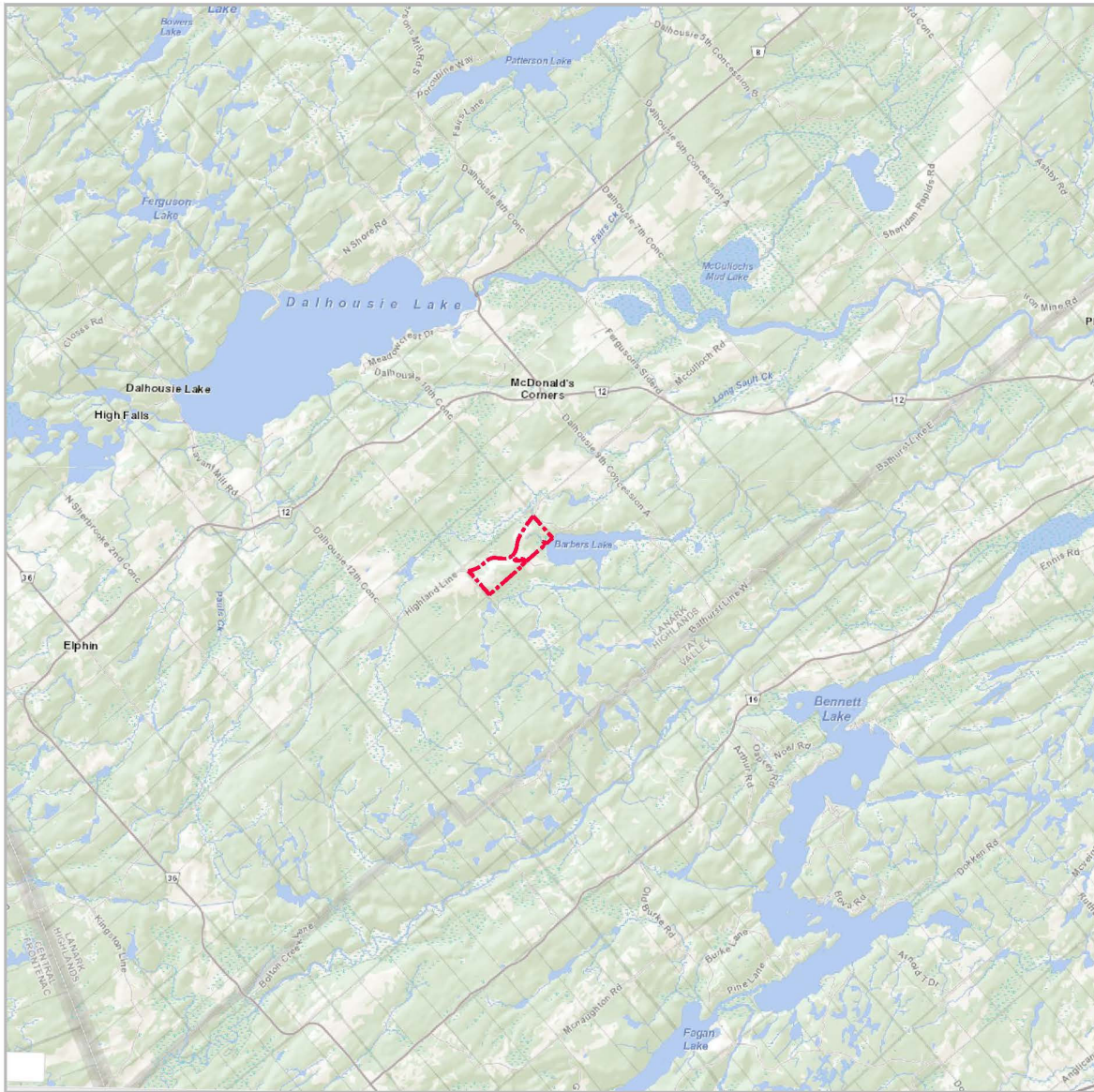


Figure 1
Location Map

LEGEND

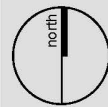
 Subject Lands

DATE: November 2022

SCALE: NTS

FILE: 0851E

DRAWN: DGS



K:\0851E-THOMAS CAVANAUGH CONSTRUCTION-HIGHLAND LINERPT\LOCATION MAP.DWG

**Thomas Cavanagh
Construction Limited**
Part of Lot 5, Concession 10
(Geographic Township of Dalhousie)
Township of Lanark Highlands
County of Lanark

