



PLANNING JUSTIFICATION REPORT

PREPARED FOR:
**Hillis Pit Ready-Mix
Concrete Plant**
Sunrock Industries Canada ULC

File no. 1669S

May 2026



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Your Vision
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1.0 Introduction and Proposal

MacNaughton Hermsen Britton Clarkson Limited (“MHBC Planning”) has been retained by Sunrock Industries Canada ULC (“Sunrock”) to assist with land use approvals to add an ready-mix concrete plant (RMC) to an existing licenced gravel pit (Aggregate Resource Act Licence #3293) located on the lands municipally known as 424 Hillis Road and legally described as Part of Lot 6, Concession 3, Geographic Township of Smith in the Township of Selwyn, County of Peterborough (see **Figure 1 – Location Plan**).

1.1 Subject Site and Surrounding Land Uses

The site is currently an active Class A Aggregate Resources Act Licence and has a 127,000 annual tonnage limit. The licenced area is 19.1 hectares with an extraction limit of 16.86 ha. The pit has been in operation for several decades and was acquired by Sunrock in 2024.

The majority of the property has been disturbed through aggregate extraction activities. Several buildings are present on the property which are identified as a shop and an equipment shed on the ARA site plans. In addition to extraction activities, the ARA Site Plans currently permit an aggregate distribution yard and depot which are identified on the Rehabilitation Page of the Site Plan and are intended to remain as part of final rehabilitation.

The following is a description of the surrounding land uses (as shown in **Figure 2 – Context Plan**):

- NORTH:** Directly north of the subject lands is another licenced aggregate extraction site (ARA Licence Nos. 3348 & 18891) and agricultural uses.
- EAST:** East of the subject lands is an aggregate extraction site (ARA Licence No. 3348) and rural residential.
- SOUTH:** South of the subject lands are rural residential as well as natural areas.
- WEST:** West of the subject lands is a woodlot and agricultural lands.

The subject lands are designated ‘Extractive Industrial’ and located within an Aggregate Resource Area per the Peterborough County Official Plan (see **Figure 3 – Official Plan Land Use Designation**); no natural features are identified on the subject lands by the

Official Plan. The subject lands are currently zoned 'Extractive Industrial (M3)' with the pond in the south-east corner zoned 'Environmental Protection (EP)' in the Township of Selwyn Zoning By-Law (see **Figure 4 – Property Zoning**).

1.2 Project Description

Sunrock proposes to construct a Ready-Mix Concrete (RMC) on the property within the disturbed area of the pit. This is a complementary use to the existing permitted pit operation and distribution yard as aggregate materials are required for concrete production. The RMC facility is planned to be centrally located on the site, fully within the current extraction limits of the ARA-licensed area. This portion of the site has already been disturbed through previous aggregate extraction activities, making it suitable for the proposed development.

The proposed RMC plant will supply high-quality, ready-mix concrete products close to market, supporting construction and infrastructure projects across the surrounding communities and broader region. The facility will operate as a fully enclosed batch plant, producing ready-to-use concrete tailored to the specifications of individual projects and suited to a wide range of construction applications. Aggregate materials required for concrete production will be sourced both from on-site reserves and from Sunrock's Burnt River Quarry.

The RMC plant footprint will be about 375m² and consist of 2 silos that will store cement and cement supplements, internal aggregate and sand loading bins, a conveyor to load the aggregates into the bins, weigh hoppers, a dust collector, water tanks, and a loading point for transferring the materials to the ready-mix truck. The major components of the plant will be located within a steel-clad building to reduce potential dust and noise impacts.

Additional on-site facilities associated with the RMC Plant will include aggregate and sand stockpiles, truck parking, return concrete storage areas, and a slump/truck wash area. See **Figure 5 – Concept Plan**.

The RMC plant will produce ready-mix concrete through the following process:

- Road tankers deliver cementitious materials into storage silos using truck-mounted blowers.
- Haul trucks deliver and deposit aggregate materials, consisting of washed gravel and sand, into designated stockpiles on the site.
- A front-end loader then transfers aggregate materials from the stockpiles to a hopper/conveyor system leading to storage bins enclosed within the plant.
- Aggregate and cementitious materials are then proportionately loaded into ready-mix trucks along with water containing small quantities of admixtures (aqueous solutions).

- Ready-mix trucks will then “slump-up” – a process by which the aggregate, cementitious materials and water are mixed to adjust product consistency before the trucks leave the site.

1.3 Pre-Consultation

A pre-consultation meeting was held with the Township of Selwyn on January 17th 2024. The following agencies were represented at the pre-consultation meeting:

- Township of Selwyn
- County of Peterborough
- Ottonabee Region Conservation Authority (ORCA)

A copy of the County and Township Record of Pre-consultation is included as **Appendix A** of this report.

The Record of Pre-consultation required the following materials in support of the proposed Zoning By-law Amendment application:

- Planning Justification Report (PJR);
- Traffic Impact Assessment (TIS), including entrance assessment and road condition assessment;
- Scoped Environmental Impact Analysis (EIS); and
- Stormwater Management Plan (SWM).

Several additional meetings were held with Township staff to discuss the required Hillis Road upgrades. In addition, a subsequent meeting was held with ORCA in February 2026 to confirm the scope of the Stormwater Management Plan.

These materials have been included with the Zoning By-Law Amendment Application submission and are summarized in Section 2.2 of this Report.

1.4 Required Applications

During the pre-consultation meeting, the Township of Selwyn confirmed that a site-specific zoning bylaw amendment (ZBLA) would be required to add the ready-mix concrete facility as a permitted use in the 'Extractive Industrial' M3 Zone.

Sunrock is also required to apply to the Ministry of Natural Resources (MNR) under the Aggregate Resources Act for a site plan amendment to add permission to the ARA Site Plan for ready-mix concrete production activities; MNR regulates activities occurring within a licence boundary on ARA Site Plans.

A noise and air emission Environmental Compliance Approval (ECA) is also required from the Ministry of Environment, Conservation, and Parks (MECP) for the operation of the Ready-Mix Concrete Plant. The ECA Application was submitted in November 2025 and is currently under review by MECP.

