



Holt Pit Fill Management Plan

Rice Commercial Group Ltd.

Presentation to Council October 20, 2020



Town of
East Gwillimbury

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Overview of Fill Management Plan



Proposed Fill Management Plan available on dedicated page on Town website

http://www.eastgwillimbury.ca/About_Us/Public_Notices/Town_Notices/Fill_Management_Plan_-_18725_McCowan_Road.htm

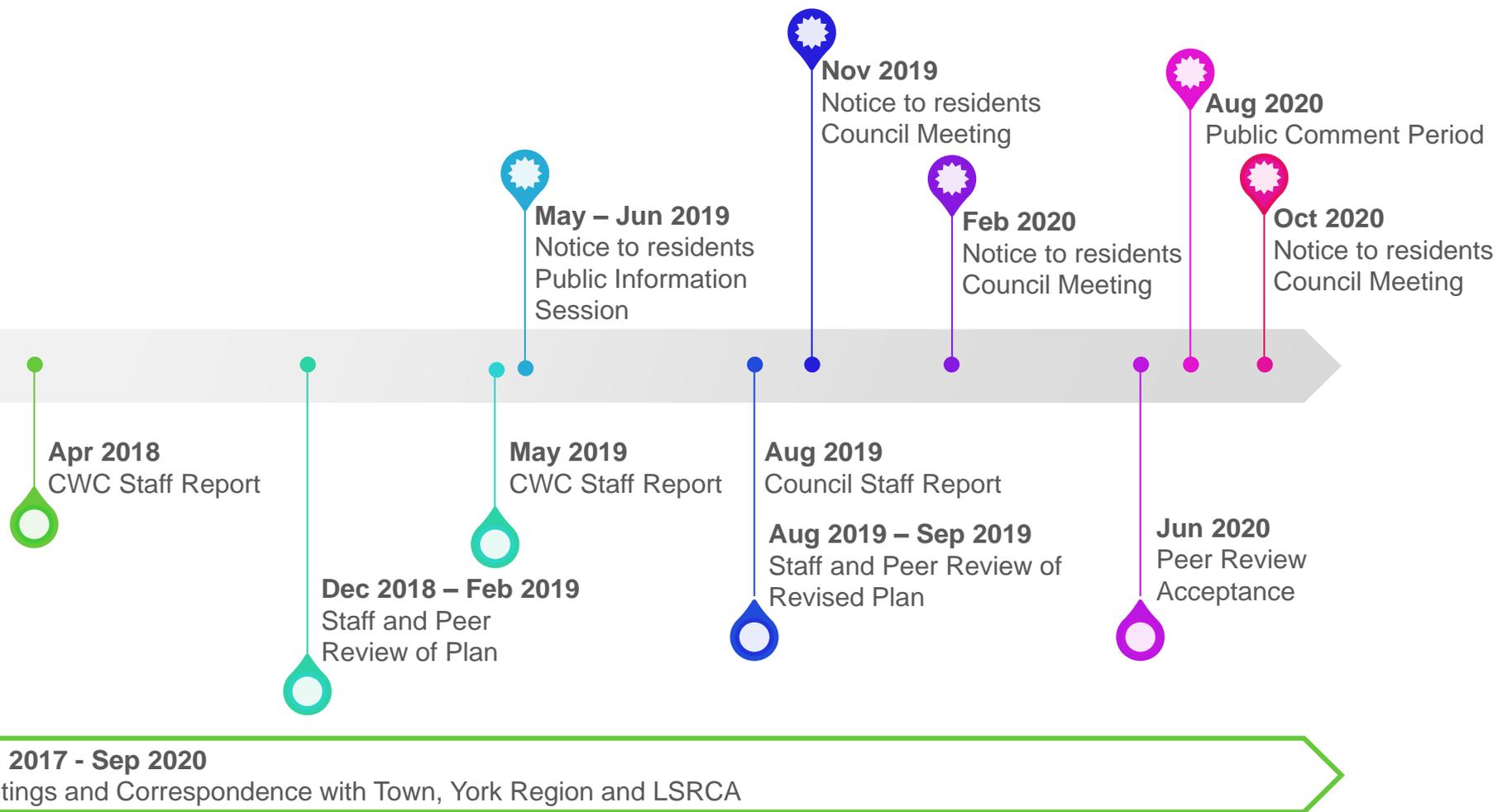
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 - Tree protection
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Project Objectives

