

North Perimeter Aggregates Quarry Community Consultation Report

Rosser, Manitoba

August 2020

In support of the North Perimeter Aggregates Quarry Permit Application

Applicant: Broda Properties Inc.

Quarry Owner and Operator: Broda Properties Inc.

Submitted to: The Rural Municipality of Rosser

Submitted by: WSP Canada Group Limited

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1. INTRODUCTION

1.1 BACKGROUND

On April 1, 2019, WSP Group Canada Limited (WSP), on behalf of the quarry owner and operator, Gord Broda of Broda Properties Inc. (Broda), submitted the North Perimeter Aggregates Quarry Permit Application (Application) to the Rural Municipality (RM) of Rosser to establish a quarry on lands located in part of Section 4-12-2 EPM and part of Section 33-11-2 EPM within the Inland Port Special Planning Area (SPA).

On July 30, 2019, the RM sent Broda written confirmation (**Appendix A**) that the Application had been completed in accordance with the requirements set out in Schedule "A" of the RM of Rosser's Quarry Operations By-law 8-15 (By-law) and Broda could now commence with the Community Consultation Process (CCP), as set out in Schedule "D" of the By-law.

The subject site is bordered by the Perimeter Highway (PTH 101) to the north; Klimpke Road to the east; Farmer Road to the south; and Sturgeon Road to the west, with Mollard Road running east-west through the site. The land is agricultural in nature, with the exception of three farmsteads and an abandoned farmstead. The farmsteads are all owed by Broda and the residences on-site are rental properties.

The subject site is located above a geological formation deemed to be of "high-quality" aggregate, one of the last "high-quality" deposits in Manitoba, and designated part Manufacturing and Logistics, and part Service-Oriented Industrial in accordance with the *Inland Port Special Planning Area Regulation 49/2016* (Regulation 49/2016). Section 6 of the Regulation states that where "high-quality" aggregate resources have been identified, they may be extracted from areas designated as Manufacturing and Logistics in accordance with the Zoning By-law. The property is zoned "IPZ" Inland Port Rural Zone and must be re-zoned to "I3" Industrial Heavy Zone in order for an aggregate extraction use to be established. Aggregate extraction is considered a permitted use in the "I3" Industrial Heavy Zone. As such, in conjunction with the Application, the applicant also submitted a Zoning Amendment Application to the SPA.

2. COMMUNITY CONSULTATION PROCESS

To begin the CCP, the quarry operator is required, in accordance with Schedule “D”, to organize and hold a Community Consultation Meeting (CCM). The purpose of the North Perimeter Aggregates CCM was to share highlights from the Application, gather feedback, document any concerns and discuss solutions to address the concerns.

2.1 NOTICE

In accordance with Schedule “D”, the quarry operator is required to provide all landowners a minimum of 45 days-notice (Notice) before the date of the CCM. The Notice must also provide that the entire Application may be reviewed at the Municipal Office, on the RM’s website, or an electronic copy may be requested from the quarry operator.

Furthermore, the quarry operator must:

- A. Send the Notice, by registered mail, to all landowners within two miles of the boundary of the Property where the Quarry Permit Application applies (the Property);
- B. Post a sign of the Notice on the site of the Property; and
- C. Publish at least one Notice in a print newspaper of general circulation within the RM and at least one Notice in the Winnipeg Free Press.

To meet the By-law requirements outlined above, WSP, on behalf of Broda, completed the following:

- A. August 29, 2019: Sent Notice of the upcoming CCM, by registered mail, to all landowners within two miles of the boundary of the Property where the Quarry Permit Application applies (the Property) – 387 notices were sent (**Appendix B**);
- B. August 29, 2019: Posted signs of the Notice on all four sides of the Property where the Quarry Permit Application applies (**Appendix B**); and
- C. August 29, 2019: Published the Notice in the Stonewall-Teulon Times and the Winnipeg Free Press (**Appendix C**).

2.2 Comments, Recommendations, Suggestions and/or Concerns that Arose from a Review of the Application

Prior to the CCM, all interested persons were invited, no less than 20 days prior to the CCM, to provide in writing to Broda any comments, recommendations, suggestions and/or concerns that arose from a review of Broda’s Application. All written comments, recommendations, suggestions and/or concerns received during this time are included as **Appendix D**. Two written submissions were received. The submissions included the following considerations and concerns regarding the proposed Quarry Operations:

Considerations:

- Pave Mollard Road and Sturgeon Road;
- Limit speed control on Mollard Road and Sturgeon Road;
- Establish child safety signage;
- Plan and plant shelterbelts;
- Provide remedial dust control until paving is complete; and
- Provide free gravel for residents within five miles from opening date until 2035.

Concerns:

- Deterioration of water quality;
- Noise and air pollution;
- Traffic and road conditions;
- Health concerns;
- Property values/sale of land; and
- Adherence to By-laws.

Broda reviewed the comments, recommendations, suggestions and/or concerns received and used this information to assist with the preparation of the presentation and materials that were provided at the CCM.

3. COMMUNITY CONSULTATION MEETING

3.1 COMMUNITY CONSULTATION MEETING OVERVIEW

The North Perimeter Aggregates CCM was held on Thursday, October 18, 2019, at the Victoria Inn in Winnipeg, Manitoba from 7:00 P.M. to 9:00 P.M. Attendees were encouraged to sign-in as they entered the venue. Twenty-nine individuals signed-in and it is estimated that approximately 10 additional individuals attended the event, but did not sign-in. The sign-in sheet (**Appendix E**) indicates that most of the attendees live in the RM of Rosser, near the proposed quarry site.

The purpose of the CCM was to:

- A. Provide information on the Application in accordance with the By-law;
- B. Gather feedback;
- C. Document concerns; and
- D. Discuss solutions to address the concerns.

David Jopling, a Senior Land Use Planner and the Manager of the Planning, Landscape Architecture and Urban Design department at WSP, and Gord Broda, the quarry owner, welcomed everyone to the event and explained the format and agenda for the evening. This was followed by a 45-minute presentation, providing information and highlights from the Application, including a brief presentation from each of the experts who contributed information, data, analysis and recommendations to the Application. David concluded the presentation with a description of the next steps in the Application process, in accordance with Schedule "D" of the By-law. A copy of the presentation is provided as **Appendix F**.

Following the presentation, attendees were asked to split into five groups around the room and encouraged to ask the experts questions and voice any concerns. The five topic areas included:

- Site and Operation Plan and Regulatory Framework;
- Fish and Wildlife Habitat, Visual Impact, and Surface Water;
- Transportation;
- Blasting and Sound; and
- Groundwater.

Attendees were encouraged to spend approximately 15 minutes at each topic area before moving to the next, so that everyone had the opportunity to speak with each of the experts. For the remainder of the evening, attendees visited each of the topic areas, with approximately 10 – 15 individuals visiting each area at a time. The experts answered individual questions and documented the questions, comments, recommendations, suggestions, and concerns received. Attendees appeared to be engaged throughout the duration of the CCM, providing valuable feedback and posing thoughtful questions.

3.2 COMMUNITY CONSULTATION MEETING – COMMENTS, QUESTIONS AND ANSWERS

The following paragraphs provide a summary of the comments and questions received, as well as the answers provided by the experts. The comments and questions are organized in accordance with the applicable topic area.

SITE AND OPERATION PLAN AND REGULATORY FRAMEWORK

- **Concerned about dust from truck traffic.**

Broda is committed to dust mitigation measures on-site, including:

- Treating the internal haul road with calcium chloride application, as required; and
- Using aggregate stockpiles for screening.

- **Concerned about property value – in particular, the de-valuing of land.**

These concerns were identified by two particular landowners: Roll No. 95250/CT 2893185 and Roll No. 95200/CT 2815366.

The properties located adjacent to and near the proposed quarry site are designated for industrial land uses under Regulation 49/2016. There is already increased value in this land use designation over an agricultural or rural residential type designation.

Aggregate development is different in that the resource cannot be moved or relocated. The quarry is not a long-term land use and the intent is that as contiguous industrial development within CentrePort proceeds to grow north and west from Brookside Boulevard, industrial development of the area will occur.

Broda is willing to discuss the de-valuing of land with concerned property owners on a case-by-case basis.

