



PLANNING
URBAN DESIGN
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ARCHITECTURE

August 22, 2023

MIDDLESEX CENTRE TOWNSHIP
10227 ILDERTON RD
RR# 2 ILDERTON, ON N0M 2A0

TO WHOM IT MAY CONCERN:

**RE: Lafarge Talbot Pit – Initiation of Formal Consultation Process for a proposed
Aggregate Resources Act Site Plan Amendment, MHBC File “9526 HQ”**

Lafarge Canada Inc. (“Lafarge”) is proposing a Site Plan Amendment application at the existing Talbot Pit (Licence #2081), which would increase the limits of below-water extraction area on the site. This would result in a larger pond area remaining at the conclusion of the operation.

Lafarge Canada Inc.

Lafarge is the leader of sustainable solutions to the construction and development industry in Canada, and a member of the global group, Holcim. Lafarge is the largest producer and supplier of aggregates based on the total number of licensed sites, and as a result, continue to make substantial investment in Ontario. Lafarge employs approximately 1,500 people in the province, and its businesses actively engage with the local communities in which we all work and live.

Proposal Background

Lafarge owns and operates the Talbot Pit (ARA Lic. #2081), which is located at the southwest corner of Clarke Road and Fanshawe Park Road in the City of London. The site is known municipally as 2325 Sunningdale Road East (Part Lot 5, Concession 5, Geographic Township of London) and has been active for several decades.

This site is an important feeder property for other Lafarge sites in the area, specifically the Stead-Day Pit (ARA Lic. #2079). The Talbot Pit is permitted to extract sand and gravel resources from both above and below the water table. In 2021, Lafarge submitted an application to amend the Talbot Pit under the Aggregate Resources Act (ARA), proposing to expand the area of below-water extraction. While the licensed area will remain the same, the area of final-below water extraction would increase from ± 11.6 ha (± 29 ac) to 23 ha (± 57 ac). This represents an opportunity to access additional reserves from an existing pit and make wise use of the resource within an existing licenced footprint.

To support this application, Lafarge has submitted a Water Resources Impact Assessment (Golder, March 2021), which analyzes the current hydrogeological and hydrological conditions near the site, and assesses potential impacts of the expanded area of below-water extraction. There are no impacts predicted to nearby water sources or water quality, and final rehabilitation of the property has been enhanced to consist of a larger lake feature designed to complement natural heritage features of the surrounding area.

There will be no changes to the existing maximum annual tonnage limit, hours of operation or haul route as a result of this application.

An information sheet providing an overview of the operation and proposal is attached to this letter for your information and review.

Formal Consultation

We are circulating the attached Public Notice of Application form to inform surrounding landowners of the application for a site plan amendment. A formal 60-day public consultation period will commence on August 28, 2023 and conclude on October 27, 2023 regarding the application. The consultation period is required under the *Aggregate Resources Act*, and provides an opportunity to review and comment on the proposal.

Any comments on the application must be submitted to both Lafarge and Ministry of Natural Resources and Forestry (MNRF) as per the enclosed Form.

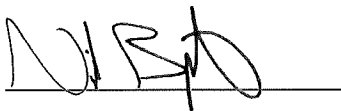
The technical reports and site plan prepared in support of this application have been sent to the MNRF, Ministry of Environmental, Conservation and Parks, City of London and Upper Thames River Conservation Authority their review and comment. These agencies will be utilizing their own experts to evaluate the technical work to determine whether the application can proceed in a manner that minimizes impacts on the environment and surrounding land uses.

Closing

If you have any questions regarding this proposal or the application process, please do not hesitate to contact David Bazargan, Land Manager at Lafarge Canada (416-949-3474 | david.bazargan@lafargeholcim.com), or myself.

Yours truly,

MHBC



Nicholas P. Bogaert, BES, MCIP, RPP, CAHP
Associate

cc. David Bazargan, Lafarge Canada Inc.

Lafarge Canada Inc. Talbot Pit: Proposed Site Plan Amendment



Key information:

- Located at: 2325 Sunningdale Road in the City of London.
- Site licensed under the Aggregate Resources Act (Licence #2081).
- Production limit of 453,500 tonnes per year.
- Currently operating as a gravel pit, with extraction permitted both above and below the water table.
- Site zoned Resource Extraction (EX) to permit aggregate operation.
- Site area of 41.7 ha (103 ac), with 40.0 ha (98.8 ac) currently approved for extraction.
- Site has been operating since the 1990's, and serves Lafarge's London market area.



BUILDING PROGRESS FOR
PEOPLE AND THE PLANET.

Project Information:

- Proposal is to amend the plans which govern site operations to allow for an expanded area of below-water extraction. Approval is required from the Ministry of Natural Resources and Forestry (MNRF) for the change.
- The amendment would result in a pond size increase from approximately 11.6 ha (29 ac) to 23 ha (57 ac).
- Applicable technical report (Integrated Impact Assessment) prepared to assess current water-related conditions and determine any potential impacts.
- Application will be reviewed by City of London, MNRF, MECP and UTRCA, who will utilize their experts to evaluate the work and determine whether the application can proceed in a manner that minimizes impacts on the environmental and surrounding land uses.



Existing (2022) airphoto depicting the Talbot Pit (source: City of London). Lafarge has determined there are aggregate resources located below the existing pond, warranting expanding the area of below water extraction

Proposed operations and rehabilitation:

- Will continue to operate as feeder site for Lafarge's Stead-Day Pit operation across Clarke Road.
- No change proposed to annual tonnage limit or Licenced area.
- No washing of material or fuel storage proposed onsite.
- No changes to haul route, truck traffic, or hours of operation.
- Rehabilitation will include a larger lake feature and natural heritage features to complement the surrounding area.
- Rehabilitation involves creating sideslopes, grading, seeding, partial nodal tree planting, and shallow shoreline wetland areas.



