

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW #985 (1985)

The Council of the Corporation of the Town of Pelham, in accordance with the provisions of the Planning Act, S.O. 1983, hereby enacts as follows:

- (1) Amendment No. 11 to the Official Plan for the Pelham Planning Area, consisting of the attached schedules and explanatory text, is hereby adopted.
- (2) That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs & Housing for approval of the aforementioned Amendment No. 11 to the Official Plan of the Pelham Planning Area.
- (3) This by-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED THIS 18th. DAY OF MARCH, 1985 A.D.

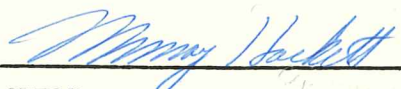


MAYOR



CLERK

Certified that the above is a true copy of By-law #985 (1985) as enacted and passed by the Council of the Town of Pelham on the 18th. day of March, 1985 A.D.



CLERK

Amendment No. 11
to the
Official Plan
of the
Pelham Planning Area

Planning Consultants:
Miller, O'Dell & Paul
Urban & Rural Planning Consultants Inc.
St. Catharines & Ancaster

CERTIFICATES
OFFICIAL PLAN
OF THE
PELHAM PLANNING AREA
AMENDMENT NO. 11

This Amendment was adopted by the Corporation of the Town of Pelham by By-law #985 (1985) in accordance with Section 21 of the Planning Act on the 18th. day of March, 1985.

(SEAL)

This Amendment to the Official Plan of the Pelham Planning Area, which has been recommended by the Planning & Development Committee and adopted by the Council of the Town of Pelham, is hereby approved in accordance with Section 21 of the Planning Act, as Amendment No. 11 to the Official Plan of the Pelham Planning Area.

DATE: _____

Approval Authority

PART A - The Preamble does not constitute a part of this amendment.

PART B - The Amendment consisting of the following text and Schedule "A", constitutes Amendment No. 11 to the Official Plan for the Pelham Planning Area.

PART C - The Appendices do not constitute a part of this amendment. These appendices contain only information in support of the Amendment.

PART A - The Preamble

Purpose

The purpose of this Amendment is to change the land use description of the affected lands from "Unique Agricultural" to "Mineral Resource Extraction Area".

Location

1. This Amendment is a change to Schedule "A" of the Official Plan, affecting part of Lots 10 & 11, Concession 7.

Basis

This Official Plan Amendment is based upon the need for the subject property as a contribution to the demonstrated requirement for an additional 15 million tons of sand and gravel for the Region over the next 20 years. This tonnage requirement is set out in the Niagara Sand and Gravel Study, prepared by the Planning & Development Department of the Region of Niagara.

A comprehensive planning report by the Town's planning consultant in support of this Amendment is included in the appendix, as well as support information from the applicant.

Implementation & Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Pelham Official Plan.