- **Concerned about “proven carcinogens, such as silica in the dust.”**

Crystalline silica is a non-aggregate material most commonly found in quartz, which in turn is used in products like concrete, bricks, ceramic tiles, jewelry and others. It is a different product than the aggregate material present in the deposit located within the proposed quarry, which consists of clay and gravel, dolomite, limestone and shale. Although minor amounts of quartz may be present in clay, gravel and shale, Broda is not aware of any evidence related to risk downwind of a quarry containing clay, gravel, dolomite, limestone or shale.

Furthermore, Section 47 of the Quarry Minerals Regulation 65/92 (Regulation 65/92) requires that quarry operators limit the wind entrainment of dust to ensure that it does not exhibit any opacity in excess of five percent at the quarry line. Essentially, dust emissions at the quarry property line cannot exceed five percent and Broda is obligated to meet this requirement.

The Provincial Mines Branch confirmed that their monitoring of this requirement is complaint based. Once they receive a complaint, they visit the site with technical equipment to determine if the requirement is being exceeded and work with the operator to meet the requirement, which is largely dependent on wind conditions and dust mitigation measures on-site.

In the absence of any actual defined risk and in consultation with the Provincial Mines Branch, dust mitigation measures, as well as the obligation to meet Provincial dust emission requirements, will mitigate any potential risks related to downwind exposure.

- **Questions on how progressive rehabilitation works. Where does the fill come from? A lot of fill will be required to rehabilitate such a large site.**

Broda has committed to progressive rehabilitation of the proposed quarry site. *The Mines and Minerals Act* defines progressive rehabilitation as “rehabilitation of the site that is carried out in the course of the operations of the project on the site.” In accordance with Section 188(1) of *The Mines and Minerals Act*, each quarry operator in Manitoba is required to “institute and carry out a program for protection of the environment and for rehabilitation of the project site as set out in an approved closure plan.” As part of Broda’s closure plan, clean waste aggregate material recovered during the initial site preparation, particularly from the removal of the underlying bedrock materials, will be saved as valuable berm and site-rehabilitation material. The clean waste aggregate material will be used to create berms that will later be used to backfill the small, progressively-moving ‘open-face’ of the pit as the Surface Miner Machine used during quarry operations progresses across the site to create excavation channels. The empty trench volume behind the ‘working face’ of the excavation channels will be backfilled with this clean stockpiled material. Consistent with best practices elsewhere, Broda will also accept clean fill from pre-approved off-site sources to help restore the final profile of the rehabilitated site. Broda is confident that there will be enough fill available to rehabilitate and fill the quarry pit over time.

GROUNDWATER

Most of the discussion focused on how the quarry could operate with high water levels. The experts sitting at this topic area did not encounter any significant opposition to the proposal during the CCM. The comments and questions received included:

- **How much water is going to be pumped from the site?**

When de-watering is necessary and viable based on the type and quality of material being quarried, Broda is committed to managing the de-watering in an environmentally sustainable manner.

- **Water levels are very high in the area, how will the quarry be able to operate?**

Broda is aware that groundwater at the proposed quarry will fluctuate from year to year. There may be years when the aggregate is saturated and other years when the aggregate can be mined in dry conditions.

When de-watering is necessary and viable based on the type and quality of material being quarried, Broda is committed to managing the de-watering in an environmentally sustainable manner.

Broda will work with the RM, the Province and engineering experts on an on-going basis, and is committed to:

- Obtaining a Water Rights License from the Province;

- Completing a well inventory, and committing to repair and replace wells that are determined to be problematic;
- Monitoring off-site water levels and any potential impacts; and
- Monitoring for any drilling and blasting, should drilling and blasting be required.

It is worthwhile to note that use of the Surface Miner Machine will provide Broda with better control on the depth and location of excavation on a year-by-year basis to mitigate any requirements for de-watering.

- **Is my well protected?**

Before construction of the quarry commences, Broda is committed to conducting a comprehensive inventory and examination of all wells within a two-mile radius of the proposed quarry site. An independent consultant with extensive well and engineering expertise will conduct the well assessment.

This will provide Broda, the RM and residents with baseline conditions of existing wells. All property owners will be notified if they have any pre-existing issues with their well. If this is the case, Broda will work with the independent consultant and the property owner to determine if a well needs to be repaired or replaced on a case-by-case basis.

Broda's hydrogeological engineer does not foresee great potential for the proposed quarry to cause additional pollution that would affect the effectiveness/integrity of water quality or geothermal heating in the area; however, participating in the well inventory will help provide some assurances and guarantees for property owners.

- **How do I get on the well inventory list?**

In advance of quarry operations, the hydrogeological engineer will be in contact with all property owners located within a two-mile radius from the quarry site to see if they would like to participate in the well inventory.

- **Will there be temporary on-site storage of site artesian groundwater, and if so, for how long would storage occur?**

There will be occasional and temporary on-site storage of site groundwater recovered from pit dewatering (called "dry ponds"). Such storage would occur only until local ditch-drainage conditions were restored sufficiently that Broda could safely pump the water into the drains, so they could be conveyed out of the region. Broda intends to avoid any "wet ponds" on-site as these could create a bird-strike risk to aircraft using the Winnipeg Airport.

FISH AND WILDIFE HABITAT, VISUAL IMPACT AND SURFACE WATER

- **Will there be impacts on our dairy herds? If so, what will the compensation be?**

Impacts to dairy herds are not anticipated due to the numerous impact-prevention and minimization aspects of site design, operation, and operational monitoring and disclosure.

Among these, is the minimal expected reliance on blasting, and the various commitments to protection of groundwater yields and quality. If the water supply to a dairy herd is comprised and unreliable, and caused by the proposed quarry operations, Broda is committed to providing alternative water supplies until the issue has been resolved.

- **How will the site be developed after the quarry is mined out? When will that be?**

The site will be redeveloped according to the principles, goals, timelines, and commitments laid out in Broda's Site Adaptive Management and Progressive Rehabilitation Plan (MLi3 Inc. 2019; filed with the Application).

- **How will groundwater be managed as surface water to satisfy regulatory requirements?**

Occasionally, there will be temporary on-site storage of groundwater recovered when the pit must be dewatered (called "dry ponds"). Once the artesian groundwater is captured in the on-site "dry pond," then its discharge would be subject to provincial regulations governing management of surface water discharges (i.e., discharges would require to be licensed by Manitoba Conservation and Climate). Discharge would occur only under the local ditch-drainage conditions and using the decision rules set out in Broda's Surface Water Management Plan, contained within Broda's Natural Resources and Water Management Plan (MLi3 Inc. 2019; filed with the Application).

- **Will the surface water be managed to drain to the east, along natural drainage pathways?**

Drainage will be either south or east, or a combination thereof, along discharge paths identified in Broda's Surface Water Management Plan, contained within Broda's Natural Resources and Water Management Plan (MLi3 Inc. 2019; filed with the Application).

- **How will any possible discharges to the City Protection Drain be allowed to occur, as it's in such poor repair and so poorly maintained by the City?**

Generally, discharges of water will be either south or east, or a combination thereof, along two discharge paths identified in Broda's Surface Water Management Plan, contained within Broda's Natural Resources and Water Management Plan (MLi3 Inc. 2019; filed with the Application). One of these two paths is the City Protection Drain (CPD). Provincial officials have provided varying advice to Broda over the past decade on their degree of preference for discharges to the CPD. Broda is committed to working with the RM and the Province on drainage.

- **Will the site end up as an industrial wasteland? How can we be sure that the Adaptive Management and Rehabilitation Plan will be followed, and the commitments met?**

Broda has committed to satisfy the Adaptive Management and Progressive Rehabilitation Plan and will enter into an enforceable Development Agreement with the RM, a further level of assurance that the Plan's prescriptions and commitments will be met. It will be the Development Agreement, which the RM is able to enforce, that will bind Broda to all the commitments identified and required as part of this Application process.

Furthermore, the site has future value for industrial development as it is designated in Regulation 49/2016 for future industrial development.

- **Why should I believe this project is even needed? Where is [sic] the data, the charts, to prove that there is a "high-quality" resource there at all, when I've**

worked near that land [to the north-east] and seen only lousy outcropping limestone there?

From January 8 to April 27, 2015, Stantec Consulting Ltd. (Stantec) was retained to undertake a resource verification study of the limestone bedrock and aggregate quarry located on Broda's property, located within Section 4-12-2E in the RM of Rosser. Twenty-seven test holes were drilled and 23 test pits were excavated at the site. A laboratory testing program was performed on rock and overburden samples obtained during the drilling and testing program to determine the relevant engineering properties of the subsurface materials. It was concluded that the materials are suitable for various construction materials (in accordance with the City of Winnipeg Standard Construction Specifications and the Manitoba Infrastructure Specifications), including sub-base, base course, bedding, backfill, concrete mix and bituminous mix.