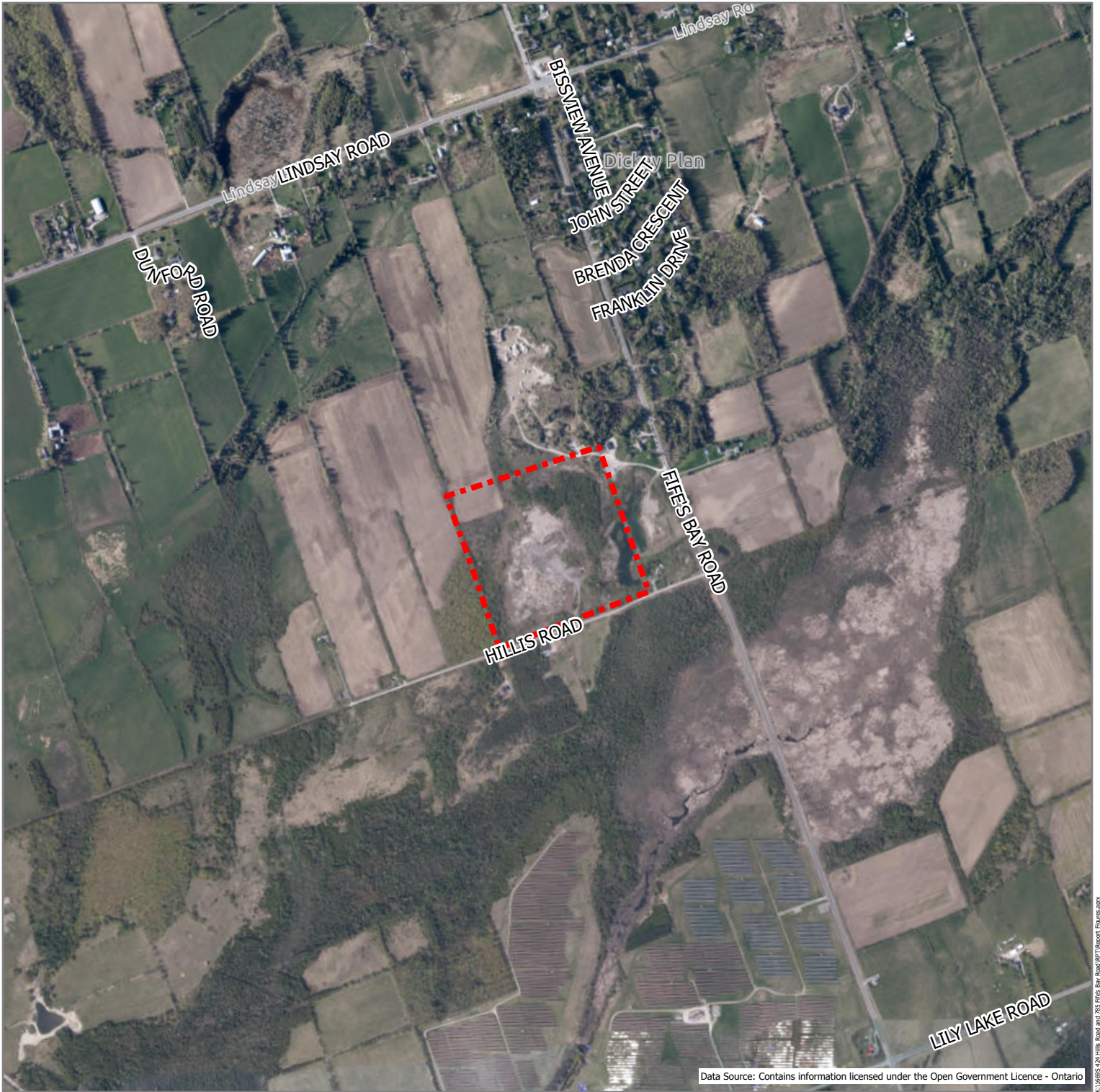

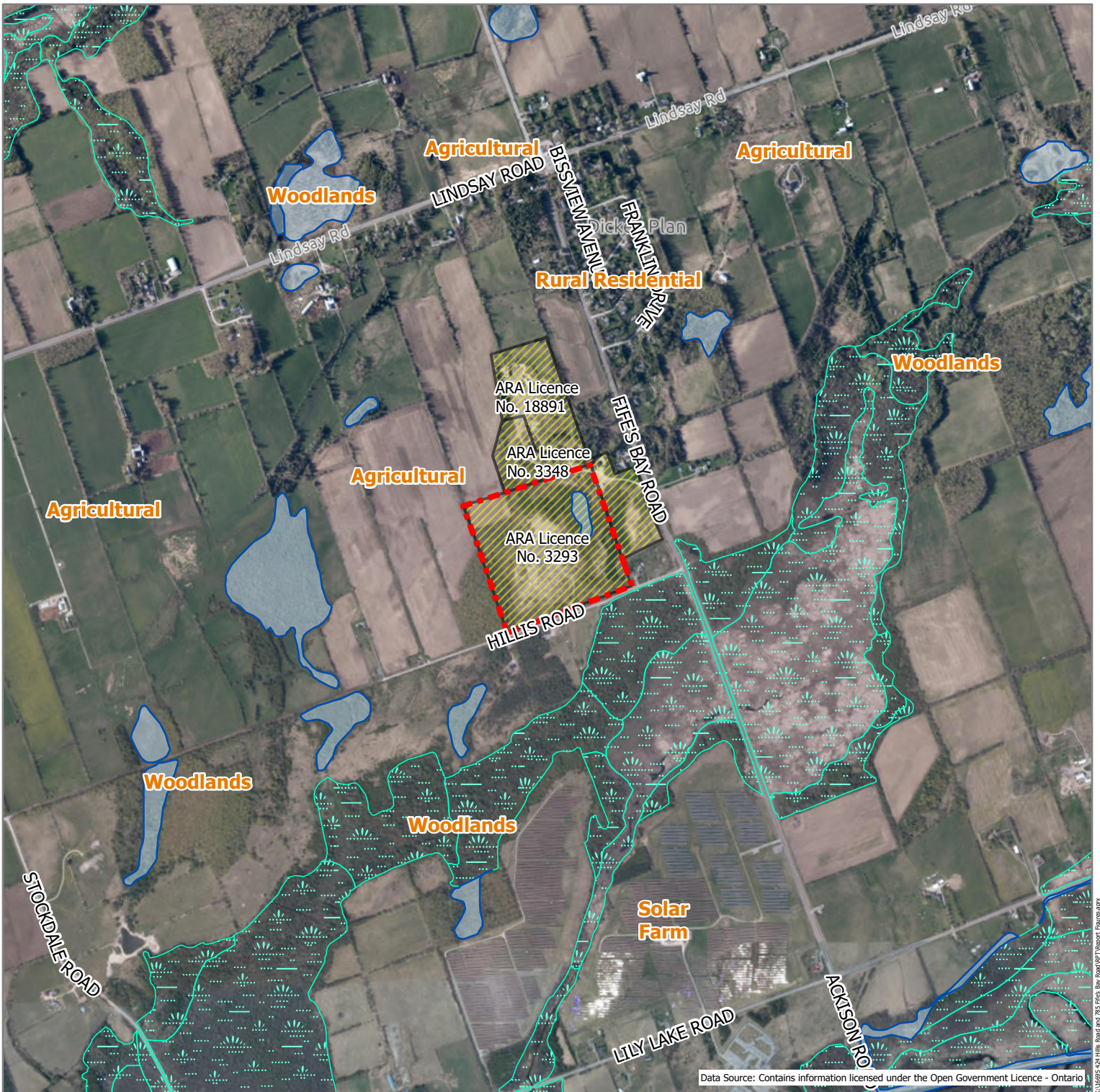


Figure 1 - Location Plan





 Subject Lands



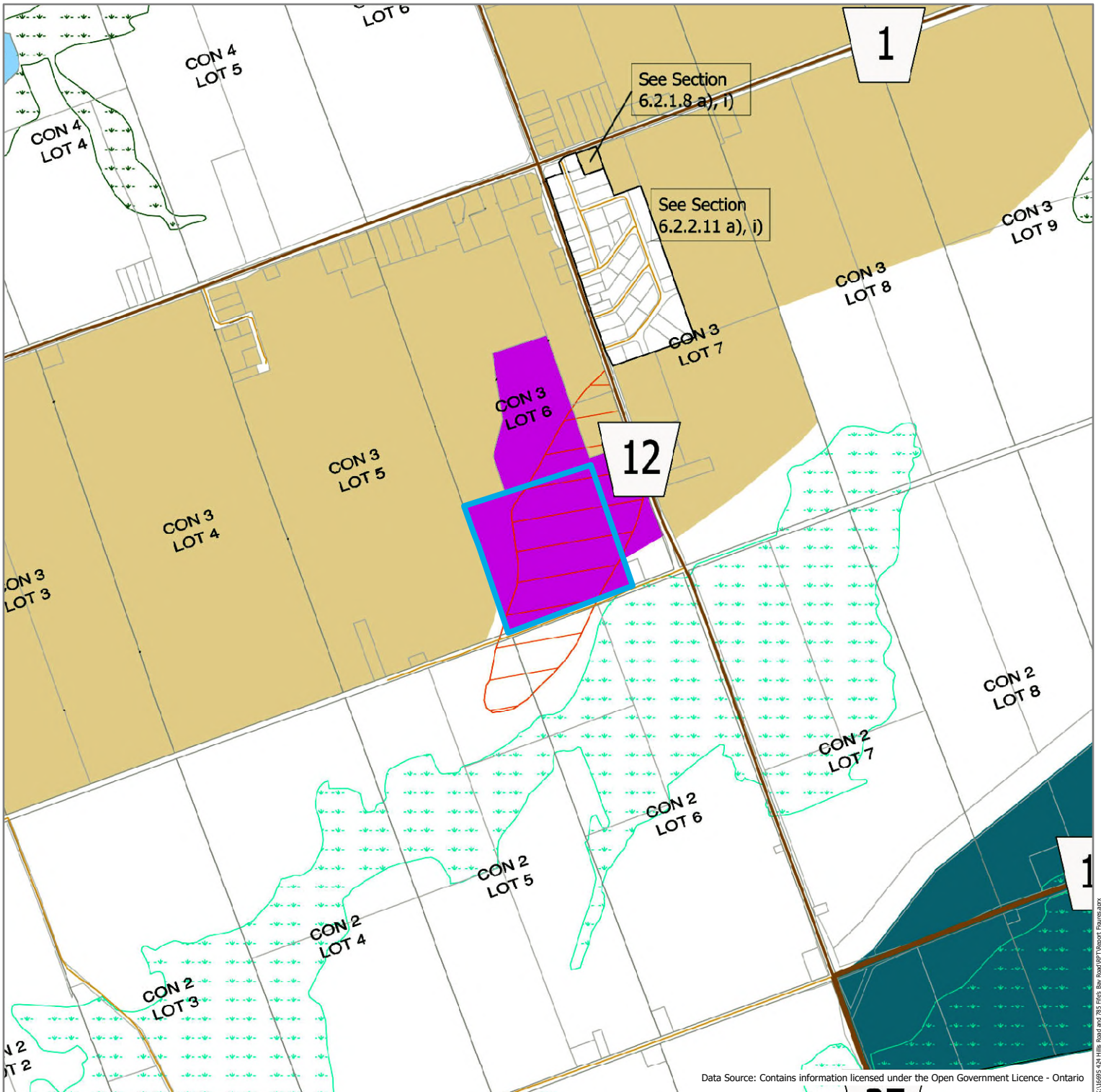


Data Source: Contains information licensed under the Open Government Licence - Ontario

Figure 2 - Context Plan

-  Subject Lands
-  Aggregate (Pit)
-  Provincially Significant Wetlands
-  Unevaluated Wetlands



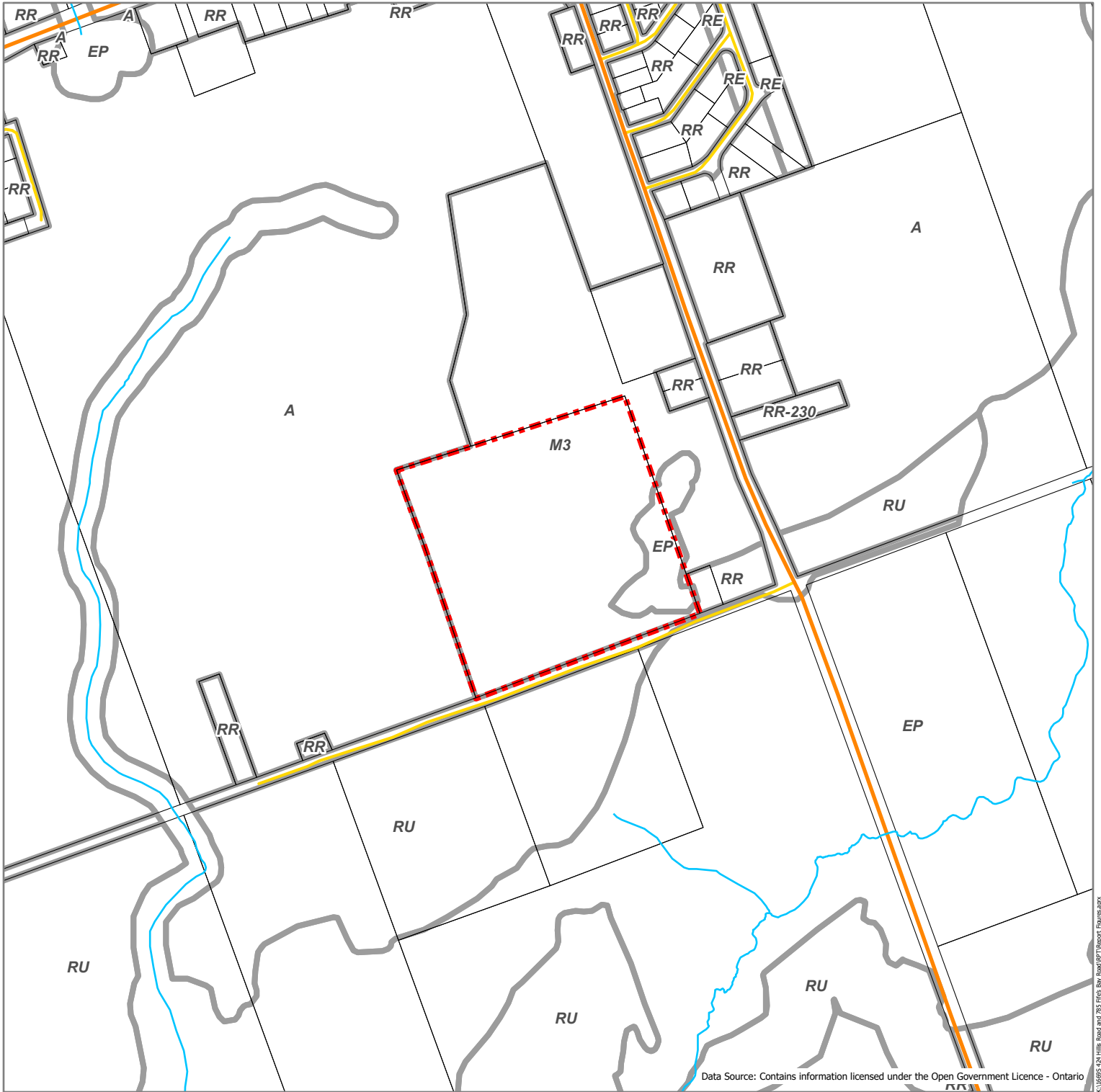


Data Source: Contains information licensed under the Open Government Licence - Ontario

Figure 3 - Township of Selwyn Land Use Plan (Rural Component)

- Subject Lands
- Rural Component
- Environmental Constraint Area
- Urban Fringe Area
- Extractive Industrial
- Aggregate Resources Area
- Prime Agricultural
- Provincially Significant Wetland





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Figure 4 - Township of Selwyn Zoning By-Law (No. 2009-021)










