

OLT-22-003789 and OLT-22-004379

ONTARIO LAND TRIBUNAL

PROCEEDING COMMENCED UNDER Section 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Applicant/Appellant:	Jackson Harvest Farms Ltd.
Subject:	Application to amend the Zoning By-law - Refusal of application
Description:	A zoning by-law amendment application that proposes to rezone approximately 52ha of the subject property to Zone 14 (Extractive Industrial) to permit a gravel pit operation
Reference Number:	ZCA-11-19
Property Address:	1894-1922 Witmer Road
Municipality/UT:	Wilmot/Waterloo
OLT Case No.:	OLT-22-003789
OLT Lead Case No.:	OLT-22-003789
OLT Case Name:	Jackson Harvest Farms Ltd. v. Wilmot (Township)

PROCEEDING COMMENCED UNDER Section 11(5) of the *Aggregate Resources Act*, R.S.O. 1990, c. A.10, as amended.

Applicant:	Jackson Harvest Farms Ltd.
Objector	Alexandre Falagitis and Susan Kneller-Falagitis
Objector	Alyssa, Anne and Kevin Gosse
Objector	Angela Baden
Objector	Anna Harnack
Objector	Yvonne Zyma
Objector	And Others
Reference Number:	ARA #626443
Property Address:	Part Lot 10, Concession South of Bleams Road
Municipality/UT:	Wilmot/Waterloo
OLT Case No.:	OLT-22-004379
OLT Lead Case No.:	OLT-22-003789

MINUTES OF SETTLEMENT

JACKSON HARVEST FARMS LTD.
(the "Appellant")

-and-

THE CORPORATION OF THE TOWNSHIP OF WILMOT
(the "Township")

-and-

**THE REGIONAL MUNICIPALITY OF WATERLOO
(the "Region")**

WHEREAS:

1. On November 6, 2019, the Appellant submitted a zoning by-law amendment application (the "**Rezoning Application**") to the Township in order to permit the establishment of a gravel pit (known as "**Hallman Pit**") on Part Lot 10, Concession South of Bleams Road in the Township of Wilmot, municipally known as 1894-1922 Witmer Road (the "**Property**");
2. The Rezoning Application was accompanied by materials required for an application under the *Aggregate Resources Act* (the "**ARA**") to grant a Class A (Category 3) Licence to the Appellant in order to permit the operation of the Hallman Pit as an above water table pit (the "**ARA Application**");
3. Development Services Staff Report No. DS2022-003 dated April 4, 2022, (the "**Report**"), recommended approval of the Rezoning Application, subject to certain conditions, including recommendations made by the Region in correspondence dated November 30, 2021 and December 1, 2021 (the "**Region's Recommendations**");
4. On April 11, 2022, following approximately two (2) years of public consultation with the Township, public agencies and the general public, the Township refused the Rezoning Application, despite staff at both the Township and Regional level supporting / recommending its passage;
5. On May 3, 2022, an appeal was submitted by the Appellant to the Ontario Land Tribunal (the "**Tribunal**") in relation to Council's refusal of the Rezoning Application (the "**Appeal**");
6. The ARA Application has been referred to the Tribunal; and,
7. The Appellant, the Township and the Region (collectively, the "**Parties**"), have now agreed to a proposed resolution of the Appeal and the ARA Application and wish to reflect their agreement in these Minutes of Settlement ("**Minutes**") and agree to place the proposed settlement herein before the Tribunal for approval;

NOW THEREFORE IN CONSIDERATION of the mutual covenants and agreement contained in these Minutes and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the Parties agree as follows:

Recitals and Schedules

1. The foregoing recitals are true and correct and form part of these Minutes.
2. The following schedules are attached to and form part of these Minutes:
 - a. Schedule "A" – Draft Zoning By-law Amendment
 - b. Schedule "B" – ARA Site Plans

b. Schedule "B" – ARA Site Plans

Requests of the Tribunal

3. The Parties agree that, on or before March 1, 2023, the Parties will make a joint request that the Tribunal:

- a. formally consolidate the ARA Application with the Appeal;
- b. in keeping with the Report, formally incorporate the Region's Recommendations with the ARA Application as shown in the ARA Site Plans attached as **Schedule "B"** to these Minutes;
- c. in keeping with the Report, formally incorporate the following recommendations from the Township with the ARA Application as shown in Schedule "B" in order to give effect to the Township's recommendations:
 - i. General Operation Note 2a shall be amended to clarify that, prior to commencement of shipping activities, the pit entrance shall be paved from the limit of asphalt on Witmer Road to, at a minimum, the weigh scale and that the weigh scale shall include a grizzly screen at its approach;
 - ii. General Operation Note 2b shall be amended by adding a sentence preceding the current sentence, to indicate that pit traffic will not be permitted west of the entrance on Witmer Road, save and except for delivery to Witmer Rd.;
 - iii. General Operation Note 2c shall be amended to clarify that the farm-type gated access from Bleams Road shall be limited to farm access only with access for pit operations prohibited save and except for access by motor vehicles with a vehicle registration weight of less than 4,500 kilograms entering the site for the sole purpose of monitoring, engineering activities, and data collection required as part of the license;
 - iv. General Operation Note 15 shall be amended to align with the peer reviewed noise study as follows:

Site Preparation:	7:00am to 6:00pm Monday to Friday
Excavation/Processing:	7:00am to 6:00pm Monday to Friday
	8:00am to 12:00pm Saturdays
Shipping:	6:00am to 6:00pm Monday to Friday
	6:00am to 12:00pm Saturdays
- d. in keeping with the Report, approve the Draft Zoning By-law Amendment attached hereto as **Schedule "A"** (the "**ZBA**").

Provision of Evidence

4. The Appellant agrees that it will be responsible for providing land use planning evidence, and such other evidence as the Tribunal may require, in support of the Tribunal's approval of the ZBA and the ARA Application.