TRANSPORTATION

- **Concerned about truck traffic on Mollard Road. The stop signs should be on Mollard Road, not on Klimpke Road (to slow down truck traffic).**

Traffic volumes on Mollard Road will be higher than on Klimpke Road and therefore, stop signs are appropriate on Klimpke Road at the intersection to handle the forecast traffic movements. This is based on recommendations within the Traffic Impact Study and is based on accepted best practices in transportation engineering. If required by the RM, Broda is willing to establish a four-way stop or stop signs on Mollard Road instead of Klimpke Road.

- **Suggestion to re-route the haul route west on Mollard Road to the lights at the Perimeter.**

The haul route presented and included in the Application and Traffic Impact Study was selected as Brookside Boulevard is the closest RTAC road (designed for heavy vehicles) to the development, Sturgeon Road and Klimpke Road access to PTH 101 are planned to be closed by Manitoba Infrastructure in the near future, and trucks will pass by just five residential homes on Mollard Road. As well, most of the material from the site is destined for the City of Winnipeg.

- **Suggestion to include a turning lane from northbound Brookside Boulevard to westbound Mollard Road to make it easier for trucks to turn into the intersection.**

Based on the results of the analysis at the Brookside Boulevard and Mollard Road intersection completed as part of the Traffic Impact Study, a northbound left-turn lane is not required to accommodate the forecast traffic volumes. Traffic volumes can be monitored and a northbound left-turn lane could be added to the intersection, if required, in the future.

- **Where's the data showing the incremental increases in truck traffic at all the key intersections along Route 90? I can't even turn onto the road half the time now, as it is.**

The traffic count and forecast traffic volumes are set out in the Traffic Impact Study completed by WSP in 2019 (and filed with the Application).

- **How can it possibly be safe to allow more trucks on Route 90 when we can't even access it now?**

The traffic count and forecast traffic volumes presented in the Traffic Impact Study show that acceptable Levels of Service for the local roads and intersections can be maintained with the existing road network.

- **How can the government conclude that only the access and exit route to Mollard Road will need upgrading? Especially when the other road allowances are all in such poor condition, especially Farmer Road, which will absolutely be used by trucks?**

The WSP study did not examine traffic movements on the regional network of municipal roads as these roads may not be used by trucks accessing the site. The proposed haul route is Mollard Road to Brookside Boulevard and therefore, upgrading of Mollard Road has been recommended to accommodate the additional traffic and truck traffic.

- **How many trucks will be travelling each day?**

The proposed quarry operation is forecast to generate:

- 50 new truck trips (25 entering and 25 exiting) and 20 new passenger vehicle trips (15 entering and five exiting) during the weekday a.m. peak hour;
- 50 new truck trips (25 entering and 425 exiting) and 20 passenger vehicle trips (five entering and 15 exiting) during the weekday p.m. peak hour; and
- 400 new truck trips (200 entering and 200 exiting) and 60 new passenger vehicle trips (30 entering and 30 exiting) during a weekday.

- **What were traffic numbers at Farmer Road and Brookside Boulevard?**

The intersection of Farmer Road and Brookside Boulevard is not part of the study area for the required Traffic Impact Study and therefore, was not included in the analysis.

- **How will the trucks be scaled?**

Trucks entering and leaving the site will be weighed at a scale on-site. The scale will undergo periodic inspection to assure accuracy and consistency.

- **What are the implications for the provincial scale just north of the Perimeter?**

There are no direct implications for the provincial scale on PTH 7. This facility will continue to operate normally as a government station, weighing truck traffic traversing PTH 7 as specified by Manitoba infrastructure.

- **What road improvements are required for more traffic as a result?**

It is recommended that the intersection of Mollard Road and Klimpke Road be converted to a two-way stop-controlled intersection, with the northbound and southbound approaches to the intersection on Klimpke Road stop-controlled. With the revised configuration, Synchro analysis indicates that the intersection is forecast to operate at an acceptable Level of Service with the proposed development. In addition, Mollard Road is recommended to be upgraded to accommodate heavy vehicles from the quarry.

- **Are trucks restricted to the identified route?**

Yes, truck traffic will be required to use the identified haul route. Broda will be able to enforce this haul route as traffic generated from the operation is employee traffic or customer traffic. Employees and customers of the quarry will be required to use the haul route. If customers are not using the designated haul route, they will not be permitted to do business with Broda.

- **Would there be improvements at the intersection of Mollard and Brookside?**

A signal warrant analysis was completed as part of the Traffic Impact Study for this Application and based on accepted transportation engineering standards, a traffic signal is not warranted at Mollard Road and Brookside Boulevard based on the quarry operation alone. Traffic volumes can be monitored and intersection improvements could be implemented by the road authority, if required, in the future.

CentrePort related industrial development has been moving north, on the west side of Brookside Boulevard for some time and is expected to continue. There are active development applications for additional development at Mollard Road and Brookside Boulevard, and due to that, it is likely that over the next several years a signal will be a warranted at Mollard Road and Brookside Boulevard; however, as mentioned, it was not warranted for the Broda development alone.

- **What is the traffic count on Brookside Boulevard?**

Based on 2018 traffic counts, there are approximately 28,000 vehicles per day on Brookside Boulevard.

- **Will the haul route road be paved?**

Broda anticipates that he will be responsible for upgrading the haul route along Mollard Road, which will be outlined as a requirement in the Development Agreement.

- **How does future traffic and future maintenance / re-construction work? Will the haul route change?**

The haul route is predicted to remain the same throughout the lifetime of the quarry. Future road maintenance / re-construction work will be completed, as required, to maintain the haul route.

- **What times are traffic counts done?**

The traffic analysis in the Traffic Impact Study looks at operations during the weekday a.m. and p.m. peak hours, which are generally the busiest time periods for traffic on Brookside Boulevard as it carries commuter traffic to and from Winnipeg during the week. Traffic counts were completed for the morning and afternoon peak periods. This is accepted transportation engineering practice.

- **What about the speed on Brookside?**

Brookside Boulevard is a four-lane divided paved highway with paved shoulders and a speed limit of 100 kilometers per hour for northbound traffic and 90 kilometers per hour for southbound traffic at the intersection with Mollard Road. No changes to the speed limit on Brookside Boulevard are recommended related to this development.

It was noted that access in the general area is currently difficult.

- **It was noted that there should be more turning lanes (deceleration and acceleration lanes) onto Brookside Boulevard.**

- **Would it be up to residents to report it if trucks deviate?**

Yes, residents can report deviations from the haul route to Broda. Broda will also be monitoring the truck drivers for compliance.

- **It was noted that a greater Traffic Impact Study is required for the larger CentrePort area. Impacts will be felt on traffic elsewhere.**

Every development in CentrePort is required to complete a Traffic Impact Study, which takes into consideration background (existing) and forecasted (future) development and traffic volumes, as well as the forecasted traffic volumes and trip distribution (where the traffic will go). Based on the analysis and accepted transportation engineering standards, improvements to the transportation network are identified, which are typically then required to be constructed by the developer.

- **It was noted that as other development increases (BrookPort) more pavement will increase options for truck drivers to deviate from haul route.**
- **It was noted that the area is currently dangerous and will be even more dangerous with the increased truck traffic.**
- **When will the Province close Klimpke Road and the Perimeter Highway? This will further increase traffic in the area. With closures along the South Perimeter, service roads are now unsafe.**

Manitoba Infrastructure is currently reviewing the closure of accesses onto the Perimeter Highway. There is a plan to close all accesses on the South Perimeter and it is expected that the North Perimeter will be evaluated in the future. These plans are unrelated to the quarry proposal. No access closure at Klimpke Road will be a direct result of the quarry.

- **Will residents still be able to use Mollard Road?**

Yes, residents will still be able to use Mollard Road.

BLASTING AND SOUND

- **Can you explain how surface mining works?**

While the Surface Miner Machine moves forward, a special cutting drum rotates against the direction of travel, cuts material layer by layer from the rock formations and crushes it in the process. The primary conveyor receives the rock from the drum housing and transports it to the end of the machine, where it is transferred to the height-adjustable discharge conveyor that features wide swing angles. From there, the material is loaded onto trucks. The discharge height can be adjusted to match the size of the available transport equipment. The Surface Miner Machine is driven by four steerable and height-adjustable crawler units. An automatic leveling system ensures that the machine maintains the exact cutting depth. This allows even thin seams or layers to be selectively mined with maximum precision.