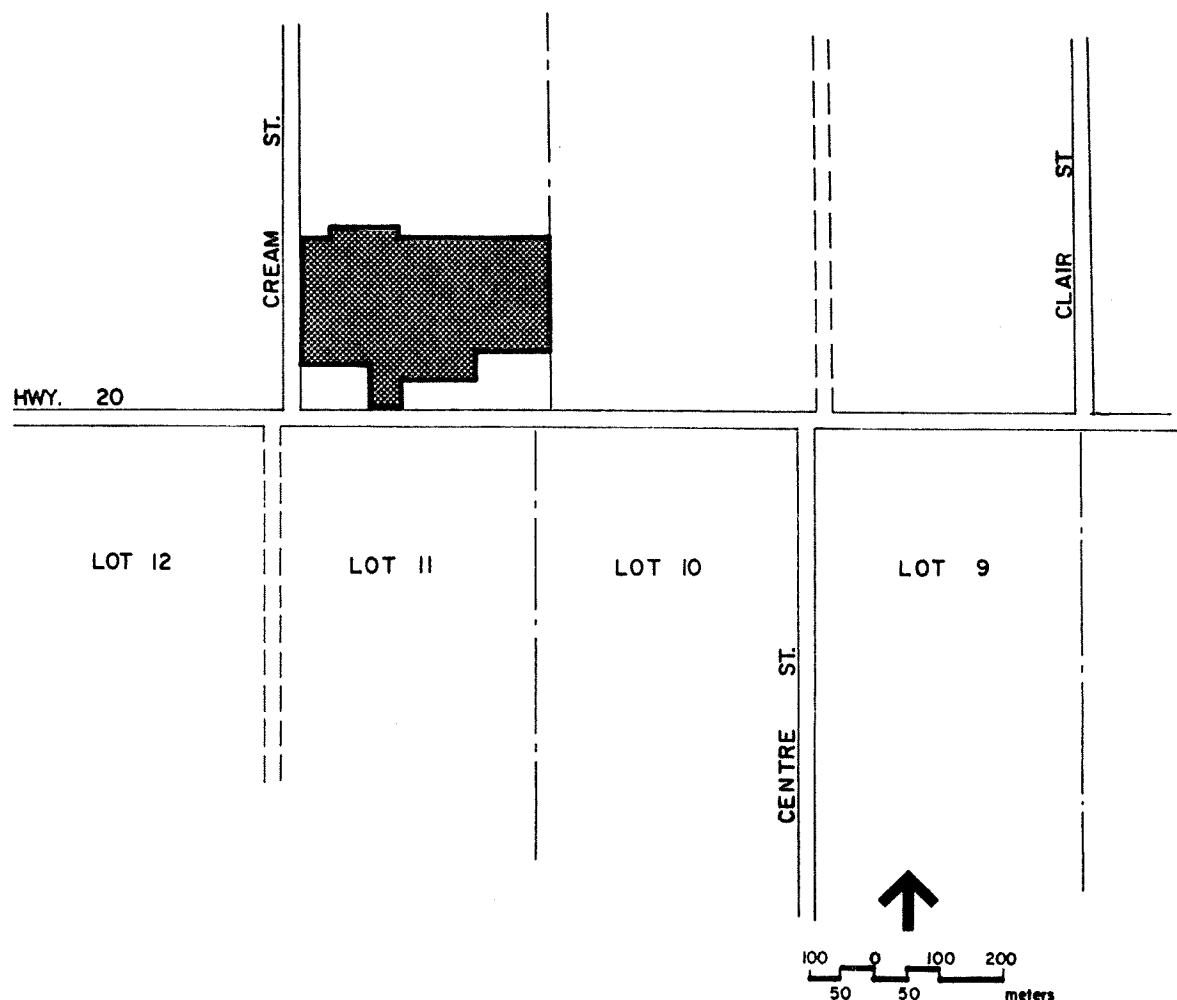
PART B - The Amendment

All of this part of the document entitled Part B - The Amendment, consisting of the following text and attached map designated Schedule "A" constitutes Amendment No. 11 to the Official Plan of the Pelham Planning Area.

Details of the Amendment

1. The area indicated on the attached Schedule "A", being part of Lots 10 & 11, Concession 7, is hereby redesignated from "Unique Agricultural" in the approved Official Plan to "Mineral Resource Extraction Area."

SCHEDULE "A"
TO
AMENDMENT N^o
TO THE
OFFICIAL PLAN
OF THE
PELHAM PLANNING AREA



**CHANGE FROM UNIQUE AGRICULTURE TO
RESOURCE EXTRACTION AREA**

NOTE: THIS SCHEDULE 'A' MUST BE READ IN CONJUNCTION
WITH THE TEXT OF AMENDMENT No.

PART C - THE APPENDICES do not constitute a part of this Amendment. These appendices contain only information in support of the Amendment.

MEMORANDUM

TO: Chairman, Alderman F. R. Pratten;
Mayor E. G. Bergenstein & Members
of the Planning & Development Committee

FROM: Deputy Clerk E. C. Wagg

DATE: December 17th., 1984

SUBJECT: Steed & Evans - Rezoning and Official Plan
Amendment Request - Part of Lot 11, Con. 7

Attached please find a copy of the Planning Consultants Report dealing with the above noted application.

Please note that as indicated, the original application was received in 1982, however on October 11th., 1984 a new and revised application was submitted to the Town and all correspondence after that date refers to the new application.

In conclusion, the report recommends the holding of a public meeting in co-operation with the Regional Municipality of Niagara and that additional support information be requested prior to this meeting.

Respectfully submitted,



E. C. Wagg, A.M.C.T.
Deputy Clerk

Attachment

December 14, 1984

TOWN OF PELHAM
PLANNING AND DEVELOPMENT COMMITTEE

Planning Report
Steed and Evans Ltd. and Hansler
Official Plan and Zoning By-law Amendment

Purpose

This report examines the application of Steed and Evans Ltd. and Hansler for amendments to the Town's Official Plan and Zoning By-law to permit the expansion of the existing sand pit operation.

Location

The lands are located in the north-east quadrant of the intersection of Highway 20 and Cream Street, being composed of 8 hectares (19.5 acres) located on parts of lots 10 and 11, Concession 7, Town of Pelham.

Planning Regulations

On October 29, 1982, application was made to the Town of Pelham for the redesignation and zoning by-law amendment to accommodate an extension of the aggregate extraction operation onto the subject lands. That application also requested a zoning amendment to regularize the golf course operation and provide for a portable asphalt plant. Subsequent to that date, the request for a portable asphalt plant was abandoned. Additional information to facilitate the aggregate extraction rezoning request was made and a response, together with plans, was received from the applicant on March 22, 1983. Upon a review of this material, additional clarification was requested from the owner, together with information pertaining to the amount of aggregate being removed, rehabilitation, operational aspects, and matters of provincial significance. Subsequently, on October 16, 1984, correspondence was received from the applicant's Environmental Planner which responded to many of the clarification items requested. Upon review of this correspondence further material was required and requested of the applicant's agent on October 25, 1984. Subsequently, on November 16, 1984, additional information was provided by the owner. We are now in a position to respond to the applicant's application.

Regional Policy Plan

Although the property is shown as Good Tender Fruit Area on the Agricultural Land Base Map, it is also shown as Sand and Gravel Deposit on the Potential Resources Areas Sand and Gravel map. However, in consideration that it is not identified on the Mineral Resources Map of the plan, and in accordance with Policy 7.E.5, the property must be redesignated to provide for applications for expansions of existing licensed pits.

We are in receipt of a letter dated October 30, 1984, from the applicant to the Regional Municipality of Niagara requesting the required amendment. In addition, we are also in receipt of correspondence from the Region dated December 5, 1984, providing details of the application and requesting the municipality's response to the Region by January 31, 1985.

Pertinent objectives of the Regional Official Plan regarding mineral resources include the following:

Objective 7.E.1 To ensure an adequate supply of mineral resources (including sand, gravel, stone and shale) for the short term and long term construction, chemical, and metallurgical needs within the Region.