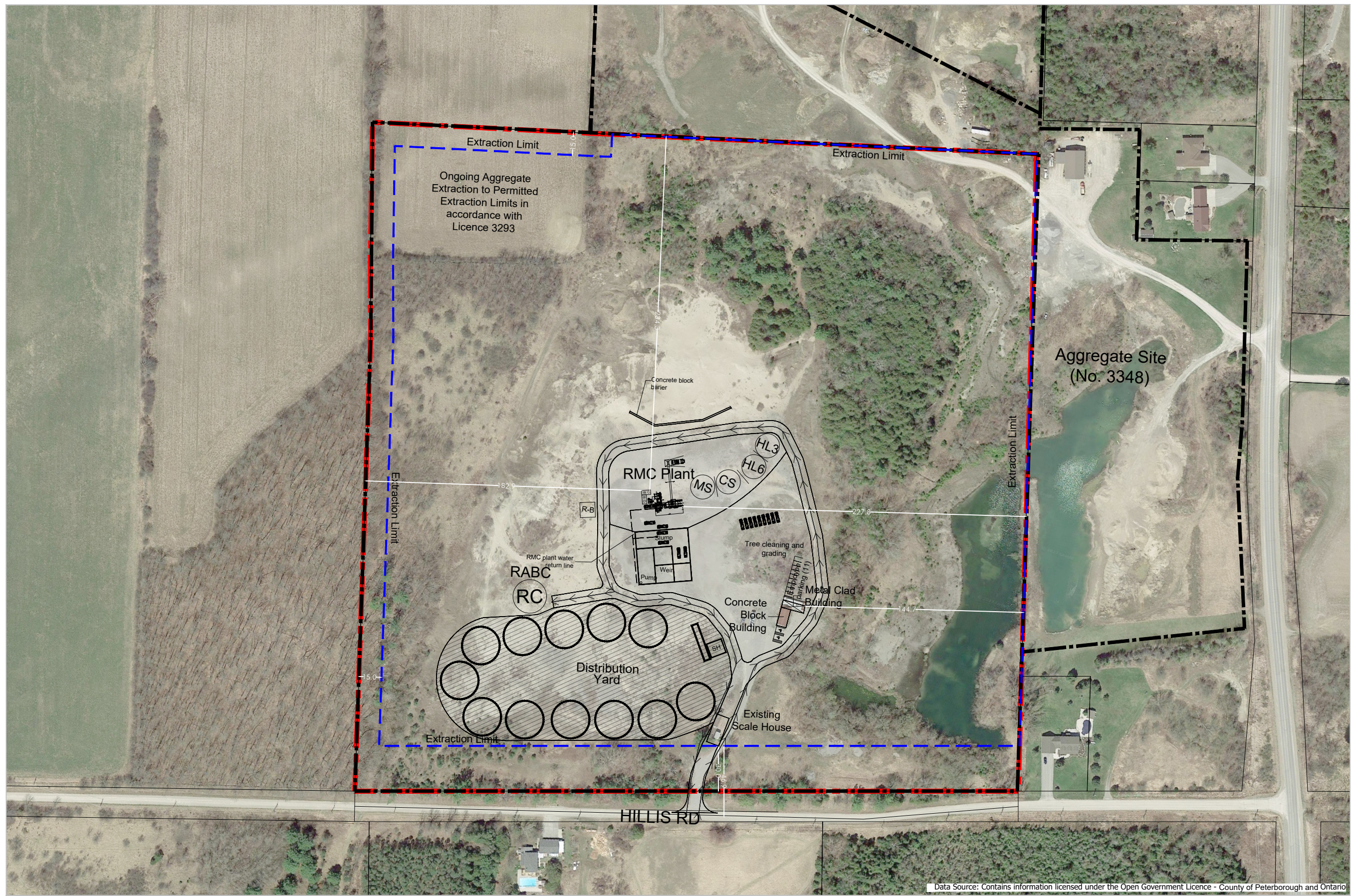
	Subject Lands		County Road	RU	Rural Zone
	Zoning Limits		Township Road	RR	Rural Residential Zone
	Parcel		Watercourse	A	Agriculture Zone
				RE	Recreational Open Space Zone
				M3	Extractive Industrial Zone
				EP	Environmental Protection Zone
				h	Holding Zone



Figure 5 - Concept Plan

-  Subject Lands
-  Licence Boundary
-  Excavation Setback Limit



Data Source: Contains information licensed under the Open Government Licence - County of Peterborough and Ontario

2.0 Overview of Required Approvals & Technical Reports

2.1 Aggregate Resources Act Site Plan Amendment

2.1.1 Current Pit Operations

The site is currently an operational gravel pit with an active Class A ARA Licence (No. 3293). The licenced area is 19.1 hectares with an extraction limit of 16.86 ha; the annual tonnage limit is 127,000 tonnes annually. The pit has been in operation for several decades and was acquired by Sunrock in 2024.

In accordance with the approved ARA Site Plan for the property, the pit will operate in five (5) sequential operational phases and is permitted to extract below the water table. Final rehabilitation will be to ponds with naturalized open-space. The shop and distribution yard are permitted to remain as part of final rehabilitation of the site. Permitted pit operations include: aggregate extraction, processing, shop, and a distribution yard.

The addition of the proposed RMC facility will not result in any changes to the operational phasing or rehabilitation of the pit. Ready-mix concrete production activities are generally recognized as associated facilities to mineral aggregate operations, as supported by local and provincial policy (see Section 3 of this Report).

2.1.2 ARA Site Plan Amendment Process

In addition to a Zoning By-Law Amendment, an Aggregate Resources Act Site Plan Amendment approval from the Ministry of Natural Resources (MNR) is also required to permit the RMC use within the existing Licence.

The ARA Site Plan amendment process involves the submission of an application to the MNR along with a red-line ARA Site Plan showing proposed changes.

2.2 Overview of Technical Review & Assessment

To ensure that the proposed ready-mix concrete plant will not have a potential for adverse impacts on the surrounding land uses, the following technical reports and reviews have been completed for submission with the Zoning By-Law Amendment Application:

- Traffic Impact Study (TIS), including entrance assessment
- Geotechnical Investigation of Hillis Road Upgrades (WSP, November 11, 2025)
- Scoped Environmental Impact Analysis (EIS); and
- Scoped Stormwater Management Report (SWM).

As part of the ECA Application submitted to the MECP, Noise and Air Quality Reports were also completed. As these reports are required for the MECP review process for the ECA Application, they are not included as part of the Zoning By-Law Amendment Application.

2.2.1 Traffic Impact Study

A Traffic Impact Study (TIS) was prepared by WSP (February 19, 2026) for the proposed RMC plant.

The TIS includes an analysis of existing traffic conditions, a description of the proposed development, forecasts for a five-year horizon, and an assessment of traffic impacts.

This report assesses the study area intersection traffic level of service impacts related to the proposed concrete ready-mix plant and permitted uses. The analysis undertaken as part of this Transportation Impact Study demonstrates that site traffic impacts reflect good levels of service without any general intersection lane geometry or traffic control improvements outside of the improvements related to pavement surface along Hillis Road and radii at the intersection of Hillis Road and County Road 12.

The TIS identifies several road upgrades are warranted based on the traffic analysis, including:

- A northbound left-turn lane on County Road 12
- Intersection improvements at Hillis Road/County Road 12 to ensure safe truck turning.

2.2.2 Scoped Environmental Impact Study

A scoped Environmental Impact Study (EIS) was prepared by WSP (March 2026), which evaluated the potential impacts from the Ready-Mix Concrete Plant on adjacent natural heritage features. The EIS does not assess aggregate extraction activities already approved under the Aggregate Resources Act.

The EIS assessed potential impacts to Significant Natural Heritage Features, including:

- Provincially Significant Wetlands (PSWs)
- Significant Woodlands
- Significant Wildlife Habitat; and,

- Fish Habitat

The scoped EIS concluded that the proposed project is not expected to result in negative effects on the natural environment through the implementation of mitigation measures and best management practices, including:

- Locating the RMC plant within the existing disturbed area of the pit;
- Clearing any vegetation outside of core nesting periods for birds; and,
- Following best-management practices to prevent and minimize wildlife interactions.

2.2.3 Stormwater Management

A Stormwater Management (SWM) Report was prepared by WSP (May 2026) to assess pre-development and post-development site drainage conditions related to the Ready-Mix Concrete Plant and recommend erosion and sediment control mitigation measures to manage run-off, avoid flooding and protect water quality.

