

## Ontario Land Tribunal

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Toronto ON M5G 1E5  
Telephone: (416) 212-6349  
Toll Free: 1-866-448-2248  
Website: olt.gov.on.ca

## Tribunal ontarien de l'aménagement du territoire

655 rue Bay, suite 1500  
Toronto ON M5G 1E5  
Téléphone: (416) 212-6349  
Sans Frais: 1-866-448-2248  
Site Web: olt.gov.on.ca



August 29, 2023

TO: All recipients of the Ontario Land Tribunal Decision and Order issued on August 9, 2023.

**RE: OLT CASE NO.: OLT-21-001326, ORDER ISSUED AUGUST 9, 2023**

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On August 9, 2023, the Ontario Land Tribunal issued its Order ("Order") on the above noted case.

Rule 24.4 of the Ontario Land Tribunal's *Rules of Practice and Procedure* states that the Tribunal may at any time correct a technical or typographical error made in a decision or order.

The Tribunal has corrected the Order under the authority of this rule by removing paragraphs 33 and 34 and by correcting the text in paragraph 30 to 32 from

### INTERIM ORDER

[30] **THE TRIBUNAL ORDERS** the Appeal is allowed in part and the Official Plan for the Township of Woolwich is amended, as set out in Attachment A to this Order.

[31] **THE TRIBUNAL ORDERS** the Appeal against Zoning By-law No. 55-86 of the Township of Woolwich is allowed in part and By-law No. 55-86 is amended, as set out in Attachment B to this Order

[32] **THE TRIBUNAL** directs the Minister of Natural Resources and Forestry to issue a licence under the Aggregate Resources Act for a Class "A", Category 3 (pit to extract above the groundwater table) in accordance with the Site Plan filed with the Tribunal and found as Attachment C to this Order.

to

### ORDER

[30] **THE TRIBUNAL ORDERS** the Appeal is allowed and the Official Plan for the Township of Woolwich is amended, as set out in Attachment A to this Order.

[31] **THE TRIBUNAL ORDERS** the Appeal against Zoning By-law No. 55-86 of the Township of Woolwich is allowed and By-law No. 55-86 is amended, as set out in Attachment B to this Order. The Tribunal

authorizes the municipal clerk of Township of Woolwich to assign a number to this by-law for record keeping purposes.

[32] **THE TRIBUNAL** directs the Minister of Natural Resources and Forestry to issue a licence under the Aggregate Resources Act for a Class "A", Category 3 (pit to extract above the groundwater table) in accordance with the Site Plan filed with the Tribunal and found as Attachment C to this Order.

A corrected version of the Order issued on August 29, 2023, is enclosed with this communication. This enclosed Order replaces the Order issued on August 9, 2023.

Thank you.

*"Euken Lui"*

EUKEN LUI  
REGISTRAR

Encl.

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** August 9, 2023

**CASE NO(S).:**

OLT-21-001326

**PROCEEDING COMMENCED UNDER** subsection 17(40) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended

Appellant:	Capital Paving Inc.
Subject:	Failure of Township of Woolwich to announce a decision respecting Proposed Official Plan Amendment No. 3
Municipality:	Township of Woolwich
Municipal File No.:	D09 OPA 3/2019
OLT Lead Case No.:	OLT-21-001326
OLT Case No.:	OLT-21-001326
OLT Case Name:	Capital Paving Inc. v. Woolwich (Township)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Capital Paving Inc.
Subject:	Application to amend Zoning By-law No. ZBA 9/2019 – Neglect or Refusal of application by Township of Woolwich
Existing Zoning:	Agricultural (A)
Proposed Zoning:	Site-specific Extractive (E) zone
Purpose:	To permit a new sand and gravel pit operating above the water table ("Shantz Station Pit")
Property Address/Description:	1175 Foerster Road, 1195 Foerster Road, 1226 Maryhill Road and 1472 Village View Road
Municipality:	Township of Woolwich
Municipal File No.:	D15 ZC 9/2019
OLT Case No.:	OLT-21-001325
OLT Lead Case No.:	OLT-21-001326

**PROCEEDING COMMENCED UNDER** subsection 11(5) of the *Aggregate Resources Act*, R.S.O. 1990, c. A. 8, as amended

Referred by:	Ministry of Natural Resources and Forestry (MNR)
Objectors:	Bonnie Bryant, Adrienne Ball, et al.
Applicant:	Capital Paving Inc.
Subject:	Application for a (Class A or B) licence for the removal of aggregate
Property Address/ Description:	1175 Foerster Road, 1195 Foerster Road, 1226 Maryhill Road and 1472 Village View Road
Municipality:	Township of Woolwich
OLT Case No.:	OLT-22-001992
OLT Lead Case No.:	OLT-21-001326

**Heard:** July 24, 2023, by video hearing

## **APPEARANCES:**

### **Parties**

### **Counsel**

Capital Paving Inc. (Appellant)	David White
Township of Woolwich	Kevin Thompson
Region of Waterloo	Fiona McCrea
Hopewell Creek Residents Association ("HRCA")	Konstantine Stavrakos

## **MEMORANDUM OF ORAL DECISION DELIVERED BY D. CHIPMAN ON JULY 24, 2023, AND ORDER OF THE TRIBUNAL**

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[Link to Final Order](#)

## **INTRODUCTION**

[1] Capital Paving Inc. ("Applicant/Appellant") intends to develop a new sand and gravel pit operating above the water table on the lands municipally known and legally described as 1175 Foerster Road, 1195 Foerster Road, 1226 Maryhill Road and 1472



Village View Road, Part Lots 81 and 82, German Company Tract, Township of Woolwich ("Township"), Region of Waterloo ("Region") ("Subject Property").

