



Dance Pit Expansion Virtual Information Session

November 3, 2021

Meeting Format



CBM and the project team will provide a presentation with information about the proposed Dance Pit Expansion.



A Q&A portion will be held after the presentation is finished.



Microphones of attendees will not be operational.



Use the questions panel to submit questions or comments throughout the presentation.



Inquiries will be addressed during the Q&A portion of the virtual information session.



The virtual information session is being recorded.



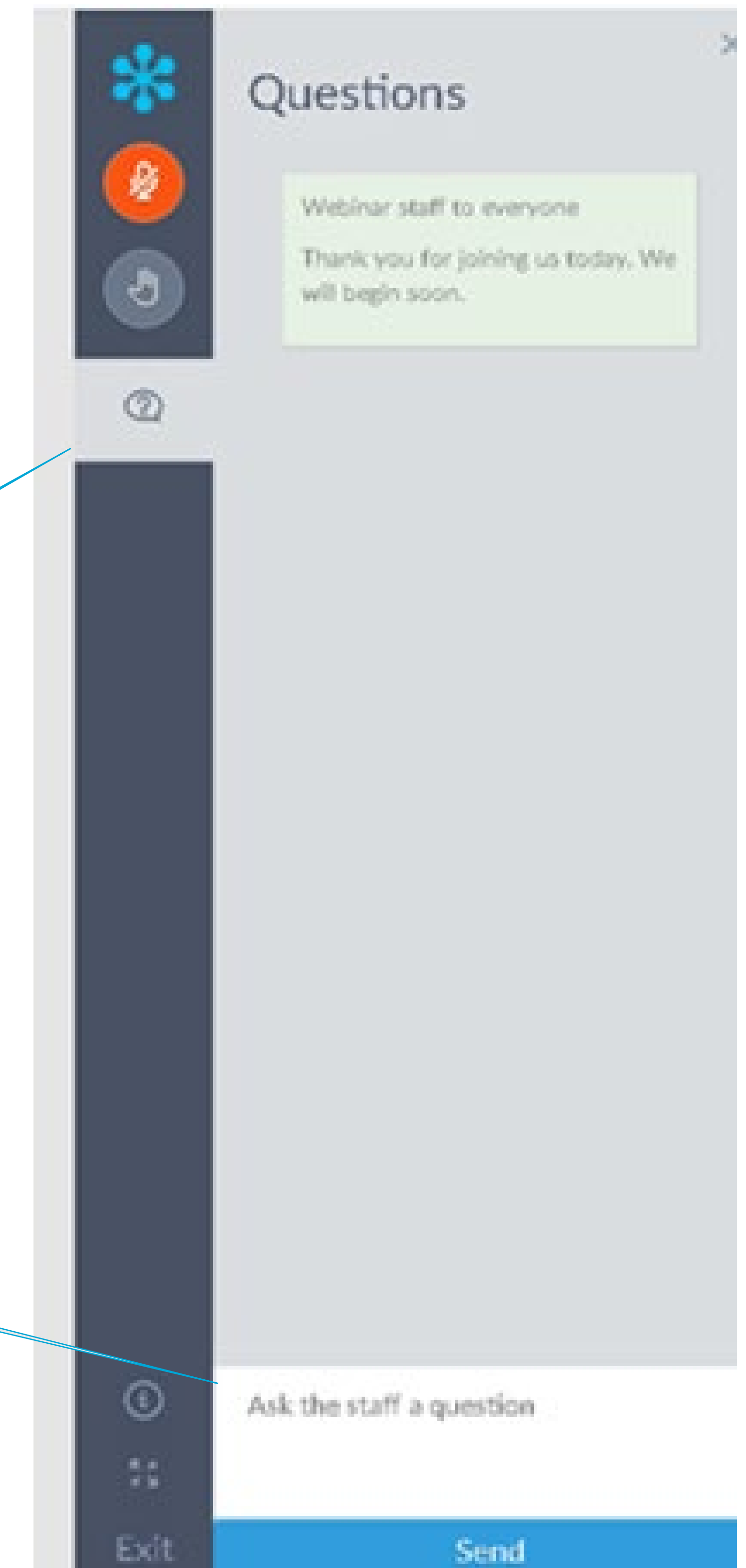
The slide deck will be made available in the project website (cbmdancepit.ca) after the virtual information session.

CBM looks forward to answering your questions and having a meaningful and respectful Q&A session with attendees.

How to Submit Questions

Microphones are not operational and we're going to receive written questions that the moderator will read during the Q&A portion.

During the meeting you are able to submit questions by clicking on the **Question Icon** and writing your questions on the **field**.