Base Map Source:
agMaps online mapping service ©Queen's Printer for Ontario 2022

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

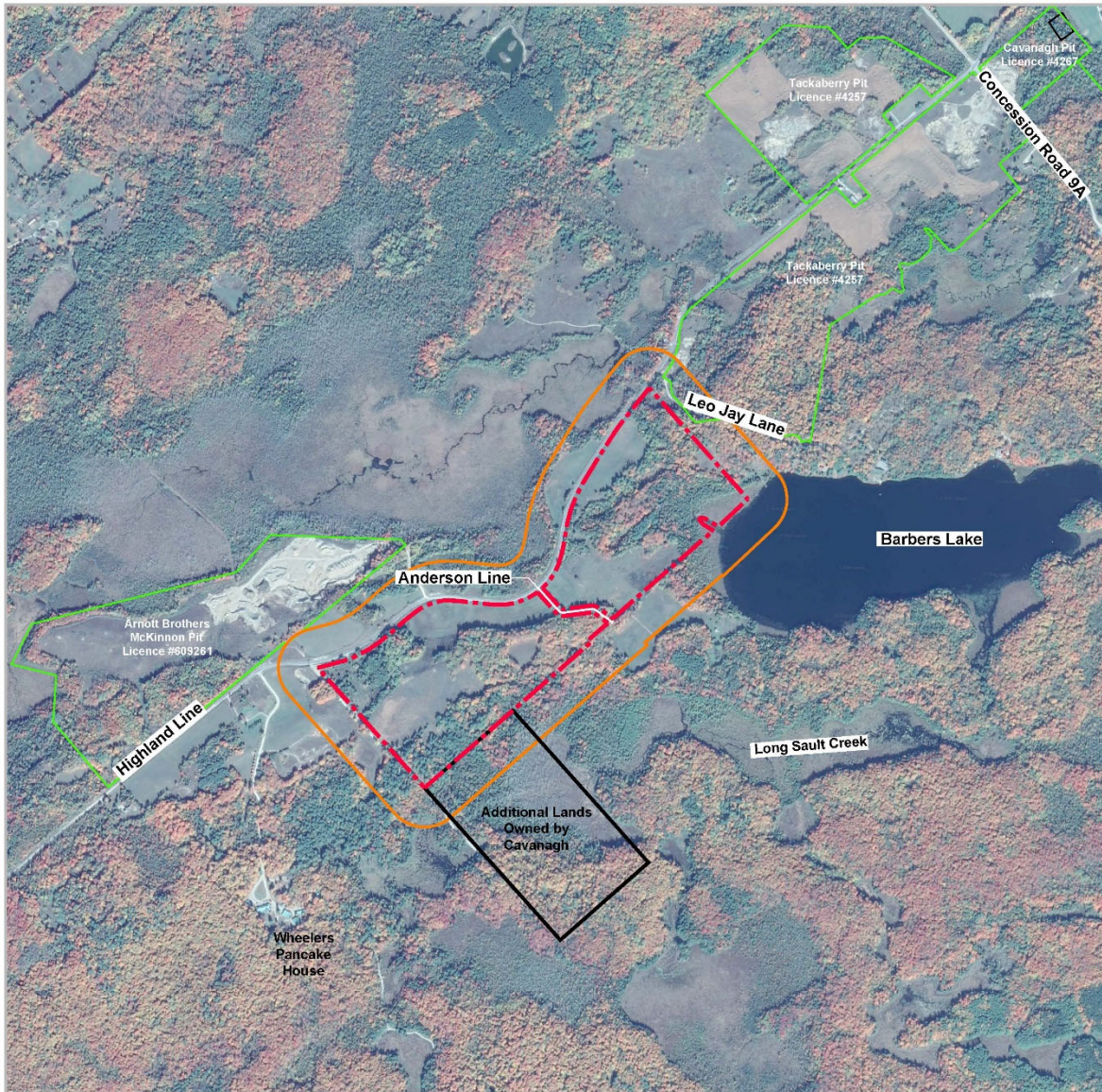


Figure 2
Imagery Map

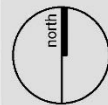
- LEGEND**
- Subject Lands
 - 120m from Subject Lands

DATE: November 2022

SCALE: NTS

FILE: 0851E

DRAWN: DGS



**Thomas Cavanagh
 Construction Limited**
 Part of Lot 5, Concession 10
 (Geographic Township of Dalhousie)
 Township of Lanark Highlands
 County of Lanark