Objective 7.E.2 To ensure the suitable location, operation and rehabilitation of mineral extraction activities in order to minimize conflicts with both the natural and human environment of the Region.

In addition to the foregoing, the Policy Plan sets out the following policies:

Policy 7.E.2 The region will consider new pits and quarries or the expansion of existing pits and quarries within either the "possible aggregate areas" which are shown in a general way on the Mineral Resources Map or elsewhere in the Region.

Policy 7.E.5 Applications for licenses to open new pits or quarries and applications for changes to or expansions of existing licensed pits or quarries will be considered in relationship to the following conditions:

- a) a demonstrated need;
- b) compatibility with surrounding lands uses;
- c) the impact on the natural environment including surface watercourses and ground water;

- d) the proposed manner of operation, site plan, and rehabilitation;
- e) the proposed haulage roads and the possible effect on the roads concerned and on adjacent development.

Policy 7.E.6 The Region desires full consultation among the Ministry of Natural Resources, the Region, the local municipalities and pit and quarry applicants before the licenses are issued or changed to ensure that proposed new or expanded pit and quarry operations are found to be on satisfactory sites and that the rehabilitation plans are found suitable.

Policy 7.E.7 The Region encourages progressive rehabilitation of operating pits and quarries, that is, the simultaneous stripping, extraction, and rehabilitation of licensed areas. The rehabilitation of the pit or quarry should be compatible with the surrounding land uses.

Policy 7.E.8 In the case of adjacent pit or quarry operations, the Region will, wherever practical, encourage the removal of all economically viable material between the pits, and encourage continuous and harmonious rehabilitation.

The Regional Municipality will be reviewing the application in regard to the above noted objectives and policies. To assist in their review, and as required in Policy 7.E.6, it is recommended that a public meeting be held in the Town of Pelham and co-ordinated with the Regional Planning staff before the end of January 1985 in order to provide the Region with a complete municipal report and position thereafter.

Town of Pelham Official Plan

Under the Town's approved Official Plan, the subject site is designated 'Rural'. There are no provisions under this designation to permit extractive industries. The Town's Plan, however, recognizes the potential of the Fonthill Kame as a source of sand and gravel and states that "...the intent of the Plan is to reserve the necessary area for this purpose and to provide for protection to adjacent uses and a restoration of the land when extraction operations cease."

The property is designated 'Agricultural' in the municipality's Draft Official Plan. This designation does not permit extractive operations. However, the municipality passed a resolution on November 18, 1984 to amend the Draft Official Plan to provide

for the consideration of the Steed and Evans application:

- 1.32 Policy 1.30 shall not apply to the Telephone City Gravel and Steed and Evans applications to redesignate lands adjacent to their existing pits comprising 25± hectares in Lot 6, Concession 7, and 8± hectares in Lot 11, Concession 10 respectively, to permit mineral resource extraction.

In this regard, the municipality's Draft Official Plan (amendment #7) must be amended from Agriculture to Mineral Resource Extraction Area.

Town of Pelham Zoning By-law #718(1981)

The subject property is zoned A2 Agricultural in the above noted approved Zoning By-law. The A2 zone does not permit extractive operations and accordingly, the property must be rezoned to M3 Industrial Extractive.

Provincial Interests

The property is not included in the Niagara Escarpment Commission Proposed Final Plan or the Development Control Area.

Correspondence has been received from the applicant's Environmental Planner to the Ministry of Agriculture and Food indicating that the site is to be rehabilitated to tender fruit. We understand that this correspondence was in response to a meeting between the applicants, consultant and ministry staff. It should be noted that on the original rehabilitation plan it was proposed to complete the final four holes of the golf course on these lands.

The Ministry of Natural Resources has identified the subject property as a "high priority sand and gravel resource area" and according to the Ministry's Mineral Aggregate Resource Policy the Province will be looking to providing for an adequate supply of sand and gravel in the Region. In addition, however, the Ministry will be working in concert with the Ministry of Agriculture and Food to ensure that the utilization of this property for the requested expansion is in the best interests of the Province and that the method of rehabilitation, should the application proceed, be co-ordinated with the overall objectives of both ministries.

Applicants Proposal

As shown on the attached site plan, the applicant's proposal is to retain the existing scale house and entranceway location and excavate the lands to the north-east and north-west of the entrance to a depth of 210 metres a.s.l. or to a depth of 28

metres which is approximately equal to the elevation on the adjacent part of the existing pit. As noted in the applicant's letter to Mr. Corwin Cambray, of October 31, 1984, if the material is found to be of a lower grade than commercially usable at this depth, then a higher elevation for rehabilitation will be used. It is estimated by the applicant that anywhere between 700,000 tonnes to 2.1 million tonnes of marketable product exists on the site, depending on depth of excavation. The property will therefore yield a supply of sand and gravel to the operation for a period of anywhere between two and one-half to seven years.

The applicant has proposed no berming along the southern boundary of the site. The applicant has stated that the residents along Highway 20 feel that a berm would detract from their property, and accordingly, are satisfied with the existing vegetation along the proposed excavation line. The case of lands west of the scale house, a significant stand of mature trees exist. However, east of the scale house, a sparse distribution of old cherry trees exists which may require some additional planting.

