

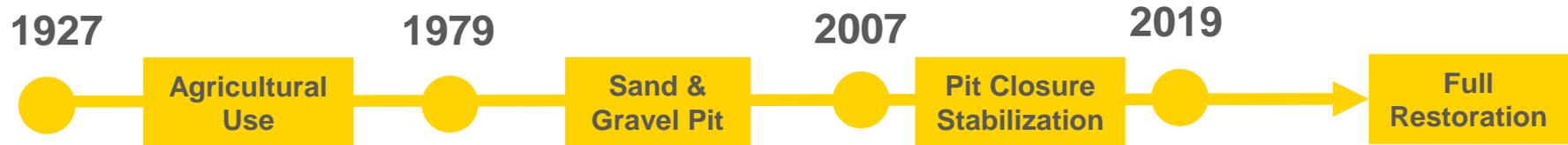


Holt Pit Fill Management Plan

Rice Commercial Group Ltd.

November 19, 2019

Project Background & Proposal



Site Characteristics

- 20 hectares (50 acres)
- More than 30 m away from a waterbody
- Above the groundwater table

Proposal Details

- Import fill into the former Holt Pit at 18728 McCowan Rd
- 1.0 to 1.3 million m³ of fill over approximately 3 to 7 years
- Imported fill will be placed in accordance with the Approved Fill Permit and Town's Fill By-law #2013-66
- After operations, site will return to agricultural operations



What We Heard?

What is the Need?

- Restore land to prime agricultural uses
- Restore to pre-aggregate extraction conditions

How will Traffic Impacts be Managed?

- Restricted hours of operation
- Identified road improvements on Davis Drive
- Proposed 4-way stop at McCowan Road and Herald Road
- Designated haul route

What is the Quality of Fill Being Accepted?

- All fill will be pre-screened and must meet standards for agricultural and potable groundwater use
- Fill Management Plan includes several measures to track and record fill; as well as manage and report on unacceptable fill.



Fill Operations

1. Pre-Approval

2. Transportation
and Tracking to
the Site

3. Inspection,
Placement &
Survey

4. Confirmatory
Sampling

5. Reporting &
Risk Management



1. Pre-Approval

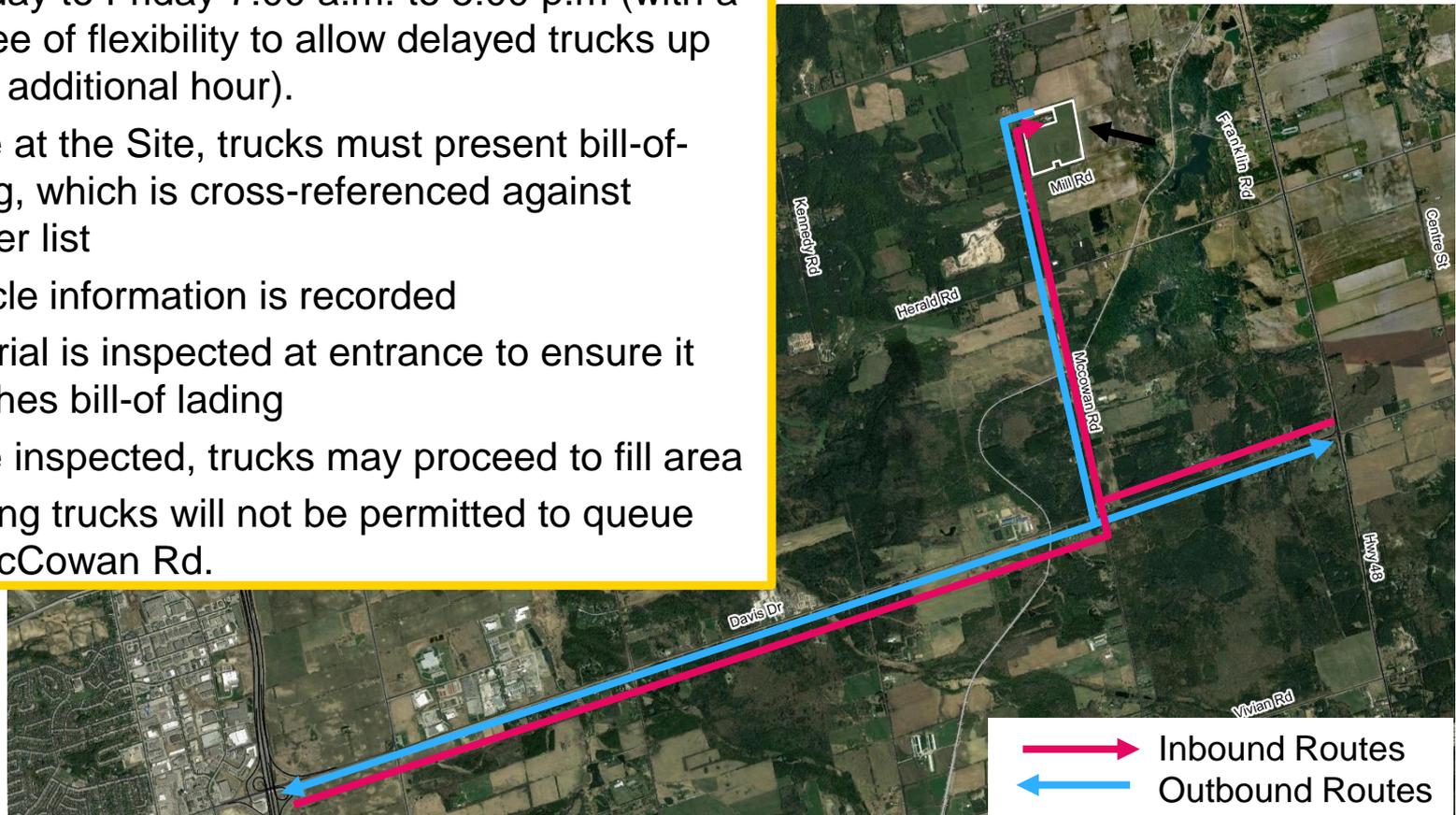
All Source Sites must be pre-approved by GHD Qualified Person and Rice Group:

1. Source sites conduct comprehensive testing and laboratory analysis of soil prior to shipping to site
2. Source soil testing results are documented in a Phase I Soil Report prepared by a Qualified Person
3. Report is submitted to GHD Qualified Person for review
4. Only fill that meets standards for agricultural use and quality standards outlined in Fill Management Plan is accepted
5. GHD and Rice Group issues written approval to Source Site that the material has been accepted
6. A “Bill of Lading” is issued by Rice Group to Source Site.
7. A copy of documentation is filed in a secure location at the Site for the duration of the project.



2. Transportation and Tracking to the Site

- Trucks must follow approved haul routes
- Trucks may only bring fill to Site Monday to Friday 7:00 a.m. to 5:00 p.m (with a degree of flexibility to allow delayed trucks up to an additional hour).
- Once at the Site, trucks must present bill-of-lading, which is cross-referenced against master list
- Vehicle information is recorded
- Material is inspected at entrance to ensure it matches bill-of lading
- Once inspected, trucks may proceed to fill area
- Waiting trucks will not be permitted to queue on McCowan Rd.



3. Inspection, Placement & Survey

- Once approved, truck moves to fill area, and fill is placed in a designated location
- Filling will occur in 3 stages
- GHD staff under the supervision of the Qualified Person will inspect fill being imported
- Fill location will be tracked and recorded daily by GPS
- Once trucks are emptied, they must pass through mud mat and steel shaker racks and exit via 260m asphalt driveway
- Should unacceptable fill be identified, it is to be isolated for further analysis and the source is suspended until a decision is made.
- Rejected fill is removed to either its source site or a MECP approved waste disposal site



4. Confirmatory Sampling

- Confirmatory soil samples will be collected from the Site by GHD under the supervision of the Reviewing Qualified Person. At a minimum samples will be collected:
 - From each separate source, and
 - At a frequency of one sample for every 2,000 m³ fill imported.
- Samples will be collected by GHD and sent for laboratory analysis to confirm soil quality.
- Daily summary log will be maintained by Qualified Person to document the accepted fill.



5. Reporting & Risk Management

Reporting

Monthly Operational Reports

- Document daily fill operations

Semi-Annual Reports

- Sampling and monitoring results
- Operational incidents and corrective measures
- Submitted to Town

Annual Reports

- Status & summary of operations
- Groundwater monitoring results
- Fill import volumes and fee payments
- Recommendations of Qualified Person
- Submitted to Town
- Recommendations for continuous improvement

