

PLANNING RATIONALE FOR ZONING BY-LAW AMENDMENT

McGee Pit Expansion - 1200 Diamondview Road

Part Lots 11 & 12, Concession 4

Former Township of Huntley



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Egis Project No.: CCO-221195-00

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Development Review - Rural

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1.0 INTRODUCTION

Egis Canada has been retained by Karson Holdings Inc. to file an application for a Zoning By-Law Amendment for the above-noted property to support an expansion of the licensed area for the McGee Pit (License #624971) currently operating on-site. McGee Pit comprises an area of roughly 80 hectares with a Class “A” pit license to excavate below the water table to more than 500,000 tonnes annually. The expansion will occur in a southerly direction in relation to the current Pit operation. Most of the aggregate materials within the current licensed boundary have been extracted facilitating the need for expansion. The overall property measures approximately 1,588,336 square metres (392.5ac) in size with road frontage on William Mooney Road, McGee Side Road, and Diamondview Road.

The subject lands are currently zoned Rural Countryside (RU) and Mineral Extraction Subzone 2 (ME2) with the ME2 zoning covering the current McGee Pit licensed area. The proposed Zoning By-Law Amendment will seek to re-zone a portion of the Rural Countryside (RU) zoned lands to Mineral Extraction Subzone 2 (ME2) to facilitate expansion of the licensed area. A portion of the overall property measuring 43.6 hectares will remain in the Rural Countryside (RU) zone. The subject lands are designated Rural Countryside on Schedule B9 to the City of Ottawa Official Plan. No overlays for aggregate resources are shown on the property. An Official Plan Amendment is not deemed a requirement as the underlying designation permits sand and gravel pits as permitted uses.

2.0 SUBJECT PROPERTY

The subject property is shown as having a municipal address of 1200 Diamondview Road on the City of Ottawa geoOttawa online GIS mapping, is located in Part of Lots 11 & 12, Concession 4, in the former Township of Huntley, and measures roughly 159 hectares (392 acres) in size (See Figure 1 on the next page). Road frontage is provided by Diamondview Road, McGee Side Road, and William Mooney Road. Access to the existing McGee Pit operation comes via William Mooney Road. The expanded Pit will continue to gain access off William Mooney Road. No changes to site access are proposed.

The subject property consists of an active aggregate extraction operation in the northern part of the property with vacant, treed lands and identified local wetlands areas outside of the current licensed area on the east, west and south sides of the property. The McGee Pit operation has extracted the land within the current licensed area, zoned Mineral Extraction Subzone 2 (ME2), facilitating the need for Pit expansion in a southerly direction toward the intersection where Diamondview Road meets McGee Side Road. A buffer with a minimum depth of 150 metres back from both traveled roads will be maintained in the Rural Countryside (RU) zone.



Figure 1 – Aerial View of the Subject Property and Lands to be Re-Zoned

2.1 REGIONAL CONTEXT

Lands to the north of the subject property consist of vacant, treed lands and two former extraction operations that have been fully rehabilitated. Carp Airport is located approximately 440 metres north of the McGee Pit. Lands to the east consist of several residential dwellings facing William Mooney Road and McGee Side Road. An existing Pit operation (License #4090) is located east of McGee Pit at the intersection of William Mooney Road and McGee Side Road. Lands to the west and south are mainly vacant treed lands including some residential dwellings on smaller lots. A residential subdivision is located approximately 525 metres northwest of the existing McGee Pit licensed boundary. The proposed expansion will be in a southerly direction away from the residential subdivision.

2.2 MINISTRY OF NATURAL RESOURCES PITS AND QUARRIES MAPPING

All licensed extraction operations can be found on the Online Pits and Quarries Mapping issued by the Ministry of Natural Resources. In addition to the McGee Pit operation one additional Pit is identified within one kilometre of the lands to be re-zoned for the Pit expansion. See Figure 3 on the next page for Pit locations relative to the McGee Pit.

Pit Information for Operations Within 1km of 1200 Diamondview Road						
ALPS ID	Client	Approval Type	Operation Type	Max. Annual Tonnage	Area (ha)	Location Name
624971	Karson Holdings Inc.	Class A > 20,000 Tonnes	Pit	500,000	80	McGee Pit
4090	2419787 Ontario Inc.	Class A > 20,000 Tonnes	Pit	250,000	15.75	N/A



Figure 2 – Pits and Quarries Mapping Showing Location of Pit Operations Within 1km of Subject Property

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3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 PROVINCIAL PLANNING STATEMENT (PPS) 2024

The Provincial Planning Statement (PPS) 2024, issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Planning Statement came into effect October 20, 2024, replacing the Provincial Policy Statement that came into effect on May 1, 2020.

Chapter 2 of the PPS 2024 speaks to Building Homes, Sustaining Strong and Competitive Communities with policies for Planning for People and Homes found under **Section 2.1** and Housing policies found under **Section 2.2**. Section 2.1.3 of the PPS states *“At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs.”* The subject property has an active extraction operation and is located in an area with several active or former Pits. Pursuant to the PPS the range and mix of land uses appropriate for the property would include a Pit operation. The overall area contains a range and mix of uses including residential, aggregate extraction and passive rural recreational properties. Additionally, the Carp Airport is located to the north of McGee Pit. A Zoning Amendment to expand the Pit in a southerly direction is appropriate for the lands and surrounding uses. Several supporting studies have been completed to ensure nearby residential uses are not impacted by expansion of the McGee Pit operation. Residential uses are not proposed for the property as part of the Zoning By-Law Amendment.