Preparation of Draft Order

5. The Appellant agrees to prepare a draft order, for the Tribunal's consideration, to give effect to these Minutes, which the Township and the Region shall review and approve, prior to March 1, 2023.

Witmer Road Reconstruction Agreement

6. In keeping with the Report, the Parties further agree to jointly request that the Tribunal withhold its final order approving the ZBA pending written notification from the Parties that the Appellant has entered into a written agreement with the Township requiring the Appellant to reconstruct Witmer Road from Queen Street to just west of the proposed pit entrance, to the satisfaction of the Township, and at no cost to the Township, prior to the commencement of aggregate extraction operations (save an except for extraction activities required to source materials solely for use in the reconstruction of Witmer Road, subject to the approval of the Ministry of Natural Resources & Forestry (the "MNRF"), if required). The Township will provide a draft of the agreement referred to in this paragraph to the Appellant on or before February 13, 2023.

Costs

7. The Parties agree to bear their own costs in respect of this matter, and all Parties agree that no party to these Minutes will seek any costs from any other party to these Minutes arising from these proceedings.

General Provisions

8. The execution of these Minutes by the Township and the Region shall, in no way, be deemed to constrain or fetter the discretion of either Council in the exercise of their respective statutory decision-making powers under the *Planning Act* or any other applicable legislation.
9. The terms and obligations set forth in these Minutes shall be binding on the Parties, their respective heirs, beneficiaries, affiliates, successors and assigns and shall survive the completion of the Tribunal hearing in respect of Tribunal Case Nos. OLT-22-03789 and OLT-22-004379.
10. Subject to applicable law, the Parties agree to execute any and all other documents, and do all other things as may be reasonably required to implement and give full legal force and effect to the terms of these Minutes.

11. These Minutes, including the schedules attached hereto, constitute the entire agreement between the Parties as to the Appeal and ARA Application, and supersede all prior agreements, negotiations and understandings with respect thereto.
12. Any amendment to or waiver of any provision of these Minutes must be in writing and signed by all Parties. During the course of the hearing of the Appellant's appeals, and for greater clarity, the Appellant shall not consent to any revision or amendment to the ZBA or ARA Site Plans, as set out in Schedules "A" and "B" respectively, without the express written consent of both the Township and the Region.
13. These Minutes may be executed by counsel for a Party on behalf of that Party upon authorization by that Party and such execution shall constitute legal and binding acceptance of these Minutes.
14. These Minutes may be executed in counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument. An electronically transmitted copy of these Minutes, signed by a Party in counterpart or otherwise, will be deemed to be and to constitute a properly executed, delivered and binding document of the signing Party.
15. These Minutes may be delivered by email in PDF format and such delivery shall constitute a duly executed original.
16. These Minutes shall be governed by and construed in accordance with the laws of Ontario.

IN WITNESS WHEREOF, the Appellant has executed this document by their signature this ... day of February, 2023.

JACKSON HARVEST FARMS LTD.


Name: RICK ESBAUGH
Title: PRESIDENT

I have the authority to bind the corporation.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, The Corporation of the Township of Wilmot has executed this document by the signature of an authorized representative this 21st day of February, 2023.

THE CORPORATION OF THE TOWNSHIP
OF WILMOT



Name: ERIC DAVIS

Title: COUNSEL FOR THE TOWNSHIP

I have the authority to bind the Township.

IN WITNESS WHEREOF, The Regional Municipality of Waterloo has executed this document by the signature of an authorized representative this ... day of February, 2023.

THE REGIONAL MUNICIPALITY OF
WATERLOO

Name:

Title:

I have the authority to bind the Region.

IN WITNESS WHEREOF, The Corporation of the Township of Wilmot has executed this document by the signature of an authorized representative this ... day of February, 2023.

**THE CORPORATION OF THE TOWNSHIP
OF WILMOT**

Name:

Title:

I have the authority to bind the Township.

IN WITNESS WHEREOF, The Regional Municipality of Waterloo has executed this document by the signature of an authorized representative this ²³... day of February, 2023.

**THE REGIONAL MUNICIPALITY OF
WATERLOO**

DocuSigned by:

Rod Regier

Name: Rod Regier 994D14DFAB8A47F...

Title: Commissioner, Planning,
Development & Legislative Services

I have the authority to bind the Region.

Schedule "A" – Draft Zoning By-Law Amendment

TOWNSHIP OF WILMOT

BY-LAW NO. 2022-tbd

BY-LAW TO FURTHER AMEND BY-LAW NO. 83-38 OF THE TOWNSHIP OF WILMOT BEING A ZONING BY-LAW FOR THE SAID TOWNSHIP OF WILMOT.

WHEREAS The Corporation of the Township of Wilmot deems it desirable to further amend By-law No. 83-38, being a Zoning By-law for the said Township of Wilmot.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WILMOT ENACTS AS FOLLOWS:

1. Notwithstanding the provisions of By-law 83-38, as amended, the lands described on Schedule "A" and illustrated on Schedule "B" attached to and forming part of this By-law, are hereby removed from Zone 1 (Agricultural) and placed within Zone 1 (Agricultural), Zone 11 (Open Space) and Zone 14 (Extractive Industrial).
2. Notwithstanding the provisions of By-law 83-38, as amended, the lands described on Schedule "A" and identified as Zone 11 on Schedule "B" attached to and forming part of this By-law, may be used only for an Arboretum, Wildlife Sanctuary, and accessory uses.
3. Notwithstanding the provisions of By-law 83-38, as amended, on the lands described on Schedule "A" and identified as Zone 1 and Zone 14 on Schedule "B" attached to and forming part of this By-law, the following shall apply:
 - a) use of any portion of the land following progressive rehabilitation of a licensed aggregate operation shall comply with the terms of Risk Management Plan 00051 as approved and/or amended by the Region of Waterloo.
4. Notwithstanding the provisions of By-law 83-38, as amended, for the lands described on Schedule "A" and illustrated on Schedule "B" attached to and forming part of this By-law, the following shall be added as Section 22.*tbd*:

Notwithstanding any other provisions of this By-law, the lands described as Part Lot 10, Concession South of Bleam's Road, being Part 1, Plan 58R-199816, and identified on the map forming paragraph 22.*tbd*, shall be subject to the following regulations:

- a) use of lands zoned Zone 11 shall be restricted to an Arboretum, Wildlife Sanctuary, and accessory uses.
- b) use of lands zoned Zone 1 and Zone 14 following progressive rehabilitation of a licensed aggregate operation shall comply with the terms of Risk Management Plan 00051 as approved and/or amended by the Region of Waterloo

3. Notwithstanding the provisions of By-law 83-38, as amended, a new map forming paragraph 22.*tbd* shall be added to By-law 83-38 to identify the lands described on Schedule 'A' and zoning boundaries illustrated on Schedule "B" attached to and forming part of this By-law.
4. Except as amended by the preceding regulations, the lands described on Schedule "A" attached to and forming part of this by-law and shown on Schedule "B" attached to and forming part of this by-law, shall be subject to all other applicable regulations as set down in By-law No. 83-38, as amended.
5. This by-law shall come into effect on the final passing thereof by the Council of The Corporation of the Township of Wilmot subject to compliance with the provisions of The Planning Act, R.S.O., 1990 and amendments thereto.

READ a first and second time on the ** day of Month, 2022.

READ a third time and finally passed in Open Council on the ** day of Month, 2022.

MAYOR

CLERK

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Wilmot, in the Regional Municipality of Waterloo and Province of Ontario being composed of Part Lot 10, Concession South of Bleam's Road, being Part 1, Plan 58R-19981, in the said Township of Wilmot.

This is Schedule "A" to By-law No. 2022-tbd.

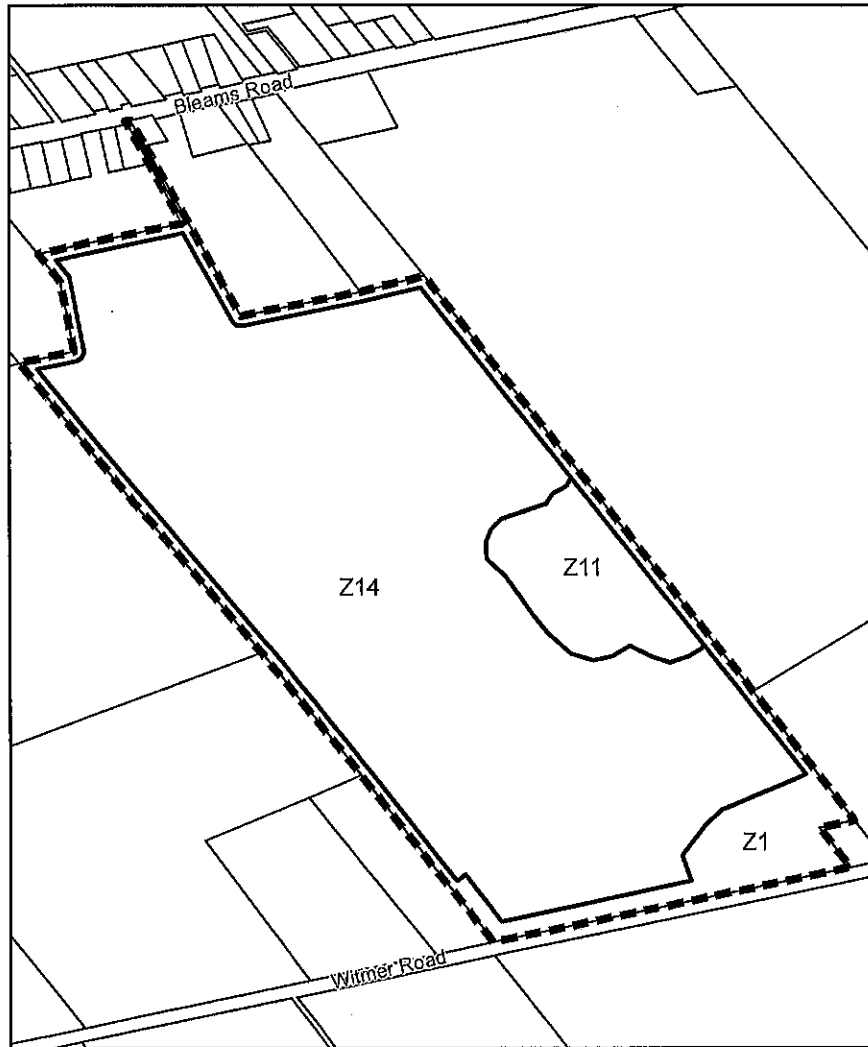
PASSED this ** day of Month, 2022.

MAYOR

CLERK

SCHEDULE "B"
PART LOT 10, CONCESSION SOUTH OF BLEAM'S ROAD
PART 1, PLAN 58R-19981
TOWNSHIP OF WILMOT

SUBJECT LANDS OUTLINED THUS: - - - - -



THIS IS SCHEDULE "B" TO BY-LAW NO. 2022-tbd

PASSED THIS ** DAY OF **, 2022.

MAYOR

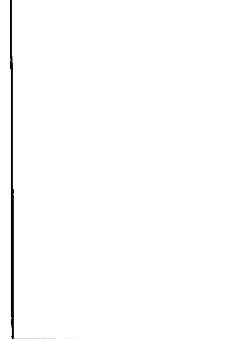
CLERK



0 110 220 330
Meters

Schedule "B" – ARA Site Plans

SHEET 1 OF 8



SITE DATA	
AREA TO BE LICENSED	57.27 ha
AREA TO BE EXTRACTED	52.27 ha
EX. DISTURBED AREA	Nil
TOTAL LAND PARCEL	86.2 ha

REVIEWS PRIOR TO APPROVAL	
2018/04/18	Reviewed as per HSEF notes & details
2020/04/24	Reviewed before award from survey on 22. 2020
2020/07/14	Review following updated survey & reports
2021/06/01	Final changes to recommendations from HSEF
2022/05/13	Reviewed as per CHCA and Reged comments

SITE PLAN AMENDMENTS			
No	DATE	BY	DESCRIPTION

THOSE WHO PLAN ARE CERTIFIED BY THE UNDERSIGNED BY THE AUTHORITY OF MINISTRIAL APPROVAL AS SPECIFIED IN THE AGRICULTURAL RESOURCES ACT SECTION 8(4) FOR A CLASS A, SPECIAL CATEGORY 3 FIT.