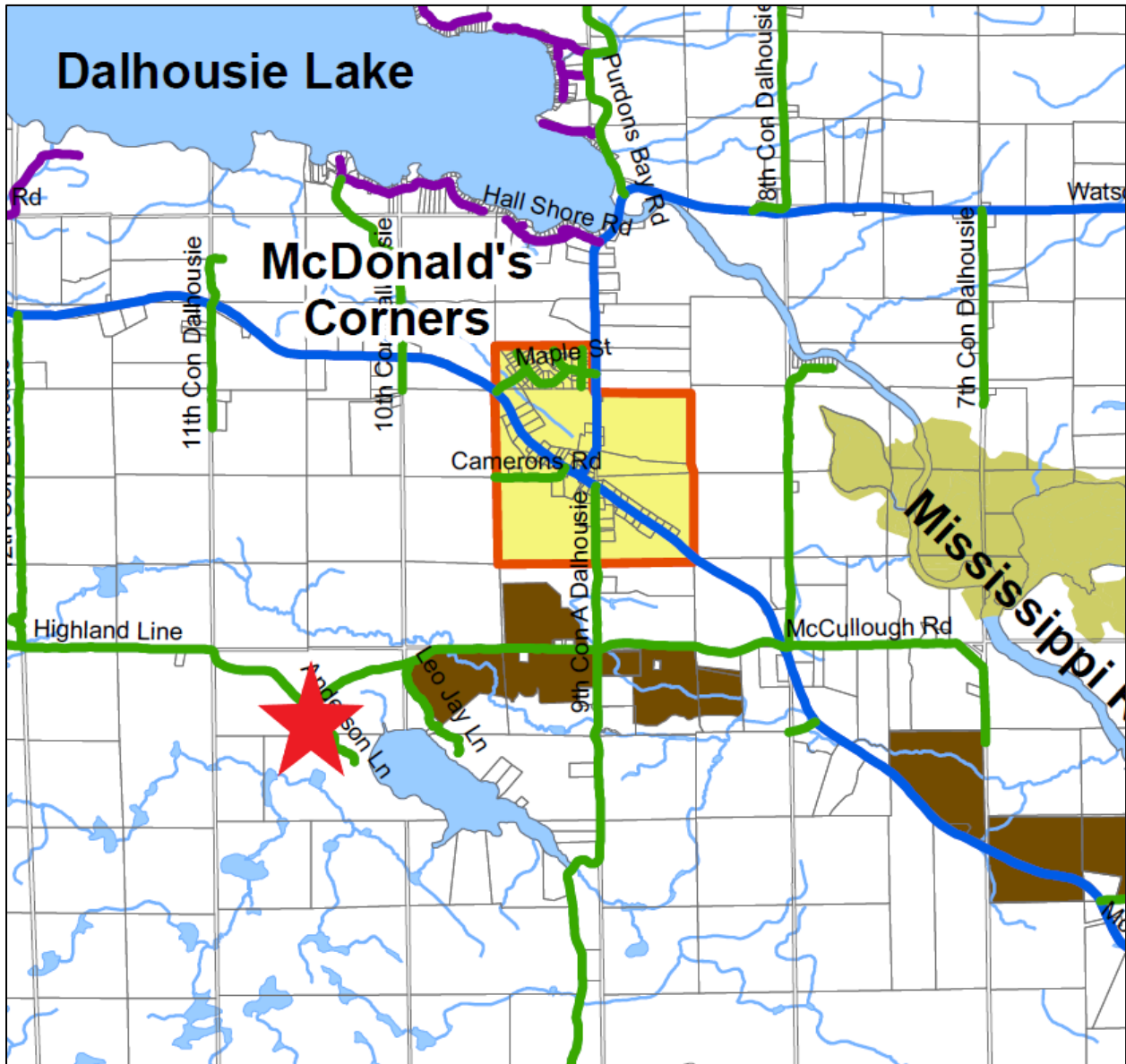
Base Map Source:
 Google Imagery 2019

K:\0851E-THOMAS CAVANAUGH CONSTRUCTION-HIGHLAND LINE\RP\IMAGERY
 MAP.DWG

**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

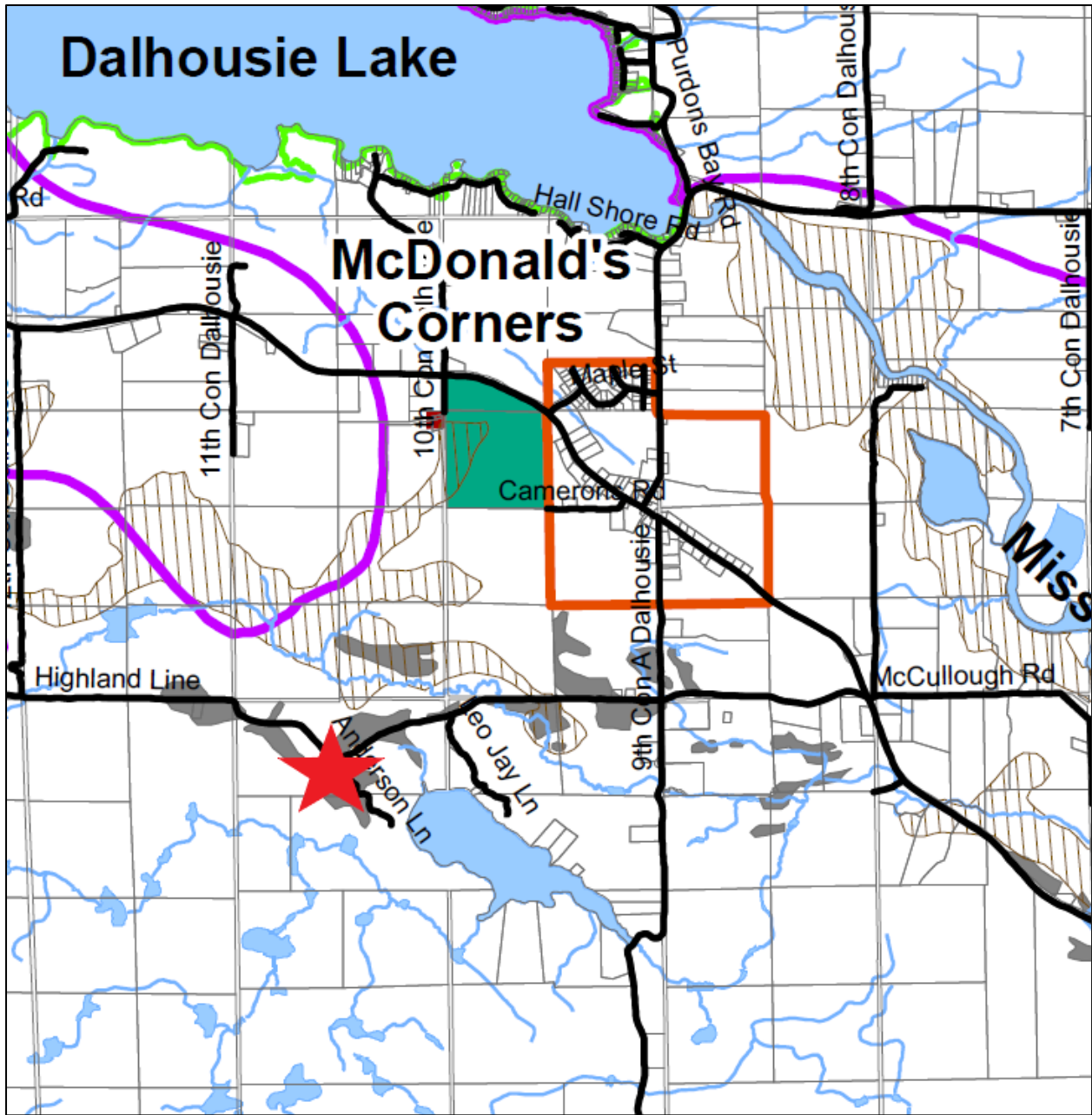
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Appendix B
Official Plan Schedule A



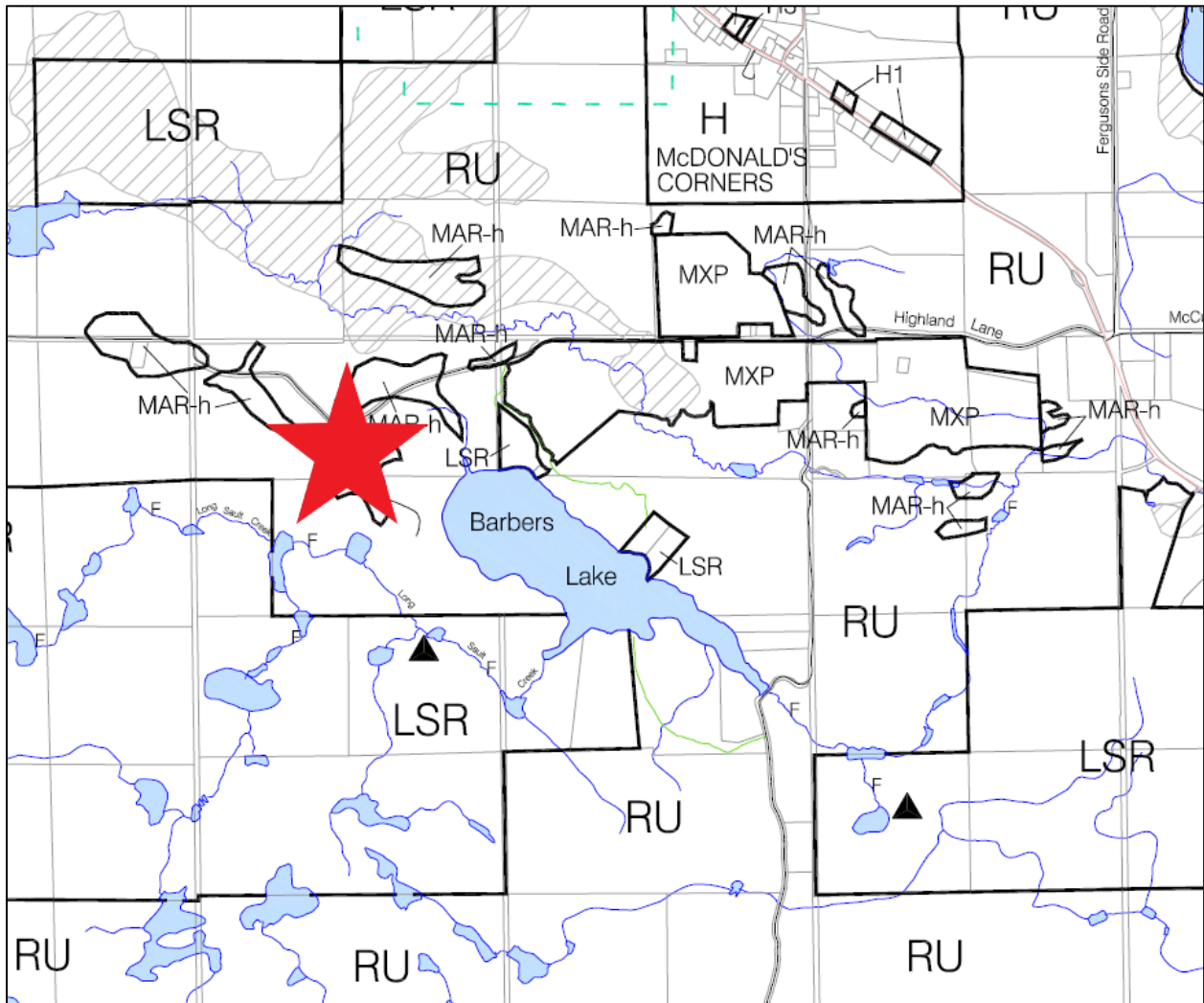
★ Subject Land - Rural Communities/Waterfront Communities designation