[2] To facilitate its proposed development, the Applicant had applied for the approval of an Official Plan Amendment ("OPA") to permit the establishment of an above the water table pit outside of a designated Mineral Aggregate Resource Area and a Zoning By-law Amendment ("ZBA") to rezone the Subject Lands from Agricultural (A) to a site-specific Extractive (E) zone, with a connecting license application (License No. 626421) under the *Aggregate Resources Act* ("ARA"). The Township failed to make a decision on the applications within the time period specified and thus the Applicant appealed pursuant to subsections 17(40) and 34(11) respectively of the *Planning Act* ("Act") and subsection 11(5) of the ARA on the licence application.

[3] As a result of significant efforts by all the Parties, two settlements were achieved. The Tribunal was presented with the Minutes of Settlement between the Applicant and the Township and the Region and also the Minutes of Settlement between the Applicant and the Hopewell Creek Residents Association ("HRCA") and Merry-Hill Limited.

[4] An oral decision was delivered at this Settlement Hearing approving the subject instruments and direction was provided to the Ministry of Natural Resources and Forestry ("MNRF") for the issuance of the Aggregate Licence under the ARA.

## **SUBMISSION OF SETTLEMENT**

[5] The Tribunal was provided with the detailed and comprehensive Witness Statement of Neal DeRuyter dated May 31, 2023. The Tribunal received and reviewed Mr. DeRuyter's curriculum vitae, appended to his Witness Statement, as well as his executed Acknowledgement of Expert's Duty. The Tribunal qualified Mr. DeRuyter to provide expert evidence in the areas of land use planning and aggregate licence applications.

## **SITE AREA AND CONTEXT**

[6] The Applicant applied for a Category 3, Class A Licence (above the water table) under the ARA, and an OPA and ZBA under the Act to permit the extraction, processing and shipping of aggregate resources from the Subject Property.

[7] The area proposed to be licensed under the ARA for the proposed Shantz Station Pit is approximately 93.5 hectares (“ha”) and the proposed extraction area is 67.9 ha. Extraction is to occur 1.5 metres (“m”) above the established water table. The maximum annual tonnage will be 500,000 tonnes, with an expected annual tonnage rate of 250,000 tonnes.

[8] Evidence provided to the Tribunal indicated the subject property is in a predominately rural area of the Township, surrounded by agricultural uses, large rural-residential properties and a recreational use (Merry Hill Golf Course). The subject lands are approximately 250 m from the Village of Maryhill, which is a small rural village.

[9] As required for the submission of the ARA Licence Application and *Planning Act* applications, ten studies as well as a Site Plan were completed to assess the potential impacts of the proposed Shantz Station Pit on natural heritage features, water resources, and adjacent sensitive uses. The Tribunal heard that the area proposed to be extracted is predominately in an agricultural condition and does not contain any significant natural heritage features.

## **PLANNING EVIDENCE**

[10] Mr. DeRuyter presented an extensive and itemized overview of the technical reports and plans in support of the proposed Aggregate License. He noted that he had read and analyzed all documents in their entirety, which then allowed him to outline, for the benefit of the Tribunal, relevant policies that are specifically applicable to the OPA, ZBA and ARA licence application. He noted that the Shantz Station Pit applications

were the subject of several expert peer reviews. The Tribunal was informed that the following study materials were proffered in aid of the applications: an Air Quality Assessment, Best Management Practices Plan for Dust, Noise Impact Analysis, Planning Justification Report, Transportation Impact Study and Access Road Analysis which appropriately assessed impacts of the proposed pit and haul route on nearby land uses. Mr. DeRuyter indicated that any issues identified through the peer reviews have now been resolved.

[11] The Tribunal heard that extraction for the Shantz Station Pit will occur in a total of five phases in order to maintain the agricultural use of the property, to the greatest extent feasible, and to maximize progressive rehabilitation. Extraction will occur in a counter-clockwise direction, beginning in Phase 1, in a westerly direction and proceed south and east through Phases 2 to 4. Extraction in Phase 5 will occur in a southerly direction. Phase 1 will include the central processing and shipping area as well as an office, scales, fuel storage and a potential wash pond. The lands located north of Foerster Road, within the Licence, but outside of the limit of extraction, will remain undisturbed and will continue to be farmed.

[12] It was his opinion that the applications are consistent with the Provincial Policy Statement, 2020 ("PPS") and conform to the Official Plans of the Township and Region. He opined that there will be no development or site alteration proposed within the Breslau Wetland Complex Provincially Significant Wetland, resulting in no negative impacts on the significant natural heritage features on and surrounding the Subject Property. He stated that this has already been demonstrated to the satisfaction of MNRF and the Region, including their expert peer reviewer and the Region's Ecological and Environmental Advisory Committee.

### *Rehabilitation Plan*

[13] Mr. DeRuyter explained the Rehabilitation Plan designs as a progressive rehabilitation sequence to bring the lands back to Agricultural use after the proposed

aggregate extraction use. He demonstrated each aspect of the Rehabilitation Plan by outlining the details in the site plan highlighting the soil profile and the measures intended to eventually return levels to at least 1.5 m above the groundwater table. Mr. DeRuyter stated the Rehabilitation Plan also includes an Agricultural Mitigation Plan and natural environment impact prevention and mitigation measures.

### *Haul Route*

[14] With regard to the proposed haul route, it was determined through discussions with the experts, community, Township and Region that the best and most desirable direct access to the new sand and gravel pit would be through Shantz Station Road. Shantz Station Road is a regional road and is a designated truck route designed with no load or use restrictions to accommodate heavy truck traffic which is already occurring. Provincial Highway 7 is located south of the proposed pit which also forms part of the proposed haul route. A new controlled access to the highway, as approved through an Environmental Assessment, is proposed approximately 1.2 kilometres ("km") south of the proposed pit. The approved route includes an interchange on Shantz Station Road.

[15] The Tribunal heard the road authority for Shantz Station Road is the Region, which agreed with the findings of the completed traffic study including the use of Shantz Station Road for the haul route. Further, the Township and Ministry of Transportation have no concerns with the proposed haul route.