IBI GROUP
101 - 410 Albert Street
Windsor, ON N2L 3V3 Canada
Tel 519 665 2250
ibi@ibi.com

**PART LOT 15 CONCESSION SOUTH OF BLEAM'S ROAD,
PART 1 68R19901
TOWNSHIP OF WILMOT
REGIONAL MUNICIPALITY OF WATERLOO**

JACKSON HARVEST FARMS LTD.
2879 HERRGOTT ROAD
ST. CLEMENTS, ON, N0B 2N0

EXISTING CONDITIONS PLAN

DESIGNED BY:	JR	SCALE:	1/2"
DRAWN BY:	ASTA	FIRE NUMBER:	11509
CHECKED BY:	CS	SHEET NUMBER:	1 OF 1
DATE:	2015-08-27		

Sources Used For The Preparation Of The Site Plans

- Region of Waterloo Official Plan June 18, 2015.
- Township of Wilket Zoning By-Law 55-38.
- Google Maps (2016).
- GRCA Wetland / Regulated Area On-line Mapping
- LUNY Survey by High Eye Aerial Imaging Inc., July 4, 2018.
- Boreholes drilled by Ardmore Drilling Inc., April 2017.
- Monitoring wells installed by Ardmore Drilling Inc., July 2017.
- Numerous site visits including May 23, 2018, Oct. 23, 2018 Jan. 11, 2019, Feb. 26, 2019.

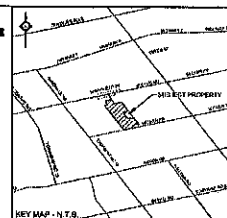
Notes:

- The local groundwater elevation has been determined by Hydrex Environmental to vary between 355.7 mASL in the north portion of the site and 352.9 mASL in the southern portion.
- Excluded from the licensed boundary are: a) the Schindlerville South Wildland Complex and its contiguous lands; b) the woods at the southeast corner of the property and corresponding timber and c) the +/- 8.5 acre four-lane to Elkins Road.
- The wetland boundary was determined (flagged) by Ohio Environmental Inc. and confirmed by GRCA staff on September 17, 2016 and surveyed by JBI Group on October 23, 2016.

HALLMAN PIT

OPERATIONAL PLAN

SHEET 2 OF 8



LEGEND

- PROPERTY BOUNDARY
- - - POST & WIRE FENCE
- - - FARMING LINES
- - - LICENSED AREA
- - - LIMIT OF EXTRACTION
- - - LIMIT OF 120M SETBACK
- - - PLACED WETLAND BOUNDARY
- - - 1.5M HIGH T-BAR POSTS
- - - PROPOSED SILT FENCE
- - - EXISTING TREELINE
- - - PROPOSED VEGETATION
- - - EXISTING BUILDINGS
- - - EXISTING POND
- ② PHASING NUMBER
- ↑ DIRECTION OF EXTRACTION
- ↕ ENTRANCE/EXIT
- FARM GATE
- 376.0 357.0 EXISTING ELEVATION NUMBER OF LIFTS FURN. EXTRACTED ELEVATION
- MONITORING WELL SURFACE ELEVATION
- PROPOSED WASHPOND
- PROPOSED BERM
- SHINGLETOWN SETTLEMENT AREA (RETRACT 0.1)
- * PROPOSED BAT BOXES (SEE NOTE 2 UNDER POSSIBLE BAT HABITAT UNDER NATURAL ENVIRONMENT RECOMMENDATIONS)

SITE DATA

AREA TO BE LICENSED	67.37 ha
AREA TO BE EXTRACTED	52.27 ha
EX. DISTURBED AREA	18 ha
TOTAL LAND PARCEL	66.2 ha

NOTE: REFER TO SHEET 2 OF 7 AND 3 OF 7 FOR OPERATIONAL NOTES

VARIATIONS TO THE OPERATIONAL STANDARDS

- 0.12/10: No mining activity shall be conducted on these lands as they are owned by the Crown and are not available for mining.
- 0.12/10: No mining activity shall be conducted on these lands as they are owned by the Crown and are not available for mining.
- 0.12/10: No mining activity shall be conducted on these lands as they are owned by the Crown and are not available for mining.

REVISIONS PRIOR TO APPROVAL

NO.	DATE	BY	DESCRIPTION
2016/10/18			Revised as per 10/18/16 notes & 0.12/10
2016/10/18			Revised as per 10/18/16 notes & 0.12/10
2016/10/18			Revised as per 10/18/16 notes & 0.12/10
2016/10/18			Revised as per 10/18/16 notes & 0.12/10
2016/10/18			Revised as per 10/18/16 notes & 0.12/10

SITE PLAN AMENDMENTS

NO.	DATE	BY	DESCRIPTION

THESE SITE PLANS SPECIFICALLY PREPARED BY THE ENGINEER AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SEPTEMBER 21, 2016

30 15 0 15 30 45 60 75 90 105 120 135 150 165 180 195 210 225 240 255 270 285 300 315 330 345 360 375 390 405 420 435 450 465 480 495 510 525 540 555 570 585 600 615 630 645 660 675 690 705 720 735 750 765 780 795 810 825 840 855 870 885 900 915 930 945 960 975 990 1000

1:2000 (H)

