

# Planning Report Addendum

## Thomas Cavanagh Construction Limited West Carleton Quarry Extension

Part of Lot 15, Concession 11  
Geographic Township of Huntley, City of Ottawa

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## Table of Contents

|   |    |
|---|----|
| 1.0 APPLICATION SUMMARY .....   | 3  |
| 1.1 Planning Act and ARA Application .....                                | 3  |
| 1.2 Purpose of Addendum .....   | 3  |
| 2.0 2022 OFFICIAL PLAN.....   | 5  |
| 2.1 Strategic Directions (Section 2).....                                 | 5  |
| 2.2 Growth Management Framework (Section 3).....                          | 5  |
| 2.3 Cultural Heritage & Archaeology (Section 4.5).....                    | 6  |
| 2.4 Natural Heritage, Greenspace and the Urban Forest (Section 4.8) ..... | 6  |
| 2.5 Water Resources (Section 4.9) .....                                   | 8  |
| 2.6 Rural Transect (Section 5.5) .....                                    | 10 |
| 2.7 Bedrock Resource Overlay (Section 5.6.3).....                         | 10 |
| 2.8 Natural Heritage Overlay (Section 5.6.4).....                         | 13 |
| 2.9 Greenspace Designation (Section 7).....                               | 15 |
| 2.10 Land Use Compatibility (Section 10).....                             | 17 |
| 3.0 CONCLUSIONS.....  | 18 |

### LIST OF

#### Figures

Figure 1- City of Ottawa Official Plan Schedule B9 – Rural Transect

Figure 2- City of Ottawa Official Plan Schedule C11-A – Natural Heritage System (West)

Figure 3 –City of Ottawa Official Plan Schedule C15- Environmental Constraints

### LIST OF

#### Appendices

Appendix A- Draft Official Plan Amendment (Mapping Change Only)

# 1.0

# APPLICATION SUMMARY

## 1.1 Planning Act and ARA Application

Thomas Cavanagh Construction Ltd. (Cavanagh) is in the application process to permit an extension to the West Carleton Quarry (ARA Licence No. 4085) located at Part Lot 15, Concession 11, Former Geographic Township of Huntley in the City of Ottawa (“subject lands”). The proposed extension covers an area of approximately 18.2 ha with 16.5 ha proposed for extraction.

The following applications were submitted in September of 2021 to permit the Quarry extension:

1. An Official Plan Amendment to change the designation to Bedrock Resource Area;
2. A Zoning By-law Amendment to rezone the lands to Mineral Extraction (ME) Zone; and,
3. A Class ‘A’ quarry license under the *Aggregate Resources Act*.

Both the *Aggregate Resources Act* (ARA) Application and the *Planning Act* applications have been deemed complete and are currently undergoing the review process. Cavanagh has completed the required 60 day consultation period under the ARA, which included hosting an open house and notifying landowners within 120 metres of the site. Cavanagh is currently working with commenting agencies to resolve any outstanding comments.

During the pre-consultation and completeness review process, the City of Ottawa was undertaking an update to their Official Plan. The City adopted their new Official Plan in November of 2021, and the Plan was approved with modifications by the Province in November 2022<sup>1</sup>.

## 1.2 Purpose of Addendum

The West Carleton Quarry Extension application was submitted in September 2021 prior to the City’s adoption of their new Official Plan in November 2021 as well as the new Official Plan coming into force in November 2022 as a result of the Province’s decision. Through their comments on the application, City staff requested that an addendum to the Planning Report be prepared to address policies in the City’s new (i.e., 2022) Official Plan.

This report serves as an addendum to the December 2021 Planning Report and Aggregate Resources Act Summary Statement (MHBC), and addresses the policies of the City’s 2022 Official Plan. This report should be read in conjunction with the December 2021 report prepared by MHBC.

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<sup>1</sup> On December 6, 2023, the Province approved the Planning Statute Law Amendment Act, 2023. The effect of this act is that the Province’s decision on November 4, 2022 to approve the City’s new Official Plan is deemed to have never been made. The act further states that the new Official Plan is approved as adopted by the City i.e. as adopted in By-law No. 2021-386. The effective date of the approval is deemed to be November 4, 2022. This Planning Addendum Report therefore considers the new Official Plan as adopted by the City.

This Planning Report Addendum reflects updates that have been made to the original site plan (WSP, September 2021), based on comments received through the ARA consultation process. As an Amendment to the site plan for the existing West Carleton Quarry (ARA License 4085) was required to accommodate the rehabilitation plan for the Extension, changes to this site plans are also discussed<sup>2</sup>. This report also provides updates on the resolution of agency comments, notably from MNRF, which were secured through consultation on the ARA application. These updates have been integrated within the relevant sections of this Planning Report Addendum as they pertain to the 2022 Official Plan.

Copies of both sets of site plans have been provided to the City of Ottawa, with revisions highlighted in red and green text for the existing West Carleton Quarry (ARA License 4085) Site Plan; and, red, green and blue text for the West Carleton Quarry Extension Site Plan. Where appropriate, specific Notes from these updated site plans have been referenced in the sections below.

As per MNRF's letter to Cavanagh dated June 14, 2024, following review of additional information provided by Cavanagh, "*...all objections have now been addressed to MNRF's satisfaction. Based on the foregoing, MNRF no longer has an objection to the subject ARA licence application*". However, MNRF notes that the ministry requires confirmation that the site has been properly zoned before a decision on the license can be made. It is anticipated that the information provided in this Planning Report Addendum fulfills the City's OPA and ZBA requirements in regard to the project in conjunction with the other technical studies previously submitted with this application.

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<sup>2</sup> A formal site plan amendment application for the existing West Carleton Quarry (ARA License 4085) was submitted to MNRF on January 17, 2024.

# 2.0

## 2022 OFFICIAL PLAN

This section presents an assessment of the proposed West Carleton Quarry Extension relative to the policies and provisions of the City's new 2022 Official Plan.

The new Official Plan was adopted by City Council on November 24, 2021 and approved by the Province with modifications on November 4, 2022 (see footnote on p. 3). The Official Plan is a legal document which contains the City's goals, objectives, and policies to guide growth and development until the year 2046. The plan provides direction in order to manage physical changes and effects on the social, natural, economic, and built environments.

### 2.1 Strategic Directions (Section 2)

Section 2 of the Official Plan outlines the Strategic Directions that the City of Ottawa aims to implement, with Section 2.1 proposing five broad policy directions as the foundation to achieve the City's vision of "becoming the most liveable mid-sized city in North America" over the next century. Section 2.2 describes six cross cutting policy issues which are implemented through policies in multiple sections of the Plan. The Economic Development policy issue described in Section 2.2.2 identifies resource extraction as an important rural economic development activity, and states the following:

*2.2.2.9 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.*

The West Carleton Quarry Extension represents an opportunity to continue an important rural economic development activity, as well as to provide the raw materials required to achieve the City's vision of building a liveable city.

### 2.2 Growth Management Framework (Section 3)

Section 3 of the Official Plan discusses the planning framework for the Rural Transect policy area, and recognizes that rural areas contain primary resource lands where aggregate extraction occurs. The introduction in Section 3 states the following:

*The rural area is largely made up of natural features and primary resource lands, such as agriculture and aggregate extraction. Villages are concentrations of residential and commercial uses within the rural area and are also settlement areas within the Provincial Policy Statement. This Plan provides a distinct framework for the Rural Transect policy area. Village boundaries define the land area that will be used for village purposes within the planning period or beyond.*

The Official Plan also recognizes the importance of resource extraction in meeting employment needs in Section 3.5, where it states the following regarding where employment should occur for primary industries such as aggregate extraction:

*3.5.6 Primary industry jobs such as agriculture and resource extraction occur in the Rural Countryside area, in the Agricultural Resource Area and on lands within the Sand and Gravel or Bedrock Resource Overlays. While these employment sectors may not be dense employment areas, they comprise a significant land area in the Plan.*

The proposed West Carleton Quarry Extension is located on lands designated Greenspace on Schedule B9 – Rural Transect of the Official Plan (**Figure 1**). The existing West Carleton Quarry is designated Rural Countryside within the Bedrock Resource Area Overlay.