The applicant notes that internal roads will be used to move material to the existing processing plant and that the southern slope will be graded to a 2:1 slope and planted with native shrubs and trees. The topsoil removed from the site will be stored in the existing licensed area and returned to the appropriate locations so that the site will be capable of growing fruit crops. No decision has been made as to what crop will be grown at this time.

Conclusion

In consideration that the subject land is limited in extent and directly adjacent to the existing pit, it is recommended that a public meeting be held in order to apprise the public of the application and receive comments in order to respond to the applicant's request to amend the municipality's planning documents and to respond to the Region's request for comment.

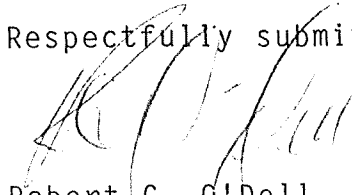
We would note, however, that prior to holding the public meeting, some additional information will be required from the applicant. This includes the following:

- a demonstration plan showing the completed rehabilitation scheme
- profile plan showing the reshaped property in consideration of the potential for a varied level of excavation
- information related to the dust and noise abatement measures currently being used by Steed and Evans

- additional planting materials along the southerly boundary east of the scale house

In addition, it is recommended that the public meeting be coordinated with the Region of Niagara in order that the required public meeting for the Policy Plan be held in conjunction with the required public meeting for the municipality's Official Plan Amendment.

Respectfully submitted:



Robert C. O'Dell
Director of Planning

ecologistics limited CONSULTANTS IN ENVIRONMENTAL RESOURCE MANAGEMENT

Westmount Place, 50 Westmount Road N., Suite 225, Waterloo, Ontario N2L 2R5

Tel. (519) 886 - 0520

February 26, 1985

17-364-00

Mr. Robert C. O'Dell
Miller, O'Dell and Paul
Lancaster House
30 Duke Street
ST. CATHARINES, Ontario
L2R 5W5

Dear Mr. O'Dell:

Re: Steed and Evans Limited
Lot 11, Concession VII
Town of Pelham

Enclosed for your information is the most recent information on the Steed and Evans application. This includes copies of letters responding to questions raised by review agencies:

- . Ministry of Agriculture and Food
- . Ministry of Citizenship and Culture
- . Ministry of the Environment
- . Ministry of Transportation and Communications


I believe that they are self-explanatory.

Also, enclosed is a revised site plan. This follows from a review of the draft plan by the Ministry of Natural Resources. Significantly, it contains additional descriptive sheets and the depth of mining is reduced. The depth reduction will facilitate the rehabilitation of the site to an agricultural after-use.

We are available should you require additional information.

Yours sincerely,

ECOLOGISTICS LIMITED


D.J. Coleman, Ph.D.
Senior Environmental Planner

DJC/vw
Enclosure

ecologistics limited CONSULTANTS IN ENVIRONMENTAL RESOURCE MANAGEMENT

Westmount Place, 50 Westmount Road N., Suite 225, Waterloo, Ontario N2L 2R5

Tel. (519) 886 - 0520

February 26, 1985

17-364-00

Mrs. Donna Mundie
District Manager
Foodland Preservation Branch
Ministry of Agriculture
and Food
Queen's Park
TORONTO, Ontario
M7A 2B2

Dear Mrs. Mundie:

Re: Steed and Evans Limited
Lot 11, Concession VII
Town of Pelham

This letter is in response to yours of November 16, 1984, in which you pose several questions regarding the extractive operation proposed by Steed and Evans Limited. Since November, we have been discussing the application with the various review agencies and reacting to their comments. Consequently, I have waited until this point in time to respond to the issues raised by you.

I have enclosed a copy of the most recent edition (February, 1985) of the site plan incorporating changes to date. From your perspective, there are two significant changes to the plan previously sent to you. First, the final elevation of the pit floor is greater than previously shown. We found that the deeper the mining went the less the residual area suitable for agriculture. Slopes on both the north and south sides of the pit occupied progressively more space. As is now depicted, we would rehabilitate 4.1 hectares of land to agriculture. Additionally, we have provided more slope (1.5%) on the pit floor so that air and water drainage to the northwest is facilitated.

The second change are additional sheets to the site planning detailing phasing and rehabilitation. These two changes provide better information with which to assess your Ministry's position.

I wish to respond to the four questions raised in your November letter.

1. The expected life of mining on this property will be in the order of seven years. We are proposing to proceed in one phase of mining working from north to south. With this relatively short operating live, these are not distinct phases and areas which can be progressively rehabilitated as the operation proceeds. The bottom area of the pit

will be stabilized with a cover crop as it is rough graded each year. When the mining is complete, the floor will receive its final grading, topsoil will be replaced and the cropping program will commence.

2. The final crop will be selected after the soil is brought up to a productive level which will be approximately 10 years from now (seven mining, three cover crops). The farming will be done by Steed and Evans staff already on-site for the golf course. Although if a local fruit farmer were interested, they might consider a lease-out arrangement.
3. In the site plan accompanying this letter, we have provided a better grade to the property so that air and water drainage to the northwest is better facilitated. Thus, the opening between the plant and stockpiles will be a minimum of 30 metres with a 1.5% slope to the pit floor and opens up across the remainder of the Steed and Evans properties and Cream Street.

We will keep you advised of any further changes as they occur.