CBM and the Project Team



CBM Aggregates

David Hanratty, Director of Land & Resources
Stephen May, Lands Manager – Western Region



Golder Associates Ltd., a member of WSP

Heather Melcher
Ana Rincon-Gomez
Kyla Suchovs
Joe Tomaselli
Katie Armstrong
Sean Capstick



Esher Planning Melanie Horton

Who is CBM Aggregates?

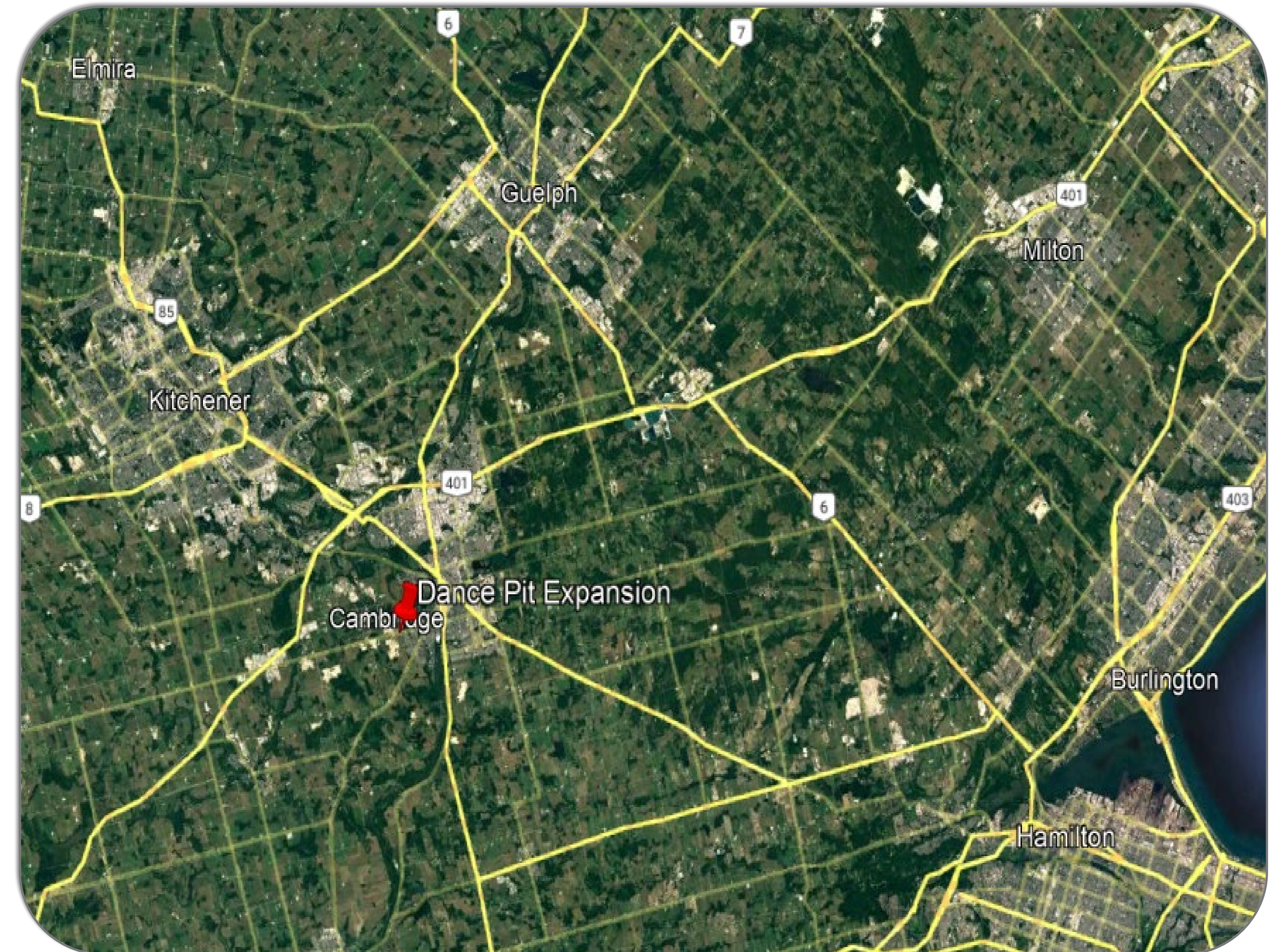


- St Marys Cement Inc. (Canada) is a leading supplier of cement, concrete and aggregates used to support modernization and infrastructure development and improvements in Ontario.
 - Its concrete and aggregate divisions operate under the names CBM Ready Mix and CBM Aggregates (CBM).
 - CBM and St Marys Cement Inc. (Canada) are part of the North American operations of international building materials supplier, Votorantim Cimentos.
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- CBM safely operates nearly 60 licenced aggregate pits and quarries in Ontario, including the Dance Pit which CBM has operated since the 1990s.
 - CBM has a long history of working closely with communities to minimize the influence of our operations, manage environmental effects and maximize our positive contribution to the communities in which we operate.