In summary, the Surface Miner Machine cuts, crushes and loads rock in a single operation. With the use of this machine, blasting will be largely avoided, and vibration and noise emissions will be greatly minimized.

- **What is the decibel rating of the Surface Miner Machine while it is working? Are there vibrations from the Surface Miner Machine? Will the noise of the grinding machine be monitored?**

It is estimated that the sound pressure level emitted by the Surface Miner Machine at the nearest residence to the quarry will be 23 dBA, which is significantly less than the permitted sound pressure level outlined in the Regulation 65/92.

- **Where will the blasting be directed and why?**

Blasting will only take place when the hard layer (massive dolomite) is encountered. The extent of blasting will be limited to loosening the hard layer, so that it can be excavated using a conventional excavation method (Surface Miner Machine). Blasting will always be directed away from existing third-party receptors (residences). This can be achieved by using proper sequencing.

- **After an area is blasted, what method of extraction is used?**

After an area is blasted, the aggregate material will be extracted using the Surface Miner Machine or a mechanical shovel.

- **Is the groundwater affected by blasting? Will it affect my private well?**

Yes, this can happen. Usually it is a brief event. What most commonly affects turbidity in water wells is casing breaches from corrosion. If the turbidity is in the fracture and blasting stirs it up, we usually see this in the form of limestone type powder. We do not see clays or other products. Often people will mistake this and assume that manganese, for example, has come off the casing. The well inventory would identify any existing corrosion issues. In the unusual circumstance that a blast creates an issue, Broda will address the issue with interim water hauling and repair or replacement of the well.

- **Is there any seismic energy going down into the ground after blasting?**

Yes, there is; however, seismic intensity levels (vibration levels) can be controlled by designing blasts that would produce lower vibration levels, well within the guidelines imposed by Manitoba Mining regulations, namely Quarry Regulation M162-M.R. 65/92, Clause 44(1) to 44(3).

- **How much overburden is on the rock?**

The overburden ranges from 1.0 m to 5.0 m throughout the site.

- **Who will be conducting the blasting on-site? Is it a contractor? Are they trained and monitored? Who does the monitoring?**

Blasting procedures, such as drilling and loading, will be conducted by Broda's blasting contractor. Because the use of explosives and blasting is highly regulated in Canada, all contractors conducting this type of work are required to undertake a rigorous training process before they are issued a permit to blast. All blasters must have a Surface Blasting Certificate before they are able to conduct blasting. Monitoring of blasting operations are carried out by

blasting inspectors assigned by the Manitoba Mining Regulatory Agency, as well as staff assigned by the RM. Vibration monitoring is generally conducted by third-party engineering firms specializing in vibration monitoring.

- **Will there be audits of blasting by independent consultants? Who polices the blasting to ensure it is done correctly?**

Regulation 65/92 under *The Mines and Minerals Act* regulates blasting by establishing times of blasting, decibel levels of blasting and requires a blasting log book. The Rosser By-law regulates blasting more specifically requiring a yearly blasting schedule and the provision of that schedule to all landowners within 300 ft. of the quarry operation. Offences under these requirements are dealt with by the respective regulation and/or By-law. Blasting procedures, such as drilling and loading, will be logged by Broda's blasting contractor, to ensure full compliance with governing guidelines and regulations. In addition, under the By-law, the RM has the right to appoint a staff member to observe the operations.

- **Does hard rock mean that it is a higher quality?**

Generally, yes, hard rock means that it is of a higher quality; however, the rock ingredients and mineral composition will determine quality of rock for different end-use applications.

- **Will the blast cause flying debris?**

Flying debris will be contained within the site and can be controlled by implementing proper blast design.

- **What is used to blast the rocks and the method that will be used?**

When a hard layer of rock is encountered, boreholes will be drilled in the hard layer on a designed pattern. These boreholes will be partially loaded with explosives and blasted. Charged boreholes will be blasted in sequence, generally 25 milliseconds apart. This will ensure vibration and overpressure (low frequency component of noise or airborne vibrations) levels are kept below guidelines and regulations.

4. OBJECTIONS TO THE APPLICATION

In accordance with Schedule “D” of the By-law, subsequent to the CCM, any interested person may file an objection to the Application, in writing to Broda and the RM, within 30 days following the CCM. This was clearly communicated to attendees at the CCM.

If there are objections to the Application, the By-law requires that the quarry operator consult with the objectors in an attempt to resolve the objections. If the objections are resolved, the quarry operator shall obtain written confirmation from the objectors that the objections have been resolved. The quarry operator shall then submit all written confirmations from the objectors and any revisions to the Application to the RM.

A total of three objections were received between October 19, and November 19, 2019, following the CCM.

4.1 Efforts to Resolve the Objections

On January 30, 2020, written responses were emailed to two of the three objectors (as the objections were received via email). Responses were developed based on individual concerns. Each letter of objection and the responses provided are attached as **Appendix G**.

On February 27, 2020, the objection filed by Chappell & Company was withdrawn. This letter of objection and the letter of objection are included in **Appendix H**.

Between February and August 2020, WSP corresponded with each of the remaining objectors on several occasions, in an effort to arrange in-person meetings to discuss their objections. The advent of the COVID-19 pandemic in early March 2020 and provincial guidelines for physical and social distancing, resulted in a temporary delay in the meetings. WSP provided the option of holding a telephone or online video meeting, but both objectors indicated they would prefer an in-person meeting.

On July 22, 2020, the Applicant and two representatives from WSP met with one of the objectors to discuss their objections and work towards a resolution. Throughout the conversation, the Applicant answered any outstanding questions and strived to provide further clarification and a greater understanding of various sections of the Application. On July 28, 2020 a follow-up email was sent to the objector seeking to confirm if their objection had been resolved. On August 6, 2020, the Applicant and one representative from WSP had a follow-up phone call with the objector to continue discussions and answered some additional questions. Correspondence with this objector is included for reference as **Appendix I**.

Between February and July 2020, WSP corresponded with the second objector numerous times (see **Appendix J**), but the objector was unavailable to meet in-person or via telephone throughout that time. The Applicant and WSP representatives remain willing to meet with the second objector, and the submission of this Community Consultation Report (CCR) does not preclude discussions from occurring. Should a meeting be able to occur, in-person or via telephone with the second objector, an addendum to the CCR will be submitted to the RM.

Concurrently with this CCR being submitted to the RM, each objector was sent a copy of the CCR, including contact information for Broda and an indication that Broda continues to be open to their recommendations for how to mitigate concerns related to the proposed quarry as an effort to come to a resolution.

A timeline of the CCP is shown in **Figure G**.