Yours sincerely,

ECOLOGISTICS LIMITED



D.J. Coleman, Ph.D., M.C.T.P.
Senior Environmental Planner

DJC/vw

Enclosure

cc Steed and Evans Limited
Paul Forestell
Niagara Region
Town of Pelham ✓

ecologistics limited CONSULTANTS IN ENVIRONMENTAL RESOURCE MANAGEMENT

Westmount Place, 50 Westmount Road N., Suite 225, Waterloo, Ontario N2L 2R5

Tel. (519) 886-0520

February 26, 1985

17-364-00

Mr. Wm. Fox
Regional Archaeologist
Ministry of Citizenship
and Culture
55 Centre Street
LONDON, Ontario
N6J 1T4

Dear Mr. Fox:

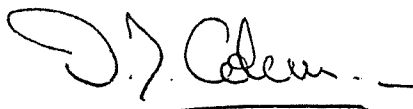
Re: Steed and Evans
Lot 11, Concession VII
Town of Pelham

In November of this year, we instructed Archaeological Services Inc. to undertake an exploratory survey of the area proposed for mining by Steed and Evans Limited. Their report on the property was negative, in spite of an intensive sampling of 400 pits over the eight hectare property.

I enclose for your review their report. I trust that this satisfies your concerns and that it will not be necessary to attach any heritage conditions to the planning amendments or license approvals.

Yours sincerely,

ECOLOGISTICS LIMITED



D.J. Coleman, Ph.D., M.C.I.P.
Senior Environmental Planner

DJC/vw

cc Steed and Evans
Paul Forestell
Niagara Region
Town of Pelham ✓

Enclosure

Archaeological Services Inc.

November 28, 1984

DEC 5 1984

(416) 531-6396

662 BATHURST STREET
TORONTO, ONTARIO M5S 2R3

Dr. Derek Coleman
Ecologistics Limited
Westmount Place
50 Westmount Rd. N.
Suite 225
Waterloo, Ontario
N2L 2R5

RE: Archaeological Resource Assessment- Moyer Pit Extension,
Steed & Evans, Town of Pelham

Dear Derek:

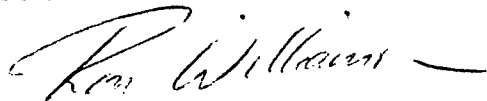
Please find enclosed a brief statement outlining our archaeological investigations conducted with respect to the above property. No archaeological sites were encountered.

Although it would customarily be our practice to forward a copy of this report to Bill Fox, we have not done so as requested. I have also enclosed an invoice for our services.

We were pleased to conduct this research for you and we look forward to working with you in the future.

Yours sincerely,

ARCHAEOLOGICAL SERVICES INC.



per: R.F. Williamson
Senior Archaeologist

encl.

RW/bs

Archaeological Resource Assessment
of
Moyer Pit Property Extension, Town of Pelham

Archaeological Services Inc. was contracted by Ecologistics Limited of Waterloo, Ontario to provide an archaeological resource assessment of a parcel of land required by Steed & Evans for an extension of their Moyer Pit, located in the Town of Pelham, Regional Municipality of Niagara.

The study area was intensively and systematically tested by placing 40 centimetre square test units in a ten metre grid pattern. Nearly four hundred test units were excavated to subsoil and their contents and profiles examined. The field work was directed by Mr. Ron Williamson. As the property had been cleared by mechanical equipment, the depth of topsoil varied considerably. Topsoil had been completely removed from the northeastern quadrant of the survey area. This area was therefore carefully checked for sub-surface cultural staining and artifactual materials.

With the exception of one chert flake recovered from the western edge of the property, no cultural materials were encountered. However, one resident living adjacent to the property, reported that a family member had discovered three notched projectile points from within the study area. These were found approximately forty years ago in separate locations and may be treated as possible isolated finds. On the other hand, another neighbouring resident and local collector reported that while other nearby areas yielded artifactual materials, they had never been found within the study area.

It is our conclusion that the property is free of any archaeological concern.



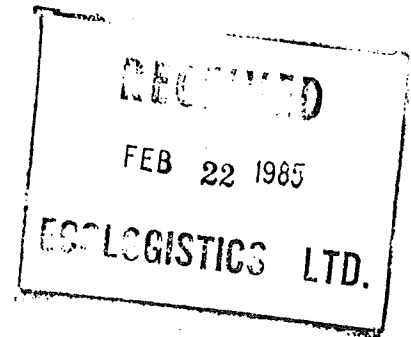
**Gartner
Lee
Associates Limited**

Consulting Engineering
Geologists
Biologists and
Hydrogeologists

Toronto - Buttonville Airport ■ Markham, Ontario ■ L3P 3J9 ■ 416-477-8400
Telex - 06-986278

February 19, 1985

Dr. D.J. Coleman,
Ecologistics Limited,
Suite 225,
Westmount Place,
50 Westmount Road,
Waterloo, Ontario,
N2L 2R5.



Dear Derek:

Re: Extension to Steed and Evans Property
Town of Pelham - GLAL 85-16

We have reviewed the plan you sent to us showing the proposed areas for pit expansion at the Moyer Pit of Steed and Evans. We have also reviewed the hydrogeological setting for the area based on existing data.

We understand that the pit expansion will merely be an extension of the existing gravel pit operation and that no new wells for washing will be constructed. Also, we understand that the extraction of gravel will be carried out to a similar depth and in a similar manner as in the existing pit.

No new field work has been done to verify actual current conditions at the site. However, based on our data review and understanding of the area, we feel that the proposed pit expansion will have an imperceptible effect on the local hydrogeological environment. No local water wells should be adversely affected and ground water levels should remain in their current state.