Section 2.5 of the PPS speaks to Rural Areas in Municipalities. Permitting the Zoning By-Law Amendment (ZBA) request for the property would help support a healthy, integrated and viable rural area by building upon the current rural character of the area, which includes aggregate extraction uses, while continuing to utilize available rural assets in the form of roads and infrastructure (PPS 2.5.1[a]). The expansion of the Pit operation will allow for the current range and mix of housing options in the area to remain through separation distances maintained along McGee Side Road and Diamondview Road (PPS 2.5.1[c]) and will ensure continued efficient use of rural infrastructure by maintaining the current Pit access off William Mooney Road (PPS 2.5.1[d]). A licenced extraction operation represents a land use with employment opportunities. The expanded Pit would allow for continued diversification of the economic base revolving around the sustainable management and use of resources (PPS 2.5.1[e]). Due to the presence of wooded areas and local wetlands within a portion of the expansion lands an Environmental Impact Study was completed to ensure natural areas and biodiversity will be maintained (PPS 2.5.1[g]). The proposed Zoning By-Law Amendment will support healthy, integrated and viable rural areas. Growth and development may be directed to rural lands in accordance with Section 2.6 of the PPS.

Section 2.6 of the PPS speaks to Rural Lands in Municipalities. Pursuant to Section 2.6.1[a] permitted uses include the management and use of resources which would include extraction operations. The existing Pit operation and its expansion can be sustained on current rural service levels (PPS 2.6.2), and the development is appropriate for the infrastructure in place (PPS 2.6.3). The PPS directs planning authorities to support a diversified rural economy by protecting agricultural and other resource-related uses (PPS 2.6.4). Permitting the Pit expansion through the Zoning By-Law Amendment would ensure protection and continued extraction of available aggregate resources. Overall, the proposed Zoning By-Law Amendment to facilitate a new Pit would be consistent with the policies of Sections 2.5 and 2.6 the PPS 2024.

Section 2.8 of the PPS speaks to Employment. The extraction operation on the property provides for both on-site and off-site employment opportunities. Off-site opportunities would include jobs like truck driving and the transport and processing of aggregate materials. Allowing for the new Pit will help promote economic development and competitiveness by maintaining the range and mix of employment uses in the area (PPS 2.8.1[a]). The expanded Pit will provide continued opportunities to diversify the economic base by maintaining the current employment use which supports a wide range of economic and construction activities (PPS 2.8.1[b]). The lands slated for expansion form part of the overall subject property and represent a strategic site for continued investment in aggregate extraction (PPS 2.8.1[c]). The PPS encourages Planning Authorities to intensify employment uses to achieve complete communities which would be achieved through expansion of the Pit (PPS 2.8.1[d]). The supporting studies completed for the Pit expansion and land use buffers provided will ensure an appropriate transition buffer to nearby residential uses is maintained (PPS 2.8.1[e]). The site would not be considered an Employment Area pursuant to Section 2.8.2 of the PPS.

Chapter 3 of the PPS speaks to Infrastructure and Facilities with policies for Transportation and Infrastructure Corridors found in **Section 3.3**. The subject property has road frontage on Diamondview Road, McGee Side Road, and William Mooney Road. Access to the Pit comes via an extension of William Mooney Road and will remain the access location for haul trucks entering the Pit. Truck traffic and the annual tonnage removed is not proposed to increase. Maintaining the current access point and haul truck routes for the expanded Pit will ensure nearby transportation corridors are protected for the long term (PPS 3.3.2). An expansion of the Pit would not represent development in a planned corridor that may preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified (PPS 3.3.3). Similarly, the Highway 417 corridor south of Diamondview Road would be protected for the long-term. Overall, the expanded Pit operation on the property would not negatively preclude or impact the use of available corridors by others.

Chapter 4 of the PPS speaks to the Wise Use and Management of Resources with Natural Heritage policies found under **Section 4.1**. Mississippi Valley Conservation Authority mapping shows local wetland areas on portions of the subject property. Due to the presence of natural features, a Natural Environment Technical Report was

completed by Ecological Services which determined slightly different locations for the local wetlands (See Figure 3). The lands to be re-zoned do not contain wetlands ensuring the wetlands will be protected for the long term (PPS 4.1.1). Locating the Pit expansion beyond natural areas will help ensure biodiversity and connectivity of natural features in the area is maintained (PPS 4.1.2). Development and site alteration will not occur within or adjacent to significant wetlands, significant woodlands, significant valleylands, or areas of natural and scientific interest (PPS 4.1.5). Shallow pooling within the current Pit is occurring but no direct connection to water sources exists. The water and vegetation levels would not support fish habitat (PPS 4.1.6). The expansion would not extend into species habitat based on the completed Natural Environment Technical Report (PPS 4.1.7).