Appendix C
Official Plan Schedule B



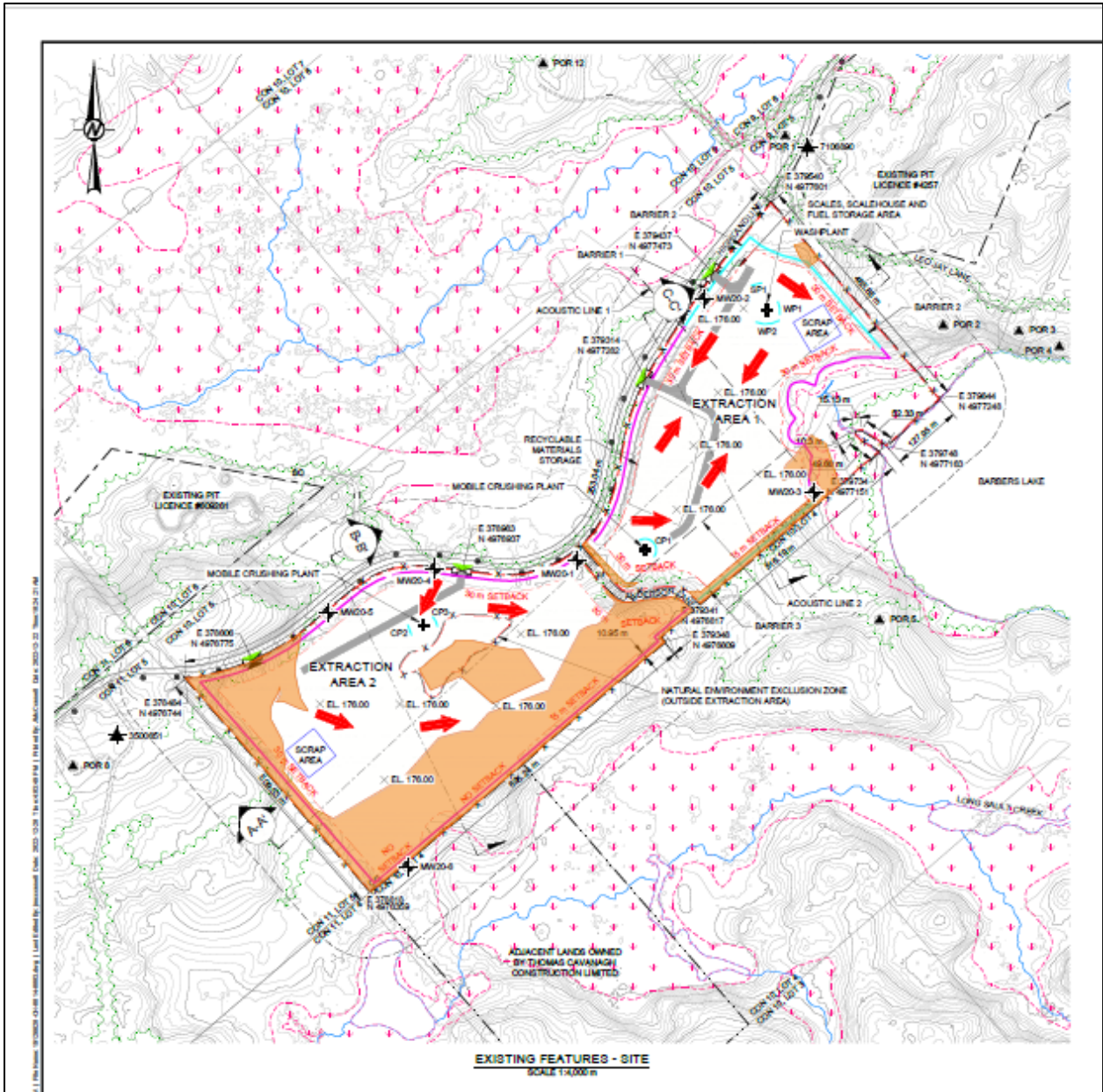
★ Subject Land

Appendix D Zoning Schedule



★ Subject Land: Rural and Mineral Aggregate Reserve - holding

Appendix E Proposed Site Plan



Appendix F

ARA Complete Application

Ministry of Natural Resources and
Forestry

Aggregates Section

Divisional Delivery Branch
300 Water Street
Peterborough, ON K9J 3C7

E: ARAApprovals@ontario.ca

Ministère des Richesses naturelles et des
Forêts

Section des Agrégats

Direction de la prestation des services de la Division
300, rue Water
Peterborough (ON) K9J 3C7

E : ARAApprovals@ontario.ca



January 31, 2023

Thomas Cavanagh Construction Limited
9094 Cavanagh Road
Ashton, ON K0A 1B0
Via email: PWhite@thomascavanagh.com

Subject: *Aggregate Resources Act* Licence Application #626599
Thomas Cavanagh Construction Limited
Class (A) – Licence Pit Below Water
Maximum Annual Tonnage Limit – 1,000,000 tonnes
Lot 5, Concession 10, Geographic Township of Dalhousie
Township of Lanark Highlands, County of Lanark

Dear Phil:

The Ministry has completed the review of the above noted licence application which consists of the application form, summary statement, technical reports and site plan received on January 18, 2023. The information submitted meets the requirements of the *Aggregate Resources Act* (ARA), O.Reg 244/97 and *Aggregate Resources of Ontario Standards* and the application has been deemed complete and assigned #626599. Please reference this number in all future correspondence with the Ministry.