[16] Mr. DeRuyter summarized his findings, as having determined the Shantz Station Pit applications meet the applicable planning requirements including provincial guidelines, are consistent with the PPS and conform to the Official Plans of the Township and Region, as demonstrated to the satisfaction of the approval authorities and review agencies.

*Air Quality, Noise, Social and Economic Impacts*

[17] The reports referred to by Mr. Ruyter appropriately demonstrated that the impacts of the proposed pit and haul route on nearby land uses in terms of air quality, noise, human health, social and economic considerations have been addressed and are satisfactory to the Township and Region.

**AGGREGATE RESOURCES ACT (“ARA”)**

[18] Section 12(1) of the ARA sets out the criteria that the Tribunal shall have regard to, in considering whether a licence should be issued or refused.

[19] Mr. DeRuyter noted in detail, how the application addresses each of the criteria set out in s.12(1) of the ARA and how the application addresses the policy objectives of the Township and the Region in the review of the proposed aggregate extraction operation. He stated that appropriate regard has been made to the overall criteria set out in the legislation and policies that are applicable.

[20] It was Mr. DeRuyter’s summary opinion that the Shantz Station Pit applications meet the applicable planning requirements including provincial guidelines, are consistent with the PPS, and conform to the Official Plans of the Township and Region, as demonstrated to the satisfaction of the approval authorities and review agencies.

**FINDINGS**

[21] Through Mr. DeRuyter’s uncontested testimony, the Tribunal finds that the Shantz Station Pit applications have appropriate regard for the matters of provincial interest in section 2 of the Act.

[22] The Tribunal finds the plans of the Applicant to develop a new sand and gravel pit have demonstrated conformity with the Growth Plan, consistency with the PPS, and conformity with the Official Plans of the Region and Township.

[23] The Applicant has demonstrated that the aggregate extraction will occur above the water table, that the surface water features, groundwater features and hydrologic functions will not be adversely impacted and that there will be no negative impacts on the water quality or quantity of the groundwater.

[24] The Tribunal finds that, while the aggregate extraction operations are permitted in an agricultural area, the northern-western portion of the Subject Property are designated significant woodlands/wetlands and, as such, it has been demonstrated to the satisfaction of the Tribunal that no extraction will be permitted in this area.

[25] The Tribunal finds the Rehabilitation plan as identified in Exhibit 3, Attachment C, page 4-5 appropriately addresses the Sequence of Operations and Progressive Rehabilitation Sequence on how the lands will be returned to agricultural use, to a condition in which substantially the same areas and same average soil capability for agriculture are restored.

[26] The proposed Shantz Station Pit applications represent wise resource management and good planning. Significant aggregate resources will be made available in a location close to market, while minimizing environmental, social and economic impacts, as confirmed by the approval authorities, review agencies and expert peer reviewers.

[27] The Tribunal finds that it has been demonstrated that through the implementation of the prescribed conditions, technical recommendations, monitoring programs and operational requirements, as described on the ARA Site Plans (Exhibit 3, Attachment C), the proposed pit can be carried out in a manner that will reduce potential social, economic and environmental impacts.

[28] The Tribunal finds that the recommendations of the technical experts, incorporated as Conditions on the Site Plans required as part of the Aggregate Licence and enforceable by MNRF, are appropriate.

[29] The Tribunal finds that the matters to be considered under the ARA have been addressed in accordance with subsection 11(8)1 of the ARA and therefore the Tribunal directs the Minister of Natural Resources and Forestry to issue the Aggregate Licence subject to the ARA Site Plans.

## **ORDER**

[30] **THE TRIBUNAL ORDERS** the Appeal is allowed and the Official Plan for the Township of Woolwich is amended, as set out in Attachment A to this Order.

[31] **THE TRIBUNAL ORDERS** the Appeal against Zoning By-law No. 55-86 of the Township of Woolwich is allowed and By-law No. 55-86 is amended, as set out in Attachment B to this Order. The Tribunal authorizes the municipal clerk of Township of Woolwich to assign a number to this by-law for record keeping purposes.

[32] **THE TRIBUNAL** directs the Minister of Natural Resources and Forestry to issue a licence under the *Aggregate Resources Act* for a Class “A”, Category 3 (pit to extract above the groundwater table) in accordance with the Site Plan filed with the Tribunal and found as Attachment C to this Order.

*“D. Chipman”*

D. CHIPMAN  
MEMBER

**Ontario Land Tribunal**

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248  
The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.



## **SCHEDULE "A"**

### **TOWNSHIP OF WOOLWICH BY-LAW NUMBER (SHANTZ STATION PIT)**

#### **A BY-LAW TO ADOPT OFFICIAL PLAN AMENDMENT NUMBER \_\_\_\_ TO THE OFFICIAL PLAN OF THE WOOLWICH PLANNING AREA**

The Council of the Corporation of the Township of Woolwich, in accordance with the provisions of Section 21 of the Planning Act 1990, as amended, hereby ENACTS AS FOLLOWS:

1. THAT Amendment Number\_\_\_\_to the Official Plan of the Township of Woolwich consisting of the attached text and mapping is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Council of the Regional Municipality of Waterloo for approval of Amendment Number\_\_\_\_, to the Official Plan of the Township of Woolwich.
3. THAT this By-law shall come into force and effect on the final passing thereof.

PASSED THIS                      DAY OF                      , 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**TOWNSHIP OF WOOLWICH OFFICIAL PLAN AMENDMENT****OFFICIAL PLAN AMENDMENT NO \_\_\_\_\_****"SHANTZ STATION PIT"****PART A – PREAMBLE****PURPOSE**

The proposed Official Plan Amendment is to permit the establishment of an above the water table mineral aggregate operation, with a proposed licensed area of approximately 93.5 hectares and an extraction area of 67.9 hectares outside of a designated Mineral Aggregate Resource Area.