Section 4.2 of the PPS speaks to Water. The only water source present on the property is water in the floor of the current Pit operation. The Pit water would not be considered a significant surface water feature. No impacts on significant water features would result from expansion of the McGee Pit.

Section 4.3 of the PPS speaks to Agriculture. The subject property does not contain agricultural uses and there are no agricultural uses or areas near the lands to be re-zoned.

Section 4.4 of the PPS speaks to Minerals and Petroleum. The site has no known mineral or petroleum reserves. The site does contain mineral aggregate resources pursuant to Section 4.5.

Section 4.5 of the PPS speaks to Mineral Aggregate Resources which shall be protected for long-term use. Extraction within the expansion lands will be undertaken in a manner that minimizes social, economic and environmental impacts including appropriate mitigation for nearby residential uses (PPS 4.5.2.2). Expansion of the McGee Pit would be compatible with nearby aggregate extraction operations (PPS 4.5.2.4), nor would it preclude the establishment of new operations on adjacent lands should any be proposed in the future. Extraction of the lands would be consistent with the policies of the PPS 2024.

Section 4.5.3 of the PPS speaks to Rehabilitation. Upon extraction of the Pit materials and surrendering of the licence sometime in the future the open Pit area is planned to be rehabilitated as a new wetland. Open, naturalized areas, with appropriate safeguards to warn residents of the dangers of past operations, would account for the larger number of residential homes in the area. The residents of which may seek to use the rehabilitated lands in the future for recreation. A Progressive and Final Rehabilitation Plan will be included in the Site Plan package as part of the Aggregate Resources Act (ARA) approvals.

Section 4.6 of the PPS speaks to Cultural Heritage and Archaeology. There are no significant archaeological or cultural heritage features located within the lands to be re-zoned. The amendments would not impact any known heritage resources.

Chapter 5.0 of the PPS speaks to Protecting Public Health and Safety with policies for Natural and Human-Made Hazards. There is no development or site alteration proposed on hazardous sites or near hazardous lands (PPS 5.2.2) or within any dynamic beach hazards, floodways, or flood prone areas (PPS 5.2.3). No mine hazards; oil, gas, and/or salt hazards; or former mineral mining operations, or petroleum resource operations have been historically located on the property (PPS 5.3.1). The site does not contain any known sources of contamination from past uses or abutting land uses (PPS 5.3.2). Proper restrictive access measures are in place to ensure residents are not accessing the Pit lands where potential injury could result from falling into the Pit.

Overall, the Zoning By-Law Amendments proposed for the subject property to permit an expansion of the McGee Pit operation would be consistent with the Provincial Planning Statement (PPS) 2024.

3.2 CITY OF OTTAWA OFFICIAL PLAN

The subject property is located within the Rural Transect and designated Rural Countryside on Schedule B9 to the City of Ottawa Official Plan. All surrounding properties fall in the same Rural Countryside designation. The McGee Pit property does not contain Bedrock or Sand and Gravel Resource Area Overlays despite containing an active Pit operation. Sand and Gravel Overlays are identified on two rehabilitated extraction operations to the northeast of McGee Pit, and a Bedrock Resource Overlay is established southwest of the property on the southwest side of Highway 417. Schedule C11-A of the Official Plan identifies Natural Heritage Features Overlay on the portion of the property outside of the current licensed area.

Section 2 of the Official Plan speaks to Strategic Directions with policies for Economic Development under Section 2.2.2. Pursuant to Sec. 2.2.2.9 *“Ottawa’s rural area is dominated by high value industries such as agriculture, construction, mineral extraction, manufacturing and warehousing. Industry jobs such as agriculture and resource extraction primarily occur in the rural areas and are protected as Agricultural Resource Areas, Bedrock Resource Areas and Sand and Gravel Resource Areas. While these employment sectors may not be dense employment areas, they comprise a significant land area”*. Allowing an expansion of the mineral extraction operation will ensure continued economic activity extracting resources for current and future use. Aggregates are important for construction activities that support the economic growth sought through the Official Plan.

Section 3 of the Official Plan speaks to Growth Management Framework with policies aimed mainly around urban and suburban development. Brief reference of aggregate extraction uses is mentioned in Section 3.5 stating such uses are permitted in the current Rural Countryside designation.

Section 4 of the Official Plan speaks to City-Wide Policies that do not specifically relate to aggregate extraction. The Mobility policies of Section 4.1 speak to connectivity and 15-minute neighbourhoods. There are no Housing,

Large Scale Institutions and Facilities, Parks and Recreation Facilities, Cultural Heritage and Archaeology, Urban Design, Drinking Water, Wastewater and Stormwater Infrastructure, Water Resources, or School Facilities proposed as part of the Zoning By-Law Amendment to expand the Pit.

Section 4.8 of the Official Plan speaks to Natural Heritage, Greenspace and the Urban Forest. Portions of the subject property have identified watercourses and non-evaluated wetlands. The property does not contain any core natural areas and natural linkage areas (OP 4.8.1.1). As part of the ARA process for the Pit a Natural Environment Report to ensure any natural features on the property and connectivity to other features will not be significantly impacted through the Pit expansion. A summary of the report will be provided later in this Planning Justification. The proposed Zoning Amendment does not impact equitable access to an urban forest canopy or equitable access to an inclusive urban greenspace network for residents pursuant to Sections 4.8.2 and 4.8.3 of the Official Plan.