The site is within the “Selected Bedrock Resource #4” in the Aggregate Resources Inventory Paper for the City of Ottawa (ARIP 191). These resources are some of the highest quality bedrock resources in the City, and are capable of producing concrete/asphalt stone (Bobcaygeon Formation). The extension lands contain approximately 19 million tonnes of high quality bedrock resources.

## 2.3 Cultural Heritage & Archaeology (Section 4.5)

Section 4.5 of the Official Plan provides policies pertaining to Cultural Heritage and Archaeological resources in the City. Properties, areas, and landscapes with Cultural Heritage Value are to be conserved and protected (4.5.1), and requires that development not impact identified resources (4.5.2). The subject lands are not located within a Cultural Heritage Landscape, and are not designated under the Heritage Act as a heritage property. The subject lands do not contain any cultural heritage value.

As part of the application, Stage 1 & 2 Archaeological Assessments were prepared. No archaeological resources were identified during the Stage 2 assessment therefore no further archaeological investigation was required. An archaeological clearance letter was issued by the Ministry of Heritage, Sport, Tourism and Culture Industries (August 27, 2020).

## 2.4 Natural Heritage, Greenspace and the Urban Forest (Section 4.8)

Section 4.8 of the Official Plan provides policies regarding natural heritage features within the City, and protects them by designating the most important natural features in a natural heritage system consisting of core natural areas and natural linkage areas. The City also recognizes the contribution of all natural features and areas to the health of the environment, whether or not they fall within the natural heritage system. Consequently, the City has established a target of no net loss of forest cover and wetlands in its rural area.

The subject lands are designated as Greenspace in Schedule B-9 of the Official Plan (**Figure 1**). Schedule C-11-A of the Official Plan shows that the subject lands are located entirely within a Natural Environment Area sub-designation with a Natural Heritage System Core Area overlay associated with the boundaries of the Burnt Lands Alvar ANSI and Natural Heritage Features Overlay that extends into the northern portion of the subject lands (**Figure 2**). The Natural Heritage Features Overlay roughly corresponds to “Woodland 1” which was identified in the Natural Environment Report as a significant woodland. A small (0.46 ha) thicket swamp inclusion that provides breeding habitat for western chorus frog is associated with this woodland feature. The

subject lands are not located within a Conservation Area and do not contain Significant Wetlands according to Schedule C-11-A.

The Official Plan aims to protect the Natural Heritage System via identification and improvement of the long term integrity and connectivity of the system. The Official Plan states the following regarding the Natural Heritage System:

*4.8.1.1) The Natural Heritage System consists of core natural areas and natural linkage areas. Natural Heritage Features occur both inside and outside the Natural Heritage System. The Natural Heritage System and the features within it are subject to a higher standard of protection than features outside the Natural Heritage System. Schedule C11 identifies Ottawa's Natural Heritage System and, to the extent possible, Ottawa's Natural Heritage Features as overlays. Natural Heritage Overlay policies appear in Subsection 5.6.4.*

*4.8.1.2) The City shall seek to improve the long-term integrity and connectivity of the Natural Heritage System through land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship.*

The subject lands are located within the Natural Heritage System Core Area. The proposed quarry extension will be progressively rehabilitated in conjunction with the existing quarry to protect the Natural Heritage System's long-term integrity and connectivity, and recognize the interim nature of mineral aggregate operations. This will be accomplished through proactive ecological rehabilitation in the setbacks and lands associated with the existing quarry in the short term, and replacement and enhancement of features on the subject lands in the long term.

There are approximately 2.8 ha of significant woodlands and 0.46 ha of western chorus frog breeding habitat that are proposed to be removed to accommodate the proposed West Carleton Quarry Extension. Rehabilitation of the proposed quarry will involve backfilling the site such that the majority of the site will be level, with the eastern and southern edges sloping down to the eventual lake level associated with the approved rehabilitation for the existing West Carleton Quarry (Licence 4085). At the toe of the slopes, extending into the lake feature, will be shallow shoreline treatments (wetland) consisting of native wetland herbaceous emergent species and shallow thicket swamps. Along the top of slope, and on the level area which will occupy much of the rehabilitation area, a combination of open meadow habitat and upland forest will be implemented. Within the meadow areas, a native herbaceous seed mix will be planted, with the aim of providing a range of flowering plants and grasses for supporting pollinators and other invertebrates, as well as open- and edge-habitat birds and other wildlife. The upland forest areas on the level portion of the rehabilitation area will seek to mirror the forested habitats currently observed at the site, including deciduous and coniferous native tree species that will cover an area greater than 2.8 ha. Additional details on the sequence and direction of progressive rehabilitation, and vegetation to be established during progressive and final rehabilitation are provided in Notes 60 and 63, respectively, of the revised Rehabilitation Plan (Page 5) of the updated West Carleton Quarry Extension Site Plan (WSP, April 2024). These incorporate activities to be undertaken in response to MNRF's final comments in regard to Significant Woodland (i.e., the timing and conditions for planting shade-tolerant herbaceous plant species; the use of a commercially-available inoculant and scattering of woody debris; the proposed monitoring plan; and, the wording to ensure the amendment process for the existing quarry is complete before the Extension impacts the existing woodland). Specific wording was added to Note 60 on the revised Rehabilitation Plan to provide details on how progressive rehabilitation will be conducted in relation to the operational sequences.

Additionally, rehabilitation in the non-extracted areas of the existing licensed area of the West Carleton Quarry will include 3.0 ha of upland forest habitat and 0.5 ha of thicket swamp, to provide timely compensation for the

loss of Significant Woodland and western chorus frog breeding habitat on the subject lands. These integrated rehabilitation activities have been included in the Notes and layout for the revised Rehabilitation Plan (Page 4) of the amended West Carleton Quarry Site Plan (WSP, March 2024). These incorporate activities to be undertaken in response to MNRF's final comments in regard to the timely compensation of Significant Woodland (i.e., incorporation of shade tolerant species consistent with the rehabilitation plan for the Extension lands) and western chorus frog breeding habitat (i.e., depth of the proposed wetland).

Together, the revisions to the West Carleton Quarry Extension and amendment to the West Carleton Quarry site plans have addressed MNRF objections, and demonstrate no negative impact on Significant Woodlands or Significant Wildlife Habitat associated with the West Carleton Quarry Extension site as a result of the proposed Extension.

The Natural Environment Area sub-designation includes areas identified by the Province as Significant Areas of Natural and Scientific Interest ('ANSI'). The subject lands are included within the Natural Environment Area sub-designation as shown on **Figure 2** which reflect the boundaries of the Burnt Lands Alvar ANSI and a portion of significant woodland that extends onto the subject lands.

Although the subject lands are located entirely within the boundaries of the Burnt Lands Alvar ANSI, the Natural Environment Report concluded that there is no alvar present on the site, and that other portions of the site are also heavily disturbed and not representative of the features that define the ANSI. This was confirmed by the MNRF in 2017 (W. Bakowsky memo to L. Garrah, October 23, 2017). The Natural Environment Report concluded that the subject lands do not warrant inclusion in the ANSI, and that the proposed quarry development can proceed without impact on the form or function of the ANSI. Despite this, rehabilitation in the meadow areas will incorporate scattered shrubs typical of the Burnt Lands Alvar. The species recommended for the rehabilitation plan are native and representative of the ANSI, and are in accordance with recommendations made by the Algonquins of Ontario on this application. Wording to reflect these activities have been included in Note 63 of the revised Rehabilitation Plan for the West Carleton Quarry Extension (WSP, April 2024).

