



June 18, 2024

Mayor Martin and Council
Township of Cramahe
1 Toronto Street
P.O. Box 357
Colborne, ON K0K 1S0

Dear Mayor Mandy Martin:

**RE: Fidelity Property Group Inc., 13945 Telephone Road, Colborne
Proposed Change to Hours of Operation for Existing Pit
OUR FILE 2486A**

On behalf of our client, Fidelity Property Group Inc. (herein referred to as 'Fidelity'), we are notifying the Township and seeking your consent to a proposed change to the hours of operation for the existing gravel pit located at 13945 Telephone Road, Township of Cramahe, County of Northumberland (herein referred to as the 'subject lands').

The subject lands are owned and operated by Fidelity under Aggregate Resource Act (ARA) Licences #624970 and #3066 and regulated under an ARA Site Plan. The existing licences have a combined maximum annual tonnage limit of 400,000 tonnes. The Licenced area of the subject lands is designated and zoned to permit the pit and aggregate processing plants (including concrete and asphalt plants). The ARA Site Plan permits permanent concrete and asphalt plants within Phase 1 of the pit. Neither a permanent asphalt plant nor concrete plant are currently present for the lands, but they are planned.

The existing/approved hours of operation for the pit are 6 am to 6 pm on weekdays, and 8 am to 12 pm on Saturdays. These hours are regulated on the site plan for the pit. Fidelity is proposing to extend the permitted hours of operation to a 24-hour operation. This would allow Fidelity to service critical highway construction projects that must occur overnight to reduce impacts on the travelling public e.g. Highway 401 construction.

The existing pit is ideally located to serve construction projects on Highway 401. The pit is located just 500 m north of Highway 401. The nearest interchange (Exit 497) is 6.5 km west of the subject lands (via Telephone Road to Highway 25) with access in both eastward and westward directions. Another interchange (Exit 509) is located about 7 km to the east (via Telephone Road to Highway 30). Additionally, neither of the routes pass through a settlement area. Overall, the proximity of the subject lands to the 401 allows for the operation to provide processed materials (i.e. asphalt) directly

to market (401 construction), minimizing the social, economic, and environmental impact of hauling aggregate resources long distances.

As permitted by the zoning and ARA Site Plan, Fidelity is proposing to locate a new asphalt plant at the pit. Fidelity is in the process of applying for approvals through the Environmental Protection Act to permit the proposed asphalt plant. The proposed change to the hours of operation will allow the plant to fully service local and regional asphalt demands.

Fidelity is seeking the Township's consent to extend the hours of operation at this pit to a 24-hour operation such that this communication can then be provided to the Ministry of Natural Resources and Forestry in support of a site plan amendment application to allow the change in hours of operation.

Permitting 24-hour operations on the subject lands would allow Fidelity to leverage their aggregate operation's location in proximity to Highway 401 to competitively bid on MTO and other highway construction projects, to the economic benefit of the community.

If you have any questions, please let us know.

Yours truly,

MHBC



Neal DeRuyter, BES, MCIP RPP
Partner



Chelsea Brooks, MA, MSc(PI)
Planner

cc. Dan MacDonald, Fidelity