Section 5 of the Official Plan speaks to Transects with policies for the Greenbelt and Rural Transect Areas in Section 5.5. The Pit operation already exists on the property. Expansion of the existing Pit operation will allow for integration into the natural environment and rural areas. The lands to be re-zoned will avoid the natural areas on-site and maintain a 150-metre buffer to the east and south sides of the property to ensure adequate separation from nearby uses (OP 5.5.1.2[c]). The development is located near highway interchanges and will maintain the current transportation routes for aggregate haul trucks as the current Pit (OP 5.5.1.2[d]). Expansion of the existing Pit through rezoning would meet the development goals of Section 5.5.1 of the Official Plan.

Section 5.6 of the Official Plan speaks to Overlays. There are no aggregate overlays on the subject property. However, the property contains mineral aggregate resources suitable for extraction. Some of these resources fall outside of the current licensed area, hence the reason for the Zoning By-Law Amendment to expand the Pit. The Official Plan seeks to protect important mineral aggregate resources of good quantity and quality for extraction (OP 5.6.3.1). The proposed Zoning Amendment will allow for extraction of the on-site resources.

Section 5.6.4 of the Official Plan speaks to Natural Heritage Overlays. Part of the property outside of the current licensed area falls within a natural heritage overlay. The property is not located within a Natural Heritage System Core Area or Natural Heritage System Linkage Area (OP 5.6.4.1.1). As part of the ARA process a Natural Environment Report was completed to demonstrate the Pit expansion would protect important natural heritage features in the area (OP 5.6.4.1.3) and to support development in the form of aggregate extraction adjacent to natural heritage features (OP 5.6.4.1.4). Demonstration of no negative impacts for the proposed Pit expansion near the Natural Heritage Feature Overlay is addressed in the Natural Environment Report (OP 5.6.4.1.6). The final rehabilitation plan for the Pit expansion can be provided as necessary. Overall, the expansion of the Pit operation through a Zoning Amendment would be consistent with the Overlays policies of the Official Plan.

Section 9 of the Official Plan speaks to Rural Designations with policies for the Rural Countryside designation found under Section 9.2. Pursuant to Section 9.2.2 sand and gravel pits are permitted uses in the Rural Countryside designation. The Pit expansion will not involve any lot creation or fragmentation of rural lands pursuant to Section 9.2.3.

Overall, expansion of the current sand pit on the property would be permitted in the current Rural Countryside designation and would be consistent with the policies of the City of Ottawa Official Plan.

3.3 CITY OF OTTAWA ZONING BY-LAW (2008-250)

The subject lands are currently zoned Rural Countryside (RU) and Mineral Extraction Subzone 2 (ME2). The ME2 zoning applies to the McGee Pit lands currently under the Pit license. The proposed Zoning By-Law Amendment will seek to rezone a portion of the lands zoned Rural Countryside (RU) to Mineral Extraction Subzone 2 (ME2) to permit the expansion of the Pit operation. The lands to be rezoned are shown in Figure 3 below.

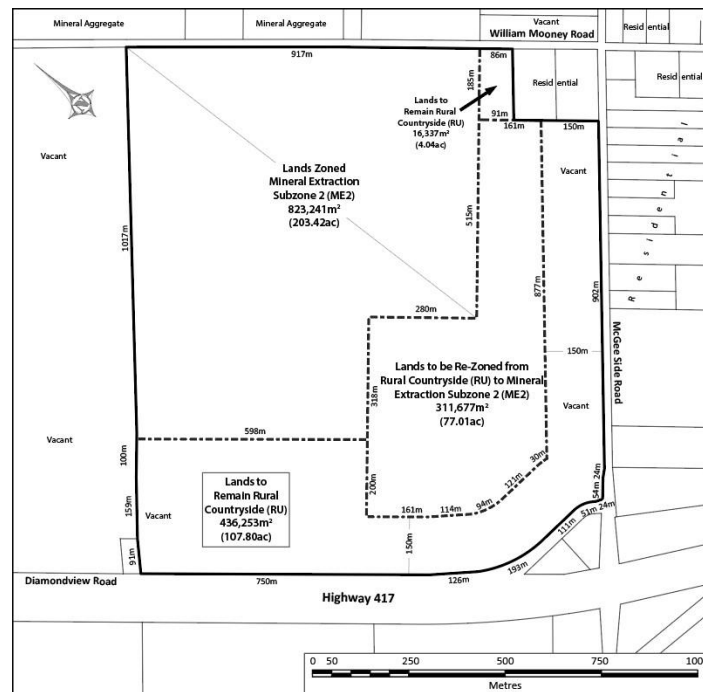


Figure 3 – Showing the Lands to be Rezoned

Part 2 (Sections 55-75) outlines the General Provisions for development. The property does not contain any accessory uses, buildings or structures pursuant to Section 55 except for a scale and scale house. The existing scale and scale house are primary structures on the property servicing the aggregate Pit use.