Page 2,
Ecologistics Limited,
February 19, 1985-----

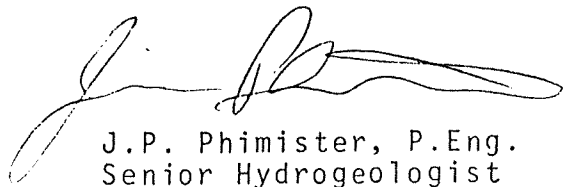
The bottom of the proposed pit expansion will be about 210 m.a.s.l. Based on nearby well logs, the water table in the surficial sands and gravels in the area is at an elevation of about 200 - 205 m.a.s.l. Therefore, about 5 - 10 m of separation will exist between the bottom of the pit and the water table.

Most water wells in the area obtain water from the dolomite bedrock situated about 40 m or more below the bottom of the proposed pit. The bedrock aquifer is separated from the surficial sands and gravels by relatively low permeability glacial tills and glaciolacustrine interlayered sands, silts and clays.

Should a more detailed analysis of the potential hydro-geological effects of the pit expansion be required, either by regulatory agencies or for hearing purposes, appropriate field data will be necessary. This would entail a field program and possibly drilling.

We trust that this letter meets your requirements at this time. If you have any questions, please call.

Yours very truly
GARTNER LEE ASSOCIATES LIMITED



J.P. Phimister, P.Eng.
Senior Hydrogeologist

JPP:dg

ecologistics limited CONSULTANTS IN ENVIRONMENTAL RESOURCE MANAGEMENT

Westmount Place, 50 Westmount Road N., Suite 225, Waterloo, Ontario N2L 2R5

Tel. (519) 886 - 0520

February 26, 1985

17-364-00

Mr. A. Baldwin
Ministry of the
Environment
637 Niagara Street North
WELLAND, Ontario
L3C 1L9

Dear Mr. Baldwin:

Re: Steed and Evans Limited
Lot 11, Concession 7
Town of Pelham

Pursuant to your letter of December 18, 1984, and our meeting on January 28, 1985, we wish to respond to your concerns regarding hydrogeology, noise and dust from the proposed extension to the Steed and Evans mining operation.

1. Hydrogeology - I asked Gartner Lee Associates Limited to prepare a brief opinion on the proposed extension. Their response is attached. Concerns with groundwater effects of the mining appear to be minimal since the water table is well below the depth to which mining is proposed. The washing plants draws from a very deep well. Its operations are not proposed to change.
2. Noise - The proposed mining area will result in a reduction of equipment from that currently operating on the site due to its closer proximity to the washing plant. Currently, the mining operation operates for nine hours daily five days a week. A small bulldozer pushes material down the face where a loader fills five trucks transporting to the processing plant. With the proposal, the same hours will be adhered to, but only three trucks will be necessary for the haulage.

In 1980, John S. Keeler undertook an accoustical impact study for a previous mining proposal by Steed and Evans elsewhere on the Fonthill Kame. I have attached to this letter two Figures from his report showing sound levels for the existing equipment utilized by Steed and Evans (and proposed here).

These Figures show that without abatement the separation distance necessary to achieve a sound level of 55 L_{eq} would be approximately 120 metres for the bulldozer and 200 metres for the mining and loading. In the case of this proposal, however, the mining and loading is shielded by a pit face of a minimum 13 metres in height. This will keep sound levels well below 55 L_{eq} (the minimum distance to the nearest residence is 65 metres).

While the bulldozer is working on the land surface, it will cause sound levels above 55 L_{eq}. However, during most of its operations the equipment is working down the slope and is shielded. If for the average period of operation the equipment is assumed to be shielded by 5 metres of slope, sound levels will not exceed 55 L_{eq} at the nearest residence.

Sound level reductions could be further achieved through the use of berms along the southern property boundary. We discussed these berms with each of the property owners adjacent. They all preferred to have the existing vegetation and views to be left. Thus, we have not included berms. I have attached the acknowledgement letters from the ten residents.

3. Dust - Steed and Evans have always been conscientious in their control of dust at this site. We understand that you have no verified complaints from the current operation. They utilize a water truck along all internal roads, and will continue to so. During the life of this operation, any area that has been disturbed by mining will be seeded and stabilized as soon as possible following mining. These measures will minimize fugitive dust emissions.

I trust that this information is satisfactory.

Yours sincerely,

ECOLOGISTICS LIMITED



D.J. Coleman, Ph.D., M.C.I.P.
Senior Environmental Planner

DJC/vw

Enclosure

cc Steed and Evans Limited
Paul Forestell
Niagara Region
Town of Pelham ✓

THE ACOUSTICAL IMPACT OF A PROPOSED GRAVEL PIT
OPERATION NEAR FONTHILL, ONTARIO

Prepared for

STEED AND EVANS LIMITED

by

J.S.KEELER LIMITED

John S.Keeler,P.Eng.
President

Waterloo,Ontario

1980/9

FIGURE 12 - MAXIMUM NOISE LEVELS FROM BULLDOZER
(with & without abatement)

