



# REPORT

## Planning & Development

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**Meeting:** Council

**Date:** September 24, 2024

**Report No.:** PLAN-48-24

**RESOLUTION NO.:** \_\_\_\_\_ **BY-LAW NO.:** \_\_\_\_\_

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**Subject: Request for Township Consent to Permit Occasional Overnight Operations to Support Highway Construction Projects**

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**Recommendation(s):**

**BE IT RESOLVED THAT** Council receive Report PLAN-48-24 for information; and

**THAT** Council support the extension of hours of operation at the 13945 Telephone Road pit to a 24-hour operation.

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**Background:**

Fidelity Property Group Inc. has submitted a request and is seeking consent from the Township of Cramahe for a proposed change in hours of operation for the existing gravel pit located at 13945 Telephone Road.

The existing hours of operation are 6am-6pm for weekdays and 8am-12pm for weekends. The current proposal is for changing the hours of operation to 24-hour.

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**Staff Comments:**

The subject lands are owned and operated by Fidelity under the Aggregate Resource Act (ARA) and are regulated under an ARA Site Plan. The gravel pit and proposed expansion to include an asphalt plant are permitted uses for the subject lands bases on the policies of the Township's Official Plan and Comprehensive Zoning By-Law 08-18. (Designation – Aggregate, Zoning: Extractive Industrial (ME) Zone, Agricultural Exception 19(A-19) Zone, Environmental Conservation (EC) Zone).

The existing licenses have a combined maximum annual tonnage limit of 400,000 tonnes. Fidelity has stated that they are not changing their license to increase the amount permitted to be removed from the site. The intended purpose for the change in hours of operation is to support nighttime Highway 401 construction projects when needed. The 24-hour operations are not to be permanent or routine, but rather on a needs-based basis.

It is important to note that additional approvals are required from different agencies. This includes an Environmental Compliance Approval (ECA) to operate the proposed asphalt plant, and the ARA Site Plan will need to be amended to incorporate these changes.

The main concerns identified by staff include noise and traffic.

*Noise:*

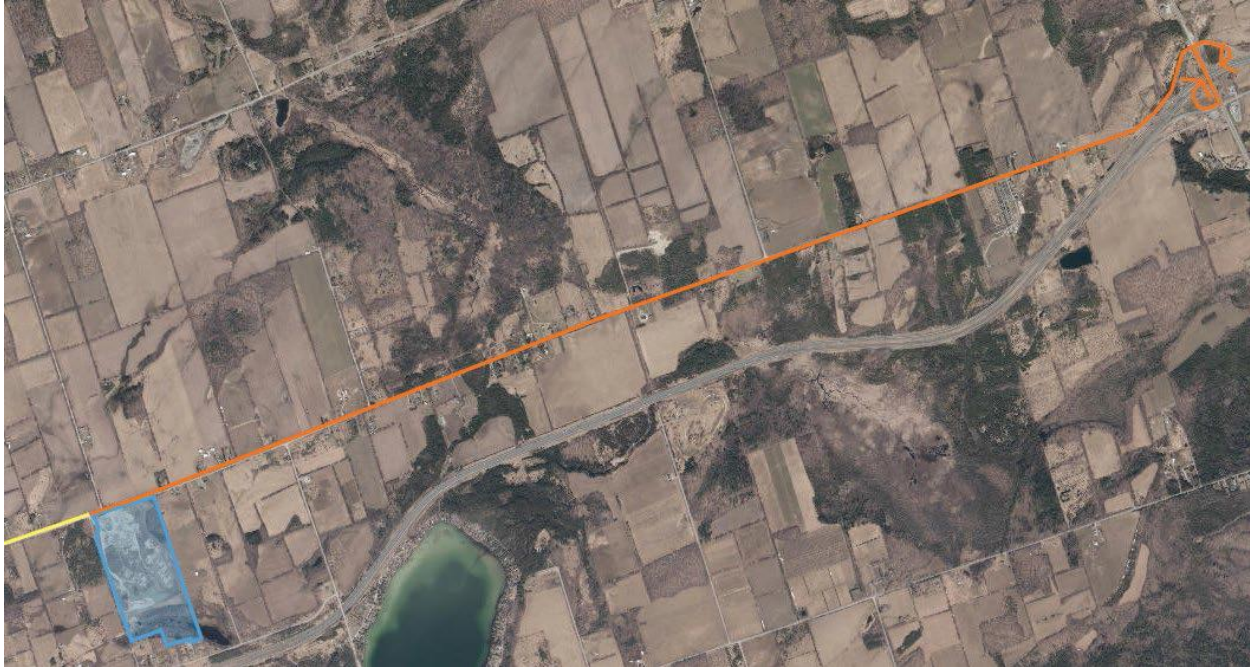
There are minimal residential properties (sensitive receptors) located in proximity to the existing pit and along the transport routes (Telephone Road and County Road 25).

*Traffic:*

The existing pit is ideally located to serve construction projects on Highway 401. The pit is located just 500 m north of Highway 401 and the travel routes are short. The nearest access to Highway 401 (Exit 497) is 6.5 km west of the subject lands (via Telephone Road to County Road 25). The alternative is the east exit (Exit 509) is located 7 km to the east (via Telephone Road and County Road 30). Neither route passes through a settlement area and allows for minimal disturbance (environmentally, economically, or socially).



**Figure 1 – Westward route to the 401**



**Figure 2 – Eastward Rout to the 401**

As stated above, Fidelity has indicated that 24-hour/overnight operations would not be a regular or routine activity. It would only occur on an as required basis which would be dictated through MTO contracts.

**Financial Implications:**

The Township receives an allowance from all aggregate operations that is to be used to assist in municipal operations. The amount received by the Township will increase once the asphalt plant is operational.

**Concluding Comments:**

The support of Council is only the first step in the approvals required to permit these changes. The Township's consent to extend the hours of operation of the pit to a 24-hour operation is for Fidelity to provide to the Ministry of Natural Resources and Forestry in support of their Site Plan Amendment application to allow the changes in operation.

**Submitted by:**

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**Victoria Heffernan, Manager of Planning**

**Reviewed by:**

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**Holly Grant, CAO/Clerk**