Section 67 speaks to Residential Use Building Setbacks from Mineral Aggregate Zones requiring all dwelling or dwelling units to be located 150 metres to an ME2 or ME3 - Mineral Extraction Pit Only subzones, or an MR - Mineral Aggregate Reserve zone boundary (Sec. 67[a]). Though no new residential dwellings are proposed the Pit expansion will occur toward residential uses. The depth of the residential lots fronting to William Mooney Drive is approximately 185 metres placing their dwellings 150 metres from the lands to be rezoned. A buffer of 150 metres is being maintained along McGee Side Road to ensure dwellings across the road from the expanded Pit fall an appropriate distance from the operation. The intent of the rezoning is to maintain the 150-metre separation to residential uses near the proposed Mineral Extraction Subzone 2.

Part 3 (Sections 76 – 99) of the Zoning By-Law provide Specific Use Provisions for development. Aggregate extraction uses are not spoken to in the provisions. Section 92 speaks to Wayside Pits and Wayside Quarries. The property contains an existing Pit operation not a wayside pit or quarry. None of the remaining provisions are applicable to the proposed Zoning Amendment.

Part 4 of the Zoning By-Law speaks to Parking, Queuing and Loading Provisions. Aggregate Pit operations do not fall under the list of uses with parking requirements pursuant to Section 101. Of note, wayside pits and quarries have no parking requirement pursuant to Table 101. There are no parking areas on-site and bicycles are not permitted on the property. Haul Routes through the Pit operation will be confirmed by the Operations Plan submitted under the ARA application.

Part 13 (Sections 211 – 236) speak to Rural Zones including Mineral Extraction (ME) zone in Sections 213-214 and the Rural Countryside (RU) in Sections 227-228.

The purpose of the Mineral Extraction zone is to permit mineral extraction operations. None of the additional permitted uses outlined in Section 213 are proposed in addition to the Pit. ME Subzones are defined in Section 214. In the ME2 subzone mineral extraction operations shall be limited to a Pit. ME zone provisions are outlined in Table 213. The land currently zoned ME2 has more than the minimum thirty (30) metres of lot width and ten (10) hectares of lot area required. No buildings or structures other than a scale and scale house are located on the property. The scale house is located approximately 78 metres from the front lot line and 155 metres from the side lot line in compliance with the provisions of Table 213. The lands to be rezoned will maintain the minimum fifteen (15) metre landscaped width along lot lines.

Two separate pieces of the property are proposed to remain in the Rural Countryside (RU) zone. Pursuant to Figure 3, a portion of land along William Mooney Road measuring 1.63 hectares (4.04 acres) will remain in the RU zone to help maintain the existing buffer to the residential uses east of the current Pit. The other portion of land to remain RU comprises the 150-metre buffer lands, along McGee Side Road and Diamondview Road, and

the unevaluated wetlands falling outside the current licensed boundary along Diamondview Road. The lands to remain Rural Countryside are mostly treed areas and unevaluated wetlands measuring 43.6 hectares (107.80 acres) in size and containing all the road frontage along Diamondview Road and McGee Side Road.

Section 227 of the Zoning By-Law sets forth permitted uses for the RU zone. There are no proposed uses for the lands remaining in the RU zone. Any potential future development would be non-residential in nature given proximity to the aggregate operation. Future non-residential development would have to demonstrate compliance with the RU zone provisions of Table 227 through Site Plan Control. Given no uses are proposed for either portion of land remaining in the Rural Countryside (RU) zone, other than to act as buffer lands for the Pit operation, maintaining the lands in their natural state would be an appropriate use pursuant to the provisions of the Zoning By-law.

Overall, the proposed Zoning By-Law Amendment to re-zone a 31.17-hectare (77.0 acre) portion of the subject property from Rural Countryside (RU) to Mineral Extraction Subzone 2 (ME2) to permit the expansion of the McGee Pit would be consistent with the policies of the Zoning By-Law 2008-250.

3.4 CITY OF OTTAWA ZONING BY-LAW (2026-50)

Council for the City of Ottawa approved the new Zoning By-law January 28, 2026, and enacted on March 11, 2026. As of March 11, all development applications and building permit applications must comply with the provisions in Zoning By-law 2008-250 and the new Zoning By-law 2026-50, with the most restrictive provisions from both by-laws applying.

The subject lands are currently zoned Rural Countryside (RU) and Mineral Extraction Subzone 2 (ME2) in the new Zoning By-Law, the same property zoning as the current By-Law 2008-250. The proposed Zoning By-Law Amendment will seek to rezone a portion of the lands zoned Rural Countryside (RU) to Mineral Extraction Subzone 2 (ME2) to permit the expansion of the Pit operation.

Part 2 (Sections 201 - 217) outline the General Provisions for development. The property does not contain any accessory uses, buildings or structures pursuant to Section 202. The existing scale and scale house are primary structures on the property servicing the aggregate Pit use. None of the other General Provisions would be applicable to a rezoning for the Pit expansion.

Part 3 (Sections 301 - 322) of the Zoning By-Law provides Specific Use Provisions for development. The lands to be rezoned will be used for aggregate extraction. Aggregate extraction uses are not outlined in the Specific Use Provisions of Part 3. There is no use proposed for the lands to remain in the Rural Countryside (RU) zone.