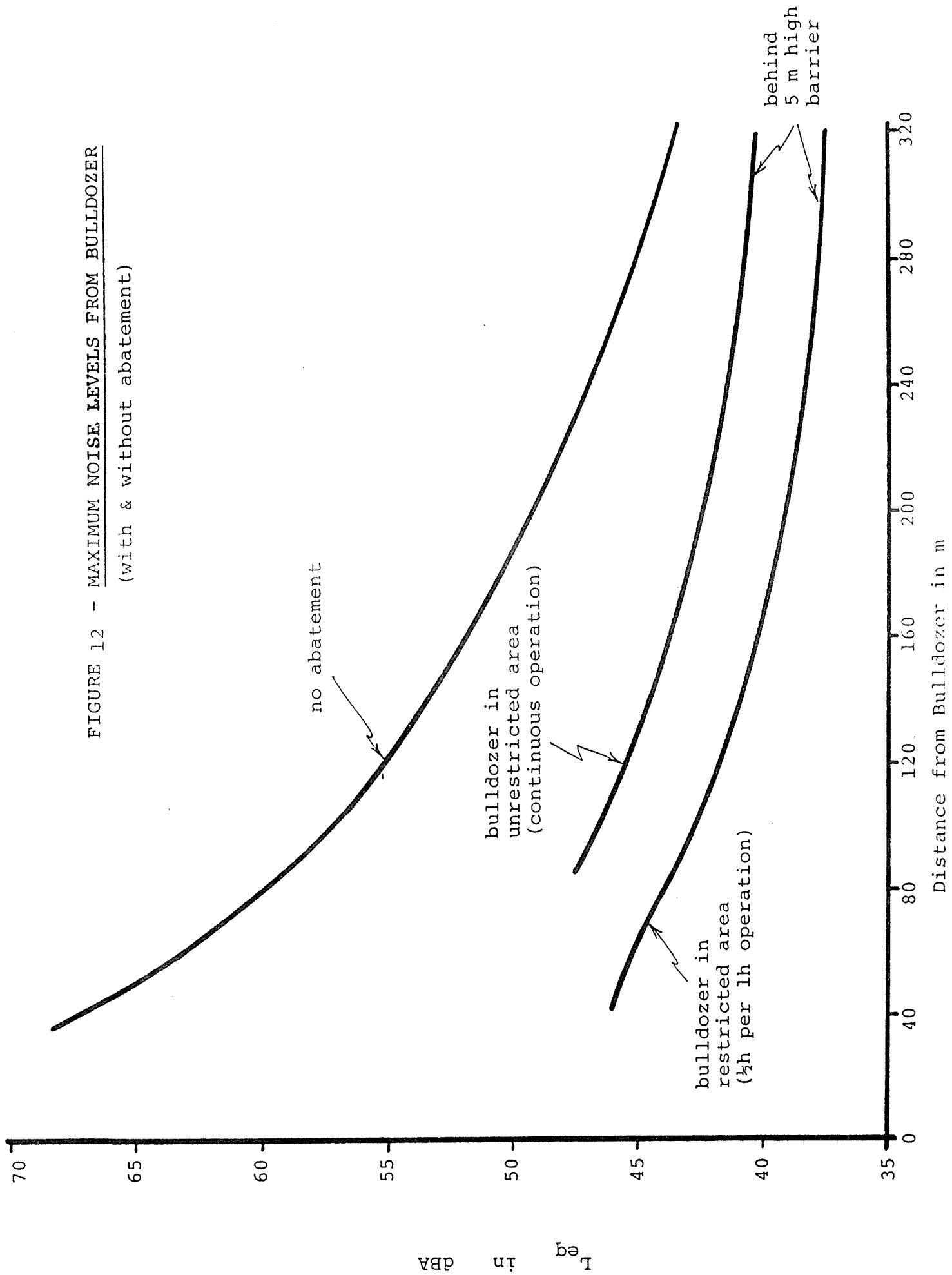
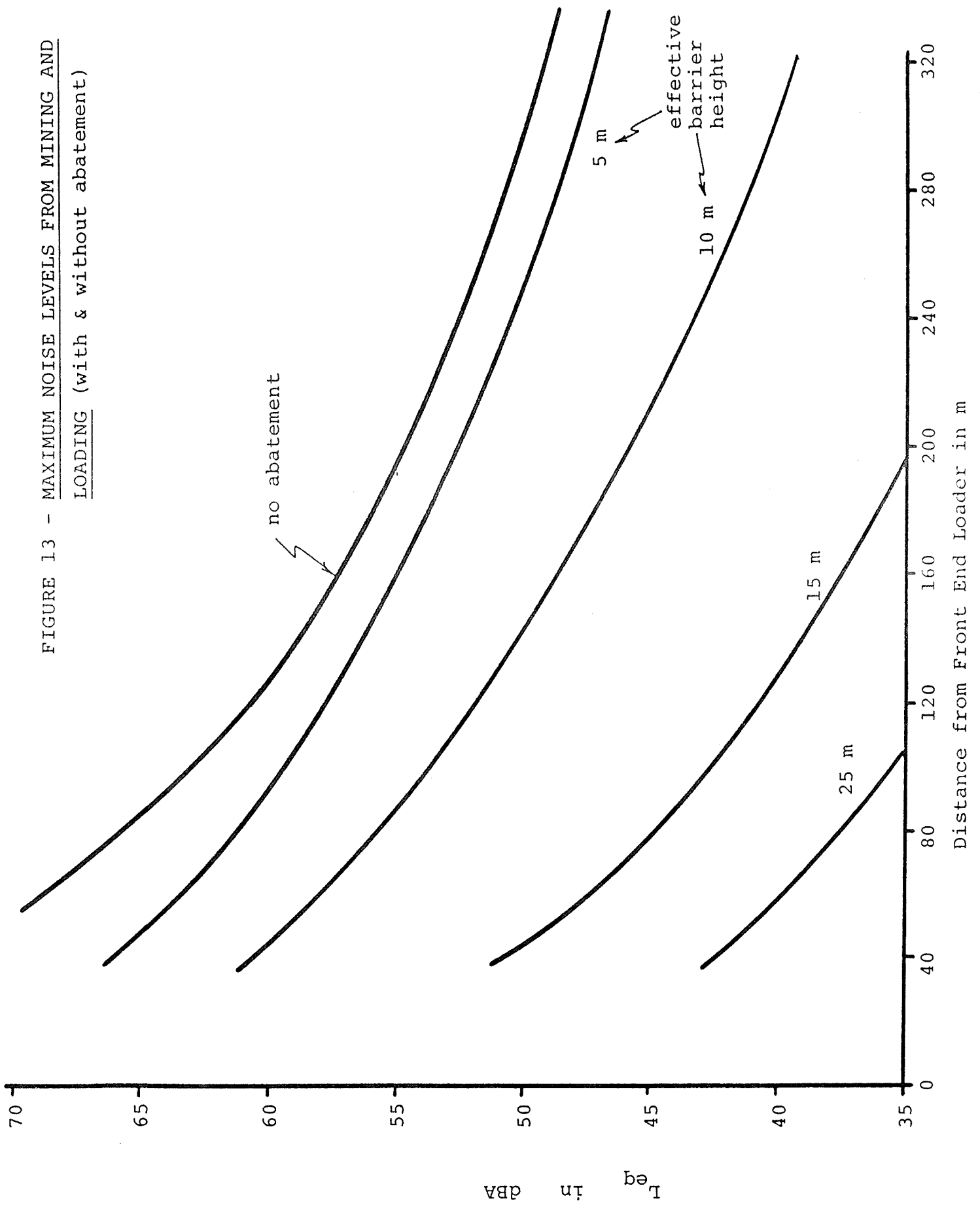