Notification/Circulation/Consultation

You may proceed with Notification and Consultation as outlined for a *Class A Licence, Pit, below water in accordance with O. Reg 244/97 and Aggregate Resources of Ontario: Circulation Standards* under the ARA.

A copy of the Public Notice of Application Form to be used to meet the notification/circulation requirements in O. Reg 244/97 is attached. In order to include the consultation details for this new licence application in the Environmental Registry of Ontario (ERO) proposal notice, **please provide to the Ministry as soon as possible the following:**

- the date the 60 day notification period will commence for this application;
- the name of the newspaper(s) in which notice will be published; and
- Completed Public Notice of Application Form with completed applicant and consultation information.

.../2

The following clarification is provided regarding circulation of the complete application package to agencies during the 60 day Notification:

The local Ministry of Natural Resources office to be circulated is:

ARAApprovals@ontario.ca. Please reference the identified licence reference number above.

The Ministry of the Environment, Conservation and Parks:

As of April 1, 2019 in addition to the agencies specified in 4.1.3 of the Provincial Standards, circulation of the application package should also be sent to SAROntario@ontario.ca regarding review of Species at Risk and the applicability of the *Endangered Species Act* which is administered by the Ministry of Environment, Conservation and Parks.

Note – The above is in addition to the requirement to circulate the application package to the appropriate MECP office and person to ensure review of the hydrogeological report for this application which is proposed to extract below the water table.

Indigenous Consultation

The MNRF has a constitutional obligation to consult and where appropriate, accommodate Aboriginal communities when considering an action or decision that may have an adverse impact on Aboriginal and/or treaty rights. For direction regarding engagement or consultation with Aboriginal communities that may be impacted, please contact Tanya McLaurin, Resource Liaison Specialist, Kemptville District at 613-302-5327/ tanya.mclaurin@ontario.ca.

Next Steps and MNRF Contact Information

The MNRF review at this time is with regard to the completeness of the application. During the 60 day consultation period, the MNRF will be reviewing in detail the contents of the reports and associated recommendations along with how the site will be operated and rehabilitated to ensure compliance with legislation and policies that are the responsibility of the MNRF.

Once the 60 day ARA period has concluded, we request that a table outlining all written comments/objections received, including Indigenous consultation be prepared and submitted to MNRF. Upon receipt, we will compare the table to Ministry's records and identify to any comments received on the ERO. A telephone conversation can also be arranged at that time to discuss the next stage of the ARA process involving Resolution of Objections.

This application will be assigned to an Aggregate Specialist, and they will contact you directly with further direction. If you have any questions or require additional information in the meantime, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Uche Eje". The signature is written in a cursive, flowing style.

Uche Eje
Application Review Coordinator
Aggregates Section
Email: uche.eje2@ontario.ca
Phone number: (365) 885-2684

Attachments
Public Notice of Application Form

c – Neal Deruyter, MHBC Plan, nderuyter@mhbcplan.com

Appendix “G”
Public Comments

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

Arnott Construction	3
George MacKenzie	3
Sylvia MacKenzie.....	4
Dale Moulton.....	6
Patrick Clarke	7
Cal Wallis.....	8
Alani Galbraith	10
Kristen Roy	19
Zoe & Jeremy Adam	21
Jenna and Doug Deforge.....	22
Caitlin Mason	25
Linda Marie Grenier	26
Gary Glover & Cindy McCall	28
Trecia Jones	30
Dan & Tami Hunton	37
Judy & Vernon Wheeler	38
Tracy Smith.....	43
Tom Kuzma.....	52
Lynn Ann Resid.....	54
Nathan Wheeler	56
Gary Scrafano, Glynnis Brushett and Corbeau Scrafano	57
Mark & Shannon Wheeler.....	58
Bill Bak.....	69
Tim Schruder	71
Angela Wheeler	81
Dale Moulton.....	92
Judith Long	94
Caleb Smith	94
Isla Smith	96
Joel Smith	98
Cindy Préville and Ian Preville	102

Tim Wheeler 104
Susan Snyder & Charles Temple..... 110
Trevor Fisher..... 110
Ken Hillis and Michael Petit 111
Chuck Kozo..... 113
Norah & Douglas Frobel..... 114
Clair & George Fisher..... 118
Sheila MacDonald..... 119
Larry Deforge..... 120
Bobbi & Alex Puharich..... 124
Donna Marie & Robbie Adam..... 127
Erica Riley & Keith Johnson..... 128
William Barrett..... 129
Geoff Mason..... 134
Dan McRea..... 139
Carolee Mason..... 140

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

Merry Christmas & Happy New Year!!

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, thank 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@jp2q.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.

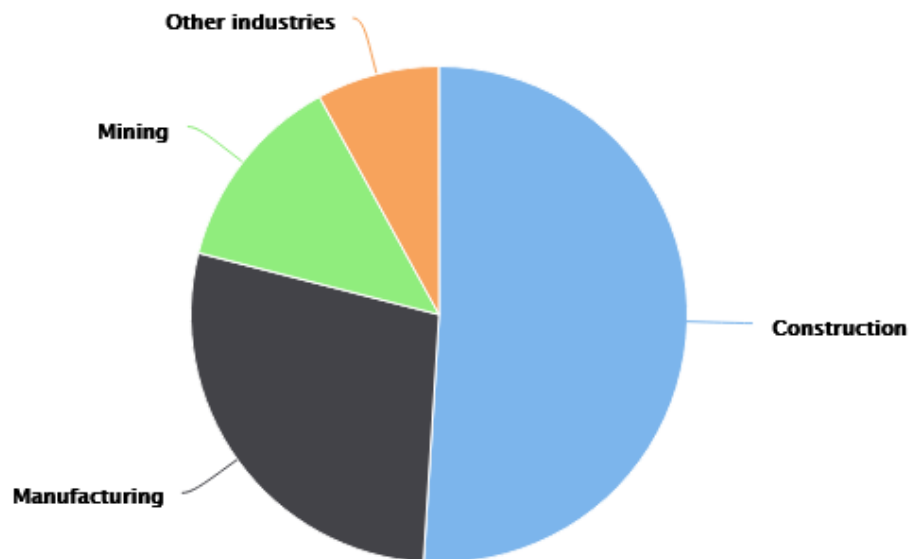
Adapted from US EPA (2009)

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.