What is CBM Proposing?

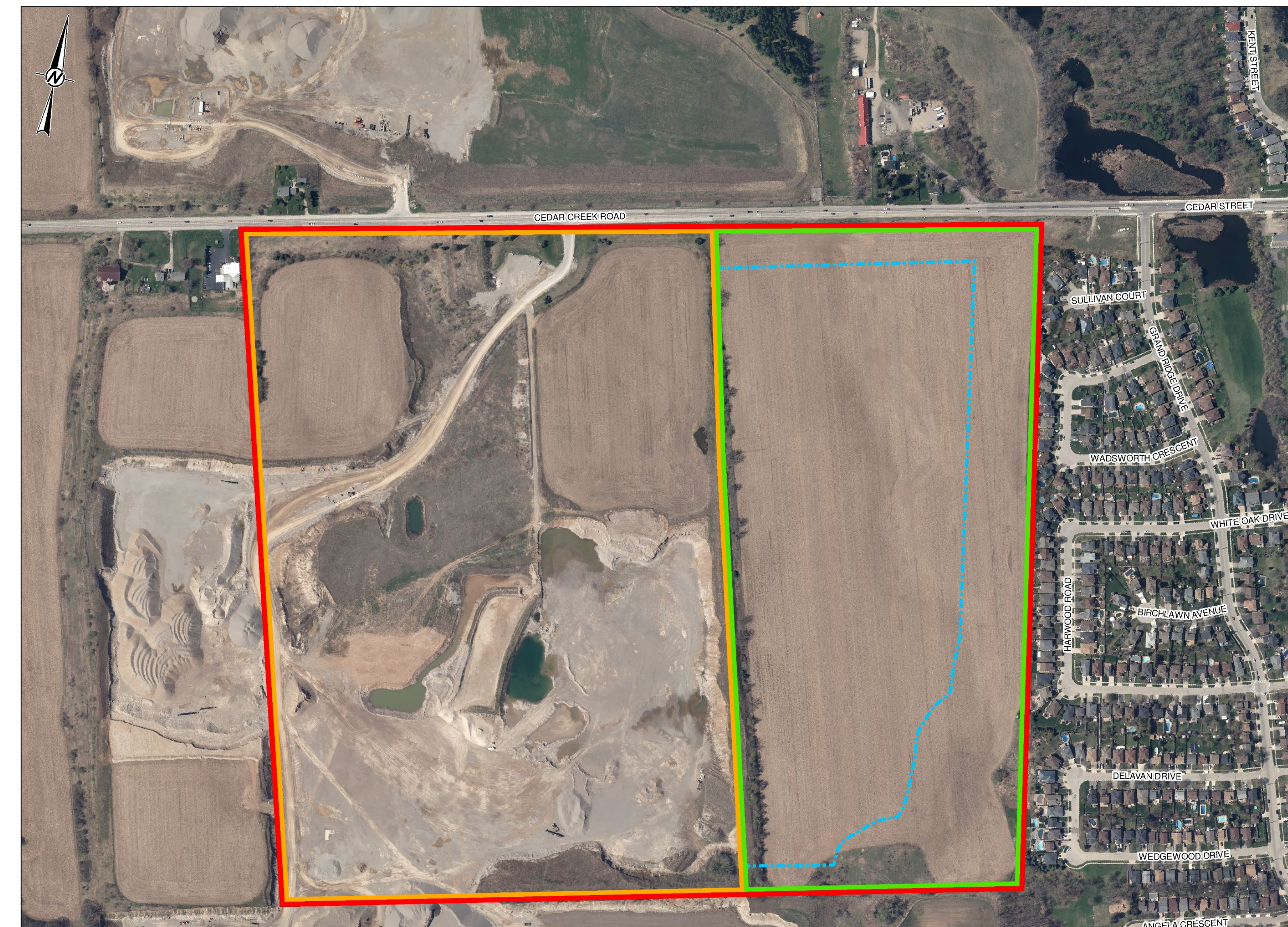
- CBM Aggregates is proposing an expansion to the east of the existing Dance Pit, known as the Dance Pit Expansion (the Site).
- The Site is in the Township of North Dumfries, immediately west of the City of Cambridge.
- Technical studies have been completed to study potential impacts of the expansion. These studies have been submitted to agencies with the applications under the *Aggregate Resources Act* and the *Planning Act*.



Location of the Proposed Dance Pit Expansion

CBM Licenced Area and Proposed Expansion

- The following provides a summary of the proposal:
 - Evaluating the potential expansion has been ongoing since approximately 2016/2017. The Site is approximately 29 ha.
 - Extraction will take place on a portion of the Site (20.8 ha) and will be above the groundwater table (1.5 m above the seasonally high-water table).
 - The expansion will allow recovery of a deposit of sand and gravel, to support construction projects planned by the province and region.
 - CBM is proposing a limit of extraction for the Site of approximately 200 feet from the property boundary adjacent to residences (shown in blue in the figure), which is double the required regulatory setback.
 - During operations, the proposed extraction will use infrastructure associated with the existing Dance Pit, including the processing plant and entrance/exit and haul routes.
 - Rehabilitation will be undertaken progressively. The extraction area will be rehabilitated back to agricultural use.



