



Holt Pit Fill Management Plan

Rice Commercial Group Ltd.

Presentation to Council January 19, 2021



Town of
East Gwillimbury

Table of Contents

- **Project Objectives**
- **Planning Justification**
- **Fill Quality and Protocols**
- **Transportation**



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

- Project Purpose and Agricultural Justification
- Planning and Legislation Conformity
- Operations and Site Control
- Fill Management
 - Soil Standards
 - Fill Importation and Placement Protocols
 - Source Site Assessment
 - Tracking and Documentation
 - Qualified Persons Responsibilities
- Environmental Protection
 - Surface Water
 - Groundwater management and monitoring
 - Erosion control
 - Traffic management
 - Dust and mud control
 - Tree protection
 - Noise management
- Summary of Consultation
- Reporting
- Complaint Procedures
- Risk Management and Continuous Improvement

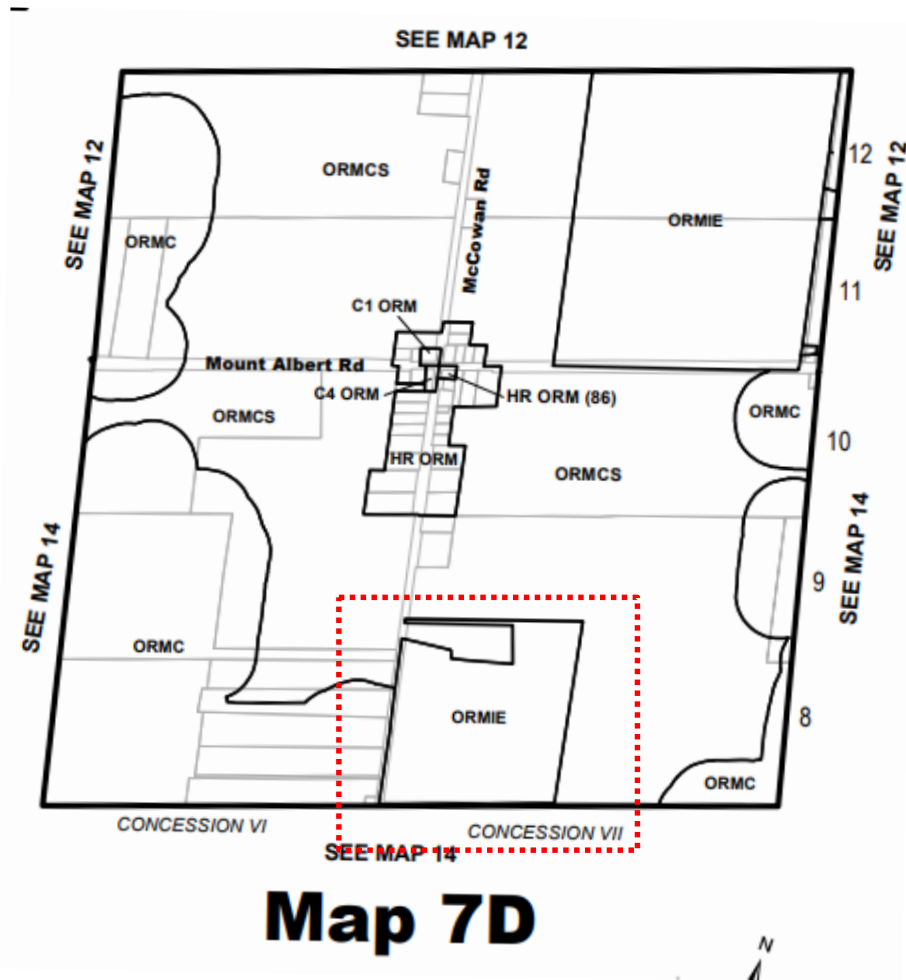
Project Objectives

- 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

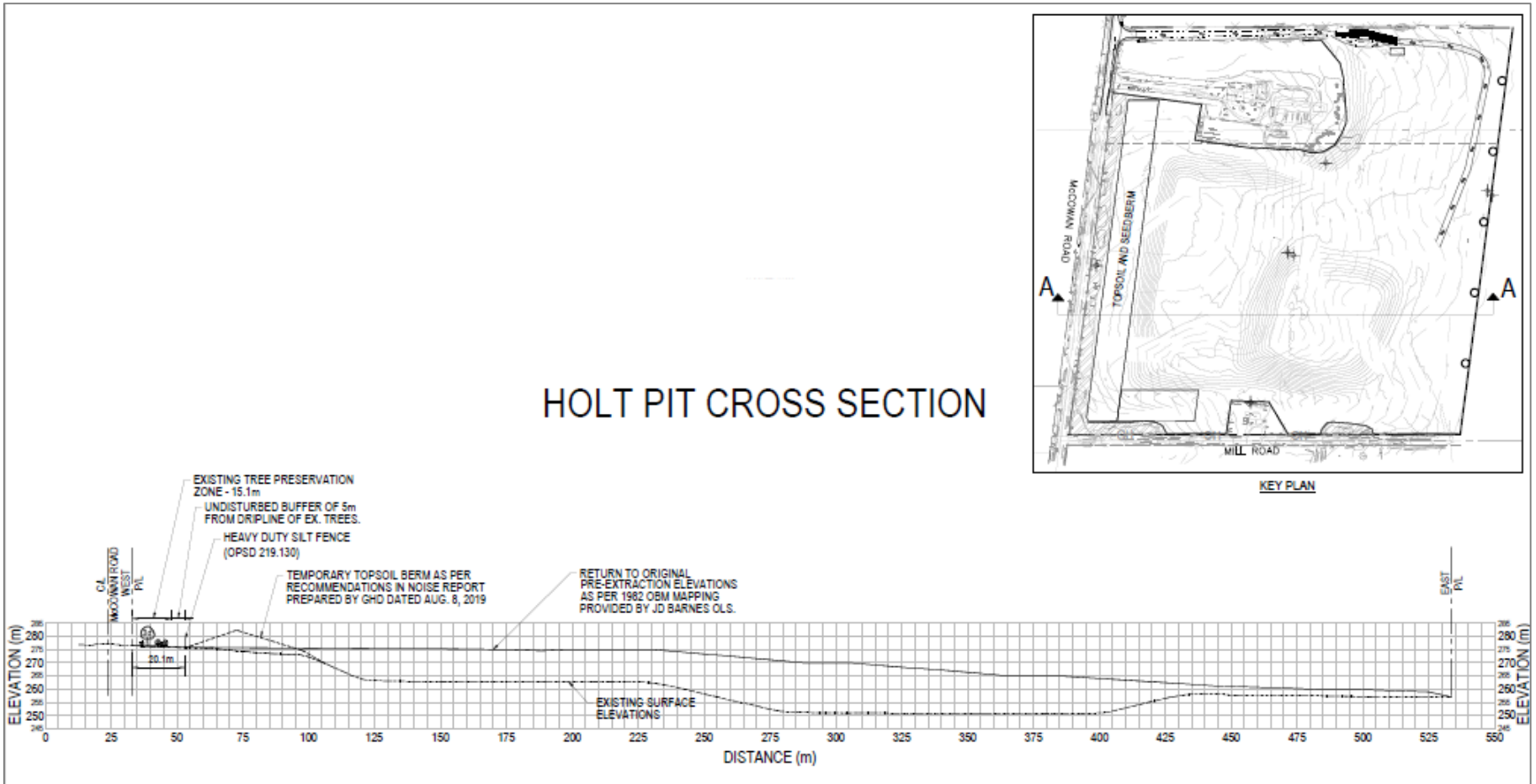


Planning Justification

- **ORMIE Zoning:** commercial fill operation a permitted use.
- Complies with **Oak Ridges Moraine Conservation Plan** (see Fill Management Plan Appendix C)
- **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.