IBI GROUP

101 - 610 West Street
Winnipeg, MB R2S 2V3 Canada
Tel: 204.786.2255
ibi@ibi.com

PART LOT 10 TO CONFESSION SOUTH OF BLEANS ROAD,
PART 1 S8R10W1
TOWNSHIP OF HART
REGIONAL MUNICIPALITY OF WATERLOO

JACKSON HARVEST FARMS LTD.
2895 HERRICK ROAD
ST. CLEMENTE, ON, N0B 2M0

OPERATIONAL PLAN

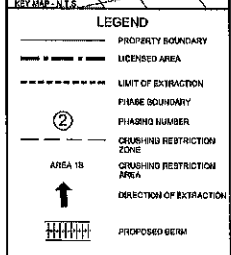
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 2016/09/21

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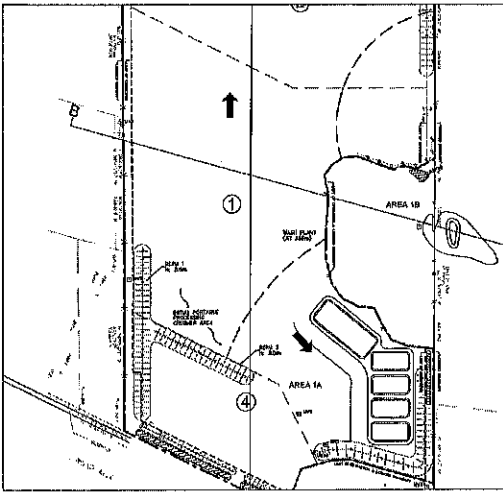
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HALLMAN PIT

OPERATIONAL NOTES & DETAILS SHEET 5 OF 8

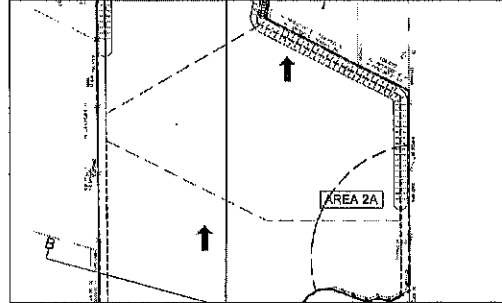


NOISE DETAIL FOR PHASE 1



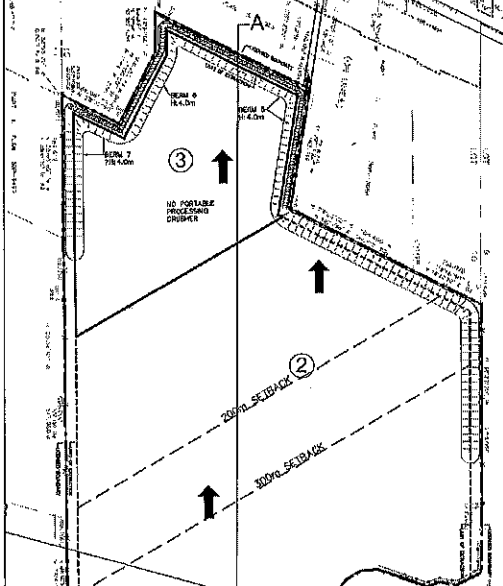
- Phase 1**
- Prior to extraction in Phase 1, the Licensee shall:
 - Construct Berms 1, 2 and 3 which shall be at a minimum height of 5.0 metres above existing grade.
 - Construct the interim drainage swale along the west and north edge of the coirter plantation to allow runoff to continue toward the wetland as per General Note 24.
 - During Phase 1 extraction operations, the portable processing crusher shall remain on the first pit floor, at an elevation of 356.0 msl. Screening equipment shall be permitted anywhere on the first pit floor or lower.
 - During extraction in Phase 1, the general direction of extraction will be northward and southeast.
 - When the portable processing crusher is operating in areas 1(a) and 1(b) it shall be surrounded by acoustical barriers, minimum 6.0 metres high along the south and east side of the equipment to provide supplementary noise shielding.

NOISE DETAIL FOR PHASE 2



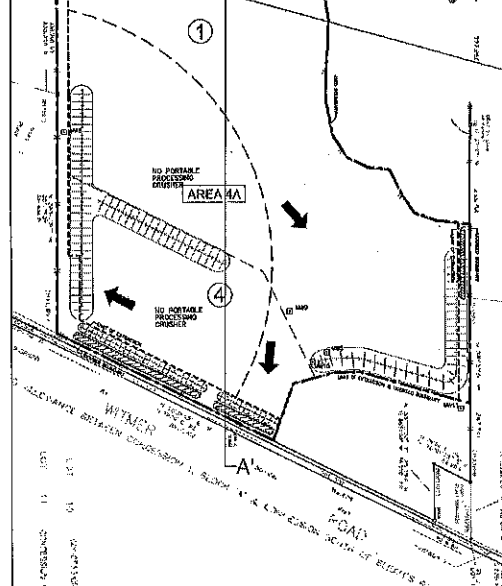
- Phase 2**
- Prior to the extraction of Phase 2, the Licensee shall construct Berms 4, which shall be at a minimum height of 4.0 metres above existing grade.
 - During the extraction of Phase 2, the portable processing crusher must remain on the first pit floor, at an elevation of 356.0 msl. Screening equipment shall be permitted anywhere on the first pit floor or lower.
 - During extraction in Phase 2 the general direction of extraction will be northward.
 - When the portable processing crusher is operating in Area 2(a) it shall be surrounded by acoustical barriers, minimum 6.0 metres high along the south and east side of the equipment to provide supplementary noise shielding.