The lands are designated Rural Land Use Area in the Township of Woolwich Official Plan and are zoned Agricultural (A).

**LOCATION**

This Amendment applies to the area of two properties that are legally known as Part of Lots 81 & 82 German Company Tract (Geographic Township of Waterloo), Township of Woolwich, Regional Municipality of Waterloo. The area of proposed to be re-designated is about 93.5 ha.

**BASIS OF AMENDMENT**

This application proposes to add a Rural Site-Specific Policy Area to Schedule A to permit the establishment and operation of an above water table aggregate operation outside of an area that is designated Mineral Aggregate Resource Areas in the Regional Official Plan.

The proposed Shantz Station Pit contains approximately 3 million tonnes of high-quality aggregate resources that will supply local construction projects in the Waterloo Region and Guelph areas. No significant natural heritage features, surface water features or significant cultural heritage resources are located within the extraction limits of the proposed operations. The area subject to the official plan amendment is located within a prime agricultural area and will be restored back to an agricultural condition in a progressive manner.

The proposed Shantz Station Pit has been designed to ensure no negative impacts on surrounding natural heritage features, agricultural resources, surface and ground water resources, cultural heritage resources, and surrounding sensitive uses.

## **PART B – THE AMENDMENT**

The Amendment consists of the following:

### Mapping Changes:

1. To amend Schedule A to add a Rural Site-Specific Policy Area "Shantz Station Pit" attached hereto (Schedule A).

### Text Changes

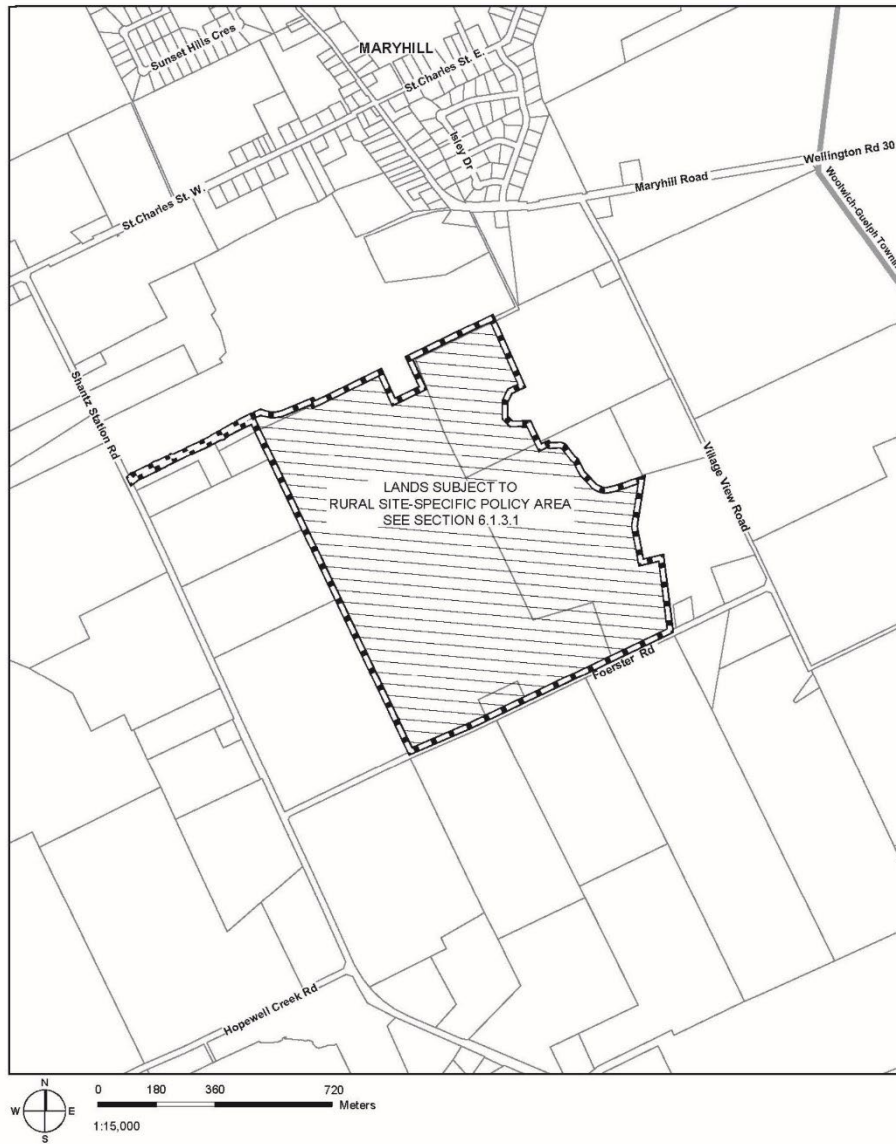
1. To amend section 6.1.3 (Aggregate Resources) by adding the following site-specific policy, immediately after section 6.1.3 in the Township Official Plan accordingly.

#### **"6.1.3.1 Shantz Station Pit Rural Site-Specific Policy Area**

The following policies apply to the Shantz Station Pit Rural Site-Specific Policy Area as indicated in Schedule "A" Rural Special Policy Areas.

1. The lands located at Part of Lots 81 and 82, Germany Company Tract are so designated to permit the establishment of an aggregate operation outside of a designated Mineral Aggregate Resource Area shown on Map 8 of the Regional Official Plan.