Return to Pre-Extraction Topography



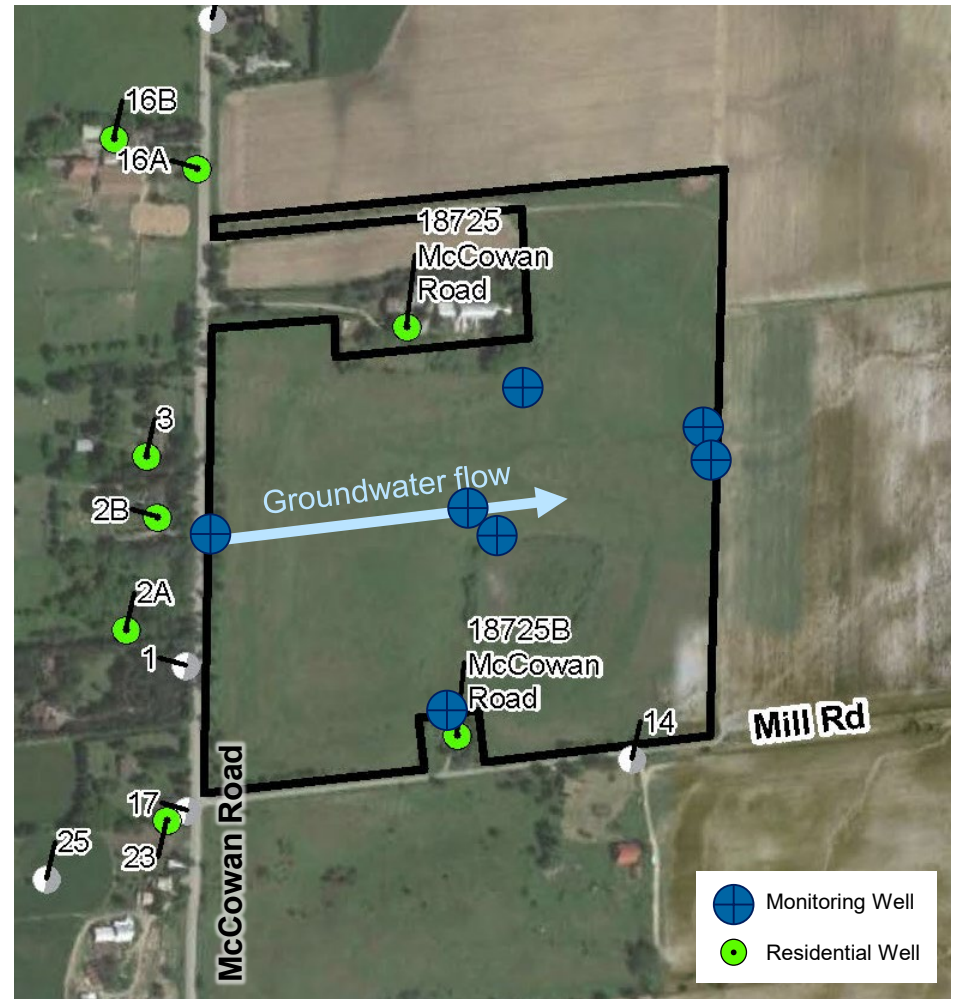
Purpose and Justification - Summary

The proposed Fill Management Plan:

- Returns the site to its original pre-extraction topography
- Post-closure site is returned to 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
- Water table is ~2 meters below base of former pit



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 – 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
- Data collected by Town in 2020 supports conclusions of Traffic Impact Study

Transportation – McCowan Road

- Measures to manage driver behavior:
 - Cameras at site entrance pointed at road
 - Radar speed signs with cameras
 - Escalating corrective measures for drivers
- Fill Management Plan includes extensive requirements for
 - Reporting (Section 2.12),
 - Risk Management Program for managing non-compliance and unexpected conditions (Section 2.13),
 - Complaint procedures (Section 2)