The SWM Report provided the following conclusions:

- Based on the conservative estimated presented in the SWM report, storage of stormwater in the existing southeast pond would meet the stormwater quality control criteria.
- The southeast pond assessment showed that it can retain approximately 99% of the 1:100-year proposed development storm runoff volume. The remaining small volume is not expected to cause flooding issues, noting that fibre-roll checks are also proposed in the upstream ditches that will retain a total storm runoff volume that is larger than the remaining volume from the southeast pond.
- The fibre roll check dams are also expected to enhance the quality control and onsite storm runoff retention.
- To confirm that the contact water from the proposed development is not affecting the quality of storm runoff and the receiving pond, a water quality monitoring program is recommended under Section 5.0 of the SWM Report. In addition to pre-characterisation of water quality of the southeast pond, the monitoring program includes semi-annual sampling at two sampling locations during a storm flow event.

Overall, the SWM Report concludes that the proposed Ready-Mix Concrete Plan development would meet the stormwater management objectives through the implementation of the stormwater management plan outlined in the report.

2.2.4 Noise & Air Quality

Noise and Air Quality/Dispersion Modelling studies were completed as part of the Environmental Compliance Approval (ECA) for the Ready-Mix Concrete Plan submitted to MECP for approval in November 2025. The required noise and air quality monitoring and mitigation will be specified in the ECA approval and installed on-site.

In addition, the ECA application will be posted on the Environmental Registry of Ontario (ERO) for public review and comment.

3.0 Planning Analysis

The following is an assessment of the proposed permitted uses relative to the policies and provisions of the following documents:

- Provincial Planning Statement (2024);
- County of Peterborough Official Plan (Consolidated June 2025)
- Township of Selwyn Comprehensive Zoning By-law 2009-021 as amended by By-law 2024-077 (Consolidated January 2025)

3.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) is issued under section 3 of the *Planning Act*, and any decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The PPS 2024 provides policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the use of land. The PPS provides for appropriate development while protecting resources of Provincial interest, maintaining public health and safety, and protecting the quality of the natural and built environment.

The PPS recognizes the importance of the Province’s natural heritage resources, water resources, agricultural resources, mineral resources, and cultural heritage and archaeological resources as they provide important economic, environmental, and social benefits. The wise use and management of these resources over the long term is a key Provincial Interest, as stated in the PPS.

The property is located in a rural area of the Township of Selwyn, surrounded by rural uses. The PPS requires that rural areas be supported by

“Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources”. (Policy 2.5.1 (e))

Locating a Ready-Mix Concrete Plant in an existing pit diversifies the use of an existing industrial site in a rural area and allows for the efficient use of extracted materials.

The PPS defines *Mineral Aggregate Operations* as “lands under licence or permit issued in accordance with the *Aggregate Resources Act*”, and “associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.” The proposed RMC plant would be considered a Mineral Aggregate Operation

and would be located in an existing gravel pit Licenced under the Aggregate Resources Act.

The PPS does not permit any development or site alteration in Significant Wetlands (Policy 4.1.4) Further, development and site alteration is not permitted in significant woodlands or significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions (Policy 4.1.5). This policy also applies to significant natural heritage features on adjacent lands. (Policy 4.1.8). As the Ready Mix Concrete Plant will be located in the existing disturbed area of an active gravel pit, the Environmental Impact Study (WSP, March 2026) has confirmed that the proposed development will not result in any onsite or adjacent negative impacts to significant natural heritage features.

The proposed Ready-Mix Concrete plant represents a value-added use directly related to mineral aggregate extraction. Locating the facility within an existing Mineral Aggregate Operation supports the Provincial Planning Statement by promoting the close-to-market processing of aggregate resources, ensuring efficient transportation of materials, and supporting the long-term supply of aggregate-based products for a variety of construction and infrastructure projects. Therefore, this Application is consistent with the PPS 2024.

3.2 County of Peterborough Official Plan

The County of Peterborough Official Plan serves as the official Plan for the Township of Selwyn.

The County of Peterborough Official Plan ("County Official Plan" or "COP") provides guidance for growth and development within the County of Peterborough (the County). The Official Plan was approved by the Ministry of Municipal Affairs and Housing in November 1994 with the most recent consolidation dated June 2025. Official Plan Amendment (OPA) No. 3 to the County of Peterborough Official Plan received Ministerial consent on October 22, 2008; OPA No. 3 now permits the County Official Plan to act as the lower-tier Official Plan for the Township of Selwyn. The Official Plan sets the vision and policies to guide land use and development in Peterborough County.

The County Official Plan designates the subject lands 'Extractive Industrial' and maps the property within an Aggregate Resource Area (see **Figure 3 – Official Plan Land Use Designation**).

Policy 6.2.13.2 of the County Official Plan states that the:

"predominant use of land within the Extractive Industrial Designation shall be sand, gravel, and quarry operations..."

Extractive industries may refine and further process the raw materials extracted from the site in order to produce semi-finished or finished goods provided that the majority of the raw materials used in the final product comes from that site. Asphalt plants and concrete batching plants shall only

be permitted within the Extractive Industrial designation provided the use is compatible with surrounding land uses and is recognized in the implementing Zoning By-Law.”

The RMC plant is proposed within an existing pit as an associated use to mineral aggregate extraction. The RMC plant will facilitate the production of mineral aggregate-derived products in a close-to-market location.

Section 5.5.3.1 of the Official Plan requires that:

“The County promotes the orderly development of new land uses while maintaining compatibility between existing and proposed land uses. Measures including land use separation, buffers, and intervening land uses shall be provided where required between incompatible land uses in accordance with Provincially established guidelines.”

With respect to compatibility, the RMC plant is proposed centrally within the site, in the disturbed area of an existing Licenced pit that is designated and zoned for mineral aggregate extraction. The RMC Plant will require ECA approvals, issued by the MECP, for air and noise emissions to ensure that noise and emission levels at nearby sensitive receptors meet the requirements of the MECP. The ECA approval will require the implementation of mitigation measures such as dust suppressions and noise barriers. In addition, the major components of the RMC Plant will be located inside a building to further reduce the potential for noise and dust impacts on nearby sensitive uses. There are no potential odour impacts associated with RMC plants.

The subject lands are also located within an area of existing and ongoing aggregate extraction. There are two existing Aggregate Resources Act Licences located at the corner of Hillis Road and County Road #12. The proposal for the addition of a RMC plant would not be introducing a new industrial use to an area where none currently exists; rather, it would be adding an associated use to an existing mineral aggregate operation, as permitted by the Official Plan.

No natural features are identified on the subject lands by the Official Plan and the EIS (WSP, March 2026) has confirmed that there will be no negative impacts to adjacent natural heritage features.

In conclusion, the proposed addition of an RMC plant within the existing Licenced area conforms to the County of Peterborough Official Plan policies.

3.3 Township of Selwyn Comprehensive Zoning By-Law 2009-021, as amended up to and including By-law 2024-077 (Consolidated January 2025)

The subject lands are located within Zone M3 (Extractive Industrial) within the Township of Selwyn Zoning By-Law (Figure 3).

The following uses are permitted in Zone M3:

- Agricultural uses;
- Aggregate processing plant;
- Aggregate stockpiling;
- Conservation, forestry, and reforestation;
- Outside storage;
- Pit;
- Portable processing plant;
- Public use or utility in accordance with the provisions of Section 3.39 of this By-law; and
- Quarry

The following accessory uses are permitted in Zone M3:

- Uses, buildings and structures accessory to any of the foregoing permitted uses specified under Subsection 4.19.1.1 and 4.19.1.2 hereof and in accordance with the provisions of Section 3.1 of this By-law.

Since a RMC plant is not explicitly permitted in the Township's Zoning By-law, a zoning by-law Amendment is required to add Concrete Batching Plant as a permitted use in the Extractive Industrial Zone (M3) for the pit.