Part 4 (Sections 401 – 404) speak to General Setbacks with policies for Minimum Distance Separation for livestock facilities, setbacks from railways, from the TransCanada Pipeline, and from surface water features. There is a watercourse on part of the subject property adjacent to the portion of the property already zoned Mineral Extraction Subzone 2 (ME2). The lands to be rezoned are not located near surface water features. No buildings or structures are proposed within thirty (30) metres from the top of bank of any surface water feature or fifteen (15) metres from the existing stable top of slope in the case of a valley slope or ravine (Sec. 404[1]). The proposed Zoning By-Law Amendment will be consistent with the General Setbacks policies of the Zoning By-Law.

Part 5 (Sections 501 – 504) speak to Overlay Provisions. Section 501 speaks to the Floodplain Overlay. A floodplain area is located to the south of the property on the south side of Highway 417. No floodplain areas are located on the property or the lands to be re-zoned. Section 502 speaks to Mineral Aggregate Separation Overlay which places prohibitions on development of sensitive uses in proximity to aggregate extraction operations or lands designated Bedrock Resource Area Overlay or Sand and Gravel Resource Area Overlay. The proposed rezoning is to expand an extraction operation and does not involve development of sensitive uses within a Mineral Aggregate Separation Overlay. The property is located close to Carp Airport; however, the Airport Influence Area Overlay provisions of Section 503 apply only to the Ottawa Macdonald-Cartier International Airport. The property is not located in a Village Residential Enterprise Overlay pursuant to Section 504 of the Zoning By-Law.

Part 6 (Sections 601 – 614) of the Zoning By-Law speak to Parking, Queuing and Loading Provisions. There is no maximum required rates for aggregate extraction uses outlined in Table 602. Any parking occurring on-site would be located near the scale house on the property. All site plan requirements including parking are addressed on the Site Plans for the Pit expansion to be submitted as part of the Aggregate Resources Act application for the expanded license. There is no bicycle parking on-site.

Part 7 (Sections 701 – 709) speak to Housing Provisions. There is no housing proposed as part of the Zoning By-Law Amendment.

Part 13 (Sections 1301 – 1317) speak to the Rural Zones with policies for the Rural Countryside (RU) zone found under Section 1302. As outlined in the previous section, two separate pieces of the property are proposed to remain in the Rural Countryside (RU) zone. No uses are proposed for these RU zoned lands. Existing tree cover and natural features will be maintained to provide a buffer to residential uses falling south and east of the Pit. This will help regulate permitted uses, the Pit operation, in a manner that addresses compatibility with neighbouring land uses and respects the rural context. The continued use of the RU zoned lands as buffer lands for the expanded Pit operation would be consistent with the intent of RU zone.

Section 1304 of the Zoning By-Law speaks to the Mineral Aggregate Extraction (ME) zone and subzones. Pursuant to Sec. 1304[1] mineral extraction operations like the one currently on the subject property are permitted uses. There are no mobile homes or residential uses proposed. Table 1304 outlines the ME zone provisions. The area to be zoned ME2 exceeds the minimum 10-hectare lot area and has greater than thirty (30) metres of road frontage. The existing scale and scale house comply with the minimum front, side and rear yard setbacks and are less than fifteen (15) metres in height. The minimum fifteen (15) metre landscaped area along the north and west side lot line, where the existing Pit is located, can be maintained. Pursuant to Section 1304-2, a mineral extraction operation is limited to a pit in the ME2 subzone. The current McGe Pit operation is a Pit only with no quarry activities.

Overall, the proposed Zoning By-Law Amendment to re-zone a 31.17-hectare (77.0 acre) portion of the subject property from Rural Countryside (RU) to Mineral Extraction Subzone 2 (ME2) to permit the expansion of the McGee Pit would be consistent with the policies of the Zoning By-Law 2026-50.

3.5 ZONING BY-LAW 2008-250 and By-Law 2026-50 Summary

In both Zoning By-Laws the proposed Zoning Amendment for the expansion of the existing Pit would be consistent with the General Provisions of Part 2 in each by-law. There are no specific use provisions in either by-law that apply to the Pit expansion. Parking provisions are not specified for extraction operations in either by-law pursuant to Parts 4 and 6 of both by-laws respectively. While minimal parking is expected south of the existing scale house, any parking and haul route information for the Pit operation will be confirmed through the ARA site plans. The proposed rezoning is not impacted by the General Setback Provisions or Overlay Provisions of the new Zoning By-Law 2026-50.

The lands to remain in the Rural Countryside (RU) zone will be maintained as buffer lands to existing residential uses nearby to address compatibility concerns. No uses are proposed for the RU zoned lands. Maintaining these lands in their current state would be consistent with both by-laws. The land to be re-zoned will be placed in the ME2 zone to match the current Pit operation. The existing scale and scale house on the property can meet all applicable setbacks and zone provisions of the ME zone. No exceptions are required under either Zoning By-Law 2008-250 or By-Law 2026-50.

4.0 SUMMARY OF TECHNICAL REPORTS

The Summary Report completed in support of the Pit expansion by Milestone Aggregate Consulting Services Inc. includes summaries of the technical reports submitted in support of the Zoning By-Law Amendment application. A copy of the Summary Report will be provided with the Zoning By-Law Amendment submission. Under the

Aggregate Resources Act application for the expanded Pit license the following studies and reports have been completed.