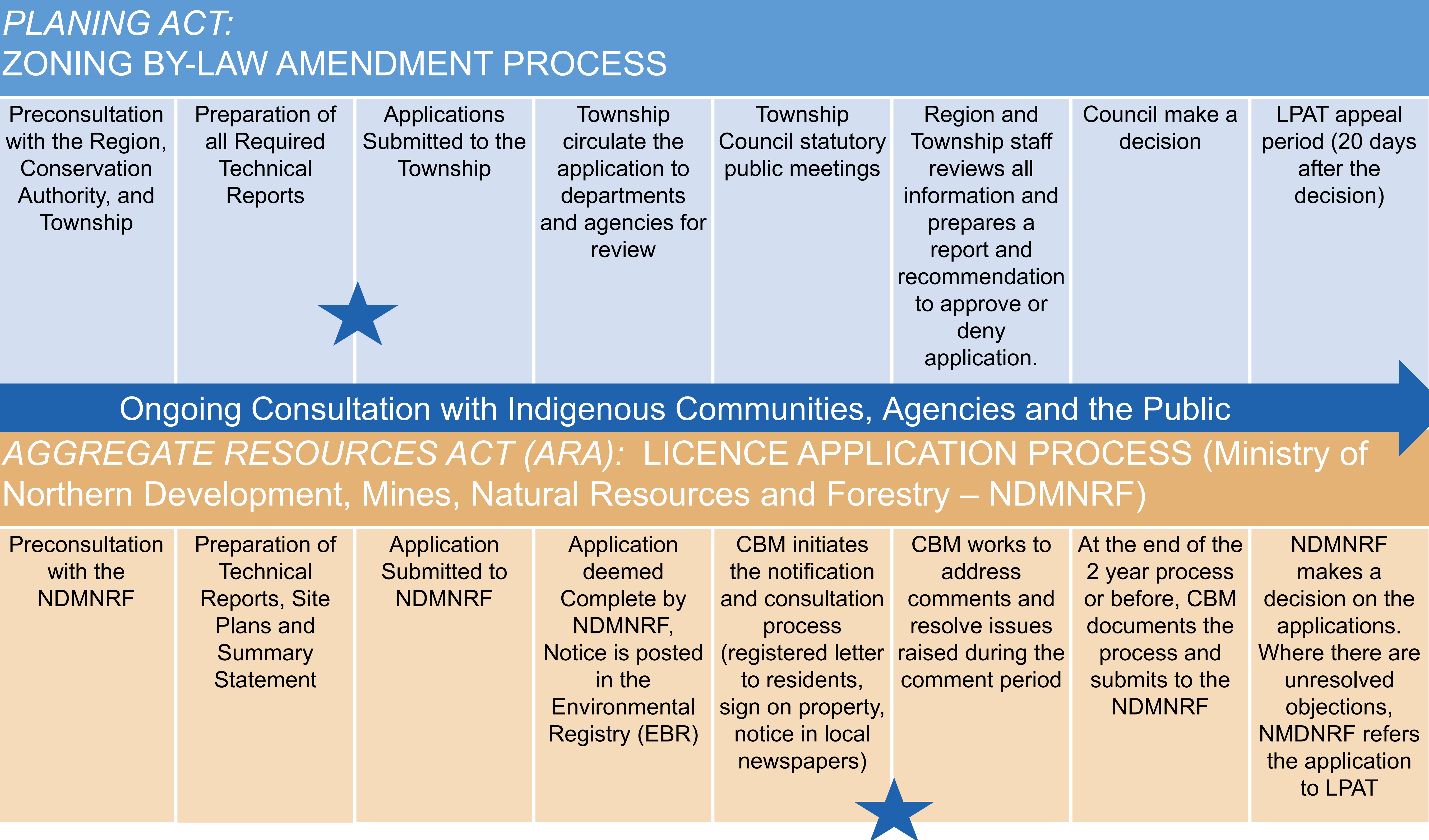
LEGEND

- CBM PROPERTY BOUNDARY
- EXISTING DANCE PIT SITE BOUNDARY
- PROPOSED DANCE PIT EXPANSION SITE BOUNDARY
- PROPOSED LIMIT OF EXTRACTION FOR DANCE PIT EXPANSION

Formal Approval Process for an Aggregate Licence

The project will require approvals under the *Planning Act* and the *Aggregate Resources Act*. These approval processes are concurrent, however, the pace of the process can vary.