Transportation – York Region Safety Audit of McCowan Road (Dec 2020)

From York Region:

Data Collection:

- Regional Staff conducted speed, vehicle classification, and traffic volume studies, most recently in 2019 and 2020.
- This section of McCowan Road is a low volume road and has sufficient capacity (less than 900 vehicles per day), even with increase in trucks

Speeding and Speed Limits

- Speed Limit Policy Evaluation and Operating Speed Study concluded current posted speed limits are appropriate.
- Speed board deployed to increase compliance.

Trucks

- McCowan Road rehabilitated in 2010 (full depth reclamation, expanded asphalt stabilization and hot mix asphalt paving).
- Load restriction removed in 2015
- Region has engaged YRP to monitor and enforce speeding trucks

McCowan Road and Intersections

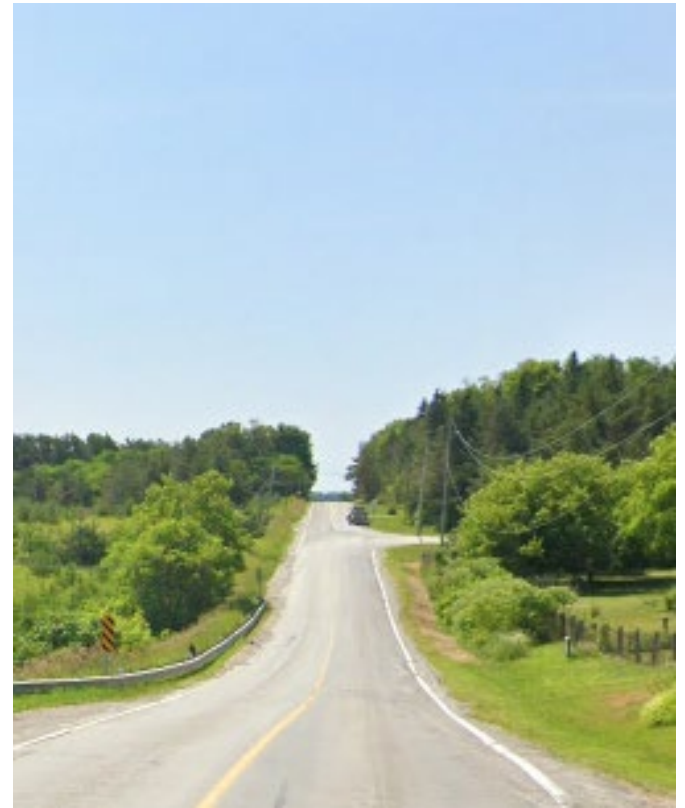
- Converted McCowan Road/Herald Road intersection to all way stop and implemented overhead flashing beacon
- Replacement of the existing guiderail on McCowan Road (south of Mill Road) (pending)
- Installation of School Bus Stop Ahead signs in both directions approaching Holt

Railway Crossing

- Region conducted railway crossing assessment and improved signage
- Staff forwarded concerns to the attention of the rail authority to consider rail and road improvements.

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.
- York Region Safety Audit concluded that McCowan Road has sufficient capacity and posted speed is appropriate



What We Heard and What We're Doing

Received and responded to over 400 public comments at 1 PIC and 3 Council meetings between May 2019 and Dec 2020

Concern about Volume and Speed of Trucks

- Additional traffic counts undertaken by Town, which were consistent with earlier results
- 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

Thank you

- This presentation and the revised 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
- Recent updates to the Fill Management Plan:
 - Summary of Oct 2020 Council presentation
 - Updated comment/response table, also posted on the webpage
 - Updated Traffic Impact Study
 - Inclusion of recent traffic data collection
 - Inclusion of York Region Safety Audit
 - Conclusions of the Traffic Impact Study have not changed



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