NOISE DETAIL FOR PHASE 3



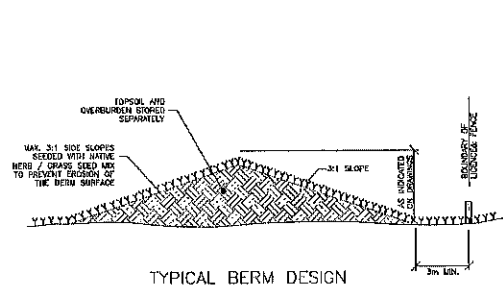
- Phase 3**
- Prior to the extraction of Phase 3, the Licensee shall construct Berms 5, 6 and 7, which shall be at a minimum height of 4.0 metres above the existing grade.
 - During the extraction of Phase 3, the portable processing crusher shall remain outside the Phase 3 boundary of the first pit floor elevation of 356.0 msl. Screening equipment shall be permitted anywhere on the first pit floor elevation of 356.0 msl or lower.
 - When the portable processing crusher is operating within 200 metres of the Phase 3 boundary, it must be surrounded by acoustical barriers that are a minimum 6.0 metres high, along the north, west and east side of the equipment to provide supplementary noise shielding.
 - When the portable processing crusher is operating between 200 and 300 metres of the Phase 3 boundary, acoustical barriers are not required if the crusher is located at the first pit floor elevation.
 - When the portable processing crusher is operating further than 300 metres from the Phase 3 boundary, no acoustical barriers are required for shielding purposes.
 - During extraction in Phase 3 the general direction of extraction will be northward.

NOISE DETAIL FOR PHASE 4



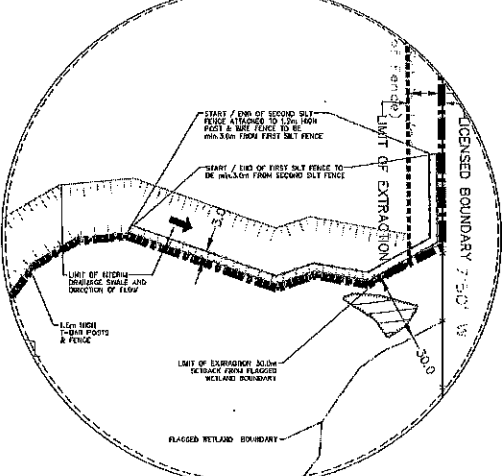
- Phase 4**
- Extraction of Phase 4 shall start in the eastern portion of the Phase and proceed westward.
 - Direction of extraction in the eastern portion of the Phase will initially be in a southward direction then westward.
 - During the extraction of Phase 4, recycling equipment must not operate simultaneously with processing equipment or washing equipment.
 - Once Berms 2 is removed, the portable processing crusher must remain outside the No Crusher Zone surrounded by minimum 10.0 metre high stockpiles located on the east and west.
 - During the extraction of Phase 4 all processing equipment must be located at the first pit floor elevation of 356.0 msl.
 - The acoustical barriers mentioned above could be comprised of an earth berm, noise wall, aggregate stockpiles or any other construction with a minimum surface density of 20 kg/m².

DETAIL 'A'



TYPICAL BERM DESIGN
SCALE: N.T.S.

DETAIL 'B'



NOTE: FENCE LINES HAVE BEEN OFFSET ON THE PLAN TO DISTINGUISH FROM BOUNDARY LINES. T-BAR POSTS AND SECOND SBT FENCE WILL BE LOCATED ALONG THE LICENSED BOUNDARY.

VARIATIONS TO THE OPERATIONAL STANDARDS	
1.1.1.1.1	Revised plan showing the location of the noise barrier as shown in the plan.
1.1.1.1.2	Revised plan showing the location of the noise barrier as shown in the plan.
1.1.1.1.3	Revised plan showing the location of the noise barrier as shown in the plan.
1.1.1.1.4	Revised plan showing the location of the noise barrier as shown in the plan.

REVISIONS PRIOR TO APPROVAL	
20150101	Revised plan showing the location of the noise barrier as shown in the plan.
20150101	Revised plan showing the location of the noise barrier as shown in the plan.
20150101	Revised plan showing the location of the noise barrier as shown in the plan.
20150101	Revised plan showing the location of the noise barrier as shown in the plan.

SITE PLAN AMENDMENTS	
NO.	DATE BY DESCRIPTION
1	20150101 JBL Initial site plan
2	20150101 JBL Revised site plan
3	20150101 JBL Revised site plan
4	20150101 JBL Revised site plan

THIS PLAN AND ANY VARIATIONS THEREOF ARE THE PROPERTY OF THE AUTHORITY OF THE REGIONAL AUTHORITY OF WATERLOO. ANY REVISIONS TO THIS PLAN MUST BE APPROVED BY THE AUTHORITY OF THE REGIONAL AUTHORITY OF WATERLOO.

IBI GROUP
101-410 Albert Street
Waterloo, ON N2L 3V3 Canada
Tel: 519 885 2255
ibi@ibi.com

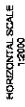
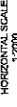
PART LOT 16 CONVEYANCE SOUTH OF BLEAINS ROAD, PART 1 (SBR1501)
TOWNSHIP OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

JACKSON HARVEST FARMS LTD.
1015 HENRIETTA ROAD
ST. CLEMENTS, ON N1B 2M6

OPERATIONAL NOTES & DETAILS	
REVISION NO.	DATE BY DESCRIPTION
1	20150101 JBL Initial site plan
2	20150101 JBL Revised site plan
3	20150101 JBL Revised site plan
4	20150101 JBL Revised site plan

**EXISTING CONDITIONS
CROSS-SECTIONS
SHEET 6 OF 8**

A' SOUTH

EAST
B'[illegible]

September 19, 1961

IBI

IBI GROUP
101 - 410 Albert Street
Windsor ON N2L 3Y3 Canada
tel 519 505 2255
BigGroup.com