Formal Approval Process



Public Consultation Completed to Date

- **Fall 2016** – Commenced engagement with Indigenous communities regarding archaeological field work. Ongoing engagement has been carried out since for the project.
- **January 2018** – First public information session held to introduce the project to adjacent neighbours and the local community.
- **April 2019** – Second public information session held to provide an update about the project, including information about ongoing field work and the technical studies completed.
- **September 2019** – An open house event was held at the existing Dance Pit, which included information on the proposed expansion and technical experts were present to answer questions. CBM staff also provided tours of the existing Dance Pit operation.
- **September 2021** – Notice of Application distributed to adjacent residents and government agencies.
- Updates to the project website have also been made since January 2018, including materials from the public information sessions.
- Concerns were raised during the public information sessions and CBM worked to address these concerns as part of the application.

Technical Studies

Natural Environment

Water Resources

Air Quality

Noise

Archaeology

Land Use Planning

- Technical studies have been completed for these disciplines in accordance with the *Aggregate Resources Act (ARA)* and *Planning Act* application requirements.
- Field studies were initiated in 2016 and have been on-going since that time.
- The purpose of these studies was to assist in determining the feasibility of the project, characterize existing conditions, predict future conditions, assess potential effects on the environment and the community, and identify mitigation requirements.

Technical Studies

Natural Environment

What Did the Study Entail?

- Characterization of existing natural environment features.
- Assessment of potential effects on those features and their ecological functions.



Natural environment features in the study area



No negative impacts to the natural features and functions in the Study Area are expected.

Findings

- Surveys included breeding bird, general wildlife, plant community and tree inventory surveys.
- A total of 132 trees in the southeast corner of the Site were inventoried during a tree inventory survey.
- Overall, the Site is primarily composed of an open agricultural field, with small natural areas of meadow, woodland and forest along the field edges.
- 29 bird species were recorded during breeding bird surveys; however, no suitable breeding bird habitat was found on the Site.
- There is no habitat for species at risk on the Site.

Technical Studies

Water Resources

What Did the Study Entail?

- Characterization of any existing surface water features (e.g., watercourses).
- Exploratory drilling and associated studies to understand the geology in the area, and to confirm the location and quality of the aggregate resource.
- Installation of monitoring wells to characterize existing groundwater conditions.
- Assessment of potential effects on surrounding water wells and natural environment with respect to quantity and quality of groundwater.

Findings

- There are no permanent surface water features on the Site.
- Off-site, within 120 m, there is an open water marsh, located approximately 80 m northeast of Cedar Creek Road.
- There are no expected impacts to any off-Site surface water features.
- There are no expected adverse impacts to baseflow, available groundwater quantity, or groundwater quality.

No neighbouring groundwater users will be affected by the extraction of the resources on the Site.

No expected impacts to any off-Site surface water features.

Technical Studies

Air Quality

What Did the Study Entail?

- An assessment of potential air quality impacts was completed for the Site.
- The assessment was based on ambient monitoring data from regional monitoring sources, modelling of maximum emissions from the Site, and a cumulative modelling assessment considering additional air emissions sources in the vicinity of the Site.

Findings

- The results of the assessment are conservative and indicate that the maximum predicted cumulative emissions (i.e., including background and impacts from surrounding pits) at surrounding sensitive receptors will still be below Ministry of the Environment, Conservation and Parks (MECP) air quality criteria.
- CBM will continue to proactively manage dust emissions on site.



Air emissions at surrounding sensitive receptors will still be below MECP air quality criteria.

Technical Studies

Noise

What Did the Study Entail?

- A noise impact assessment identifies potential effects on sensitive receptors, known as sensitive Points of Reception (PORs).
- Noise impact predictions were generated for the PORs using site-specific noise measurements. A predictive analysis was carried out using commercially available software.

Findings

- The noise analysis indicates that sound levels from future extraction operations are expected to meet MECP sound level limits at all PORs.
- Mitigation to be implemented include strategically placed berms.



**The Dance Pit Expansion
will be able to operate in
compliance with MECP
sound level limits.**

Technical Studies

Archaeology

What Did the Study Entail?