FIGURE 13 - MAXIMUM NOISE LEVELS FROM MINING AND
LOADING (with & without abatement)



Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, we support the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

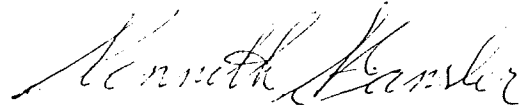

Yours very truly,

Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, we support the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Kenneth Kessler". The signature is written in dark ink and is positioned below the typed name "Kenneth Kessler".

Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, we support the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

Yours very truly,

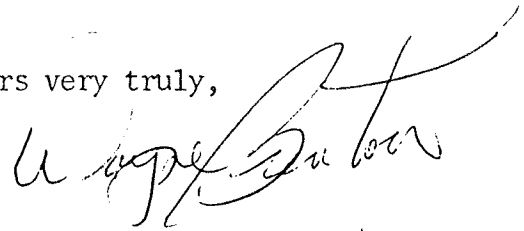
Thomas P. Kennedy
Thomas P. Kennedy

Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, we support the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

Yours very truly,

A handwritten signature in dark ink, appearing to read "W. J. D. Brown". The signature is fluid and cursive, with a large, sweeping initial "W".

Brown

Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, we support the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

Yours very truly,

Gordon Page

Page

Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, we support the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

Yours very truly,

Clifford L. Litch
Coke

Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, we support the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

Yours very truly,

Robert Hanning
Hanning

Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, we support the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

Yours very truly,

William E. Cook

Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, we support the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

Yours very truly,

A handwritten signature in cursive script, appearing to read "A. Blanchard". The signature is written in dark ink and is positioned below the typed name "A. Blanchard".

Mr. William Waites,
c/o Steed and Evans Limited,
Pelham, Ontario.
LOS LEO

Dear Mr. Waites:

BL. 5
we have been
informed of
After reviewing the Site Plan of Extension of the Steed and Evans property, being composed of Lot 11, Concession 7, in the Township of Pelham, ~~we support~~ the re-zoning of this property for mineral extraction and for the issuance of a Pit and Quarry licence in accordance with the above Site Plan.

Bruce Cook
Yours very truly,

*We have some safety concerns of
fencing for preventing inquisitive children
going to a close to steep embankment*

- higher fence

ecologistics limited CONSULTANTS IN ENVIRONMENTAL RESOURCE MANAGEMENT

Westmount Place, 50 Westmount Road N., Suite 225, Waterloo, Ontario N2L 2R5

Tel. (519) 886-0520

February 26, 1985

17-364-00

Mr. H. Verkaik
Corridor Control Section
Ministry of Transportation
and Communications
Room 226, Central Building
1201 Wilson Avenue
DOWNSVIEW, Ontario
M3M 1J8

Dear Mr. Verkaik:


Re: Steed and Evans Limited
Lot 11, Concession VII
Town of Pelham

In response to your letter of January 21, 1985, and our telephone conversation of February 14, 1985, we are undertaking to provide you with the information requested by you with respect to truck movements from the pit operation. You will, then, assess the need for highway improvements.

We further note that you are not objecting to the proposal, but may wish a condition attached to approval.

Yours sincerely,

ECOLOGISTICS LIMITED



D.J. Coleman, Ph.D., M.C.I.P.
Senior Environmental Planner

DJC/vw

cc Steed and Evans Limited
Paul Forestell
Niagara Region
Town of Pelham ✓