- Return extraction area to original grade for agricultural use
- Import approximately 1.2 million cubic meters over 2 phases over a 3 to 7 year period.
 - Phase 1: Stage 1
 - Phase 2: Stages 2 & 3
- Best-in-class fill operation, exceeding requirements of:
 - New Provincial Excess Soils Regulations, recognize soil as a resource and not waste
 - Town's Fill Bylaw, including existing and proposed changes to reflect new excel soil regulations



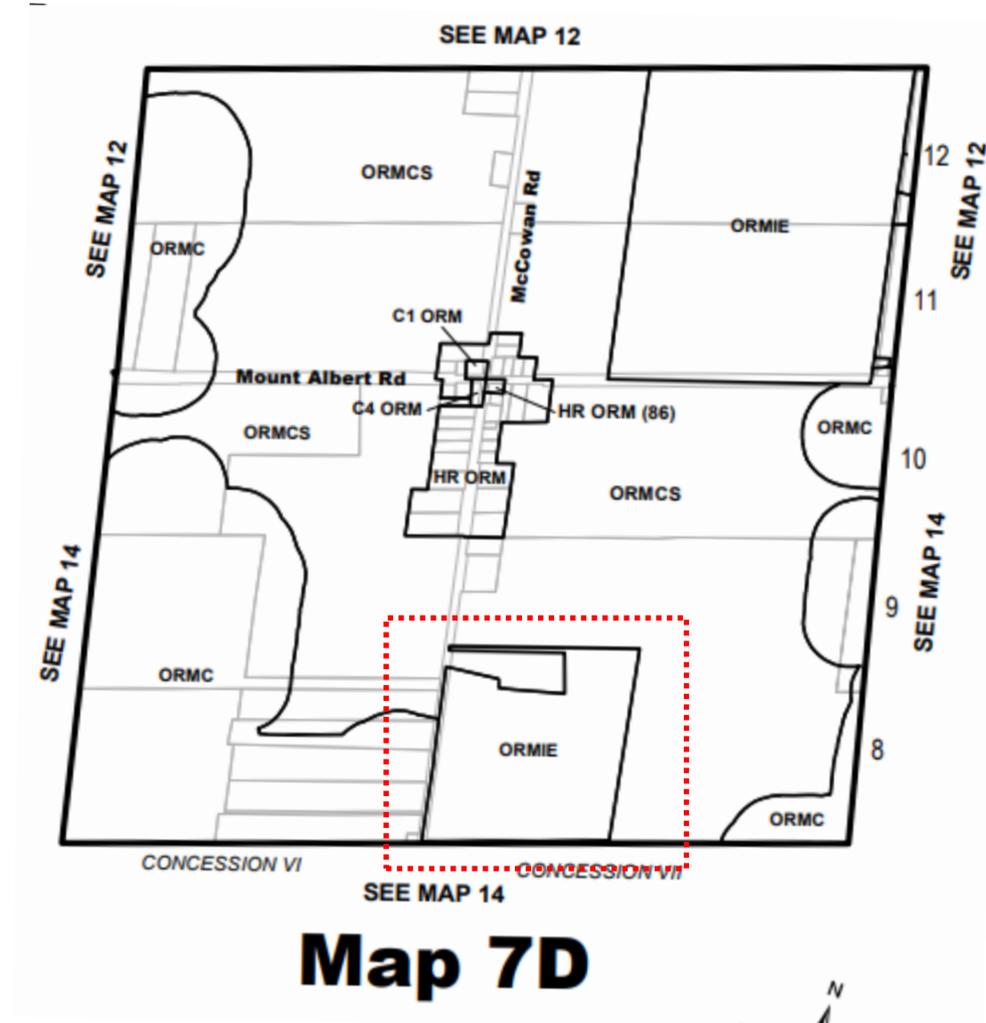
Development of the Fill Management Plan



Proposed Fill Management Plan, all presentations, staff reports and “Fact Sheet” available on dedicated page on Town website (http://www.eastwillimbury.ca/About_Us/Public_Notices/Town_Notices/Fill_Management_Plan_-_18725_McCowan_Road.htm)