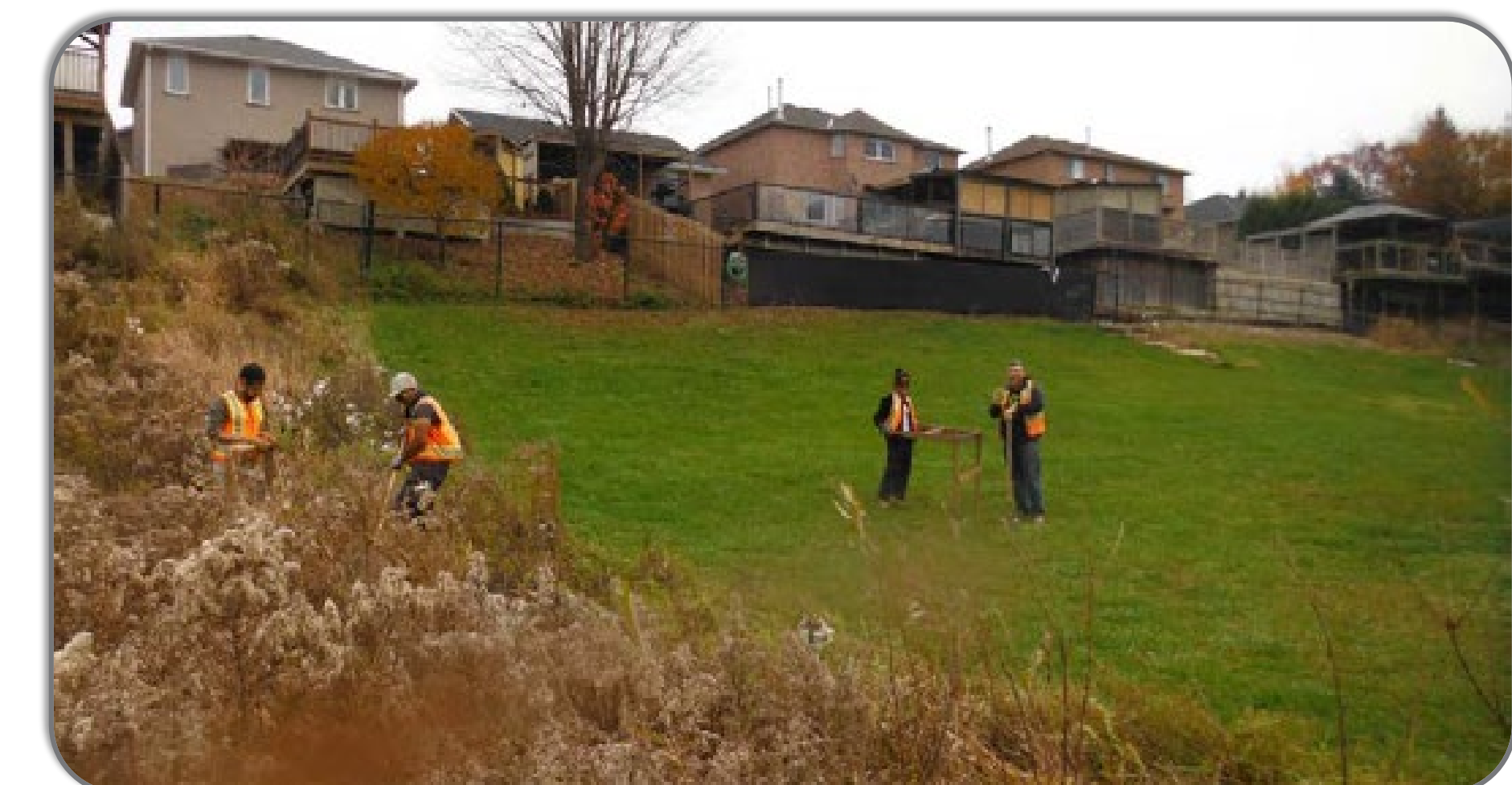
- Archaeological assessments (AA) are completed to identify potential archaeological resources, assess their significance, and determine the need for further investigation.



Pedestrian Survey

Findings

- The Stage 1 AA found potential to exist within the Site for the recovery of pre- and post-contact Indigenous and historical Euro-Canadian archaeological resources.
- The Stage 2 AA resulted in the identification of three pre-contact Indigenous findspots.
 - The findspots included one projectile point, one hammerstone, and one biface fragment.



Test Pit Survey at Five Metre Intervals

No further AA are required for the Site.