As a means of promoting the health of the off-site alvar communities to the west of the existing West Carleton Quarry, the Notes and layout for the revised Rehabilitation Plan (Page 4) of the amended West Carleton Quarry Site Plan (WSP, March 2024) have been revised to include enhanced invasive species management activities.

Together, the revisions to the West Carleton Quarry Extension and amendment to the West Carleton Quarry site plans have addressed MNRF objections, and demonstrate no negative impact on the Burnt Lands Alvar ANSI as a result of the proposed West Carleton Quarry Extension.

As such, implementation of the rehabilitation plan will result in no net negative impacts on the features associated with the Natural Heritage System Core Area overlay on the subject lands, and conforms to the City's target of no net loss of forest cover and wetlands in its rural area.

## 2.5 Water Resources (Section 4.9)

Section 4.9 of the Official Plan provides policy direction with regards to water resources, including surface water features, groundwater features and their associated functions. The objective is to protect, improve or restore the quality and quantity of surface water features and groundwater features.

The Official Plan states the following with respect to protection of groundwater features and their hydrologic functions:



*4.9.4.2) The protection of groundwater features and their hydrologic functions will occur in the following ways:*

- a) Preparing and implementing the recommendations of watershed plans, subwatershed plans and site-specific groundwater assessments consistent with Council-approved direction;*
- b) Development or site alteration shall only be permitted in or near groundwater features where it has been demonstrated, to the satisfaction of the City, that these features and their related hydrologic functions shall be protected and, where possible, improved or restored; and*
- c) Development and site alteration shall be consistent with the conclusions and recommendations of an approved hydrogeological and terrain analysis report.*

*4.9.5.1) Any activity or use within designated vulnerable areas shown on Schedule C15, that is considered a significant drinking water threat, shall conform with all applicable approved Source Protection Plan policies and may be prohibited, restricted or otherwise regulated. Related municipal decisions shall conform with the mapping and policies contained within the most recent version of the applicable Source Protection Plan.*

*4.9.5.2) Wellhead Protection Areas and Intake Protection Zones located in adjacent municipalities may extend into the City of Ottawa. The City shall implement Source Protection Plan policies in these areas, as required by the Clean Water Act, and shall consult with the affected municipality as part of the review of any development requiring approval under the Planning Act.*

*4.9.5.10) Development within Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, as identified in local Source Protection Assessment Reports, will be encouraged to implement best management practices to help protect regional groundwater supplies.*

A small portion of the subject lands are located within a wellhead protection area (lowest vulnerability) as identified on Schedule C-15 of the Official Plan (**Figure 3**). Aggregate extraction itself is not identified as a significant drinking water threat. The Water Report completed with the application states that the proposed extraction will occur within the Bobcaygeon and Gull River Formations, for which there is a significant separation beneath the southwestern most corner and west of the subject lands from the Nepean Formation that serves as the primary source of water for the Almonte wells. The report also states that there will be no fuel storage within the subject lands and concluded that impacts to the groundwater quality or quantity at the Village of Almonte supply wells as a result of the proposed quarry are not predicted.

The Water Report concluded that the proposed additional quarry development will protect sensitive surface water and sensitive groundwater receptors during the operational period and under rehabilitated conditions.

Water taking (dewatering) at the site will continue to be regulated through the *Ontario Water Resources Act* Permit to Take Water (PTTW) requirement. It is anticipated that the existing PTTW will be amended to include water taking associated with the proposed quarry extension. The detailed monitoring program recommended by Golder would be reviewed by the Ministry of Environment, Conservation and Parks (MECP) and incorporated as conditions in the updated Permit to Take Water. This ground water level monitoring program will document actual changes in groundwater levels within the monitoring wells in order to verify that continued dewatering at the site does not interfere with water supply wells or environmental receptors in the area.

Following the completion of site operations, the proposed rehabilitation of the quarry involves backfilling to existing ground surface. To the east and south of the subject lands, the existing West Carleton Quarry will be rehabilitated as a lake. Along these boundaries, 2:1 (horizontal:vertical) slopes down to the lake will be constructed and some shallow littoral zones will be created along the lake edge. The elevation of the water level within the flooded existing West Carleton Quarry will be controlled by the low point around the perimeter

of the extraction area. The Water Report concluded that flood back will result in the creation of a lake with a surface elevation of approximately 124 masl.

The Water Report also concluded that the predicted drawdown following rehabilitation is significantly less than the predicted drawdown during the full development of the existing West Carleton Quarry plus the extension lands, and the full development of the nearby Burnt Lands Quarry for all well locations. As well interference is not predicted under the full development scenario, the report concluded that interference with water supply wells following rehabilitation is also not predicted.

It should be noted that both the Groundwater and Surface Water divisions of MECP have reviewed the ARA Application and concurred with the conclusions of the Water Report. MECP has no outstanding concerns with the application.

## 2.6 Rural Transect (Section 5.5)

Section 5.5 of the Official Plan provides policies on the Rural Transect. The Rural Transect accounts for approximately 80 percent of the City's total land area, and contains various land uses that range in intensity. The Rural Transect area is intended to ensure the responsible use of resources for protecting public health and the environment while supporting economic development.

Section 5.5.1.2 outlines the following policies regarding development in the Rural Transect:

*2) Development in the Greenbelt and Rural Transect areas shall:*

- a) Be of low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages;*
- b) Allow for higher densities within serviced Villages;*
- c) Allow for uses that integrate well with the natural environment and rural area;*
- d) Direct high-intensity rural industrial uses to locations near highway interchanges;*
- e) Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area; and*
- f) Within the Greenbelt, allow for higher institutional or employment uses where the use can be supported by the available transportation network, including consideration for the availability of public transit service.*

The proposed West Carleton Quarry Extension is a rural industrial use which is located in close proximity to other quarry operations, including the existing West Carleton Quarry, and is located in an area of confirmed high quality bedrock resources along an existing truck route. The proposed quarry extension is compatible with the surrounding land uses in the area.

## 2.7 Bedrock Resource Overlay (Section 5.6.3)

Section 5.6 states there are several categories of overlays which apply to complement the underlying designations. These overlays provide additional policy direction to allow certain types of activities that is otherwise not included in the designation section of the Official Plan.

Section 5.6.3 of the Official Plan outlines policies regarding the Aggregate Overlay, and identifies two main objectives regarding aggregate resources:

1. *Protect important mineral aggregate resources of good quantity and quality and close to market, from incompatible development, and;*
2. *Protect existing licensed mineral aggregate operations from incompatible development and minimize negative effects on neighbourhoods.*

The subject lands are not identified in Schedule B-9 as being within the Bedrock Resource Area Overlay. However, the Overlay is identified immediately south and east of the site. Extensive testing on site has concluded the existence of high quality aggregate material consistent with what exists at the current operation. The proposed quarry extension will provide high quality aggregate materials in a strategic location which is close to market and adjacent to the existing licensed operation.

The following policies are pertinent to the subject lands and the proposed West Carleton Quarry extension:

*1) Mineral aggregate resource areas are identified through two overlays, shown as additional to the underlying designation identified on the B-series of Schedules of this Plan: Sand and Gravel Resource Area and Bedrock Resource Area. Subject to Subsection 5.6.3.2 Policies 3) and 4), the permitted uses are those of the underlying designation and those of the overlay*

The subject lands are not included within the Bedrock Resource Area Overlay. An Official Plan Amendment is proposed to extend the Bedrock Resource Area Overlay to the subject lands to permit a quarry operation while maintaining the existing Greenspace designation (see **Appendix A**). This would allow the proposed quarry to be a permitted use while maintaining the existing policies and permitted uses of the underlying Greenspace designation.