SCHEDULE A  
Shantz Station Pit - Rural Site-Specific Policy Area  
(1175 Foerster Road, 1195 Foerster Road, 1472 Village View Road)



## **SCHEDULE "B"**

The Corporation of the Township of Woolwich  
By-law No. ###-2021

A By-law to Further Amend Zoning By-law 55-86, of the Township  
of Woolwich  
for  
1175 Foerster Road, 1195 Foerster Road and 1472 Village View  
Road,  
(Capital Paving)

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*Whereas the Council of the Corporation of the Township of Woolwich  
deems it desirable to further amend By-law 55-86, as amended:*

***NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE  
TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:***

1. That immediately following Schedule 'C28' the following schedule (Schedule 'C29') attached as Schedule C to this By-law be added concerning the property described as German Company Tract, Part of Lots 81 and 82, Township of Woolwich, to rezone from Agricultural (A) to a site specific Extractive (E) zone with Holding Provisions (H-1 and H-2) to permit an above water table aggregate extraction operation.
2. That immediately after Section 26.1.374 of By-law 55-86, as amended, the following Section and corresponding Schedule 'A' be added to permit an aggregate extraction operation within a licensed area of approximately 93.5 hectares and an extraction area of 67.9 hectares ha., for the lands located at German Company Tract, Part Lots 81 and 82 – 1175 Foerster Road, 1195 Foerster Road and 1472 Village View Road:  
  
26.1.375 Notwithstanding any other provisions of this By-law, the lands illustrated and identified on the Plan forming Part 29 of Schedule 'C' and Section 26.1.375 of Schedule 'A', hereafter the "Plan", of this By-law are subject to the following:

1) Permitted Uses:

- A) An aggregate extraction operation subject to extraction only taking place within the lands identified as H-2 Extraction Area
- B) Accessory uses to A) above including:
  - I The importation of recycled aggregate asphalt and concrete materials for the purposes of blending with on-site material;
  - II On site fuel storage; and
  - III Wash pond.
- C) Farming
- D) Existing single detached dwellings

2) Holding Provisions

- a. Notwithstanding any other provision of this By-law, extraction and related uses shall not be permitted on the lands on the Plan identified with an H-1 Symbol, corresponding with the lands zoned Extractive (E) until such time as:
  - i. A Stage 3 Archaeological Assessment and, if required, a Stage 4 Archaeological Assessment is completed for Site 2 (AjHc-40) and Site 5 (AjHc-41), and an Acknowledgement letter is obtained from Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI);
  - ii. Archaeological Assessment(s) and MHSTCI Acknowledgement letter shall be submitted to the satisfaction of the Region; and
  - iii. A By-law has been passed removing the Holding Provision (H) symbol from the Zoning Schedule pursuant to Section 36 of the Planning Act, RSO, 1990.
- b. Notwithstanding any other provision of this By-law, a below water table extraction as defined in the Aggregate Resources Act shall not be permitted on the lands on the Plan identified with an H-2 Symbol, corresponding with the lands zoned Extractive (E) until such time as:
  - i. the appropriate studies have been completed to the satisfaction of the Regional Municipality of Waterloo and the Township of Woolwich, in accordance with the Regional Official Plan and Township of Woolwich Official Plan policies regarding mineral aggregate resource extraction below the water table in force

- and effect at the time of an application for the lifting of the Holding Provision (H) symbol; and
- ii. A By-law has been passed removing the Holding Provision (H-2) symbol from the Zoning Schedules pursuant to Section 36 of the Planning Act, RSO, 1990.

2. That the Key Map which forms part of By-law 55-86, as amended, be amended accordingly to recognize this site-specific zoning amendment.
3. That this By-law shall come into effect on the final passing thereof by the Council of the Corporation of the Township of Woolwich subject to the provisions of the Planning Act, 1990, and amendments thereto.

PASSED THIS

DAY OF

2023

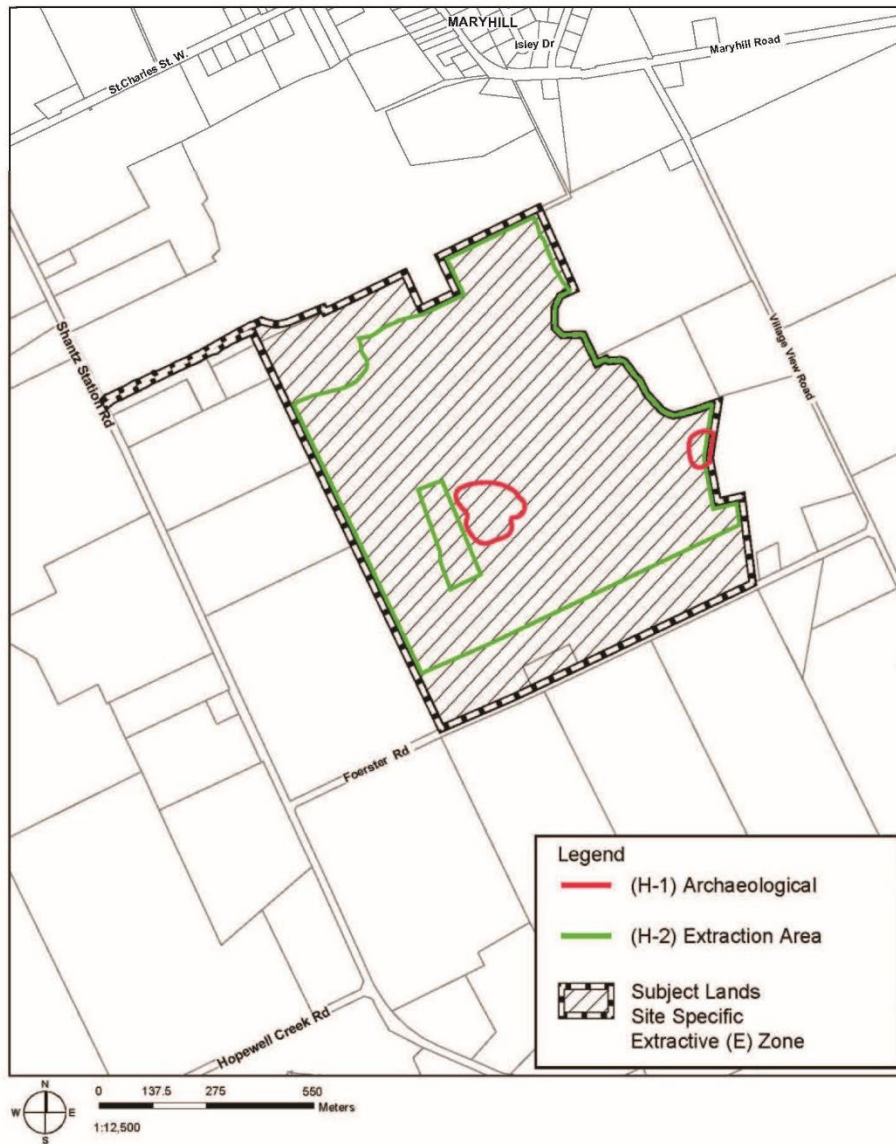
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\_\_\_\_\_  
*Mayor*