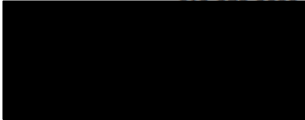
Thank you for taking the time to read my letter.

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.rvlifemag.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.rvlifemag.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)





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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.

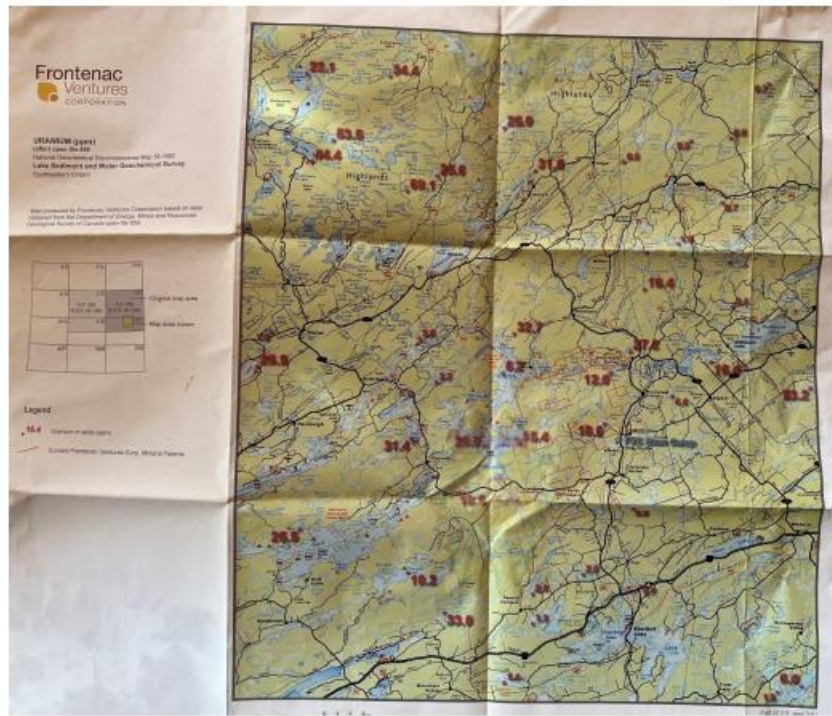
Please confirm you have received my letter and keep me updated on anything related to this matter.

Yours Sincerely,

Angela Wheeler

Attachment:

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



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 [REDACTED]

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 birds 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
liars? 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 beauty of the Highland Line? The

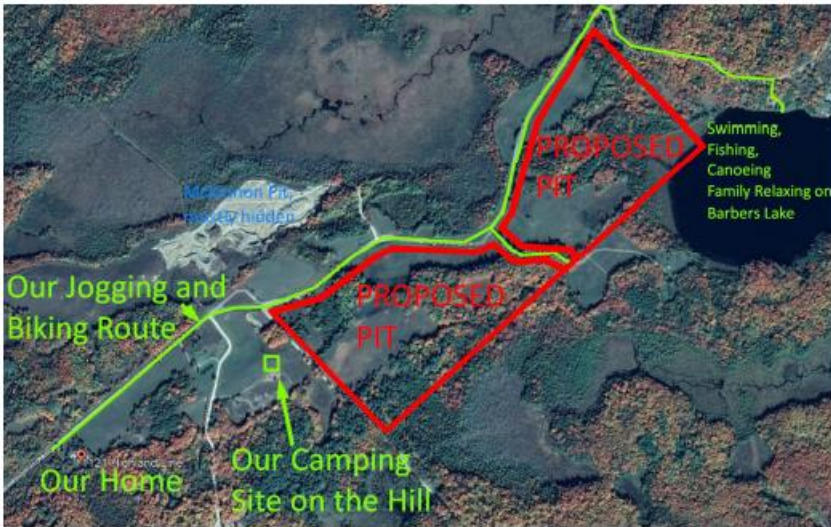
significant clear-cutting performed on Cavanaugh's property in 2020 is still quite visible and hard to look at.