*2) Extraction of mineral aggregate resources may be permitted outside of the mineral aggregate overlays where there is a sufficient quantity and quality of resources to warrant extraction; as demonstrated to the satisfaction of the City and the Province and subject to the policies in this Plan.*

Aggregate extraction may be permitted outside of the Bedrock Resource Overlay where there is a sufficient quantity and quality of resources to warrant extraction. There are approximately 19 million tonnes of high quality aggregate resources located on the subject lands warranting extraction outside of the Bedrock Resource Overlay. A site-specific Official Plan Amendment has been submitted to extend the Bedrock Resource Overlay on the subject lands.

*4) The operation of a quarry is the primary land use for land within the Bedrock Resource Area Overlay; subject to Policy 9) below, a Zoning By-law Amendment application and the provisions of the Aggregate Resources Act. Zoning by-law amendments approved under this policy will apply only to the boundary of the licensed area.*

*5) The City requires that all pits and quarries licensed under the Aggregate Resources Act, with the exception of wayside pits and wayside quarries, be zoned for mineral extraction use in the Zoning By-law.*

The existing West Carleton Quarry is located within the Bedrock Resource Area Overlay. A site-specific Official Plan Amendment has been submitted to extend the Bedrock Resource Area Overlay to the subject lands while maintaining the existing Greenspace designation. The quarry operation would be the primary land use. A Zoning By-Law application was also submitted to permit the quarry extension, along with a Class A license application under the ARA.

*6) Additional related uses, such as asphalt plants, concrete batching plants and other heavy industrial uses associated with mineral extraction operations, may also be permitted, subject to mitigation of potential adverse effects.*

An asphalt plant, concrete plant or other related uses are not proposed on the subject lands.

*7) Aggregate extraction may be permitted as an interim use in the Agricultural Resource Area outside of the mineral aggregate overlay subject to the lands being rehabilitated to an agricultural condition, with soils of equivalent or better quality than prior to the extraction, as shall be documented prior to the commencement of aggregate extraction operations. Rehabilitation to agriculture will be the first priority...*

The subject lands are not located within the Agricultural Resource Area and as such are not proposed to be rehabilitated back to an agricultural condition.

*8) In addition to aggregate resource extraction, the recovery and recycling of manufactured materials derived from aggregates for re-use is a permitted use within an aggregate operation.*

Aggregate recycling is proposed as an accessory use to the quarry operation and will cease once extraction is completed.

*9) As part of a complete application, studies and the site plans required under the Aggregate Resources Act shall also be required by the City. The areas of influence generally are 500 metres around quarries, 300 metres for sand and gravel pits, and the proposed haul route. The required studies, as are determined to be appropriate considering the type of extraction proposed, may include those identified in the Aggregate Resources Act.*

The required studies and site plans were submitted in September 2021. Both the City and MNRF deemed the planning and ARA applications complete, respectively.

*10) Where the sand, gravel or bedrock mineral aggregate resources of a property have been fully extracted, the site fully rehabilitated and an aggregate license surrendered, the property may be used for other purposes in accordance with the policies of the underlying designation. Under this circumstance the City shall not require the proponent to amend the mineral aggregate overlay; instead the overlay shall be amended to accurately reflect the new use at the time of the next comprehensive Official Plan update or through a City-initiated Official Plan amendment.*

The quarry is proposed to be rehabilitated in accordance with the objectives of the underlying Greenspace designation. This designation would remain in place as part of this application.

*5.6.3.2.3) New development shall not be approved within 500 metres of lands within the Bedrock Resource Area Overlay, or within 300 metres of lands within the Sand and Gravel Resource Area Overlay, unless it can be demonstrated that such development shall not conflict with future mineral aggregate extraction. Conflicting land uses are new sensitive land uses that interfere with mineral aggregate extraction, including but not limited to:*

- a) The creation of new lots;*
- b) Rezoning to permit dwellings or lodging places (motels, campgrounds, nursing homes, etc.); and*
- c) Small-scale business uses where animals, equipment or employees may be adversely affected by pit or quarry activities*

New development within 500 m of the existing West Carleton Quarry shall not be approved unless it can be demonstrated that such development shall not conflict with future aggregate extraction. Generally this applies to new sensitive land uses that may interfere with extraction. The proposed extension of the West Carleton Quarry would not conflict with or interfere with the existing quarry and would further implement the objectives of the Bedrock Resource Area Overlay by making significant high quality bedrock resources available in a close to market location immediately adjacent to an existing quarry.

## 2.8 Natural Heritage Overlay (Section 5.6.4)

Section 5.6.4 of the Official Plan provides policies regarding development within or adjacent to the Natural Heritage System and Natural Heritage Features. The Official Plan provides the following policy direction with regards to mineral extraction within the Natural Heritage System:

*1) The Natural Heritage System Overlay consists of Natural Heritage System Core Area and Natural Heritage System Linkage Area, as follows:*

*a) In Natural Heritage System Core Areas, development or site alteration shall maintain or enhance the integrity, biodiversity and ecosystem services of the area; and, not compromise the potential for longterm enhancement and restoration of the ecological integrity, biodiversity and ecosystem services of the area;*

As discussed in Section 2.4, the subject lands are located entirely within the Natural Heritage System Core Area overlay, as shown on Schedule C-11-A (**Figure 2**).

The proposed quarry extension will be progressively rehabilitated in conjunction with the existing West Carleton Quarry to protect the Natural Heritage System Core Area and ensure its long term integrity and connectivity. This will be accomplished through proactive ecological rehabilitation in the setbacks and lands associated with the existing quarry in the short term, and replacement and enhancement of features on the subject lands in the long term.

As a result of the proposed rehabilitation, the integrity, biodiversity and ecosystem services of the area will be maintained or enhanced in some cases while making available high quality bedrock resources close to market.

*2) The Natural Heritage Features Overlay consists of those natural heritage features identified in Subsection 4.8.1, Policy 3) which can reasonably be mapped and displayed at the resolution of the Official Plan schedules.*

The subject lands contain features identified in Subsection 4.8.1, Policy 3), including significant woodlands and an ANSI. The small swamp thicket associated with Woodland 1 also contains breeding habitat for western chorus frog. Although the subject lands are located entirely within the boundaries of the Burnt Lands Alvar ANSI, the Natural Environment Report concluded that there is no alvar present on the site as previously confirmed by MNRF, and that other portions of the site are also heavily disturbed and not representative of the features that define the ANSI.

*3) The City shall protect natural heritage features for their natural character and ecosystem services.*

The Natural Environment Report concluded that the proposed West Carleton Quarry Extension is not anticipated to negatively impact the natural features and functions of the site or adjacent lands. Subject to the implementation of the recommended mitigation measures, the natural character and ecosystem services associated with the site will be protected through rehabilitation in the unextracted areas of the existing

licensed area of the West Carleton Quarry to include 3.0 ha of upland forest habitat and 0.5 ha of thicket swamp, to provide timely compensation for the loss of Woodland 1 and breeding habitat for western chorus frog at the Site. In addition, invasive species management activities will be implemented along the western edge of the existing licensed area to reduce impediments to the natural colonization of alvar plants from adjacent lands, while also reducing the risk of spread of invasive species from the licensed area to adjacent natural areas of the ANSI. Scattered shrubs typical of the Burnt Lands Alvar will be incorporated into rehabilitation of the meadow areas, with native species recommended for the rehabilitation plan being representative of the ANSI, and prepared in accordance with recommendations made by the Algonquins of Ontario on this application.