The proposed Final Rehabilitation design, depicting a substantially larger lake area as well as proposed natural environment features.

Project team contacts:

Nick Bogaert, Associate
MHBC Planning
200-540 Bingemans Centre Drive
Kitchener, ON, N2B 3X9
P: 519-576-3650 / 519-573-2834
E: nbogaert@mhbcplan.com

David Bazargan, Land Manager
Lafarge Canada Inc.
6509 Airport Rd
Mississauga, ON, L4V 1S7
P: 416-949-3474
E: david.bazargan@lafarge.com

Summary:

- Application represents an opportunity to replenish critical, close-to-market reserves in London from an area with a history of high-quality aggregate materials.
- Applicable supporting materials prepared, to ensure there are no concerns with the proposed operational change.
- Report has concluded there are no impacts anticipated to nearby natural features or water wells.
- Approval required from MNR through a change to the site plans which govern the operation.

Fields marked with an asterisk (*) are mandatory.

Instructions

All information in this form must be included in the notice served to landowners and agencies, in the notice published in a newspaper, and on the sign posted at the boundary of the site. Where noted, information may be inserted by the applicant to complete the required statements.

Section 1

Complete all required information noted below.

This is a notice that an application has been made under the *Aggregate Resources Act* by:

Name of Applicant *
[Lafarge Canada Inc.](#)

Section 2

Applicants must complete one of the following sections based on their selected type of application (all other sections must be removed from the notice prior to serving or posting).

If the application is for *

- a licence or aggregate permit for a new pit or quarry – complete section 2A and section 3
- a wayside permit for a new pit or quarry – complete section 2B
- a new pit or quarry adjacent to an established pit or quarry – complete section 2C and section 3
- an amendment to allow an established pit or quarry to extract below the water table – complete section 2D and section 3
- an amendment to expand into a road allowance adjacent to an established pit or quarry – complete section 2E and section 3

Section 2D

To be used if the applicant is proposing an amendment to an existing licence or aggregate permit or site plan to allow an established pit or quarry to extract below the water table. Complete all required information noted below.

This application proposes to amend * [Class A licence](#) 2081
(Class A licence, Class B licence, or aggregate permit) (insert existing licence or permit #)

to extract below the water table. The existing * [pit](#) _____ is located
(pit or quarry or pit and quarry)

(describe proposed location of site – e.g., lot, concession, local and upper tier municipality, geographic township, territorial district) *

[At 2325 Sunningdale Road in the City of London. The property is legally described as Part of Lot 5, Concession 5 \(Geographic Township of London\)](#)

Section 3

Complete this section unless the proposal involves a wayside permit or a remote aggregate permit.

Information about the application will be provided at a session (details about the session to be held as per s.0.5(3) of O.Reg.244/97 – e.g., timing, date(s), location, venue, method of communication, etc).*

[As per the Aggregate Resources Act, a formal information session is not required because extraction is permitted in some areas of the site below the water table. However, if there is a desire to discuss the application, interested parties can contact: Nick Bogaert \(nbogaert@mhbcpplan.com\) or David Bazargan \(david.bazargan@lafarge.com\)](#)

Section 4

Provide details about where/how detailed application documents can be viewed/accessed.

Detailed technical reports, information and the site plan related to the application can be viewed at *
[Application materials can be obtained by contacting Nick Bogaert at MHBC Planning \(nbogaert@mhbcplan.com\) or David Bazargan at Lafarge Canada Inc. \(david.bazargan@lafarge.com\).](#)

Section 5 – Applicant Contact Information

Last Name *		First Name *		Middle Initial
Bazargan		David		
Telephone Number *		Extension	Email *	
416-949-3474			david.bazargan@lafarge.com	
Address				
Unit Number	Street Number *	Street Name *		PO Box
	6509	Airport Road		
City/Town *		Country *	Province/State *	Postal Code/Zip Code *
Mississauga		Canada	Ontario	L4V 1S7

Section 6

The following information must be included in the notice served to landowners and agencies and in the notice published in a newspaper, however it is not required to be included on the sign posted at the boundary of the site. Insert the deadline for comments in the space provided below.

Any person(s) wishing to comment on this application must send, in writing, their comments to the Applicant (at the address above) and send a copy to: ARAapprovals@ontario.ca or if email is not available, Integrated Aggregate Operations Section, Ministry of Natural Resources and Forestry, 300 Water Street, Peterborough ON K9J 3C7.

The last day on which comment(s) may be filed with the **Applicant** and **Ministry** is:

this * 27th day of * October, 2023
(day) (month) (year) *

Note: If you choose to participate in the *Aggregates Resources Act* (ARA) notification and consultation process, all personal information (PI) you provide may be subject to the *Freedom of Information and Protection of Privacy Act* (FIPPA), whether provided to the Applicant or MNRF at any point during the consultation process. The MNRF collects your PI under the authority of s. 11, s.13.1, s.23, s. 35 and other provisions of the ARA and maintains it for the purposes of ensuring consultation and other requirements in the ARA are met. Under the authority of s. 11(2),s.13.1(3), s.23(7), s.35(2) of the ARA, your name and address will form part of the public record (that is available to the general public as described in s 37 of FIPPA) and will appear with your comments, unless you request in your submission that your name and address be kept confidential. If you have any questions about the collection and use of your personal information, please contact Ministry of Natural Resources and Forestry, Natural Resources Information and Support Centre (NRISC) 300 Water Street Peterborough ON K9J 3C7 Toll free: 1-800-667-1940.