Technical Studies

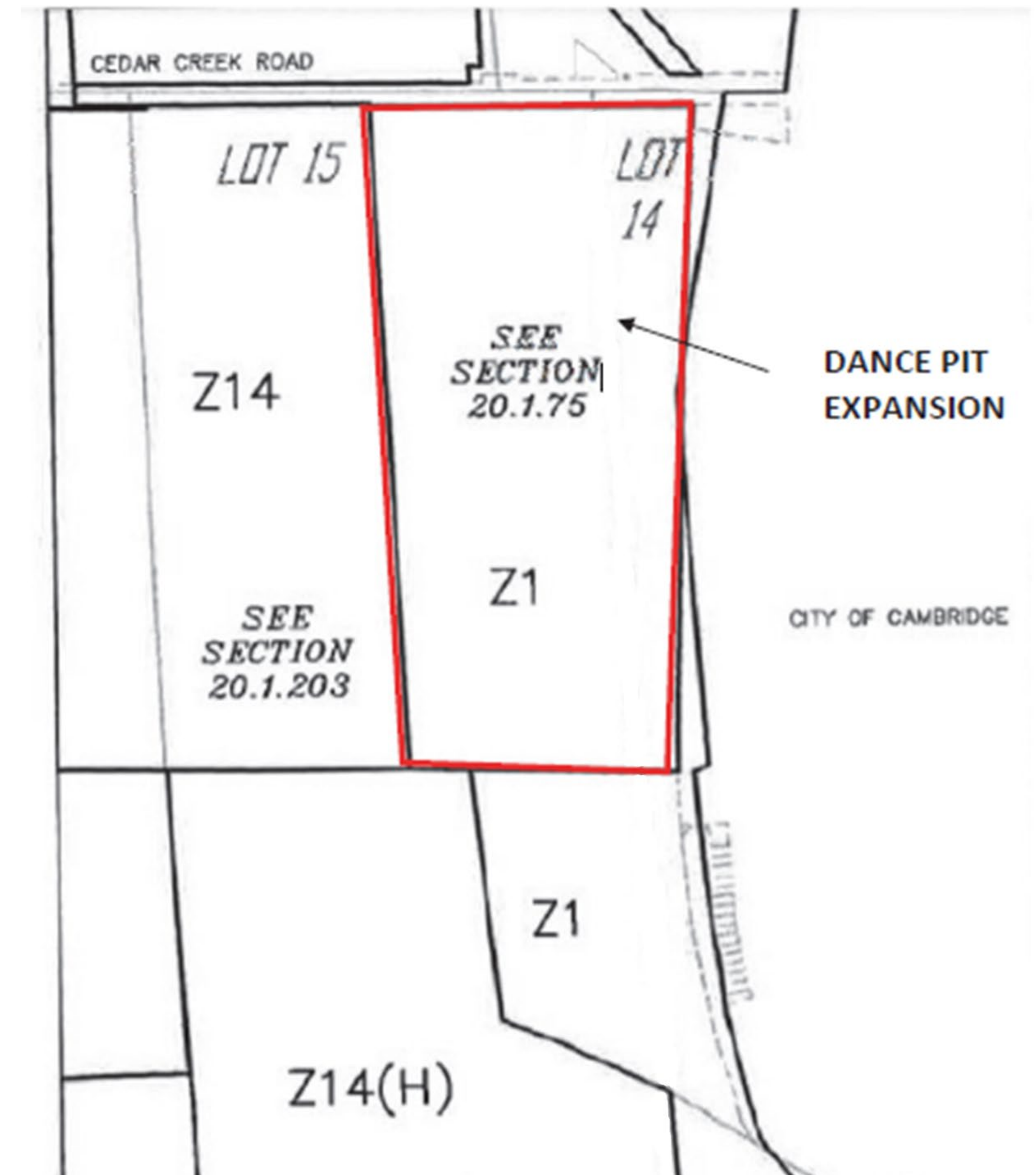
Land Use Planning

What Did the Study Entail?

- Evaluate and assess the project in the context of Provincial, Regional and Local policy directives.

Findings

- The proposed expansion is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe and conforms to relevant policies of the Region of Waterloo Official Plan and the Township of North Dumfries Official Plan.
- An amendment to the Township Official Plan is not required for the proposed pit expansion.
- An amendment to the Township Zoning By-law 689-83 is required to rezone the lands from “Rural” (Z1) to Gravel Pit (Z14).



Rehabilitation Plan

- The post-extraction rehabilitation plan has been designed to fit into the overall regional context and complement the existing topography and surrounding lands and land use.
- The key features of the final rehabilitation plan include:
 - The extracted lands will be rehabilitated to an agricultural use.
 - Soil capability post extraction will be as good, or better, than pre-extraction.
 - Agricultural uses will continue during the operation of the Site in the areas that are not being actively extracted.
 - All existing topsoil and overburden on Site will be stripped and stockpiled separately in berms or stockpiles and replaced as quickly as possible.
 - Berms and stockpiles will be constructed on the perimeter of the Site to attenuate noise and provide visual screening.



Example of progressive rehabilitation at another CBM site (Cambridge Brown) where the site was returned to agricultural use (Oct. 2021).

Why This Site?

- This Site contains high-quality sand and gravel resources that are recognized in provincial geological mapping.
- Provincial and Regional planning policies protect these significant resources.
- Expansions of existing operations are encouraged in order to take advantage of existing infrastructure.
- The expansion allows for the use of existing infrastructure at the existing Dance Pit, e.g., processing and haul routes.
- This plant produces high quality materials in a close to market location including sand and gravel that meets concrete and asphalt specifications, crushed stone, granular and sand products.