As noted in Section 2.4, the revisions to the Rehabilitation Plans for the West Carleton Quarry Extension and amendment to the West Carleton Quarry have addressed MNRF objections, and demonstrate no negative impact on the natural character or ecosystem services associated with natural heritage features (i.e., Burnt Lands Alvar ANSI, Significant Woodland or Significant Wildlife Habitat) as a result of the proposed West Carleton Quarry Extension.

*4) Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City's guidelines.*

A Natural Environment Report was completed by Golder (WSP) in 2021, and was included in the application package.

*5) Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study.*

*6) Where development or alteration is for the establishment or expansion of mineral aggregate operations within or adjacent to the Natural Heritage System Overlay or the Natural Heritage Feature Overlay, the demonstration of no negative impact or no net negative impact may take into consideration final rehabilitation of the mineral aggregate operation. Rehabilitation of the mineral aggregate operation would need to be planned to occur as soon as possible and be suited to the local natural environment.*

As provided for in Section 5.6.4.1.6 of the Official Plan, the demonstration of no negative impacts or no net negative impacts may take into consideration final rehabilitation of the quarry.

The proposed West Carleton Quarry Extension will be progressively rehabilitated to replace existing natural features and ensure there are no negative impacts to the natural features on and adjacent to the site. There are approximately 2.8 ha of significant woodlands and 0.46 ha of breeding habitat for western chorus frog that will be removed to accommodate the proposed West Carleton Quarry Extension. Rehabilitation of the proposed quarry will involve backfilling the site such that the majority of the site will be level, with the eastern and southern edges sloping down to the eventual lake level associated with the approved rehabilitation for the existing West Carleton Quarry licensed area (License 4085). At the toe of the slopes, extending into the lake feature, will be shallow shoreline treatments (wetland) consisting of native wetland herbaceous emergent species and shallow thicket swamps. Along the top of slope, and on the level area which will occupy much of the rehabilitation area, a combination of open meadow habitat and upland forest will be implemented. Within the meadow areas, a native herbaceous seed mix will be planted, with the aim of providing a range of flowering plants and grasses for supporting pollinators and other invertebrates, as well as open- and edge-habitat birds and other wildlife. The upland forest areas on the level portion of the rehabilitation area will seek to mirror the forested habitats currently observed at the site, including deciduous and coniferous native tree species that will cover an area greater than 2.8 ha. Additionally, rehabilitation in the unextracted areas of the existing licensed area of the West Carleton Quarry will include 3.0 ha of upland forest habitat and 0.5 ha of thicket

swamp, to provide timely compensation for the loss of Significant Woodland and western chorus frog breeding habitat on the extension site. As noted in Section 2.4, the revisions to the Rehabilitation Plans for the West Carleton Quarry Extension and amendment to the West Carleton Quarry have addressed MNRF objections, and demonstrate no negative impact on natural heritage features (i.e., Burnt Lands Alvar ANSI, Significant Woodland or Significant Wildlife Habitat) as a result of the proposed West Carleton Quarry Extension.

## 2.9 Greenspace Designation (Section 7)

Section 7 of the Official Plan provides policies regarding Greenspace Designations within the City. The Greenspace designation identifies a network of public parks, other spaces within the public realm and natural lands that collectively provide essential ecosystem services to Ottawa's residents, support biodiversity, climate resilience, recreation and healthy living. The City aims to protect ecosystem services of natural features and recognize their role in building resilience to future climate conditions. Greenspace designations consist of sub-designations which appear on Schedule C11 for the rural area and Schedule C12 for the urban area. They include:

- a) Park;
- b) Open Space;
- c) Urban Natural Features;
- d) Significant Wetlands;
- e) Natural Environment Areas; and
- f) Conservation Areas

The subject lands are included within a Natural Environment Area sub-designation in recognition of the Burnt Lands ANSI boundary that contains the entirety of the site, as well as significant woodlands in the northern portion of the site (**Figure 2**). The Natural Environment Area protects larger natural areas with multiple, overlapping natural heritage features and functions.

Section 7.3.3 states the following regarding development and site alteration in relation to Natural Environment Areas and ANSI boundaries:

- a) *Development lot line adjustments and site alteration are prohibited in Natural Environment Areas;*
- b) *Permitted uses in Natural Environment Areas are: passive open spaces; scientific, educational, or conservation uses associated with the natural features; agricultural operations established prior to May 2003; forestry as defined in the Forestry Act; and renewable energy generation as outlined in Subsection 4.11, subject to demonstration that the use will not compromise the character, form and ecological functions of the area;*
- c) *The City may permit amenities and small-scale commercial operations as ancillary or temporary uses in Natural Environment Areas for the purpose of supporting more intensive public use and equitable public access, subject to zoning and/or site plan;*
- d) *The City shall permit a single-detached dwelling and accessory buildings on an existing lot of record, which has open, maintained, public road frontage. The building shall be subject to site plan control. Where new construction occurs on a lot that lies partially within the boundaries of a designated area, the new construction and on-site servicing shall be located outside the boundary of the area to the greatest extent possible on the lot and disturbance of the natural area will be minimized;*

- e) *Development and site alteration within 120 metres of the boundary of a Natural Environment Area must demonstrate no negative impacts on the natural features or their ecosystem services within the area.*
- i) *The City may adjust the boundaries of Natural Environment Areas to reflect their features and functions based on new information as it is obtained. Where boundary adjustments impact areas of natural and scientific interest, the agreement of the Ministry of Natural Resources and Forestry shall be required.*

Cavanagh has applied for a site-specific Official Plan Amendment to permit the proposed quarry extension on the subject lands. The updated amendment to the new Official Plan proposes to extend the Bedrock Resource Area Overlay while maintaining the existing Greenspace designation including the Natural Environment Area. The Provincial Policy Statement and Official Plan contemplate that aggregate extraction may be permitted within significant natural features and that rehabilitation can be taken into account in the demonstration of no negative impacts.

The natural features that are present on the subject lands including the Burnt Lands Alvar ANSI are not subject to a “no development” test in the PPS but rather “no negative impacts”. This has specifically been confirmed by MNRF through their review of the ARA application.

While Section 7.3.3 a) states that development is prohibited in Natural Environment Areas, the subsequent policies in this section permit development and site alteration subject to specific tests. Furthermore, the specific natural features located on the subject lands for which the Natural Environment Area sub-designation is identified are subject to a no negative impacts test in both the City’s Official Plan and PPS.

As noted in Section 2.4, the Natural Environment Report concluded that there is no alvar present on the site, and that other portions of the site are also heavily disturbed and not representative of the features that define the ANSI. As the application considers the forms and functions associated with the ANSI on the site in the determination of no negative impacts, they are consistent with the subsection 7.3.3e), as well as the Provincial Policy Statement. Based on the recognition of rehabilitation as a means to demonstrate no negative impact, the onsite functions associated with the Burnt Lands Alvar ANSI (i.e., the significant woodland [Woodland 1] and associated breeding habitat for western chorus frog) will be replaced. As such, the boundary of the ANSI does not need to be changed as a result of the proposed quarry extension and the Natural Environment Area sub-designation will be left in place.

As discussed in Section 2.8, the proposed quarry will be progressively rehabilitated to ensure no negative impacts on the natural features associated with the Natural Environment Area sub-designation on the site, and that the ecosystem services they provide are maintained. The upland forest areas on the level portion of the rehabilitation area of the subject lands will seek to mirror the forested habitats currently observed at the site, including deciduous and coniferous native tree species that will cover an area greater than 2.8 ha. Additionally, rehabilitation in the unextracted areas of the existing licensed area of the West Carleton Quarry will include 3.0ha of upland forest habitat and 0.5 ha of thicket swamp. As discussed in Section 2.4, despite the site not representing definitive alvar characteristics, rehabilitation in the meadow areas will incorporate scattered shrubs typical of the Burnt Lands Alvar. The species recommended for the rehabilitation plan are native and representative of the ANSI, and are in accordance with recommendations made by the Algonquins of Ontario on this application.