\_\_\_\_\_  
Clerk

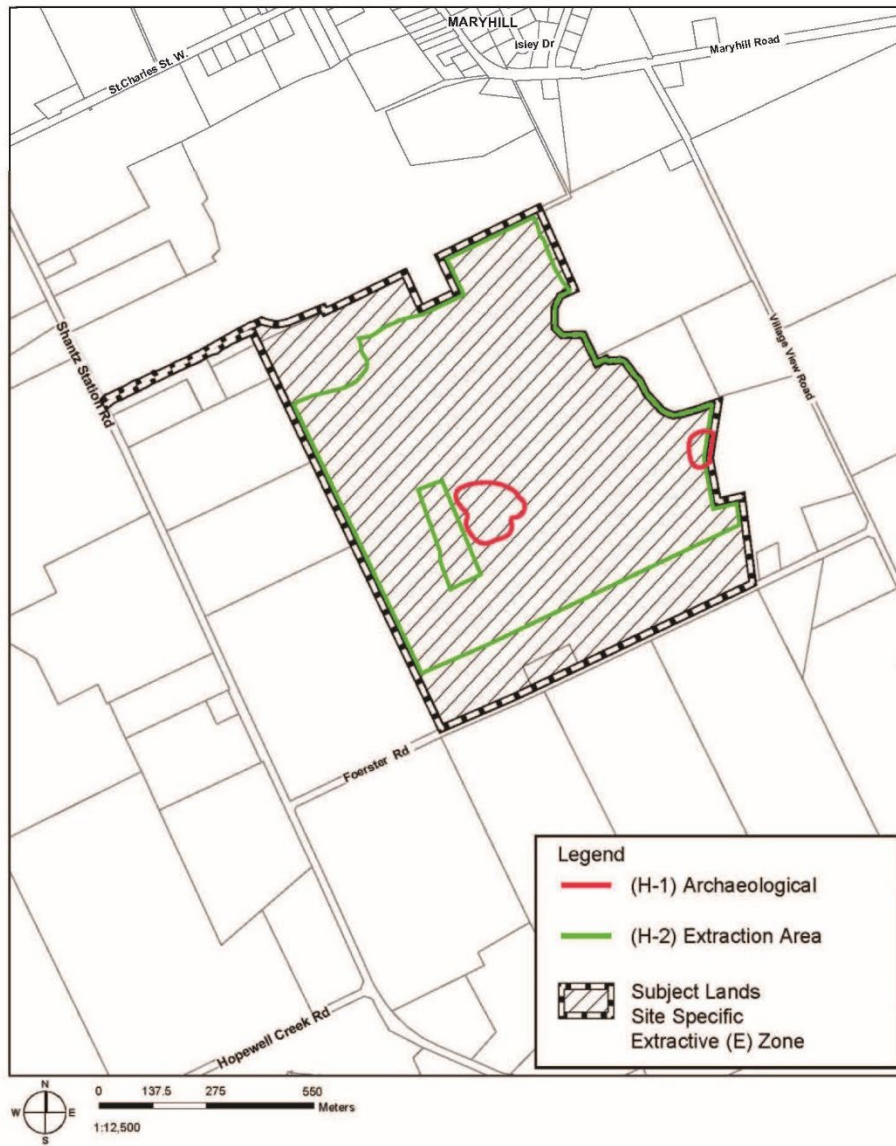
SCHEDULE C  
1175 Foerster Road, 1195 Foerster Road, 1472 Village View Road  
(Capital Paving - Shantz Station Gravel Pit)