1. Maximum Water Table and Hydrogeological Level 1 Study
2. Hydrogeological Level 2
3. Natural Environment (Natural Heritage Technical Report (NETR)) Level 1
4. Natural Environment (Natural Heritage Technical Report (NETR)) Level 2
5. Cultural Heritage Resource (Archaeology) Report – Stage 1
6. Cultural Heritage Resource (Archaeology) Report - Stage 2
7. Acoustical (Noise) Report

4.1 MAXIMUM PREDICTED WATER TABLE AND LEVEL 1 AND LEVEL 2 HYDROGEOLOGICAL STUDIES

GRI Inc. conducted a Level 1 and Level 2 Hydrogeological Assessment to address the site's hydrogeological setting, the predicted maximum water table elevation, and the potential effects of the proposed below-water expansion on surrounding groundwater and surface water resources. The aquifer targeted for extraction is hydraulically separated from the aquifers servicing private wells on nearby residences in the area. The proposed excavation is not expected to affect nearby drinking wells.

The maximum observed water table elevation was 118.6 mASL. The proposed excavation will occur at an elevation of 113.0 mASL. The extraction depth will maintain a 5.6 m vertical buffer to meet MNRF requirements. Groundwater flow direction is northeastward. No surface water features or wetlands are located within 120 m of the expansion area. Water budget analyses indicate that the proposed development will result in negligible change to regional infiltration with a reduction of less than 0.03%. The report concludes that the proposed below-water expansion is feasible and protective of local water resources. A groundwater monitoring program is in place and will continue. A summary of recommendations is provided below:

- The report recommends an average water table for the existing license plus expansion be set at 117.75 mASL.
- Once the aggregate license is issued, a well survey is recommended for 1117 William Mooney Dr and 1135 William Mooney Dr before operations in the expansion area begin.
- Water samples should be collected from an untreated tap following industry standard sampling procedures and analyzed by a certified laboratory for various parameters as outlined in the report.
- Continued Groundwater Monitoring programs will occur. The water levels should be reviewed as they are collected with attention given to flag and follow up on anomalies.

- At monitoring events, observations and/or photos of the site activity should be recorded. Weather conditions on, and for two or three days before the monitoring, should be noted.
- Monitoring wells that are removed or irreparably damaged should be replaced expeditiously.
- If, when the field measurements are made, the visual inspection indicates a sheen or film, a sample should be taken and analyzed for oil and grease and PHCs.
- The report outlines a Contingency Plan involving Predicted Negative Impact on Sensitive Receiver, Receipt of Unexpected Well Problems, and Replacement Well Construction and Quality.
- If natural water quality exceeding the ODWS is encountered because of the remediation, appropriate water treatment will be considered.
- Fuel storage must not be located within 30 metres of any body of water. The potential for spills will be addressed on the ARA site plan.
- A spill prevention and response plan should be prepared and kept on site.
- Appropriate mitigation and clean-up materials (absorbent pads and granular absorbent material) should be kept on site when the pit is operating.

4.2 NATURAL HERITAGE TECHNICAL REPORT LEVEL 1 & 2

This Natural Heritage Technical Report (NETR) was completed for the proposed Pit expansion by Ecological Services. The report follows the guidelines of the Aggregate Resources Policy Manual and Aggregate Resources of Ontario Standards. The purpose of the report was to investigate whether significant natural heritage features are within 120 meters of the pit expansion, and whether the operation of the pit will have the potential to cause a negative impact to these features.

The summary of the Natural Environment (NETR) report concluded it was the opinion of Ecological Services the pit expansion can proceed without causing negative impacts if the recommendations of the report are followed. The recommendations were summarized in the report and are provided below:

1. If they have not already done so, it is recommended that the pit operator register their activity as it relates to the Bank Swallows that inhabit the existing pit and could move to the pit expansion area once operations begin there.
2. It is recommended that tree clearing within the expansion area should not occur during the SAR bat roosting season from April 1 to Nov. 30.
3. Blanding's Turtles have not been observed within the existing pit and the pit expansion area does not provide appropriate habitat features. Nevertheless, it is conceivable that Blanding's Turtles could find their way to the aquatic features of the pit operation area. Accordingly, the following recommendations are provided for that eventuality.

- Pit operators and staff should undertake a turtle training program, in order to be able to distinguish Blanding's Turtles from the non-SAR turtles, and to know what to do should they encounter them.
 - If Blanding's Turtles are encountered within the active pit area, the pit operators will need to register their activity with the MECP.
 - Turtle road mortality is likely the greatest threat to Blanding's Turtles in the region. If Blanding's Turtles are encountered, the pit operators will need to educate their drivers on the need to avoid these (and any other turtle species) turtles.
 - If turtles of any species are encountered, a turtle warning sign should be installed at the pit entrance to remind drivers of the potential threat.
 - The closure plan should include turtle habitat enhancements for the flooded pond that will result when pit operations cease. These could include deeper areas to support overwintering, variable depth areas to enhance plant aquatic diversity, shoals for shallow loafing and feeding, and islets to provide basking.
4. The closure plan should include Least Bittern (and other aquatic waterfowl) favorable habitat enhancements for the flooded pond that will result when pit operations cease. The primary focus would be to enhance high interspersions, similar to what now exists within north end of the flooded pit floor.
 5. The pit expansion area will be excavated to below the water table, and it is expected it will become part of a larger overall fish habitat area once pumping operations cease. It is recommended that for the closure plan, the final pit lake not employ a bathtub like form, and instead include aquatic interspersions features such as variable depths, habitat islets and shoals as fish enhancement features.
 6. It is recommended that any tree clearing take place outside the bird breeding season (April 1 to August 31) to avoid contravention of the Migratory Birds Convention Act, and outside of the SAR maternity/roost season of mid April to mid September.