Planning Justification

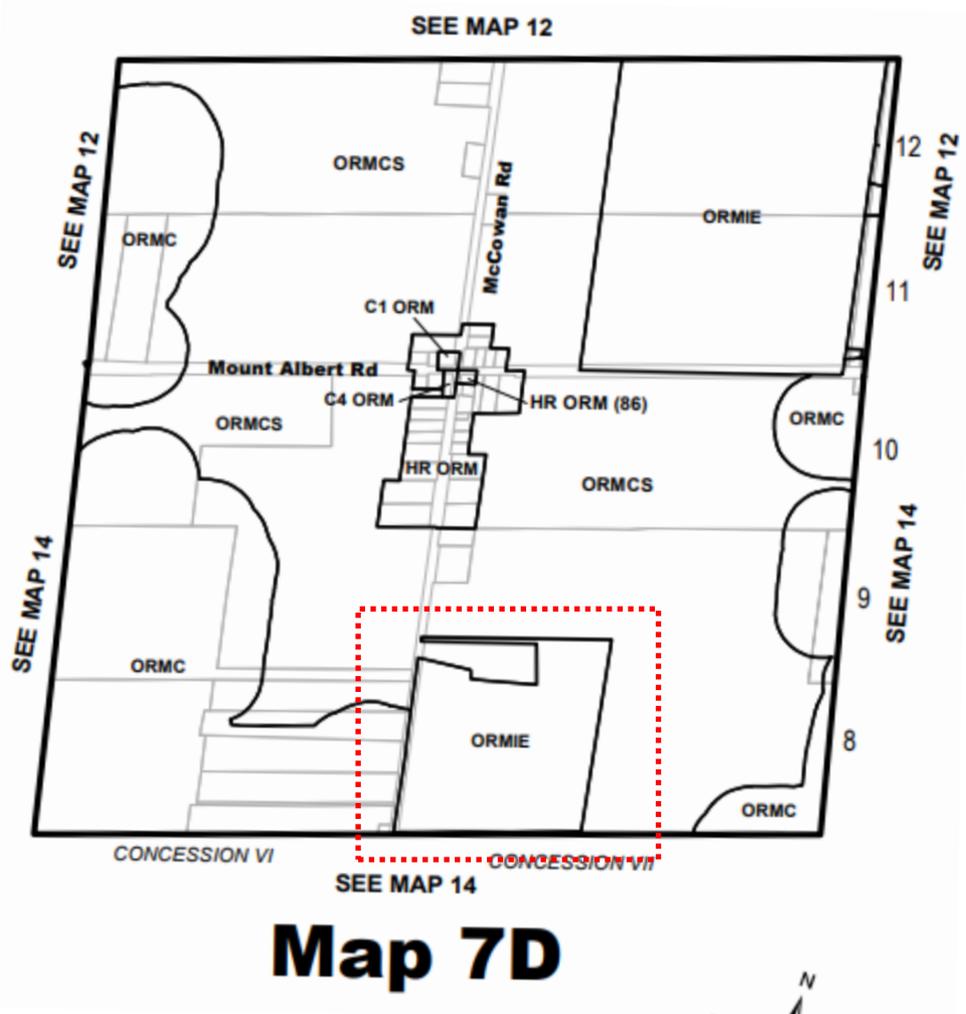
- **ORMIE Zoning:** commercial fill operation a permitted use.
- **Fill By-Law** facilitates responsible soil reuse, while minimizing risk to the environment and the public.
 - Fill Plan exceeds the By-Law
 - Fill Plan outlines how impacts to the environment and community will be minimized
- Preference for fill from **local development** - fulfilling need for well-run local fill sites.