A Draft Zoning By-Law Amendment is included in **Appendix B** of this Report.

4.0 Conclusions

Sunrock Industries Canada ULC's proposal for a site-specific Zoning By-Law Amendment to permit a ready-mix concrete operation within the existing Hillis Road Pit is consistent with the Provincial Planning Statement, conforms to the County Official Plan, and represents good planning for the following reasons:

- The RMC plant is considered a mineral aggregate operation under the PPS definition. This proposal helps to achieve the key provincial interest of ensuring the wise use and management of mineral aggregate resources, while also making as much mineral aggregate resource as is realistically possible available close to market.
- The proposed plant will be located within the existing disturbed area and will not have a negative impact on any adjacent significant natural heritage features.
- Locating the Ready-Mix Concrete Plant in an existing Licenced Pit is an efficient use of land that is already permitted for rural-industrial uses.
- The ECA approvals will ensure that there are no unacceptable impacts on surrounding and adjacent land uses.

It is concluded that the proposed uses are desirable, appropriate, and represents good planning.

Respectfully submitted by,

MHBC



Caitlin Port, MES, MCIP, RPP
Associate



Chelsea Brooks, MA, MSc, RPP, MCIP
Senior Planner

A

Appendix A: Pre-Consultation Record

Name: Sunrock Industries Canada		Agent: MHBC (Caitlin Port)
Lot: Part Lot 5&6	Concession: 3	Ward: Smith
Roll No: 1516.020.001.29200		

Municipal Address: 424 Hillis		
Phone: 519.576.3650	Alt. Phone:	Email: cport@mhbcplan.com
Communicate via:	Owner: <input type="checkbox"/>	Agent: <input checked="" type="checkbox"/>

Meeting Date:	Wednesday January 17, 2024
Meeting Location:	Virtual via Zoom
Attendees:	Tracy Davis, Sunrock Alex Culpepper, Sunrock Chelsea Major, MHBC Jeremy Lee, Sunrock Caitlin Port, MHBC Marnie Guindon, Otonabee Region Conservation Authority (ORCA) Pete Hynes, County of Peterborough (Public Works) Per Lundberg, Township of Selwyn (Planner) Robert Kelly, Township of Selwyn (Manager of Building & Planning) Gord Jopling, Township of Selwyn (Fire Chief) Breanna Guiotto, Township of Selwyn (Ec. Dev.)
Regrets:	Tom Cowie (Hiawatha First Nation) Adam Tobin, Township of Selwyn (Manager of Public Works)

A copy of the complete Record of Pre-Consultation will be sent to all attendees.

Existing Parcel Description	
County Official Plan Designation:	Extractive Industrial
Municipal Zoning:	Extractive Industrial (M3) and Environmental Protection (EP)
Area/Lot Dimensions:	±46.95 acres
Frontage:	±1450 ft
Existing Use/Buildings:	Licensed gravel pit with scale house and shop building

Pre-Consultation Completed for:

- Plan of Subdivision (*Application submitted to County*)
- Plan of Condominium (*Application submitted to County*)
- Official Plan Amendment for:
 - County Official Plan (*Application submitted to County*)
 - Local Component of County Official Plan (*Application submitted to County*)
- Zoning By-law Amendment (*Application submitted to Township*)
- Site Plan Application (*Application submitted to Township*)

Proposal Summary/Description:

The proposal is to establish a permanent ready-mix concrete plant as an accessory use to the operation of the existing gravel pit on this site within the disturbed pit area of the subject lands. The concrete plant would be enclosed in a building that would also include additional office and scale house space. The approximate size of the building would be $\pm 427 \text{ m}^2$. The gravel pit operation will continue including the permitted distribution yard. A Site Plan Amendment from the Ministry of Natural Resources and Forestry will also be required to add the concrete plant as a permitted use on the ARA Site Plan. The hydrogeological, air and noise impacts of the proposed concrete plant will be reviewed by the MECP as part of any required Environmental Compliance Approvals (ECAs) and Permit to Take Water (PTTW).

Discussion:

The proponent provided an overview of the project as summarized above.

Otonabee Region Conservation Authority (ORCA)

A scoped Environmental Impact Study (EIS) specific to the natural hazard provisions of the Provincial Policy Statement (PPS) will be required by ORCA for review.

County of Peterborough Public Works Department

A Traffic Impact Study (TIS) and Stormwater Management Plan (SWM) will be required for review by the County Public Works Department. Peer review of these reports will be required in accordance with the County Public Works peer review process. Please contact County Public Works for further details.

Township of Selwyn Fire Department

No concern.

Township of Selwyn Economic Development

Business contacts requested by Sunroc at the meeting will be sent in a separate email by the Township's Economic Development coordinator.

Township of Selwyn Building & Planning Department

A concrete plant is a permitted use in the Extractive Industrial land use designation of the Official Plan subject to zoning. The (M3) zoning of the subject property does not have as of right permission for a concrete plant and therefore a zoning amendment is required.

A road condition and entrance assessment will be required for Hillis Road as part the Traffic Impact Study. The County and Township will coordinate the peer review of the TIS. Please contact the Township of Selwyn's Public Works Manager, Adam Tobin, regarding Township requirements for the TIS.

MHBC identified that Planning Act site plan approval is not applicable due to S. 66 of the Aggregate Resources Act (ARA). Township Planning Dept. staff have reviewed s. 66 of the ARA,

O. Reg 244/97, the MNRF's 2020 Site Plan Standards and the 2020 Technical Reports and Information Standards. As a result of this review, Township staff are in agreement with MHBC on the non-applicability of Planning Act site plan control for this project. In-lieu of a site plan agreement, a holding provision will be included in the zoning amendment to ensure that the Township is in receipt of the updated and MNRF approved ARA site plan adding the concrete plant as well as that any required road improvements identified by the TIS are completed.

MHBC will include an overview of the additional required approvals (e.g. ECAs and ARA Site Plan Amendment) in the Planning Justification Report (PJR).

A scoped EIS regarding natural hazards is required for this project as per ORCA comments. The Township requires the identification of any adjacent off-site natural features and any on-site features that will be retained in addition to hazards mapping be submitted as part of complete application requirements. It is recognized that the existing ARA Licence permits the removal of some of the on-site natural heritage features.

Township staff note that the Growth Plan for the Greater Golden Horseshoe (GPGGH) provides an exemption from the Natural Heritage policies in Section 4 of the GPGGH for mineral aggregate operations in accordance with Section 4.2.3.1.

As a result of recent Planning Act legislative changes, the Township will require peer review clearance letters as part of a complete ZBA application. Please contact the Township for further information regarding peer review coordination when the required technical reports are ready. Please do not submit the ZBA application and/or fees before the peer review clearance letters have been obtained.

Summary of Report Requirements:

- Planning Justification Report
- Traffic Impact Study (TIS), including entrance assessment and road condition assessment
- Scoped Environmental Impact Analysis (EIS)
- Stormwater Management Plan (SWM)

***Fees:**

Township Fees:

Minor non-residential ZBA (<500 m ²)	\$ 2960.00
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****ORCA Fees:**

ORCA to Advise

**Please note fees increase annually.*

****Other applicable fees should be confirmed through staff at the County of Peterborough, Conservation Authority and/or Peterborough Public Health.**

Attachments:

- **Application Checklist**
- **Concept Plan**

Record Completed By: Per Lundberg, Planner

The Township will not deem a ZBA and/or Site Plan application as “complete” until the required supporting reports have received Peer Review Clearances. A complete application will comprise of a completed application form, required reports with Peer Review Clearance, and applicable application fees.