As such, implementation of the rehabilitation plan will result in no net negative impacts on the Natural Environment Area sub-designation on the subject lands, and demonstrates no negative impacts on the natural features or their ecosystem services associated with the site.



## 2.10 Land Use Compatibility (Section 10)

Section 10 outlines policies regarding land use compatibility and the protection of Health and Safety. The following policies are pertinent to the proposed quarry application:

*10.2.1) All development shall comply with the City's Environmental Noise Control Guidelines which are based on the applicable Provincial noise guidelines [currently NPC – 300, MOEE 2013]. 2) All noise studies prepared in support of development shall be consistent with the City's Environmental Noise Control Guidelines and shall include noise mitigation and a warning clause where necessary, as a condition of approval*

*10.2.8) Development proposals that introduce new sources of stationary noise in proximity to existing noise sensitive land uses shall require a noise feasibility study and/or noise control detailed study if within the following proximities of noise sensitive land uses:*

- a) 100 metres for: i) New stationary noise sources; and ii) Lands to be zoned for a new industrial use;*
- b) 300 metres for a pit to be licensed under the Aggregate Resources Act; and*
- c) 500 metres for a quarry to be licensed under the Aggregate Resources Act; and in this case noise mitigation where necessary shall be required as a condition of approval.*

An Acoustic Assessment Report was completed by Freefield Ltd. which assessed the potential noise impacts to surrounding sensitive land uses in proximity to the proposed quarry extension. The assessment includes mitigation measures regarding restrictions on operations and the inclusion of berms and barriers. The assessment concluded that the proposed quarry extension would operate within NPC-300 sound level limits.

*10.2.3.1) To avoid adverse effects on sensitive uses and to protect the long term economic viability of industrial uses and major facilities, the Province's Land Use Compatibility Guidelines shall be applied to the development of major facilities and/or sensitive land uses in proximity of a major facilities as outlined in the guidelines in any designation.*

The Province's "Land Use Compatibility Guidelines" were not approved by the Province. Nevertheless, land use compatibility has been addressed in accordance with PPS section 1.2.6.1 and applicable Provincial Guidelines.

# 3.0

## CONCLUSIONS

Cavanagh is in the application process to permit an extension to the West Carleton Quarry (ARA Licence No. 4085) located at Part Lot 15, Concession 11, Former Geographic Township of Huntley in the City of Ottawa. The proposed extension covers an area of approximately 18.2 ha with 16.5 ha proposed for extraction.

The West Carleton Quarry Extension application was submitted in September 2021 prior to the City's adoption of their new Official Plan in November 2021 as well as the new Official Plan coming into force in November 2022 as a result of the Province's decision. Through its comments on the application, the City requested that an addendum to the Planning Report be prepared to address policies in the City's new 2022 Official Plan.

This report serves as an addendum to the December 2021 Planning Report and Aggregate Resources Act Summary Statement (MHBC), and addresses the policies of the City's new 2022 Official Plan. This report also demonstrates MNRF's support for the ARA application, through the resolution of their objections during the ARA consultation process and revisions to the site plans for the existing West Carleton Quarry (ARA License 4085) and the proposed West Carleton Quarry Extension.

In our opinion, the proposed West Carleton Quarry Extension conforms to the City's new 2022 Official Plan as outlined in this Planning Report Addendum.

Submitted by:



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Neal DeRuyter, BES, MCIP, RPP



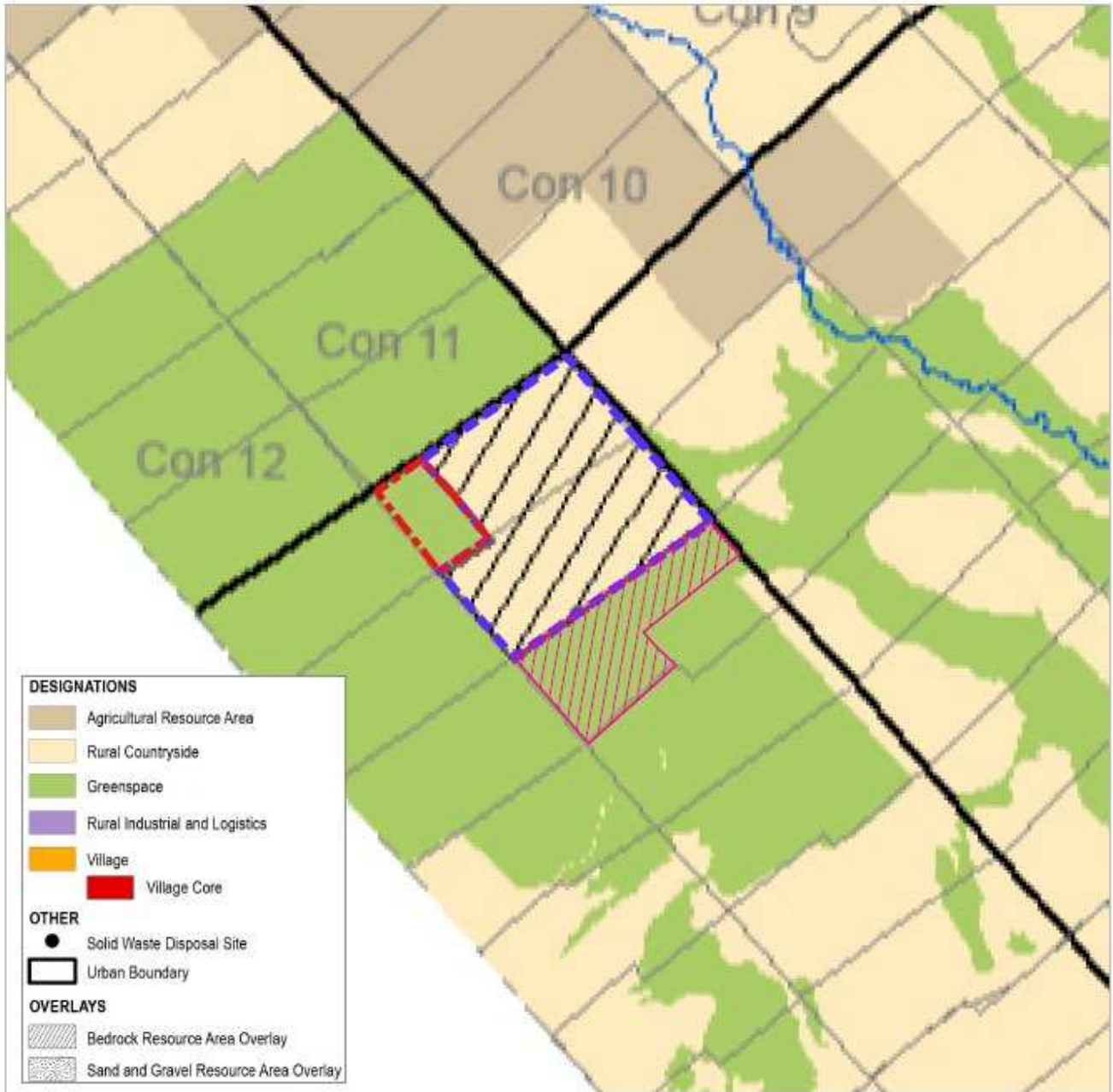
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Vince Deschamps, MSc, MCIP, RPP