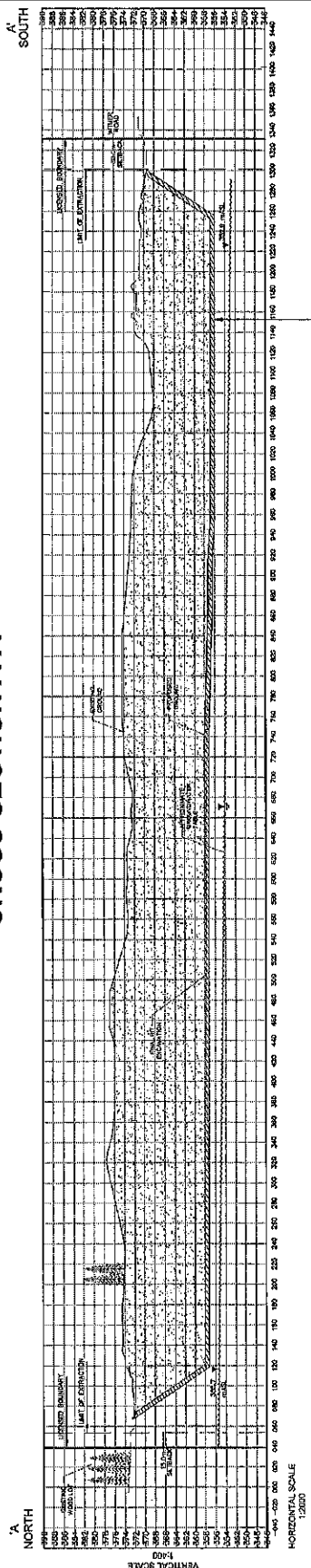
PART LOT 10 CONVESSION 5 OF BLEAN'S ROAD,
 PART 1, 1991/1991
 TOWNSHIP OF WALNUT
JACKSON HARVEST FARMS LTD
C/O RICK ESBAUGH
 2879 HERRGOTT ROAD
 ST. CLEMENTS, ON, N0B 2N9

EXISTING CROSS-SECTIONS

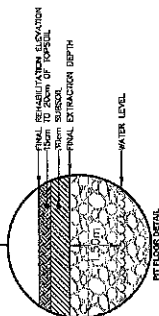
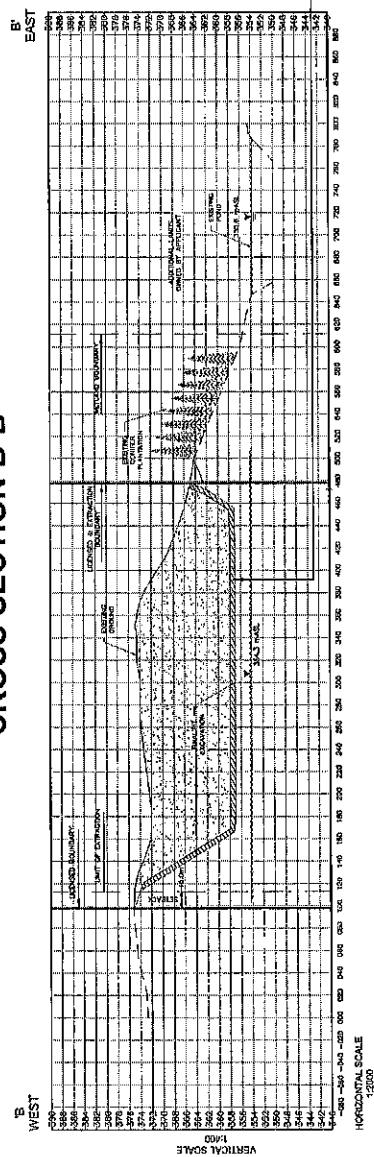
DESIGNED BY:	PN	MONZ, GONC
DRAWN BY:	AM	MONZ, GONC
CHECKED BY:	SD	FLU, HANSON
DATE:	2013-05-10	REV A / 10141400

REHABILITATION
CROSS-SECTIONS
SHEET 7 OF 8

CROSS SECTION A-A'



CROSS SECTION B-B'



SITE PLAN AMENDMENTS

THESE SITE PLANS ARE CERTIFIED BY THE UNDERSIGNED BY THE AUTHORITY OF MINISTRIAL APPROVAL AS EMPLOYING IN THE LOGSKAPE RESOURCES ACT SECTION 8(4) FOR A CLASS A SCIENCE CATEGORY 37.

12/24/2008

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Waltham ON N2L 3V2 Canada
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PART LOT 10 CONCESSIONS & OF BLUEMOUNT ROAD,
PART 1 58R19861
TOWNSHIP OF WILLAMOT

JACKSON HARVEST FARMS LTD.
C/O RICK ESBAUGH
2879 HERRGOTT ROAD
ST. CLEMENTS, ON. N0B 2M0

REHABILITATION CROSS-SECTIONS

1222	MR. MORICE, SCARLETT
1200	MR. MOTT, SCARLETT
1198	MR. MURPHY, SCARLETT

KEY MAP - N.T.S.

The key map shows a grid of streets including 10th Street, 11th Street, 12th Street, 13th Street, 14th Street, 15th Street, 16th Street, 17th Street, 18th Street, 19th Street, 20th Street, 21st Street, 22nd Street, 23rd Street, 24th Street, 25th Street, 26th Street, 27th Street, 28th Street, 29th Street, 30th Street, 31st Street, 32nd Street, 33rd Street, 34th Street, 35th Street, 36th Street, 37th Street, 38th Street, 39th Street, 40th Street, 41st Street, 42nd Street, 43rd Street, 44th Street, 45th Street, 46th Street, 47th Street, 48th Street, 49th Street, 50th Street, 51st Street, 52nd Street, 53rd Street, 54th Street, 55th Street, 56th Street, 57th Street, 58th Street, 59th Street, 60th Street, 61st Street, 62nd Street, 63rd Street, 64th Street, 65th Street, 66th Street, 67th Street, 68th Street, 69th Street, 70th Street, 71st Street, 72nd Street, 73rd Street, 74th Street, 75th Street, 76th Street, 77th Street, 78th Street, 79th Street, 80th Street, 81st Street, 82nd Street, 83rd Street, 84th Street, 85th Street, 86th Street, 87th Street, 88th Street, 89th Street, 90th Street, 91st Street, 92nd Street, 93rd Street, 94th Street, 95th Street, 96th Street, 97th Street, 98th Street, 99th Street, 100th Street. The subject property is located at the intersection of 10th Street and 11th Street.