The ‘Record of Pre-consultation’ will remain valid for up to 24-months following the date of the pre-consultation meeting at the discretion of the Manager of Building and Planning. If the required subsequent applications are not received by the Township within the 24-month period following the pre-consultation meeting, the Record of Pre-consultation becomes obsolete. The applicant will be required to submit a new ‘Request for Pre-consultation Form’ to the Township.

If an application is significantly modified after the pre-consultation meeting has taken place, the applicant may be required to undergo a new pre-consultation meeting.

Please Note: Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to assist in the correct processing of this application. If you have any questions about the collection, use or disclosure of this information by the Township of Selwyn, please contact the CAO or Clerk, Township of Selwyn, P.O. Box 270, Bridgenorth, ON K0L 1H0 (705) 292-9507.



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964

www.selwyntownship.ca

Zoning By-law & Site Plan Applications Application Checklist

Owner/Agent:

693316 Ontario Ltd/MHBC

Date:

January 17, 2024

Property Address:

424 Hillis Road

Roll Number:

1516.020.001.29200

Proposal: The proposal is to establish a ready-mix concrete plant (427 m²) as part of the operation of the existing gravel pit on this site within the disturbed pit area of the subject lands. The gravel pit operation will continue.

Official Plan Designation:

Extractive Industrial

Zoning:

(M3) & (EP)

Supporting document(s) required:

- Planning Study/Analysis
- Storm Water Management (SWM) Plan
 - Peer Review Clearance (ORCA & County PWs)
- Traffic Study
 - Peer Review Clearance (County and Township PWs)
- Hydrogeological studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOECP guidelines and regulations)
 - Peer Review Clearance
- Functional Servicing Report (Municipal Water and Sewage Capacity Report which may include SWM Plan)
 - Peer Review Clearance
- Environmental Impact Analysis (lakes, rivers, wetlands, fish habitat, wildlife, ANSI's etc.)
 - Peer Review Clearance (ORCA for natural hazards)
- Market Analysis/Justification Study
 - Peer Review Clearance
- Archaeological Study
- Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)
 - Peer Review Clearance
- Noise Impact Study
 - Peer Review Clearance
- Agricultural Land Usage Justification
 - Peer Review Clearance
- Record of Site Condition (RSC) - Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses)
 - Peer Review Clearance
- Geotechnical Study
 - Peer Review Clearance



Supporting site plan and/or survey:

- Location survey completed by an Ontario Land Surveyor (OLS) illustrating:
 - setbacks from lot lines
 - setback from the highwater mark
 - floodplain elevation
- Site Plan
 - location, size, & type of all existing and proposed buildings and structures, inclusive of setbacks
 - approximate location of all natural and artificial features (i.e. vegetation, septic systems, wells, hydro/bell lines, watercourses)
 - setback information from the highwater mark of all existing and proposed buildings and structures
 - location and type of proposed lighting, fences, planting strips, parking areas, etc. (refer to Site Plan Guidelines for further details)
- Elevation Drawings

Planning Act Applications:




- Zoning By-law Amendment, Township of Selwyn
- Minor Variance Application, Township of Selwyn
- Site Plan Control, Township of Selwyn
- Official Plan Amendment, County of Peterborough
- Consent to Sever, County of Peterborough

Recommended key agencies to contact:

- Otonabee Region Conservation Authority
Don Allin – 705-745-5791 x. 225
- Otonabee Region Conservation Authority
Terri Cox – 705-745-5791 x. 219
- Trent Severn Waterway
Alana Bolton - 705-750-4516
- Peterborough Public Health
Kathleen Shepherd – 705-743-1000
- Township of Selwyn – Public Works
Adam Tobin - 705-292-9507 x. 238
- Township of Selwyn – CBO
Robert Kelly - 705-292-9507 x. 219
- Township of Selwyn – Fire Chief
Gord Jopling - 705-292-7282 ext. 201
- County of Peterborough – Planning
Caitlin Saccoccia – 705-743-0380 x. 2403
- County of Peterborough – Public Works
Pete Hynes - 705-775-2737 x. 3210
- Curve Lake First Nation – Lands and Resources Consultation Liaison –
- 705-657-8045
- Ministry of Transportation
CorridorEast@Ontario.ca - 613-544-2220
- Hiawatha First Nation – Lands and Resources Consultation Liaison, Tom Cowie - 705 295-4421 Ext. 216

CONCEPT PLAN

424 Hillis Rd.
Township of Selwyn
County of Peterborough

-  Subject Lands
-  Licence Boundary
-  Excavation Setback Limit

Township of Selwyn Zoning By-law No. 2009-021
Extractive Industrial (M3) Zone Regulations

	Required (min)	Provided
Front Yard	30 m	30.0 m
Exterior Side Yard	30 m	NA
Interior Side Yard	15 m	200.5 m
Rear Yard	15 m	268.6 m
Setback From Street Centreline (County Road)	43 m	NA
Setback From Street Centreline (Township Road)	40 m	NA
Parking	11 1 spaces per 37m ² GFA (373m ²)	*13 * Includes 2 Accessible Spaces

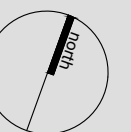
- Notes:**
- For conceptual purposes only
 - Source: Google Satellite Imagery
 - Contained information licensed under the Open Government Licence – County of Peterborough and Ontario