# List of Figures

# Figure 1

City of Ottawa Official Plan Schedule B9 – Rural Transect



**Figure 1**  
**City of Ottawa Official**  
**Plan Schedule B-9:**  
**Rural Transect**

Thomas Cavanagh  
 Construction Limited  
 Part of Lot 15, Concession 11  
 (Geographic Township of Huntley)  
 City of Ottawa

**LEGEND**

- West Carleton Quarry Extension
- West Carleton Quarry (Licence #4085)
- Additional Lands Owned by Cavanagh

Source: City of Ottawa Official Plan Schedule B-9

Date: August 2023

Scale: 1:30,000

File: 0851B

Drawn: PL

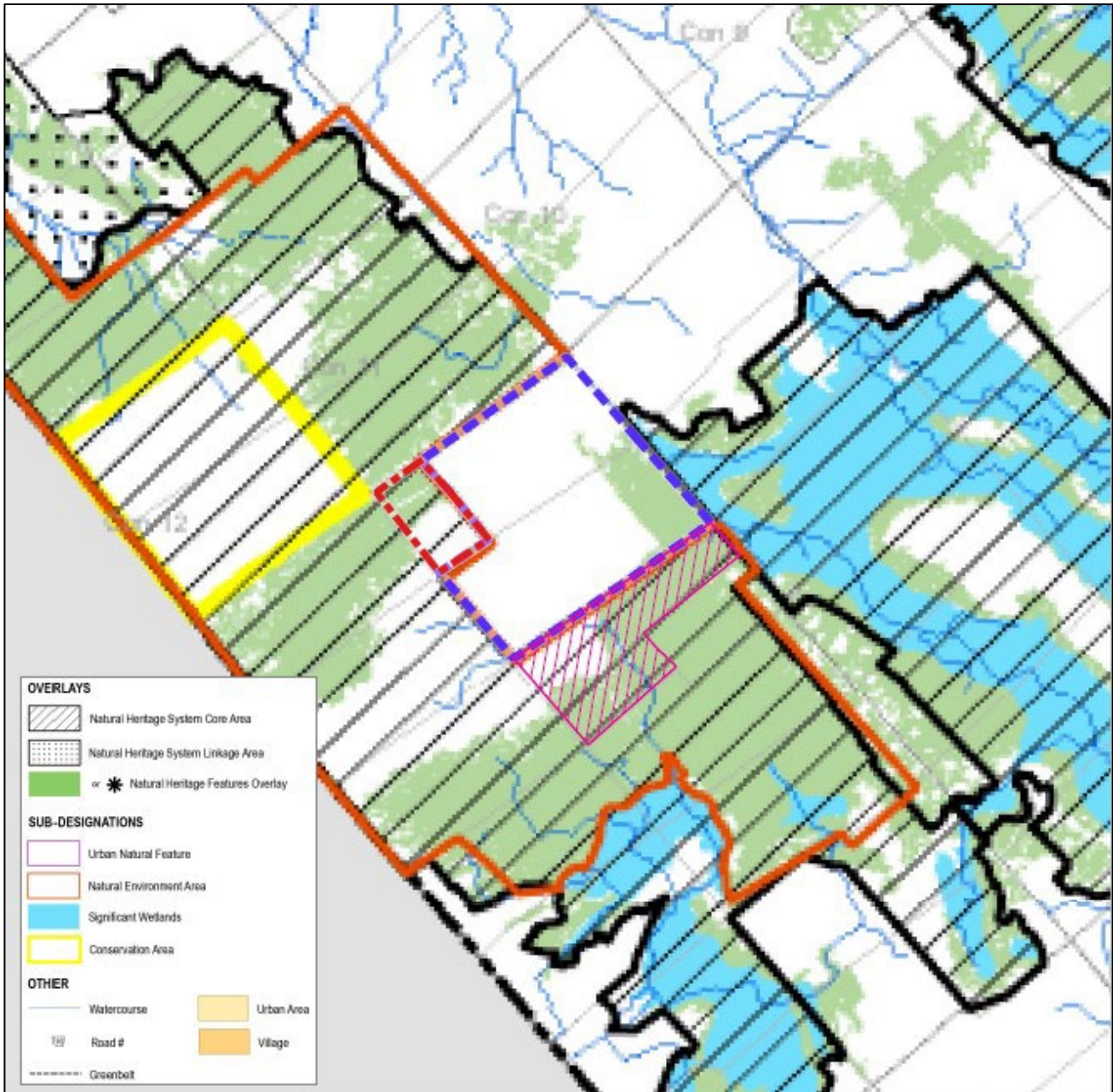


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# Figure 2




City of Ottawa Official Plan Schedule C11-A – Natural Heritage  
System (West)



**Figure 2**  
**City of Ottawa Official**  
**Plan Schedule**  
**C-11-A: Natural**  
**Heritage System**  
**(West)**

Thomas Cavanagh  
 Construction Limited  
 Part of Lot 15, Concession 11  
 (Geographic Township of Huntley)  
 City of Ottawa

**LEGEND**

-  West Carleton Quarry Extension
-  West Carleton Quarry (Licence #4085)
-  Additional Lands Owned by Cavanagh

Date: August 2023

Scale: 1:30,000

File: 0851B

Drawn: PL



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**PLANNING**  
**URBAN DESIGN**  
**& LANDSCAPE**  
**ARCHITECTURE**

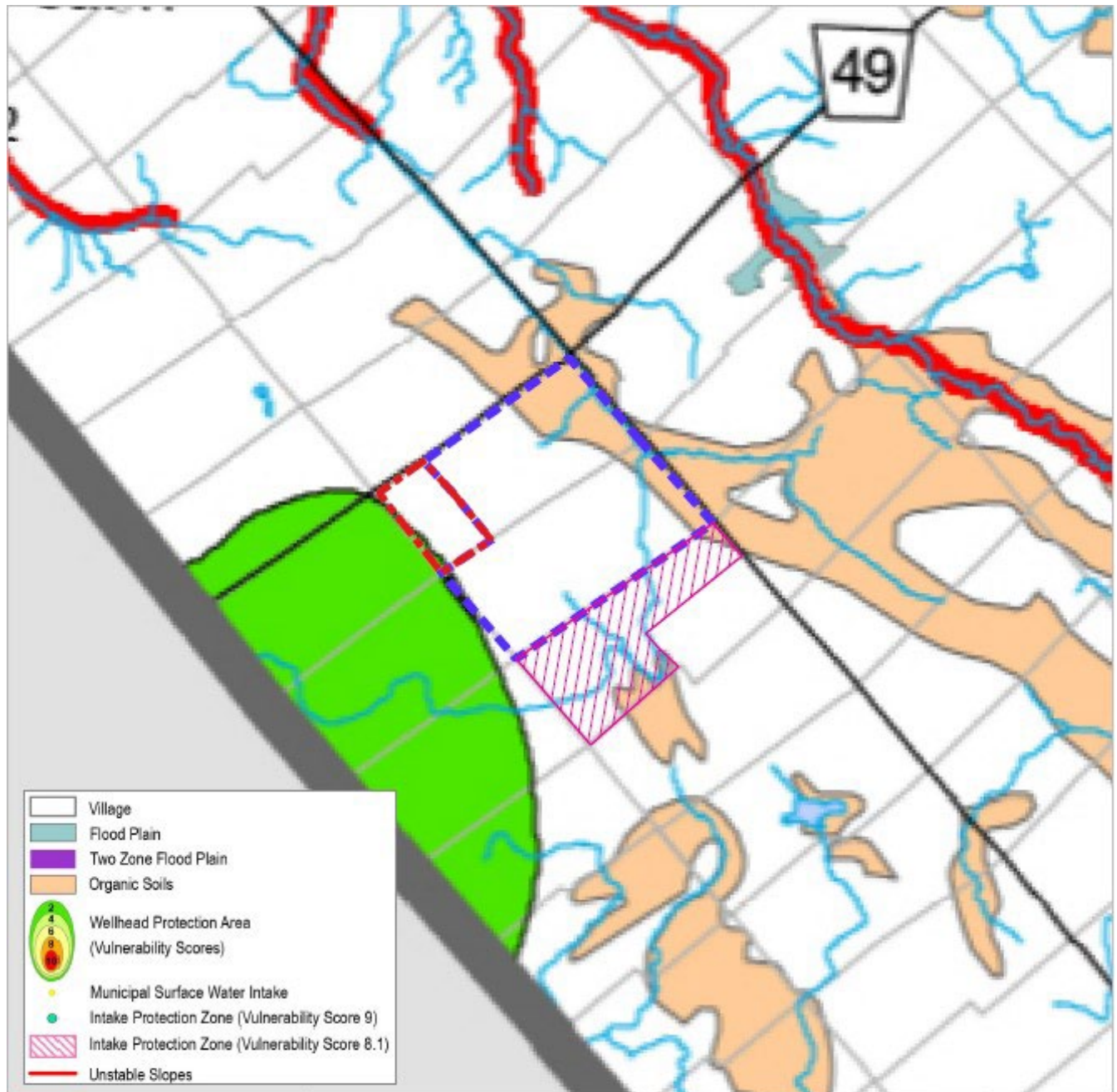
200 SHEPPARD AVENUE EAST, SUITE 200, SCARBOROUGH, ON M1S 1T7 (416) 593-3600 | WWW.MHBCA.COM