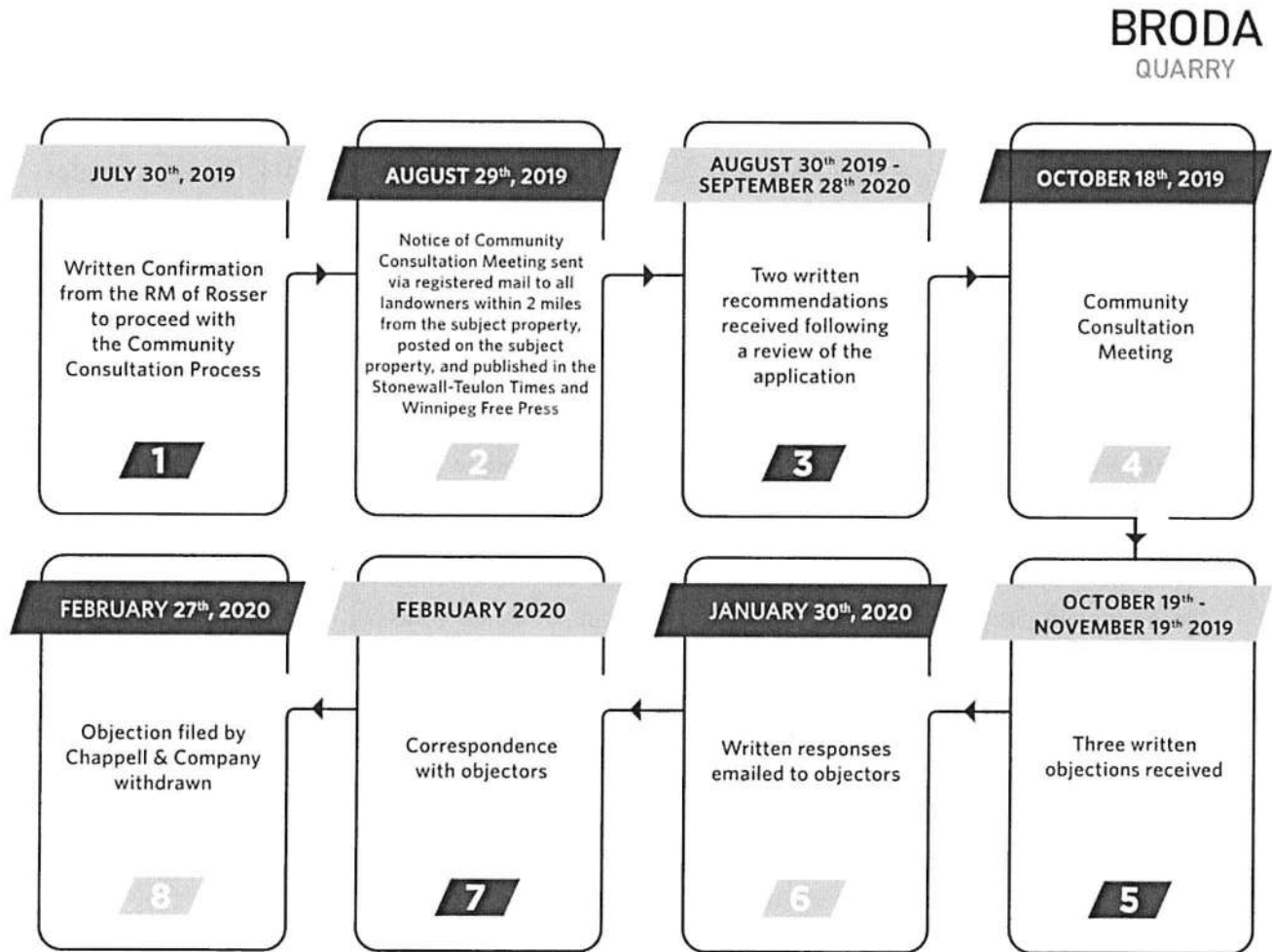


Figure G: Timeline of the Community Consultation Process

5. QUARRY OPERATOR'S POSITION ON THE OBJECTIONS

The subject lands are located above a geological formation deemed to be of "high-quality" aggregate, one of the last "high-quality" deposits in Manitoba. The Province of Manitoba supports the extraction of mines and mineral resources. Recovering these high-value construction materials can reduce the costs of infrastructure, improving all construction project economies.

The site is currently designated for industrial development under Regulation 49/2016. It is expected that industrial development will extend from existing areas toward the site over the next several decades.

The time to begin extracting the resource to ensure that land is available for future development is now.

The CCP for this Application has followed the requirements of the By-law. Three hundred and eighty-seven letters were sent out to advise the public of the CCM, in addition to advertising the meeting in two newspapers and posting notice signs on the property, as required, by the By-law.

Two objections to the quarry remain.

Broda is committed to establishing a Citizens' Advisory Committee (CAC) that includes residents, the site operator, provincial officials and local Councillors. This will establish an on-going dialogue between area residents and Broda, and will provide for efficient communications among all parties. Broda will coordinate monthly or quarterly meetings, as the community deems necessary, to provide committee members with project updates and gain important feedback on any concerns related to the quarry operations. This will provide a venue, so that any issues that arise throughout the lifetime of the quarry can be formally raised with Broda and addressed in a reasonable and effective manner.

Broda continues to be open to reasonable recommendations for how to mitigate concerns related to the proposed quarry in order to come to a resolution on outstanding objections and any additional concerns that the RM may have.

6. RECOMMENDATIONS, CLARIFICATIONS AND ALTERATIONS TO THE APPLICATION FOR RESOLVING OBJECTIONS

The following section includes the recommendations, including clarifications and alterations to the Application, that we have provided to the objectors as a means to resolve their objections. No objections have been resolved as a result of these clarifications and alterations; however, Broda remains committed to fulfilling them. The clarifications and alterations are arranged in accordance with the category of objection, as outlined below:

6.1 Water Quality

- Before construction of the quarry commences, Broda is committed to conducting a comprehensive inventory and examination of all wells within a two-mile radius of the proposed quarry site. An independent consultant with extensive well and engineering expertise will conduct the well assessment.
- This will provide Broda, the RM and residents with baseline conditions of existing wells. The property owners will be notified if they have any pre-existing issues with their well. If this is the case, Broda will work with the independent consultant and the property owner to determine if a well needs to be repaired or replaced on a case-by-case basis.
- Broda's hydrogeological engineer does not foresee great potential for the proposed quarry to cause additional pollution that would affect the effectiveness/integrity of water quality or geothermal heating in the area; however, participating in the well inventory will help provide some assurances and guarantees for property owners.

6.2 High Water Table

- Broda is aware that groundwater at the proposed quarry will fluctuate from year to year. There may be years when the aggregate is saturated and other years when the aggregate can be mined in dry conditions.
- When de-watering is necessary and viable based on the type and quality of material being quarried, Broda is committed to managing the de-watering in an environmentally sustainable manner.

- Broda will work with the RM, the Province and engineering experts on an on-going basis, and is committed to:
 - Obtaining a Water Rights License from the Province;
 - Completing a well inventory, and committing to repair and replace wells that are determined to be problematic;
 - Monitoring off-site water levels and any potential impacts; and
 - Monitoring for any drilling and blasting, should drilling and blasting be required.
- It is worthwhile to note that use of the Surface Miner Machine will provide Broda with better control on the depth and location of excavation on a year-by-year basis to mitigate any requirements for de-watering.

6.3 Drainage

- RM of Rosser has a By-law, which is consistent with the Provincial Drainage Regulation, that requires that post-development flows do not exceed pre-development flows and that a site has to be designed to accommodate a one in 200-year event. The Applicant is required to meet these standards.
- Broda has obtained an engineered drainage plan, which is being submitted concurrently with this report, and is committed to adhering to the procedures and conditions outlined within the drainage plan, which will need to be approved by the RM of Rosser and the Province.

6.4 Noise

- Regulation 65/92 states that no operator of a quarry shall permit a quarry to be established or operated that emits sound, (other than sound caused by blasting), in excess of the following limits when measured at any adjacent seasonal or permanent residence:
 - (a) 45 dBA sound pressure level, during the hours between 10:00 p.m. and 7:00 a.m.; and
 - (b) 55 dBA sound pressure level, during the hours between 7:00 a.m. and 10:00 p.m.
- Broda will adhere to the Regulation to ensure the quarry's sound pressure levels do not negatively impact surrounding residences. The Regulation will be adhered to by the following mitigation measures included within the Site and Operation Plan:
 - Establishing berms along the perimeter of the quarry;
 - Planting sound-absorbing landscaping along the berms; and
 - Placing most large machinery below grade.
- In addition, Broda has committed to employing a Surface Miner Machine at the proposed quarry. The Surface Miner Machine cuts, crushes and loads rock in a single operation. With the use of this machine, blasting will be largely avoided, and vibration and noise emissions will be greatly minimized. It is estimated that the sound pressure level emitted by the Surface Miner Machine at the nearest residence to the quarry will be 23 dBA, which is significantly less than the permitted

sound pressure level outlined in the Regulation and significantly less than wind turbines, which are an estimated between 45 and 50 dBA (at a distance of 1,000 – 2,000 ft.).

6.5 Air Pollution

- Section 47 of Regulation 65/92 requires that quarry operators limit the wind entrainment of dust to ensure that it does not exhibit any opacity in excess of five percent at the quarry line. Essentially, dust emissions at the quarry property line cannot exceed five percent and Broda is obligated to meet this requirement.
- The Provincial Mines Branch confirmed that their monitoring of this requirement is complaint based. Once they receive a complaint, they visit the site with technical equipment to determine if the requirement is being exceeded and work with the operator to meet the requirement, which is largely dependent on wind conditions and dust mitigation measures on-site.
- Broda is committed to dust mitigation measures on-site, including:
 - Limiting blasting through use of the Surface Miner Machine;
 - Seeding soil and overburden stockpiles to grass;
 - Spraying water on equipment, as required;
 - Treating the internal haul road with calcium chloride application, as required; and
 - Using aggregate stockpiles for screening.
- Crystalline silica is a non-aggregate material most commonly found in quartz, which in turn is used in products like concrete, bricks, ceramic tiles, jewelry and others. It is a different product than the aggregate material present in the deposit located within the proposed quarry, which consists of clay and gravel, dolomite, limestone and shale. Although minor amounts of quartz may be present in clay, gravel and shale, Broda is not aware of any evidence related to risk downwind of a quarry containing clay, gravel, dolomite, limestone or shale.
- In the absence of any actual defined risk, dust mitigation measures, as committed to above, as well as the obligation to meet Provincial dust emission requirements, will mitigate any potential risks related to downwind exposure.