C29

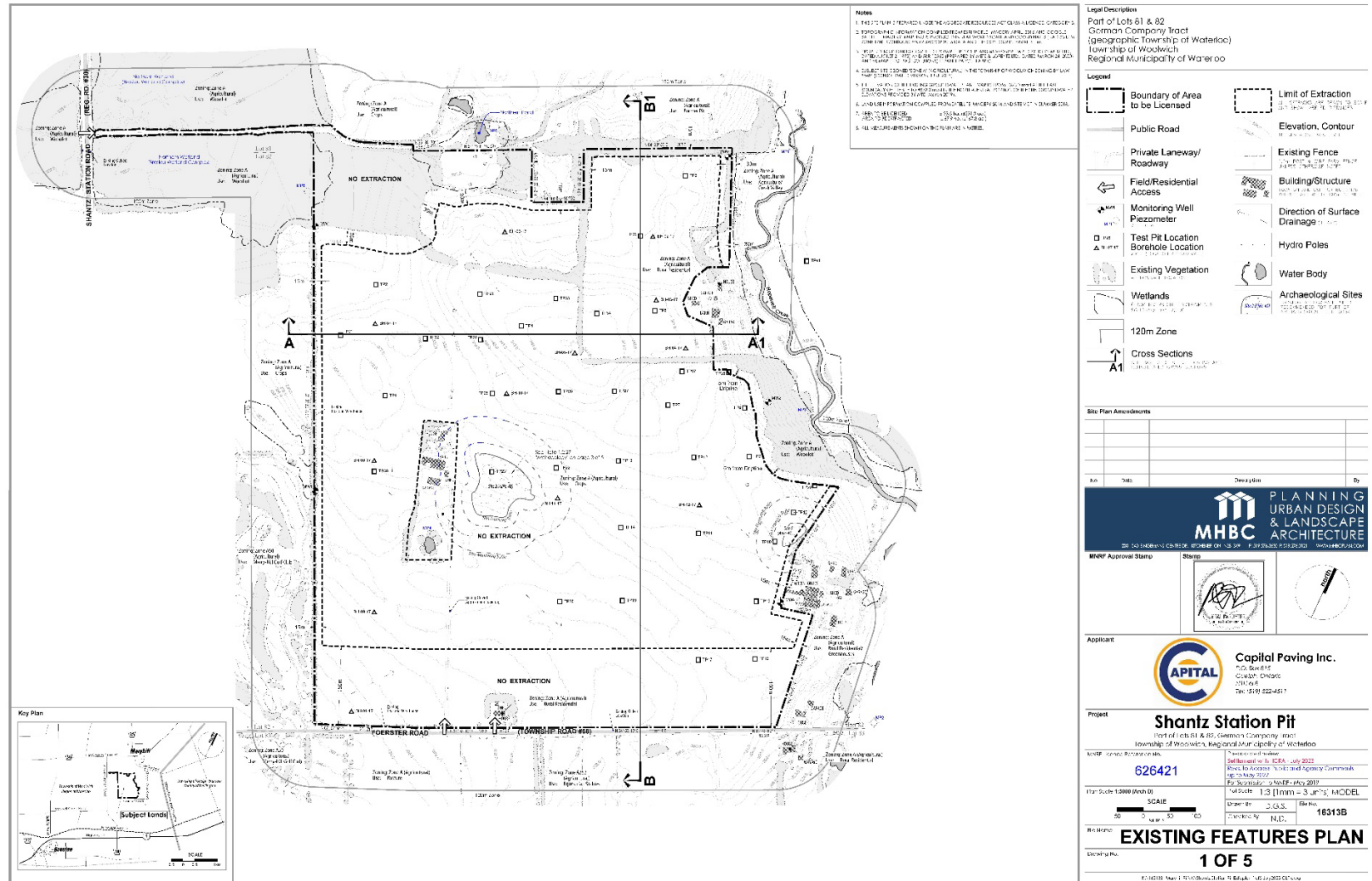


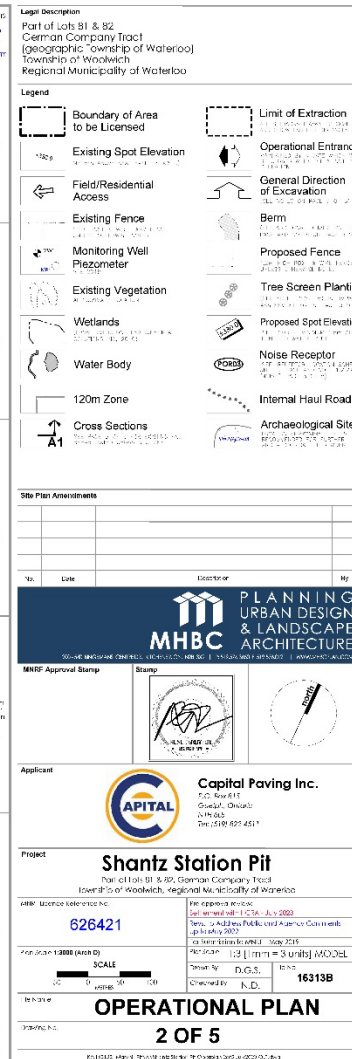


SCHEDULE A  
1175 Foerster Road, 1195 Foerster Road, 1472 Village View Road  
(Capital Paving - Shantz Station Gravel Pit)