Planning Justification

Table 13A – Permitted Uses in Oak Ridges Moraine Zones

Use	ORMC	ORMCL	ORMCS	ORMIE
Existing agricultural uses, buildings or structures (which existed on November 15, 2001)	X	X	X	X
New agricultural uses			X	X
New agriculture buildings or structures	X (4)	X (4)	X (3)	X (3)
Farm produce outlet (3)(5)	X		X	
Fish, wildlife and forest management	X	X	X	X
One single detached dwelling (1)	X		X	X
Accessory uses, buildings and structures (2)	X	X	X	X
Bed and breakfast establishment (2)	X		X	X
Home business (2)	X		X	X



TOWN OF EAST GWILLIMBURY ZONING BY-LAW
April-May 2018

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Use	ORMC	ORMCL	ORMCS	ORMIE
Mineral aggregate operation				X
Commercial fill operation for the purpose of site restoration				X



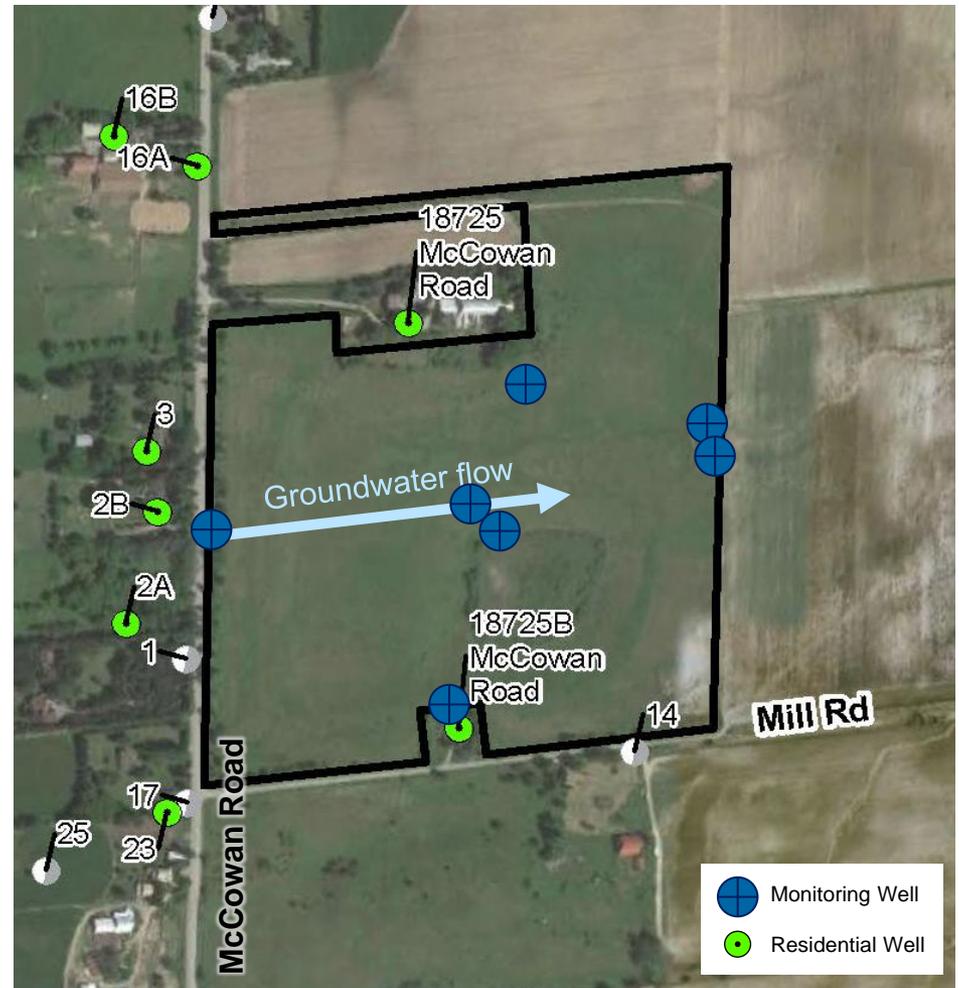
Purpose and Justification - Summary

The proposed Fill Management Plan:

- Allows site to return to former agricultural use
- Exceeds new Excess Soil Regulations and Fill Bylaw
- Revised to address comments raised by staff, residents, Council, and Peer Reviewer
- Complies with Zoning By-Law permitted uses

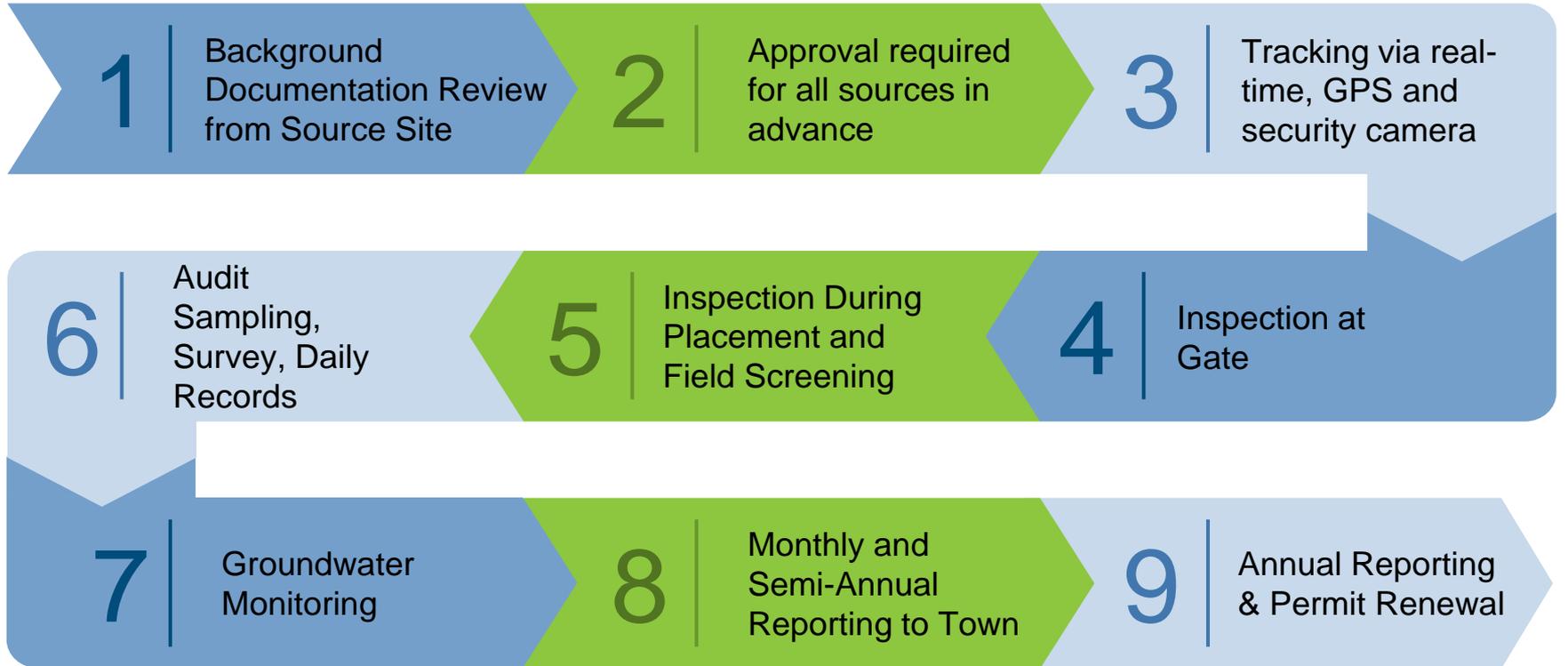
Environment - Groundwater

- Residential well survey
- Monitoring wells installed
- Groundwater flow is in an easterly direction
- Residential wells are upgradient (e.g up hill) from Holt Site
- On-going monitoring – levels and quality