6.6 Traffic and Road Conditions

- Broda will commit to applying dust mitigation measures (water and calcium chloride applications) along the haul route.
- Broda anticipates that he will be responsible for grading of the haul route road, which will be outlined as a requirement in the Development Agreement that would be required as part of any approval.
- Broda is exploring the option of paving a portion of the haul route along Mollard Road, from Klimpke Road to Brookside Boulevard, as a solution for long-term dust control.
- The establishment of speed limits on municipal roads is the responsibility of the RM of Rosser; however, Broda would support a speed reduction, should the municipality consider one.

- CentrePort is designated for industrial development. There is an overall understanding that traffic will increase in the area over time. To monitor the increase in traffic, every development is required to complete a Traffic Impact Study. Each study takes into account background traffic data based on actual traffic counts, other existing or proposed developments in the area and estimated traffic generation for the proposed land use. Based on accepted transportation engineering standards, the study identifies recommendations for road improvements. A signal warrant analysis was completed as part of the Traffic Impact Study for this Application and based on accepted transportation engineering standards, a traffic signal is not warranted at Mollard Road and Brookside Boulevard based on the quarry operation alone.
- There are other active development applications in the area and, if approved, and as industrial development in the area proceeds, it is likely that traffic signals will be warranted at Brookside Boulevard and Mollard Road. These costs would be borne by developers in the area.
- Traffic from the quarry has a designated haul route. The haul route is also the most direct route into the City of Winnipeg, where the majority of aggregate will be required.
- Broda will be able to enforce this haul route as traffic generated from the operation is employee traffic or customer traffic. Employees and customers of the quarry will be required to use the haul route. If customers are not using the designated haul route, they will not be permitted to do business with Broda.
- Broda is exploring the option of installing surveillance cameras near the quarry entrance and along the haul route, which would record any traffic infractions by employees and customers of the quarry.

6.7 Structural Damage

- Before construction of the quarry commences, Broda has committed to conducting a structural assessment and inventory of all existing structures (residences, barns, sheds, etc.) within a two-mile radius from the proposed quarry site. An independent consultant with structural engineering expertise will conduct the initial structural assessment. This will provide Broda, the RM of Rosser and residents with baseline conditions of existing structures. All property owners will be notified if they have any pre-existing issues with their structures. If this is the case, property owners may conduct repairs to address any pre-existing conditions.
- Broda has committed to repairing or replacing any structures that have been determined, by an independent third party, to have been affected by quarry operations. If structural damage occurs and the structure had pre-existing issues, Broda shall pay an agreed to percentage for repair or replacement based on the identified pre-existing condition. The percentage would be based on the structural assessment and agreed to between Broda and the property owner prior to quarry operations.

6.8 Fill and Progressive Rehabilitation

- Broda has committed to progressive rehabilitation of the proposed quarry site. *The Mines and Minerals Act* defines progressive rehabilitation as “rehabilitation of the site that is carried out in the

course of the operations of the project on the site.” In accordance with Section 188(1) of *The Mines and Minerals Act*, each quarry operator in Manitoba is required to “*institute and carry out a program for protection of the environment and for rehabilitation of the project site as set out in an approved closure plan.*” As part of Broda’s closure plan, clean waste aggregate material recovered during the initial site preparation, particularly from the removal of the underlying bedrock materials, will be saved as valuable berm and site-rehabilitation material. The clean waste aggregate material will be used to create berms that will later be used to backfill the small, progressively-moving ‘open-face’ of the pit as the Surface Miner Machine used during quarry operations progresses across the site to create excavation channels. The empty trench volume behind the ‘working face’ of the excavation channels will be backfilled with this clean stockpiled material. Consistent with best practices elsewhere, Broda will also accept clean fill from pre-approved off-site sources to help restore the final profile of the rehabilitated site. Broda is confident that there will be enough fill available to rehabilitate and fill the quarry pit over time.

6.9 Aggregate Formation

- From January 8 to April 27, 2015, Stantec was retained to undertake a resource verification study of the limestone bedrock and aggregate quarry located on Broda’s property, located within Section 4-12-2E in the RM of Rosser. Twenty-seven test holes were drilled and 23 test pits were excavated at the site. A laboratory testing program was performed on rock and overburden samples obtained during the drilling and testing program to determine the relevant engineering properties of the subsurface materials. It was concluded that the materials are suitable for various construction materials (in accordance with the City of Winnipeg Standard Construction Specifications and the Manitoba Infrastructure Specifications), including sub-base, base course, bedding, backfill, concrete mix and bituminous mix.

6.10 Property Values/Sale of Land

- The properties of both objectors are designated for industrial land uses under Regulation 49/2016. There is increased value in this land use designation over an agricultural or rural residential type designation. Industrial land values in the area have significantly increased over the last several years and are now beyond what one could obtain for agricultural or rural residential uses.
- The existence of the quarry will not impact the land value of industrial land in the same way it may be perceived to impact agricultural or rural residential land values. The quarry is an industrial use and therefore has a certain land use compatibility with other industrial uses in the area.
- Aggregate development is different in that the resource cannot be moved or relocated. The quarry is not a long-term land use and the intent is that as contiguous industrial development within CentrePort proceeds to grow north and west from Brookside Boulevard, industrial development of the area will occur.

6.11 Adherence to By-laws

- Broda will be required to enter into a Development Agreement with the RM of Rosser. This document is the tool the RM of Rosser will use to detail all the requirements and commitments that must be adhered to. This will include Provincial requirements, RM of Rosser requirements and commitments from Broda made throughout this process. There are also enforcement clauses in the Development Agreement and in other municipal By-laws that allow the RM of Rosser to enforce any part of their requirements in accordance with the Development Agreement.
- Furthermore, the By-law has been established to regulate quarry operations in the RM of Rosser with respect to enhancing safety, public health, welfare, protection and well-being of people, safety and protection of property, and to minimize social impacts upon adjoining land uses (land use compatibility). Under the By-law, a quarry operator is not only required to apply for a Quarry Permit to establish an operation, they are also required to apply for an annual license to operate a quarry. Section 5 of the By-law explains, “A Quarry Permit shall be subject to revocation in accordance with the provisions of this Quarry By-law.” As such, each year, the RM of Rosser will have the opportunity to decide whether to issue the quarry operator an annual license, based on the quarry operator adhering to the By-laws and the Development Agreement.

APPENDIX

A

WRITTEN CONFIRMATION
FROM RM

Rural Municipality of Rosser

Reeve Frances Smee
Chief Administrative Officer
Larry Wandowich

www.rmofrosser.com



Box 131,
Rosser, Manitoba
R0H 1E0
Ph: 467-5711 Fax 467-5958
Email: info@rmofrosser.com

July 30, 2019

Meagan Boles, Senior Planner
WSP Canada Group Ltd.
111-93 Lombard Ave
Winnipeg, MB R3B 3B1

BY EMAIL

Dear Ms. Boles,

Thank you very much for the North Perimeter Aggregates Quarry Permit Application dated April 1, 2019 for lands located on part of section of 4-12-2 EPM and part of section 33-11-2 EPM in the Rural Municipality of Rosser.

We have reviewed your application for the minimum requirements set out in Schedule "A" of the Rural Municipality of Rosser's Quarry Operations By-Law (By-Law No. 8-15). This review included subsequent information asked for May 23, 2019 and received on June 13, 2019. As the Designated Officer, I am pleased to inform you that your North Perimeter Aggregates Quarry Permit Application is deemed complete as the minimum has been met. Please provide us three hard copies and an electronic version of the application, which shall contain both the initial information of April 1st and the subsequent information of June 13th. I will leave it to you to determine how to combine.

Please be advised that further information more than likely will be asked for by the municipality, when the application is reviewed by subject matter experts. You may now commence the Community Consultation Process set out in Schedule "D" of the By-Law.