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

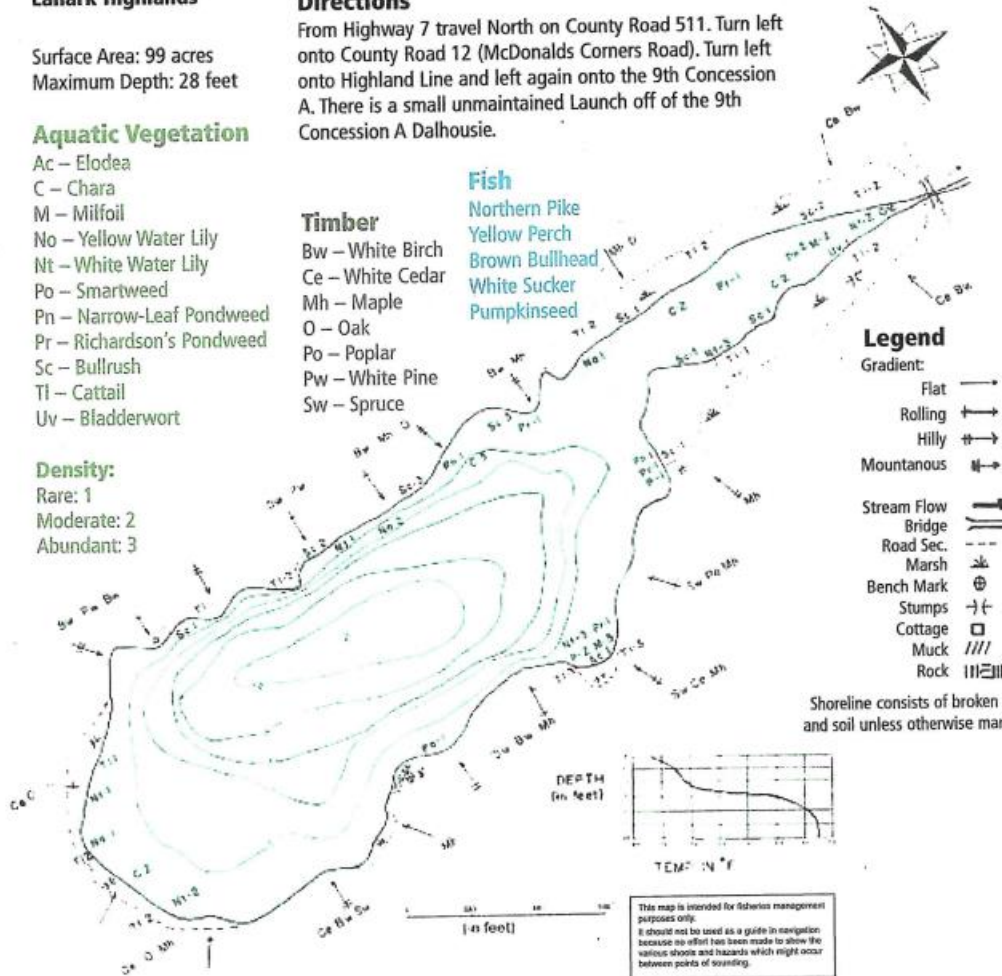
From Highway 7 travel North on County Road 511. Turn left onto County Road 12 (McDonalds Corners Road). Turn left onto Highland Line and left again onto the 9th Concession A. There is a small unmaintained Launch off of the 9th Concession A Dalhousie.

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

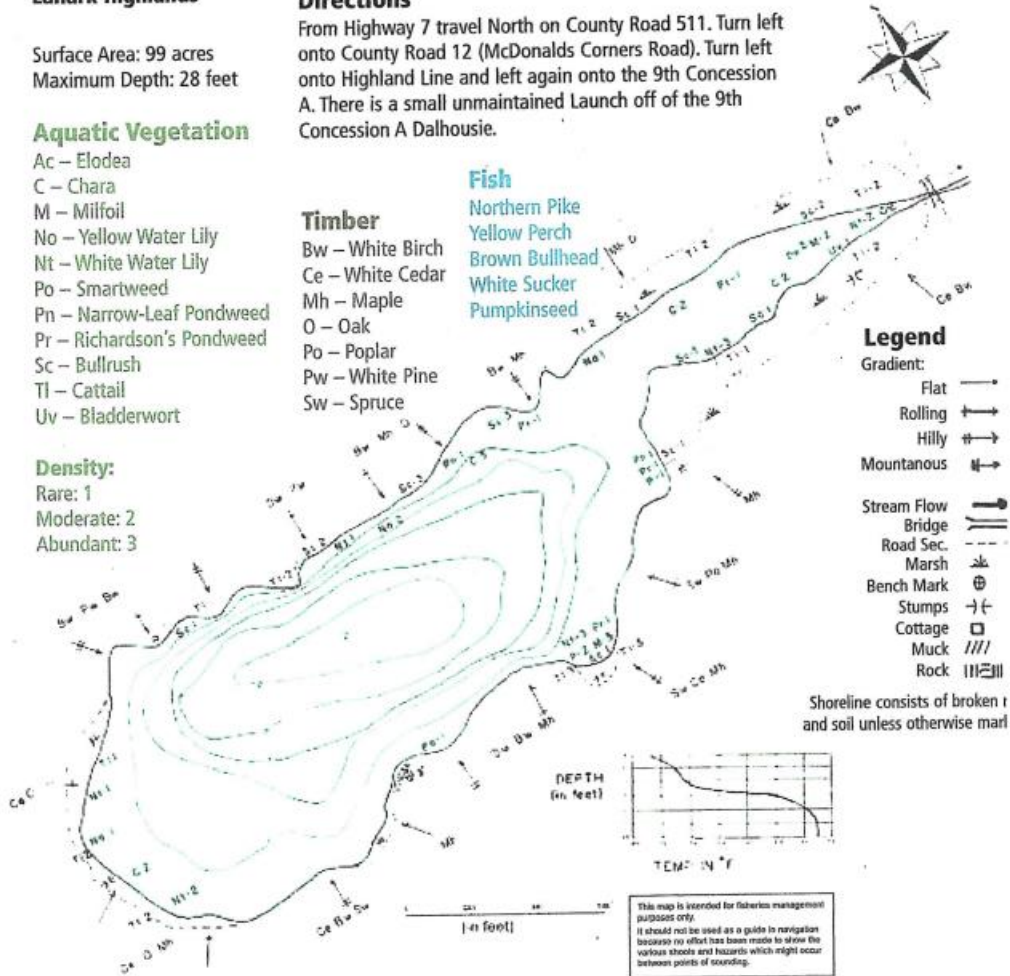
From Highway 7 travel North on County Road 511. Turn left onto County Road 12 (McDonalds Corners Road). Turn left onto Highland Line and left again onto the 9th Concession A. There is a small unmaintained Launch off of the 9th Concession A Dalhousie.

Timber

- Bw – White Birch
- Ce – White Cedar
- Mh – Maple
- 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