The final Rehabilitation Plan for the Pit operation proposes a naturalized aquatic environment once extraction has ceased on the property. The Natural Environment (NETR) report indicated the resulting aquatic features on the rehabilitated site will “enhance regional biodiversity by providing fish habitat, wetland habitat, waterfowl habitat, wading bird habitat, turtle habitat, amphibian habitat, turtle wintering, waterfowl staging habitat, and marsh bird breeding habitat.”

4.3 CULTURAL HERITAGE RESOURCE REPORT – STAGE 1 AND 2 ARCHAEOLOGICAL ASSESSMENTS

A Stage 1 and 2 Archaeological Assessment was undertaken by Matrix Heritage in support of the Pit expansion application under the Aggregate Resources Act. The Stage 1 assessment included review of updated Ontario Ministry of Heritage, Sport, Tourism, Culture Industries' (MHSTCI) archaeological site database, and a review of relevant environmental, historical and archaeological literature, and primary historical research. The Stage 1 background assessment concluded the study area has both pre-contact Aboriginal as well as historic Euro-Canadian archaeological potential. The Stage 1 report recommended a Stage 2 archaeological assessment of the development area. Test pit survey at 5 m intervals should be used in areas where ploughing is not possible. The Stage 2 archaeological assessment will follow the requirements set out in the 2011 Standards and Guidelines for Consultant Archaeologists (MHSTCI 2011).

The Stage 2 Archaeological Assessment was conducted on August 18 and 19th, September 6-9, and September 22nd, 2025. The Stage 2 assessment involved subsurface testing consisting of hand excavated test pits at five metre intervals in areas of archaeological potential. No significant finds were made and no indication of archaeological remains with cultural heritage value or interest were discovered in the lands to be rezoned. Based on the results of the Stage 2 investigations no further archaeological assessments are required for the subject property in support of the Pit expansion.

4.4 ACOUSTICAL (NOISE) REPORT

An Acoustical Report was completed in support of the proposed Pit expansion by Freefield Limited to consider the impacts on nearby noise sensitive lands including existing residences from potential noise generators on-site. Noise generation can result from equipment operations, including extraction operations by loaders, excavator and dredging, aggregate processing operations, mobile screening plants and mobile wash plants, loading raw material for processing, and truck movements. The assessment was carried out according to the applicable MECP Noise Assessment Guidelines, including NPC-300.

The report used several noise sources as part of the model to assess for noise impacts including one mobile screening plant, one mobile wash plant, one diesel generator with exhaust muffler, one mobile crushing plant, one cutter suction dredge, one mobile water pump; two loaders loading extracted material from the lift face onto aggregate trucks and loading highway trucks from stockpiles for delivery off-site, three excavators feeding raw material into the processing plants and carrying out below water extraction, aggregate trucks used for delivery of raw material to stockpiles, and highway trucks used for delivery and shipping of product. Seven (7) nearby noise sensitive receptors, consisting of existing and potential residences, were assessed for noise impacts from the Pit operation. Mitigation measures for noise generation are outlined in Section 7 of the report.

The Acoustical Report to assess noise from operations at the proposed McGee Pit Expansion Area was conducted according to MECP noise assessment procedures. The assessment considered the cumulative impact of noise from both the existing licensed pit and proposed expansion area. Based on the assessment it was determined “noise levels from the operations at nearby receptors are in compliance with MECP sound level limits as set out in publication NPC-3001, provided that the noise mitigation measures described in Section 7.0 of this report are followed.”

5.0 SUMMARY

The Provincial Planning Statement, the County of Ottawa Official Plan and the City of Ottawa Zoning By-Law encourage the extraction of aggregate material and recognize its importance to the local economy. The subject property has an active extraction operation, is located in proximity to multiple active Pit operations, and contains mineral aggregate reserves within the expansion lands supporting market demand. Various studies and reports have been completed in support of the ARA Application and will be provided with the Zoning Amendment submission. An amendment to the Official Plan is not required as the property is designated Rural Countryside which permits sand and gravel pits.

The proposed Zoning By-law Amendment would seek to re-zone a portion of the property from Rural Countryside (RU) to Mineral Aggregate Extraction Subzone 2 (ME2) to permit expansion of the Pit. No exceptions to the Zoning By-Law are proposed. Overall, the proposal meets the intent of the Provincial Planning Statement, the Official Plan and the Zoning By-Law 2008-250 and 2026-50 and would be considered good planning.

Should you have further questions or require additional information in support of the Zoning Amendment please do not hesitate to contact the undersigned.

Sincerely,



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