As always, please don't hesitate to contact me if you have questions during the process.

Sincerely,

Larry Wandowich

Chief Administrative Officer

Cc Gord Broda – North Perimeter Aggregates Inc.
Lauren Lange – WSP Canada Group Ltd.
Jennifer S. Hanson - D.D. West LLP
Kari Schulz – Inland Port Special Planning Authority
Eric Shaw - South Interlake Planning District

APPENDIX

B

NOTICE OF COMMUNITY
CONSULTATION MEETING

NOTICE OF COMMUNITY CONSULTATION MEETING

Under the authority of the Rural Municipality (RM) of Rosser's Quarry Operations By-law 8-15, you are invited to attend a Community Consultation Meeting for a proposed quarry in part of Section 4-12-2 EPM and part of Section 33-11-2 EPM in the RM of Rosser.

DATE: Tuesday, October 17, 2019

TIME: 7:00 PM - 9:00 PM

LOCATION: Victoria Inn
1808 Wellington Avenue
Winnipeg, MB

FORMAT: Formal presentation at 7:00 PM, followed by an opportunity to speak with the quarry operator and technical experts

APPLICANT: North Perimeter Aggregates

RSVP: Please RSVP to
lauren.lange@wsp.com

If you would like to review the North Perimeter Aggregates Quarry Permit Application in advance of the meeting, you can access the document:

- In-person at the RM of Rosser Municipal Office (77E PR 221, Rosser, Manitoba, 204-467-5711)
- Online at www.rmofrosser.com
- Request an electronic copy from lauren.lange@wsp.com

If you have any questions, please contact:
Lauren Lange, Planner,
WSP Canada Group Limited
204-259-5429 or lauren.lange@wsp.com

Prior to the Community Consultation Meeting, in accordance with the By-law, all interested persons are invited, no less than 20 days prior to the Community Consultation Meeting, to provide in writing to the quarry operator any comments, recommendations, suggestions, and/or concerns that arise from a review of the quarry operator's application.

All written comments, recommendations, suggestions, and/or concerns that arise from a review of the application can be forwarded to Lauren Lange, Planner, WSP Canada Group Limited, at lauren.lange@wsp.com, as WSP will be collecting all input from interested persons on behalf of North Perimeter Aggregates.

**NORTH
PERIMETER
AGGREGATES**

APPENDIX

C

NEWSPAPER AD FOR
COMMUNITY CONSULTATION
MEETING

PROPOSED QUARRY THE RM OF ROSSER

COMMUNITY
CONSULTATION MEETING

Under the authority of the Rural Municipality (RM) of Rosser's Quarry Operations By-law 8-15, North Perimeter Aggregates has applied to **establish a quarry operation in part of Section 4-12-2 EPM and part of Section 33-11-2 EPM in the RM of Rosser**. Come learn more about the proposed quarry operation and speak with the quarry operator and technical experts.

DATE:

Thursday, October 17, 2019

TIME:

7:00 PM - 9:00 PM

LOCATION:

Victoria Inn, 1808 Wellington Avenue,
Winnipeg MB

FORMAT:

Formal presentation at 7:00 PM, followed by an opportunity to speak with the quarry operator and technical experts

APPLICANT:

North Perimeter Aggregates

RSVP:

Please RSVP to lauren.lange@wsp.com or call 204-943-3178

If you would like to review the North Perimeter Aggregates Quarry Permit Application in advance of the meeting, you can access the document:

- In-person at the RM of Rosser Municipal Office (77E PR 221, Rosser, Manitoba | 204-467-5711)
- Online at www.rmofrosser.com
- Request an electronic copy from lauren.lange@wsp.com

If you have any questions, please contact Lauren Lange, Planner, WSP Canada Group Limited, at 204-259-5429 or lauren.lange@wsp.com.

Prior to the Community Consultation Meeting, in accordance with the By-law, all interested persons are invited, no less than 20 days prior to the Community Consultation Meeting, to provide in writing to the quarry operator any comments, recommendations, suggestions, and/or concerns that arise from a review of the quarry operator's application. All written comments, recommendations, suggestions, and/or concerns that arise from a review of the application can be forwarded to Lauren Lange, Planner, WSP Canada Group Limited, at lauren.lange@wsp.com, as WSP will be collecting all input from interested persons on behalf of North Perimeter Aggregates.

APPENDIX

D

COMMENTS,
RECOMMENDATIONS,
SUGGESTIONS OR
CONCERNS RECEIVED

*To: Lauren Lange, Planner, WSP Canada Group Limited,
at lauren.lange@wsp.com,*

Re: North Perimeter Aggregates Quarry
Project No. 18M-00240-00
Broda Properties Inc.

September 20th, 2019

To Whom it May Concern:

Requests From Adjacent Land Owner, David Saylor: Roll No. of the property is 90600 and the legal description is Pt. NW ¼ 33-11-2E.

I am writing as resident and owner of 65125 Sturgeon Road, the property surrounded by proposed pits. So as a functioning family farm, with children the youngest being two years old, we are submitting these requests from a concern for safety and health considerations.

- 1) Pave Mollard and Sturgeon Road
- 2) Limited speed control on the above mentioned roads
- 3) Child safety signage
- 4) Shelter belt planning and planting
- 5) Remedial dust control, till paving complete
- 6) Free gravel for residents within five miles from opening date until 2035.

Awaiting your reply,
David and Karin Saylor

North Perimeter Aggregates Quarry Community Consultation Report

Rosser, Manitoba

August 2020

In support of the North Perimeter Aggregates Quarry Permit Application

Applicant: Broda Properties Inc.

Quarry Owner and Operator: Broda Properties Inc.

Submitted to: The Rural Municipality of Rosser

Submitted by: WSP Canada Group Limited

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Appendix A | Written Confirmation from RM

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Appendix I | Correspondence with Objector 1

Appendix J | Correspondence with Objector 2

1. INTRODUCTION

1.1 BACKGROUND

On April 1, 2019, WSP Group Canada Limited (WSP), on behalf of the quarry owner and operator, Gord Broda of Broda Properties Inc. (Broda), submitted the North Perimeter Aggregates Quarry Permit Application (Application) to the Rural Municipality (RM) of Rosser to establish a quarry on lands located in part of Section 4-12-2 EPM and part of Section 33-11-2 EPM within the Inland Port Special Planning Area (SPA).

On July 30, 2019, the RM sent Broda written confirmation (**Appendix A**) that the Application had been completed in accordance with the requirements set out in Schedule "A" of the RM of Rosser's Quarry Operations By-law 8-15 (By-law) and Broda could now commence with the Community Consultation Process (CCP), as set out in Schedule "D" of the By-law.

The subject site is bordered by the Perimeter Highway (PTH 101) to the north; Klimpke Road to the east; Farmer Road to the south; and Sturgeon Road to the west, with Mollard Road running east-west through the site. The land is agricultural in nature, with the exception of three farmsteads and an abandoned farmstead. The farmsteads are all owned by Broda and the residences on-site are rental properties.

The subject site is located above a geological formation deemed to be of "high-quality" aggregate, one of the last "high-quality" deposits in Manitoba, and designated part Manufacturing and Logistics, and part Service-Oriented Industrial in accordance with the *Inland Port Special Planning Area Regulation 49/2016* (Regulation 49/2016). Section 6 of the Regulation states that where "high-quality" aggregate resources have been identified, they may be extracted from areas designated as Manufacturing and Logistics in accordance with the Zoning By-law. The property is zoned "IPZ" Inland Port Rural Zone and must be re-zoned to "I3" Industrial Heavy Zone in order for an aggregate extraction use to be established. Aggregate extraction is considered a permitted use in the "I3" Industrial Heavy Zone. As such, in conjunction with the Application, the applicant also submitted a Zoning Amendment Application to the SPA.

2. COMMUNITY CONSULTATION PROCESS

To begin the CCP, the quarry operator is required, in accordance with Schedule “D”, to organize and hold a Community Consultation Meeting (CCM). The purpose of the North Perimeter Aggregates CCM was to share highlights from the Application, gather feedback, document any concerns and discuss solutions to address the concerns.

2.1 NOTICE

In accordance with Schedule “D”, the quarry operator is required to provide all landowners a minimum of 45 days-notice (Notice) before the date of the CCM. The Notice must also provide that the entire Application may be reviewed at the Municipal Office, on the RM’s website, or an electronic copy may be requested from the quarry operator.