Source: City of Ottawa Official Plan Schedule C-11-A

# Figure 3

## City of Ottawa Official Plan Schedule C15- Environmental Constraints








-  Village
-  Flood Plain
-  Two Zone Flood Plain
-  Organic Soils
-  Wellhead Protection Area  
(Vulnerability Scores)
-  Municipal Surface Water Intake
-  Intake Protection Zone (Vulnerability Score 9)
-  Intake Protection Zone (Vulnerability Score 8.1)
-  Unstable Slopes

**Figure 3**  
**City of Ottawa Official**  
**Plan Schedule C-15:**  
**Environmental**  
**Constraints**

**LEGEND**

-  West Carleton Quarry Extension
-  West Carleton Quarry (Licence #4085)
-  Additional Lands Owned by Cavanagh

**Date:** August 2023

**Scale:** 1:30,000

**File:** 0851B

**Drawn:** PL



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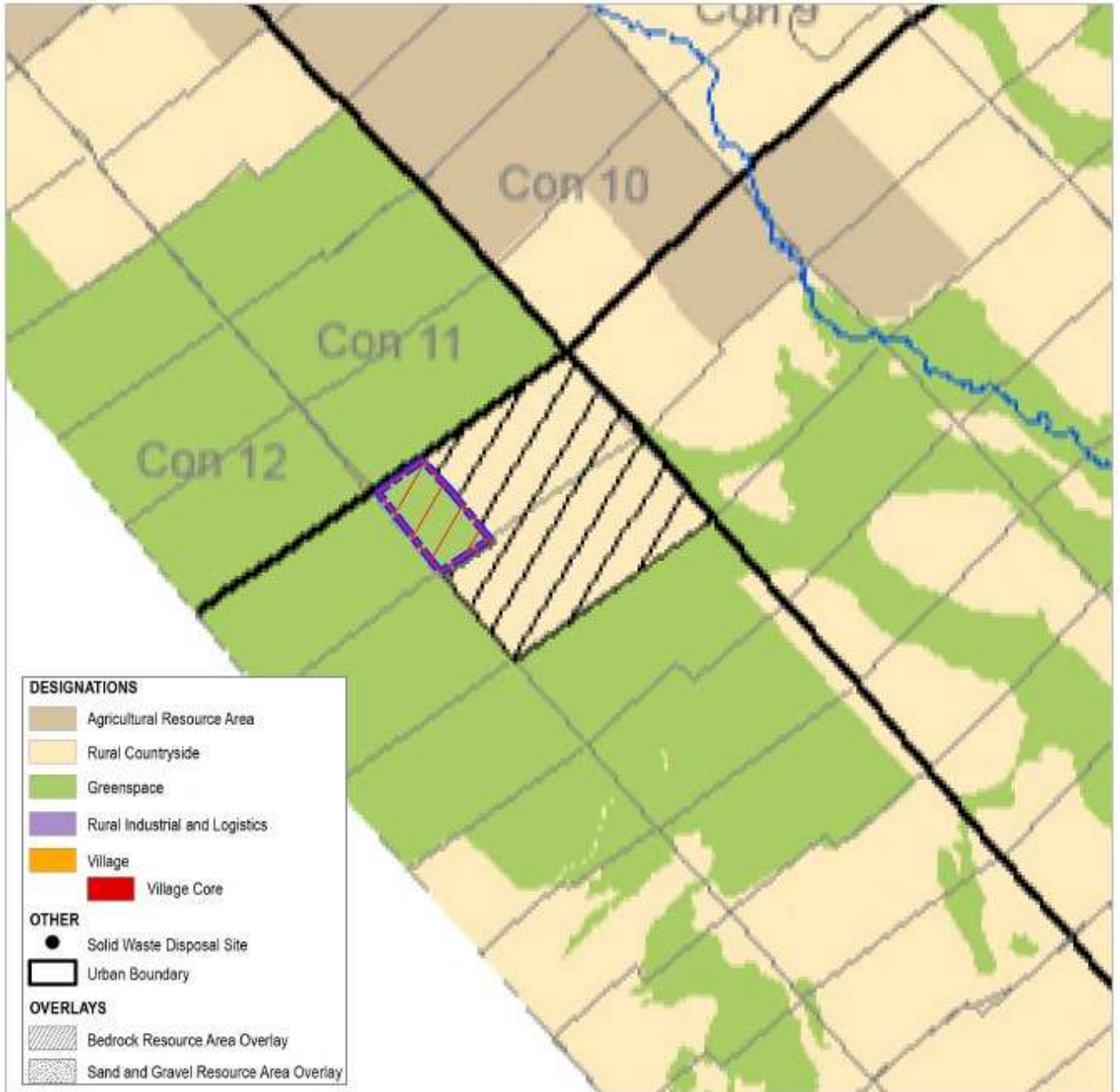
Thomas Cavanagh  
 Construction Limited  
 Part of Lot 15, Concession 11  
 (Geographic Township of Huntley)  
 City of Ottawa

Source: City of Ottawa Official Plan Schedule C-15



# Appendix A

Draft Official Plan Amendment  
(Mapping Change Only)



- DESIGNATIONS**
- Agricultural Resource Area
  - Rural Countryside
  - Greenspace
  - Rural Industrial and Logistics
  - Village
  - Village Core
- OTHER**
- Solid Waste Disposal Site
  - Urban Boundary
- OVERLAYS**
- Bedrock Resource Area Overlay
  - Sand and Gravel Resource Area Overlay

**Official Plan  
 Amendment Sketch**

Thomas Cavanagh  
 Construction Limited  
 Part of Lot 15, Concession 11  
 (Geographic Township of Huntley)  
 City of Ottawa

**LEGEND**

- Subject Lands  
 (West Carleton Quarry Extension)
- Extend Bedrock Resource Area Overlay and  
 Maintain Greenspace Designation

Source: City of Ottawa Official Plan Schedule B-9

Date: August 2023

Scale: 1:30,000

File: 0851B

Drawn: PL



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 Extension/Op/Report Figures.gpx