The Local Need for Aggregate

- CBM's Dance Pit operation is a key, close to market supply of high-quality aggregate material that feeds both local and regional building demands.
- On average, approximately 164 million tonnes of aggregate are used in Ontario each year, which is about 12 tonnes annually per person.
- Ontario is experiencing a shortage of high-quality aggregate resources located close to local markets, which drives up the cost of infrastructure investments across Ontario.
- CBM continues to look at all available, environmentally responsible options to address this shortage which is why CBM has proceeded with this application.



Thank you! – Q&A

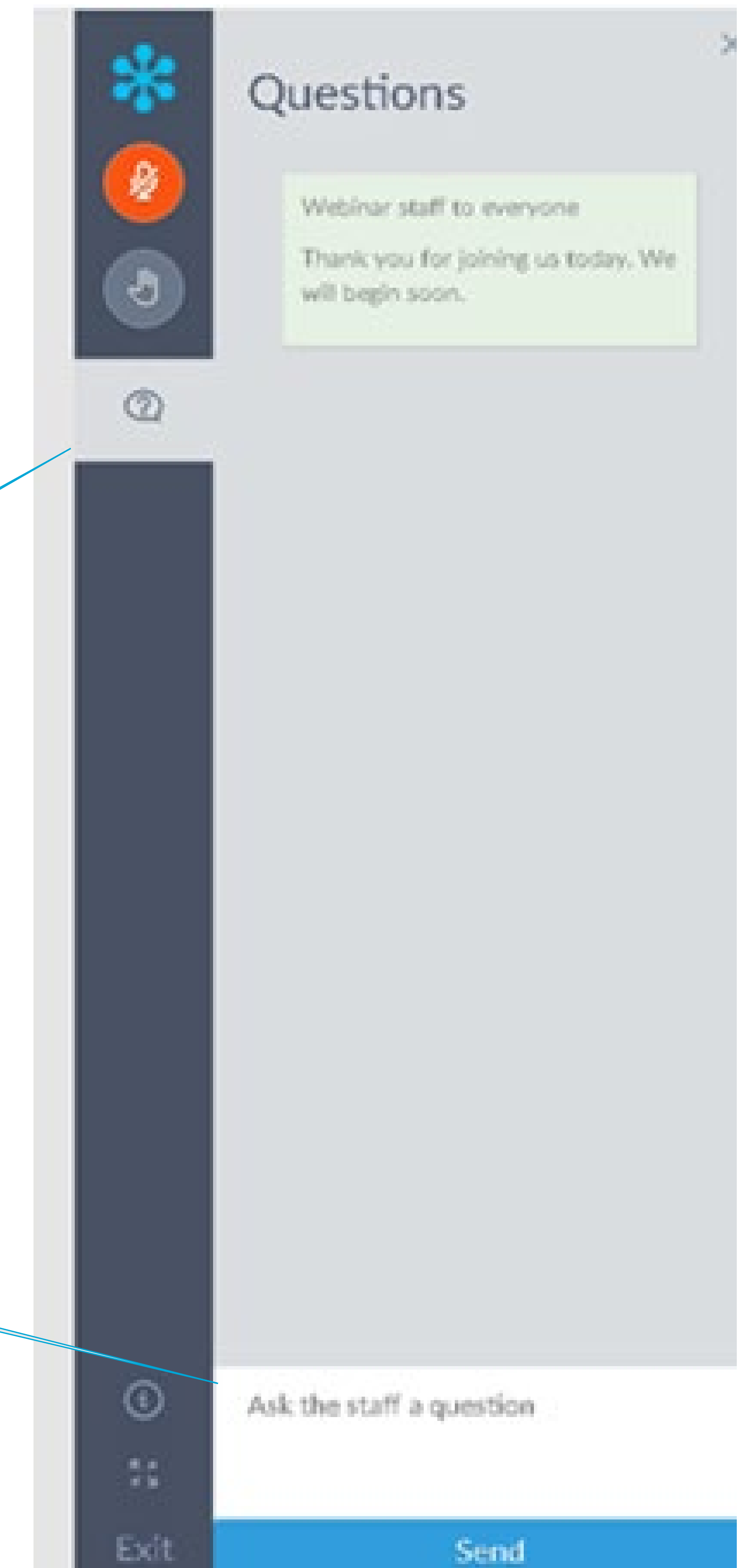
To ask a question:

- To ask a question, please submit your question via the meeting chat.
- CBM will run through questions raised in the meeting chat window.

How to Submit Questions

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Contact Information

We want to hear from you!

CBM is committed to keeping the community informed about the Project.

If you have any questions or comments about the proposal,

Contact us by phone or e-mail:

Stephen May

Lands Manager – Western Region

stephen.may@vcimentos.com

(647) 637-6707

ARA deadline for comments is December 14, 2021

Comments should be submitted to ARAapprovals@ontario.ca
and CBMDancePitExpansion@golder.com