DATE: January, 2023

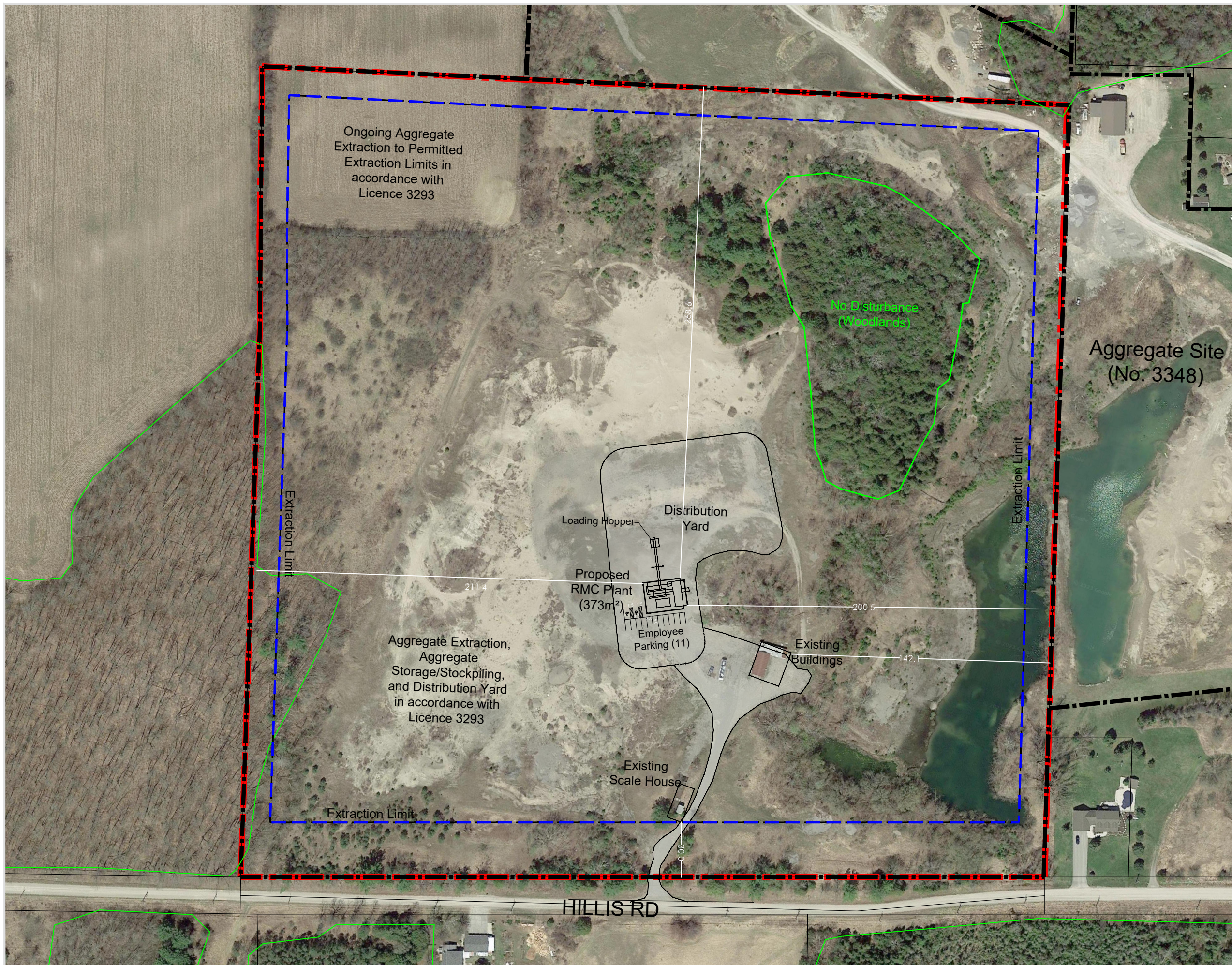
FILE: 1669S

SCALE: 1: 2,000

DRAWN: PL



K:\1669S 424 HILLIS ROAD AND 785 FIFE'S BAY ROAD\PCP JAN 2024.DWG



B

Appendix B: Draft Zoning By-law Amendment

**THE CORPORATION OF THE
TOWNSHIP OF SELWYN**

BY-LAW 2026-__

**Being a By-Law passed pursuant to the provisions of
Section 34 of the *Planning Act*, R.S.O. 1990, as amended to amend
The Township of Selwyn Comprehensive
Zoning By-law No. 2009-021, as otherwise amended.**

Whereas the Council of the Corporation of the Township of Selwyn has received an application to amend By-Law No. 2009-021, otherwise known as the Comprehensive Zoning By-Law, insofar as is necessary to re-zone those lands described as being Part of Lot 6, Concession 3, Geographic Township of Smith.

The proposed Zoning By-Law Amendment related to the subject lands will change the zoning of the property from the “**M3 – Extractive Industrial**” to the “**M3 – Special Exception**”. The purpose of the Zoning By-law Amendment is to permit a Ready-Mix Concrete Plant as an additional permitted use on the subject lands.

Whereas the *Ontario Municipal Act*, 2001, S.O. 2001, c.25, Section 5.3, as amended, states that a municipal power shall be exercised by By-law unless the municipality is specifically authorized to do otherwise;

Now therefore the Council of the Corporation of the Township of Selwyn enacts as follows:

1. **That** Schedule “A” attached to and forming part of By-Law 2009-021, as otherwise amended, is hereby further amended by changing the zone category of the lands municipally known as 424 Hillis Road from the “M3 – Extractive Industrial” to the “M3 – Special Exception”. as illustrated on Schedule “A” attached hereto and forming part of this By-law.
2. **That** Schedule “B”, entitled Exception Zones, of By-law 2009-021, as amended, is hereby further amended with the addition of a new subsection, namely XX, which shall read as follows:

“XX Extractive Industrial Exception XX (M3-XX) Zone

Notwithstanding any other provision of the Extractive Industrial (M3) Zone to the contrary, within the M3-XX Zone the following additional use shall be permitted:

Permitted Uses

- i) Ready-Mix Concrete Plant

All other provisions of the M3 Zone and this By-law shall continue to apply.”

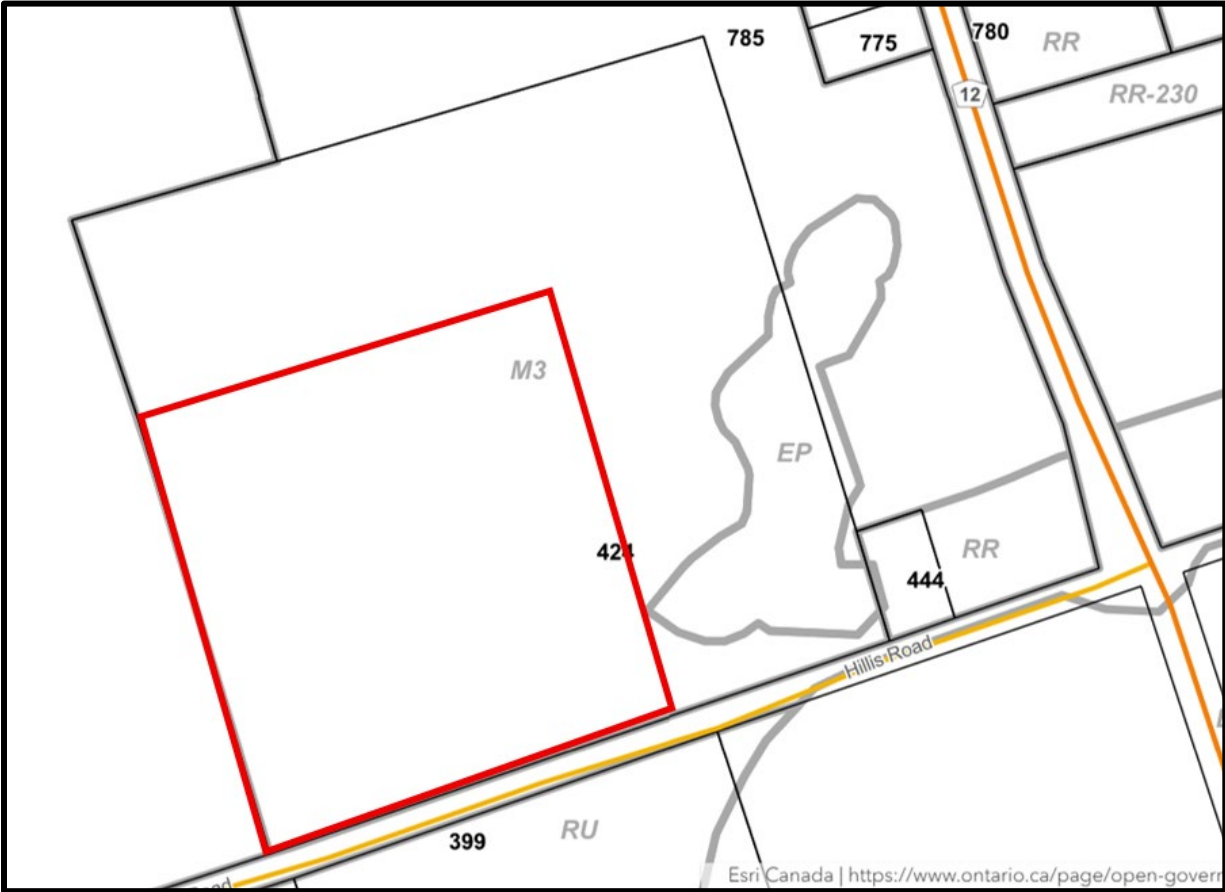
3. **That** subject to notice of the passing of this By-law in accordance with the provisions of Section 34(18) of the *Planning Act*, this By-law shall come into force and effect on the date of passing by the Council of the Corporation of the Township of Selwyn where no notice of appeal or objection is received pursuant to the provisions of Section 34(21) of the *Planning Act*, R.S.O. 1990, as amended.

By-law read a first, second and third time, and finally passed, the __ day of ____, 2026.

Sherry Senis, Mayor

Angela Chittick, Clerk

SCHEDULE 'A' to By-Law XXXX



Amend to Zone M3 (Extractive Industrial), Exemption XX