**SCHEDULE "C"**  
**Updated Site Plans**

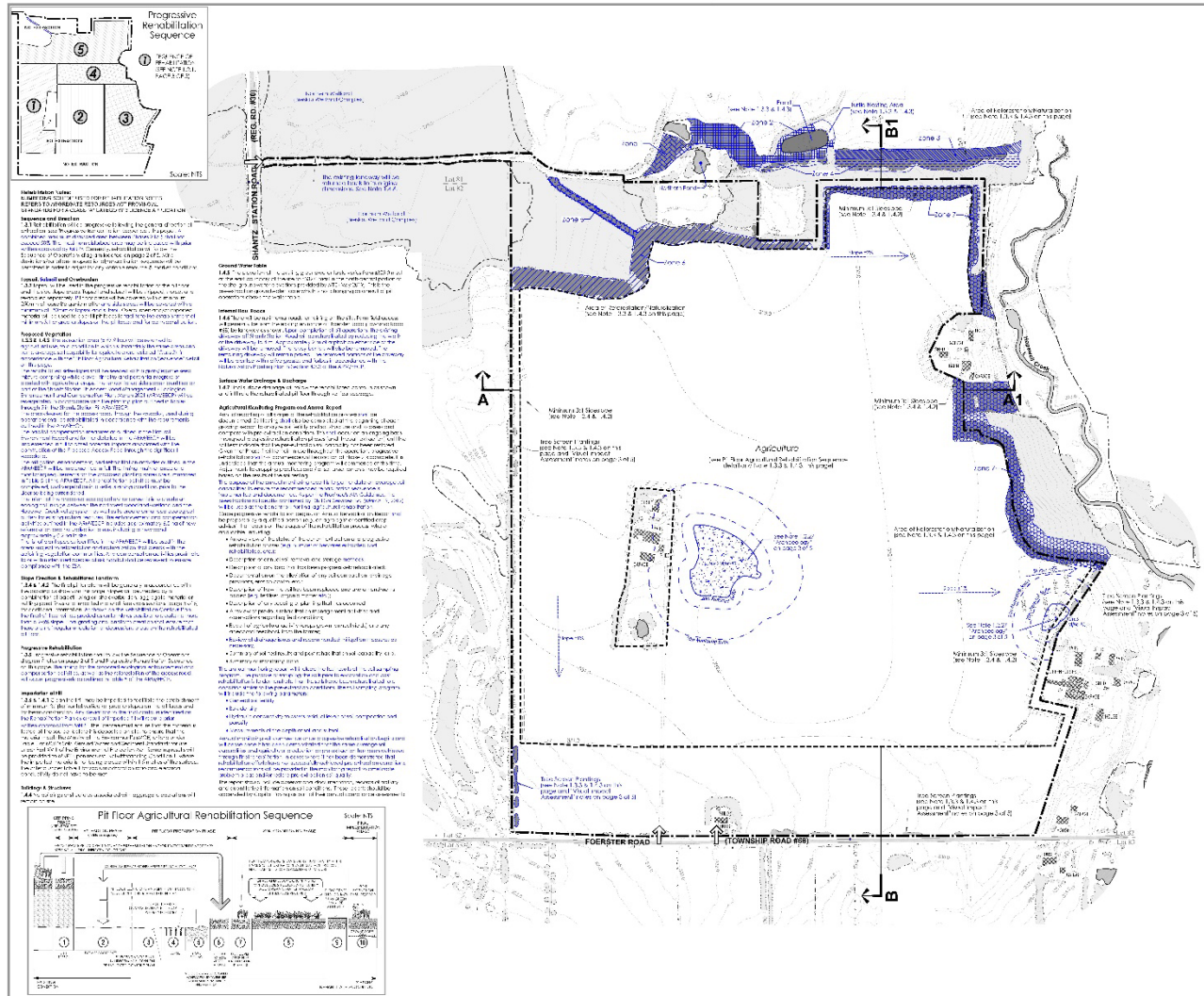


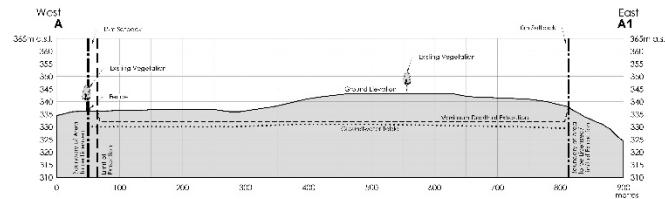




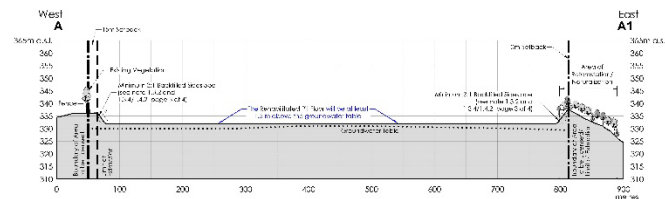
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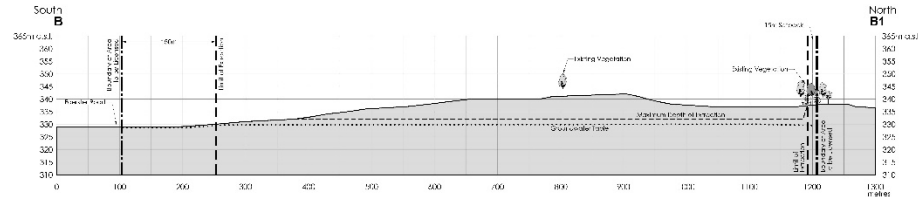




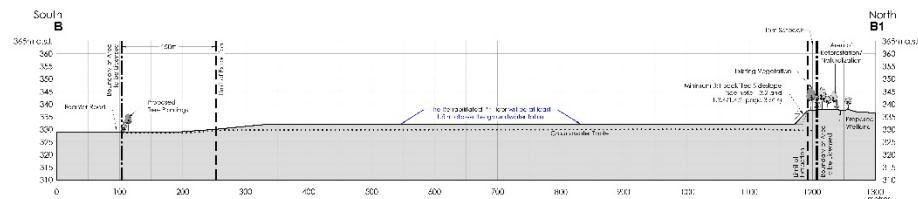
Section A-A1 - Existing Conditions



Section A-A1 - Rehabilitated Conditions



Section B-B1 - Existing Conditions



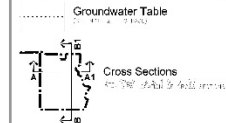
Section B-B1 - Rehabilitated Conditions

## Legal Description

Part of Lots 81 & 82  
Gorman Company Tract  
(geographic Township of Waterloo)  
Township of Woolwich  
Regional Municipality of Waterloo

## Legend

- Boundary of Area to be Licensed
- Limit of Extraction
- Groundwater Table
- Maximum Depth of Extraction
- Vegetation/Trees



## General Notes

1. THIS PLAN IS PREPARED FOR THE PURPOSES OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE LOCATION OF THE EXISTING GROUNDWATER TABLE AND ELEVATION IS AT THE EXISTING ADJACENT PROPERTY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. AREA TO BE EXCAVATED: 10,000 sq. ft. (approx.)
4. ALL UNSATURATED SOIL SHALL BE REMOVED TO A MINIMUM OF 1.0 METER.

## Site Plan Amendments

No.	Date	Description	By



Project: **Shantz Station Pit**  
Part of Lots 81 & 82, Gorman Company Tract  
Township of Woolwich, Regional Municipality of Waterloo

MHBC Project Reference No.	626421	Project Start Date	July 2021
Project End Date	July 2021	Project Status	Completed
Project Location	Shantz Station Pit	Project Scale	1:3 (1mm = 3 units) MODEL
Project Owner	Capital Paving Inc.	Project Manager	16313B

SCALE: 1:3 (1mm = 3 units) MODEL  
CROSS SECTIONS  
5 OF 5