Environment - Fill Management

Oversight by GHD Qualified Person (QP) as defined under O Reg 153/04



Site tracking, monitoring and protocols go above and beyond existing and future provincial Excess Soil regulations, coming into effect January 2021

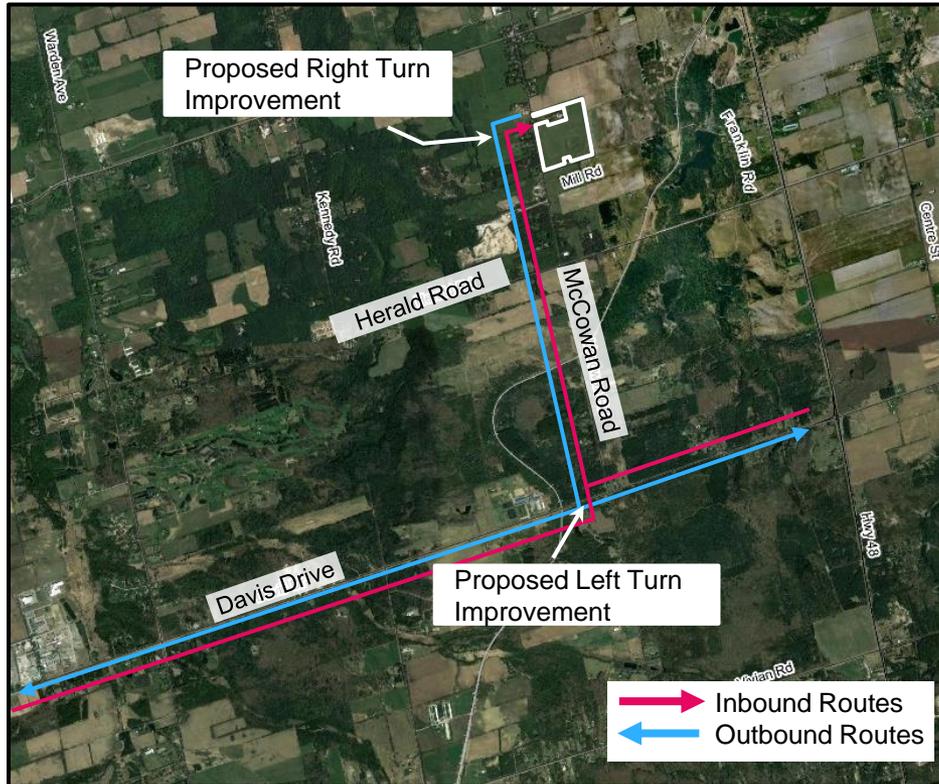
Environment – Fill Management Plan Comparison to Regulation and By-Law

Protocol	Town Fill Bylaw	Regulation 406/19 Requirements	Holt Pit Protocols Meets or Exceeds?
Acceptance Standard	Ontario Regulation 153/04 (less stringent)	Table 2.1 - Potable	 Table 1 – within 3 m of base of Pit Table 2.1 (New Regulation) – Potable, above 3m of base of pit
Review of background documentation by QP			
Soil Acceptance			
Tracking			
Inspection of soil			
Soil Placement – inspection, field screening, audit sample and survey			
Groundwater Monitoring			
QP Oversight			

Environment - Summary

- Redundancy built into entire fill acceptance process
- Exceeds new excess soil regulations requirements
- Adverse impacts to the environment are not anticipated due to:
 - Rigorous screening of source site and fill management protocols in this plan
 - Area wells are upgradient - groundwater at Site flows away from them

Transportation – Intersection Improvements



Several improvements proposed to improve traffic operations at site and in community:

- Left turn lane addition on Davis Drive at McCowan Road
- Right turn taper at Site entrance
- Radar speed signs in both directions south of the Site
- Cameras at site entrance
- All-way stop has been installed at Herald Road and McCowan Road

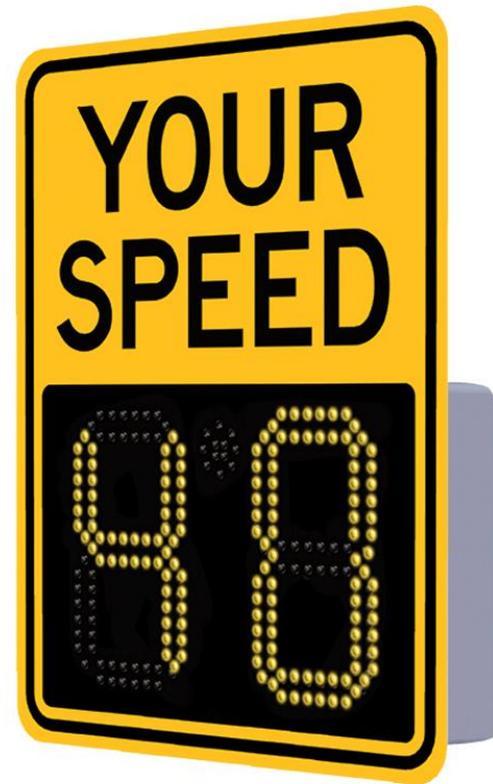
Transportation – McCowan Road



- As requested by the Town and residents, the maximum number of permitted trucks reduced from 200 to 150 trucks per day
- Regional Roads designated for this type of use
- McCowan Road has capacity to accommodate traffic from Holt Pit

Transportation – McCowan Road

- Recent speed studies found average truck speed on McCowan Road less than posted speed
- Measures to manage driver behaviour:
 - Cameras at site entrance pointed at road
 - Radar speed signs with cameras
 - Escalating corrective measures for drivers



Transportation Summary

- Several improvements proposed to improve traffic operations at site and in community
- McCowan Road can accommodate 150 trucks per day without impacting traffic operations
- Several measures to manage driver behaviour, including cameras at site entrance, radar speed signs, and escalating corrective measures, including barring drivers from site.



What We Heard and What We're Doing

Concern about Volume and Speed of Trucks

- Number of trucks permitted reduced from 200 to 150 per day
- Radar speed signs with cameras
- Video surveillance cameras at Site entrance directed to McCowan Road
- Four-way stop at Herald Road and McCowan Road

How will Rice and the Town Control Fill Quality

- Qualified Person representative will be on-Site while fill is being imported

Concern About Visual and Noise Impacts

- Additional berm on the northern property boundary.

How Will the Town Enforce Rules

- Sign at Site entrance with Rice/GHD 24/7 toll free number
- Permit will be issued in two phases

Closing

Project Objectives

- Fill Management Plan compliant with zoning and Fill By-Law
- Contributes to Town objectives of providing local sites to reuse excess soil, limit soil sent to landfills and reduce illegal dumping.

Development of the Fill Management Plan

- Plan developed through a consultative process that has addressed comments from Council, staff, other government agencies, the peer reviewer and residents

Fill Quality and Protocols

- Fill management protocols go above and beyond current and new regulations.

Transportation

- McCowan Road has capacity to accommodate additional trucks generated by Site.
- Robust reporting, complaint procedure and corrective measures embedded in Plan.

Thank you

- This presentation and the Proposed Fill Management Plan are available on the project webpage:
http://www.eastwillimbury.ca/About_Us/Public_Notices/Town_Notices/Fill_Management_Plan_-_18725_McCowan_Road.htm
About Us > Public Notices > General Notices
- Additional public comments will be received until November 3. Please direct comments to Tyler Dukovic (tdukovic@eastwillimbury.ca) and Katrina McCullough (katrina.mccullough@ghd.com)



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