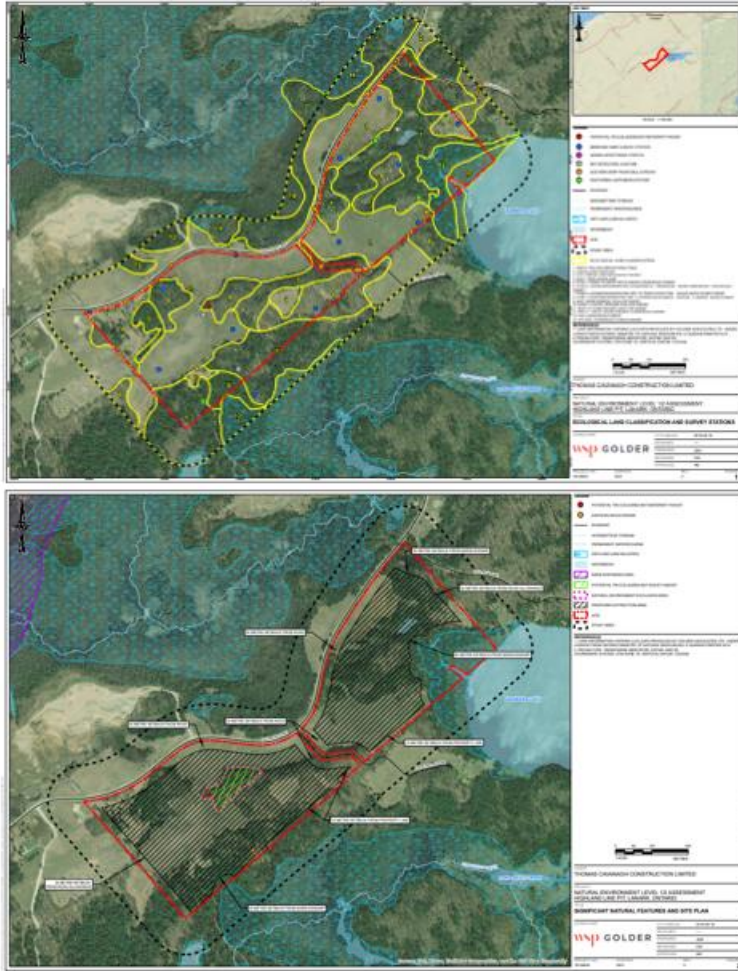
My name is Larry Deforge, my wife Tracy and I own property south of the proposed Cavanaugh Pit. The three properties are Dalhousie Concession 10 W Part Lot 3, Dalhousie Concession 11 E Part Lot 3 and Dalhousie Concession 11 E Part Lot 2.

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)

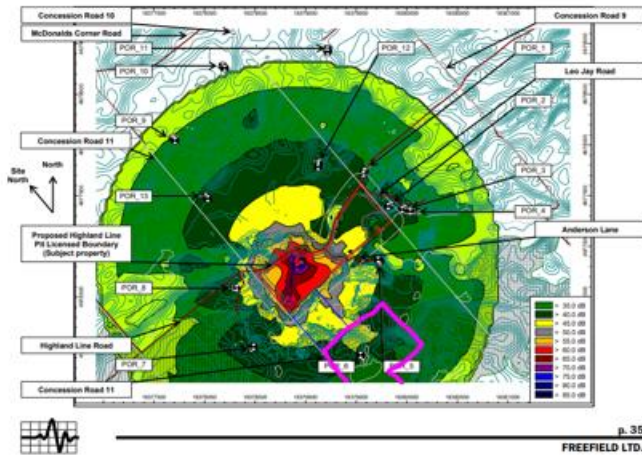
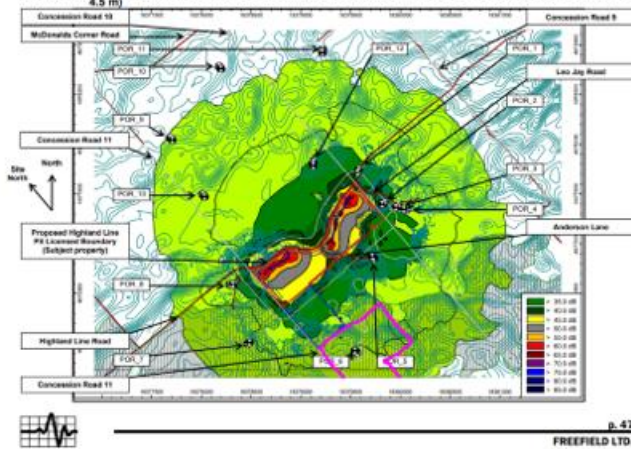


Figure 20: Prediction Results, Scenario 9 - Evening or Night (19:00 to 07:00): Noise Contours, (Noise levels at 4.5 m)



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 :

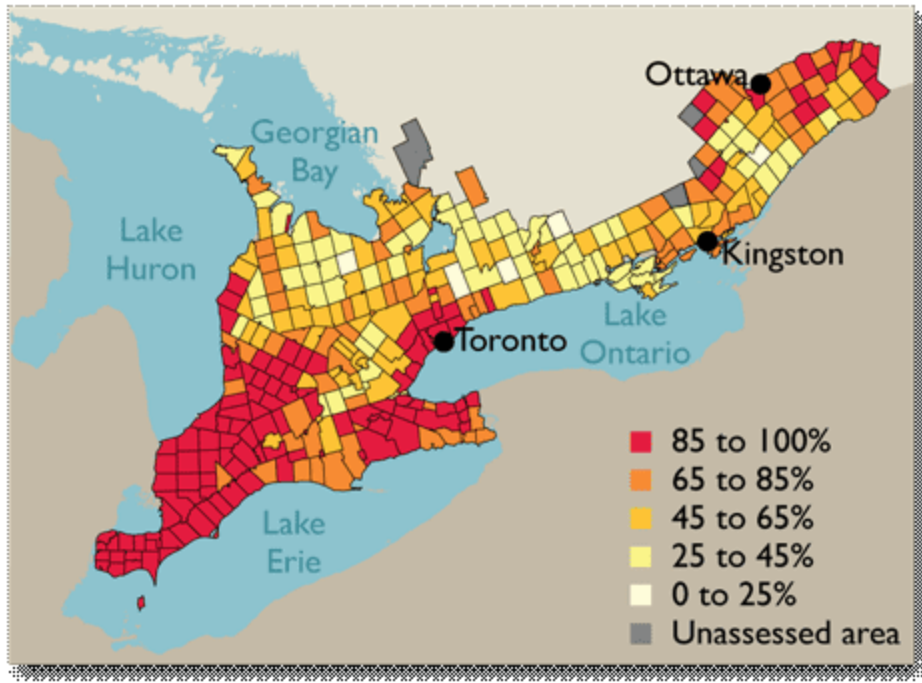
I am writing in concern for the proposed change to the following bylaws of Lanark Highlands in which Thomas Cavanaugh Construction Limited plans to open a pit:

- **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/](#)

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 exists 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~~

WJ

My last concern is with the road between M^oD on caddis Crms 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. Aren't we asking for a major

disruption if we don't 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. Haven't 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.*"

Golder 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.

Golder 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

Golder 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.

Golder 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.

Golder 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

Golder 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.

Golder 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 Golder 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.