Town staff may visit the site at any time during operating hours

Complaints & Risk Management

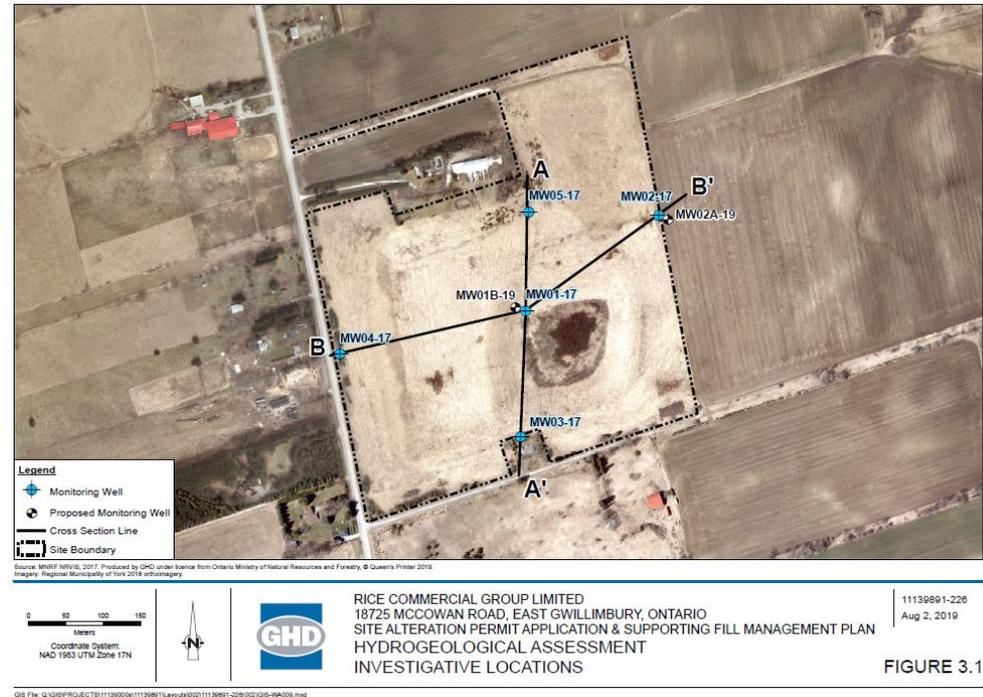
- All complaints must be responded to within 2 business days at a minimum
- Fill Management Plan includes mitigation measures and consequences for unanticipated incidents, such as:
 - Drivers not following haul routes may be suspended from Site
 - Source sites sending unacceptable fill may be suspended until sampling indicates fill is acceptable
- All complaints and incidents are documented using Complaint/Incident Report Form, and included in Semi-Annual Reports.



Protecting the Environment and Surrounding Community

Groundwater

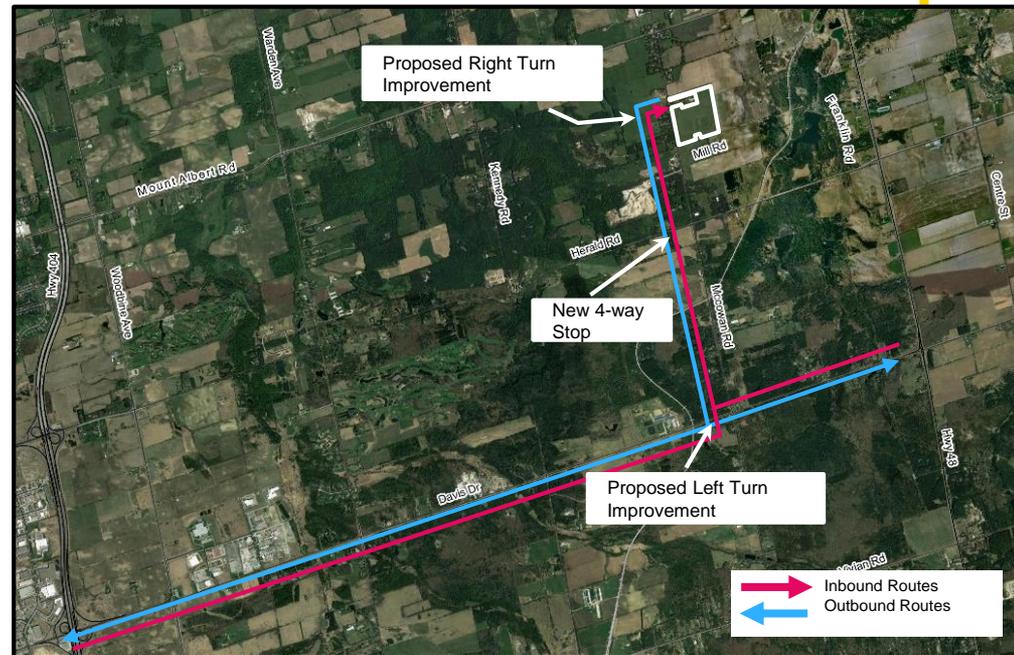
- On site monitoring wells will be sampled on a semi-annual basis prior to, during operations, and until a Record of Site Condition is registered with the Ministry.
- Samples will be collected for laboratory analysis.
- Results of groundwater monitoring program will be included in semi-annual reports during filing activities and will include assessment of monitoring results, trends, impacts, and recommendations.
- Residential wells within 500 m of the Site have been surveyed.



Protecting the Environment and Surrounding Community

Traffic

- Max of 200 trucks per day
- All truck queuing in private asphalt driveway (260m + avail.)
- Site-generated truck trips have minimal impact on traffic capacity of the studied intersections
- Proposed road improvements:
 - Eastbound left turn lane on Davis Drive at McCowan Road
 - Right turn taper addition at Site Entrance
 - York Region to install 4-way stop at McCowan Road and Herald Road
- Full time sweeper and flusher trucks will be used onsite to control dust and mud tracking.



Next Steps

- Staff report to Council for deliberation and consideration
- If approval granted:
 - Authorization for staff to enter into and finalize necessary agreement to accompany fill permit
 - Execution of agreement and filing of required securities
 - Operations to begin in 2020



Thank you!