	PROPERTY BOUNDARY
	EXISTING POST & WIRE FENCE
	LICENSED AREA
	LIMIT OF EXTRACTION
	LIMIT OF 100M SETBACK
	FLAGGED WETLAND BOUNDARY
	ISSUES CONTRIBUTING AREA
	EXISTING TREELINE
	PROPOSED VEGETATION
	EXISTING BUILDING
	EXISTING POND
	EXISTING ENTRANCE/EXIT
	EXISTING FARM GATE
	EXISTING CONTOUR (5m INTERVAL)
	SURFACE DRAINAGE DIRECTION
	MONITORING WELLS / SURFACE GAUGE
	SKELETON SETTLEMENT AREA
	FINAL REHABILITATION SPOT ELEVATION AREA
	DAT BOXES
	ISSUES CONTRIBUTING AREA

[illegible]

9 The rectification of lost materials shall likely be required in order to ensure that the equipment and material used does not cause excessive soil compaction. The contractor shall be responsible for ensuring that the equipment and material used does not cause excessive soil compaction. The contractor shall be responsible for ensuring that the equipment and material used does not cause excessive soil compaction.

(i) Top dressing to establish vegetation

Excess soil imported for the rehabilitation purposes described above shall meet the soil quality standards set out in Table 1: "Fill Depth Background Site Condition Standards" of the Rules for Soil Management and Excess Soil Quality Standards published by the Ministry of Environment, Conservation and Parks, as amended from time to time.

The maximum total amount of excess soil permitted to be imported to this site for rehabilitation purposes is 750,000 m³.

The licensee shall ensure that the acceptance and reuse of excess soil imported for rehabilitation purposes is compliant with Part I: Rules for Soil Management of the Rules for Soil Management and Excess Soil Quality Standards published by the Ministry of Environment, Conservation and Parks and as amended from time to time.

No toll/motorist shall be permitted on any portion of the Interstate north of the Sahuarita-Douglas border. Instead, corresponding with the Region of Water's latest Centennial Area, and as stated on Sheet S-6 of B.

No-toll highway construction shall be placed across the project at four mile points. The motorist is permitted to be stopped from the next existing phase or depending on location and timing, from the perimeter of the project area. Motorist stopping distance shall not exceed (i.e., 0.15 - 0.3 miles before and 0.3 miles after) thereby providing a minimum total length of 2.0 miles cover along the project corridor and generally as shown on this Progressive and Final Rehabilitation Plan, Sheet S of B.

All farm tractors, bulldozers, excavators and trucks shall be used to replace low-mileage trucks and loaded to stop.

Time Frame	Crop	Comments
Year 1	Cover Crops (Oats or Rye Grass)	Control of erosion
Year 2-4	Legumes or legume/grass mixture	Improve general soil conditions
Year 6+	Row crops in rotation with legume/legume/grass mixture	

1. If any significant portions of the planted vegetation die out, it will be replaced immediately during the proper planting season.
2. If any significant erosion or gully occurs at any time during the progressive and final revegetation, the Licensee will repair the site and re-plant as necessary.

Final Rehabilitation

3. **Fencing:** Once the site has been fully rehabilitated, the perimeter post and wire fence shall be installed to the 1.5-mile High 1-year profile surrounding the final plantations shall be removed.
4. **Internal Hard Roads:** Once the site has been fully rehabilitated, all internal hard roads will be removed except the Weaver Road easement(s).
5. **Farm Access:** The farm related access to Beane Road will be retained.
6. **Final Contours:** Final contours are interpolated from available information at the time of preparation of these EIS Plans and actual post-contraction slopes may vary, however, the final pit floor elevations as noted by the spot elevations shall be maintained.

1. The final land use for the subject lands shall be agricultural and subject to all restrictions of the Risk Management Plan filed with the Region of Waterloo.

SITE DATA	
AREA TO BE LICENSED	57.27 ha
AREA TO BE EXTRACTED	52.27 ha
EX. DISTURBED AREA	Nil
TOTAL LAND PARCEL	66.2 ha

VARIATIONS TO THE OPERATIONAL STANDARDS

0.0333M	Non-timber standing pole plantations at these lands are owned by the licensee and the interior boundary will be fenced or marked as established.
0.0111104	Non-timber standing pole plantations at these lands are owned by the licensee and the buffer is in place outside the license boundary.
0.0000000	Non-timber standing the sugar woods forest in the area owned by

REVISIONS PRIOR TO APPROVAL

2016/10/18	Finalisation of per IWRAP notes & details
2016/05/20	Finalisation of per CIRCA derivations 2016-12-15
2016/03/24	Finalisation following updated survey & reports
2012/11/08	Hollowayton per per summary report IWRAP
2012/01/15	Finalisation of per CIRCA and IWRAP comments

SITE PLAN AMENDMENTS

No	DATE	BY	DESCRIPTION

THESE BITE PLAYS ARE CERTIFIED BY THE UNDERSIGNED BY THE AUTHORITY OF THE SENATE APPROPRIATELY IN THE ALLEGED STATE RESOURCES ACT SECTION 9 (4) FOR CLASS A.

12/10/2011 11:11 AM

SEPTEMBER 28, 2019
Gefg

100 cm


IBI GROUP
 101 - 110 Albert Street

B 101-410 Albert G. Ginn
Waterloo ON N2L 3V8 Canada
Tel 519 806 2259

 ibmgroup.com

PART LOT 10 CONCESSION SOUTH OF BLEWINS ROAD.
PART 1 58R19981

TOWNSHIP OF WALTON
REGIONAL MUNICIPALITY OF WATERLOO

JACKSON HARVEST FARMS LTD.

2879 HERRGOTT ROAD

ST. CLEMENTS, ON, NOV 2ND
PROGRESSIVE AND FINAL

PROGRESSIVE AND FINAL REHABILITATION PLAN

DESIGNED BY:	30490.	8/54
DRAWN BY:	JR-TR	1/55
CHECKED BY:	ONE	

DATE: 2018-04-24