Furthermore, the quarry operator must:

- A. Send the Notice, by registered mail, to all landowners within two miles of the boundary of the Property where the Quarry Permit Application applies (the Property);
- B. Post a sign of the Notice on the site of the Property; and
- C. Publish at least one Notice in a print newspaper of general circulation within the RM and at least one Notice in the Winnipeg Free Press.

To meet the By-law requirements outlined above, WSP, on behalf of Broda, completed the following:

- A. August 29, 2019: Sent Notice of the upcoming CCM, by registered mail, to all landowners within two miles of the boundary of the Property where the Quarry Permit Application applies (the Property) – 387 notices were sent (**Appendix B**);
- B. August 29, 2019: Posted signs of the Notice on all four sides of the Property where the Quarry Permit Application applies (**Appendix B**); and
- C. August 29, 2019: Published the Notice in the Stonewall-Teulon Times and the Winnipeg Free Press (**Appendix C**).

2.2 Comments, Recommendations, Suggestions and/or Concerns that Arose from a Review of the Application

Prior to the CCM, all interested persons were invited, no less than 20 days prior to the CCM, to provide in writing to Broda any comments, recommendations, suggestions and/or concerns that arose from a review of Broda’s Application. All written comments, recommendations, suggestions and/or concerns received during this time are included as **Appendix D**. Two written submissions were received. The submissions included the following considerations and concerns regarding the proposed Quarry Operations:

Considerations:

- Pave Mollard Road and Sturgeon Road;
- Limit speed control on Mollard Road and Sturgeon Road;
- Establish child safety signage;
- Plan and plant shelterbelts;
- Provide remedial dust control until paving is complete; and
- Provide free gravel for residents within five miles from opening date until 2035.

Concerns:

- Deterioration of water quality;
- Noise and air pollution;
- Traffic and road conditions;
- Health concerns;
- Property values/sale of land; and
- Adherence to By-laws.

Broda reviewed the comments, recommendations, suggestions and/or concerns received and used this information to assist with the preparation of the presentation and materials that were provided at the CCM.

3. COMMUNITY CONSULTATION MEETING

3.1 COMMUNITY CONSULTATION MEETING OVERVIEW

The North Perimeter Aggregates CCM was held on Thursday, October 18, 2019, at the Victoria Inn in Winnipeg, Manitoba from 7:00 P.M. to 9:00 P.M. Attendees were encouraged to sign-in as they entered the venue. Twenty-nine individuals signed-in and it is estimated that approximately 10 additional individuals attended the event, but did not sign-in. The sign-in sheet (**Appendix E**) indicates that most of the attendees live in the RM of Rosser, near the proposed quarry site.

The purpose of the CCM was to:

- A. Provide information on the Application in accordance with the By-law;
- B. Gather feedback;
- C. Document concerns; and
- D. Discuss solutions to address the concerns.

David Jopling, a Senior Land Use Planner and the Manager of the Planning, Landscape Architecture and Urban Design department at WSP, and Gord Broda, the quarry owner, welcomed everyone to the event and explained the format and agenda for the evening. This was followed by a 45-minute presentation, providing information and highlights from the Application, including a brief presentation from each of the experts who contributed information, data, analysis and recommendations to the Application. David concluded the presentation with a description of the next steps in the Application process, in accordance with Schedule "D" of the By-law. A copy of the presentation is provided as **Appendix F**.

Following the presentation, attendees were asked to split into five groups around the room and encouraged to ask the experts questions and voice any concerns. The five topic areas included:

- Site and Operation Plan and Regulatory Framework;
- Fish and Wildlife Habitat, Visual Impact, and Surface Water;
- Transportation;
- Blasting and Sound; and
- Groundwater.

Attendees were encouraged to spend approximately 15 minutes at each topic area before moving to the next, so that everyone had the opportunity to speak with each of the experts. For the remainder of the evening, attendees visited each of the topic areas, with approximately 10 – 15 individuals visiting each area at a time. The experts answered individual questions and documented the questions, comments, recommendations, suggestions, and concerns received. Attendees appeared to be engaged throughout the duration of the CCM, providing valuable feedback and posing thoughtful questions.

3.2 COMMUNITY CONSULTATION MEETING – COMMENTS, QUESTIONS AND ANSWERS

The following paragraphs provide a summary of the comments and questions received, as well as the answers provided by the experts. The comments and questions are organized in accordance with the applicable topic area.

SITE AND OPERATION PLAN AND REGULATORY FRAMEWORK

- **Concerned about dust from truck traffic.**

Broda is committed to dust mitigation measures on-site, including:

- Treating the internal haul road with calcium chloride application, as required; and
- Using aggregate stockpiles for screening.

- **Concerned about property value – in particular, the de-valuing of land.**

These concerns were identified by two particular landowners: Roll No. 95250/CT 2893185 and Roll No. 95200/CT 2815366.

The properties located adjacent to and near the proposed quarry site are designated for industrial land uses under Regulation 49/2016. There is already increased value in this land use designation over an agricultural or rural residential type designation.

Aggregate development is different in that the resource cannot be moved or relocated. The quarry is not a long-term land use and the intent is that as contiguous industrial development within CentrePort proceeds to grow north and west from Brookside Boulevard, industrial development of the area will occur.

Broda is willing to discuss the de-valuing of land with concerned property owners on a case-by-case basis.

- **Concerned about “proven carcinogens, such as silica in the dust.”**

Crystalline silica is a non-aggregate material most commonly found in quartz, which in turn is used in products like concrete, bricks, ceramic tiles, jewelry and others. It is a different product than the aggregate material present in the deposit located within the proposed quarry, which consists of clay and gravel, dolomite, limestone and shale. Although minor amounts of quartz may be present in clay, gravel and shale, Broda is not aware of any evidence related to risk downwind of a quarry containing clay, gravel, dolomite, limestone or shale.

Furthermore, Section 47 of the Quarry Minerals Regulation 65/92 (Regulation 65/92) requires that quarry operators limit the wind entrainment of dust to ensure that it does not exhibit any opacity in excess of five percent at the quarry line. Essentially, dust emissions at the quarry property line cannot exceed five percent and Broda is obligated to meet this requirement.

The Provincial Mines Branch confirmed that their monitoring of this requirement is complaint based. Once they receive a complaint, they visit the site with technical equipment to determine if the requirement is being exceeded and work with the operator to meet the requirement, which is largely dependent on wind conditions and dust mitigation measures on-site.

In the absence of any actual defined risk and in consultation with the Provincial Mines Branch, dust mitigation measures, as well as the obligation to meet Provincial dust emission requirements, will mitigate any potential risks related to downwind exposure.

- **Questions on how progressive rehabilitation works. Where does the fill come from? A lot of fill will be required to rehabilitate such a large site.**

Broda has committed to progressive rehabilitation of the proposed quarry site. *The Mines and Minerals Act* defines progressive rehabilitation as “rehabilitation of the site that is carried out in the course of the operations of the project on the site.” In accordance with Section 188(1) of *The Mines and Minerals Act*, each quarry operator in Manitoba is required to “institute and carry out a program for protection of the environment and for rehabilitation of the project site as set out in an approved closure plan.” As part of Broda’s closure plan, clean waste aggregate material recovered during the initial site preparation, particularly from the removal of the underlying bedrock materials, will be saved as valuable berm and site-rehabilitation material. The clean waste aggregate material will be used to create berms that will later be used to backfill the small, progressively-moving ‘open-face’ of the pit as the Surface Miner Machine used during quarry operations progresses across the site to create excavation channels. The empty trench volume behind the ‘working face’ of the excavation channels will be backfilled with this clean stockpiled material. Consistent with best practices elsewhere, Broda will also accept clean fill from pre-approved off-site sources to help restore the final profile of the rehabilitated site. Broda is confident that there will be enough fill available to rehabilitate and fill the quarry pit over time.

GROUNDWATER

Most of the discussion focused on how the quarry could operate with high water levels. The experts sitting at this topic area did not encounter any significant opposition to the proposal during the CCM. The comments and questions received included:

- **How much water is going to be pumped from the site?**

When de-watering is necessary and viable based on the type and quality of material being quarried, Broda is committed to managing the de-watering in an environmentally sustainable manner.

- **Water levels are very high in the area, how will the quarry be able to operate?**

Broda is aware that groundwater at the proposed quarry will fluctuate from year to year. There may be years when the aggregate is saturated and other years when the aggregate can be mined in dry conditions.

When de-watering is necessary and viable based on the type and quality of material being quarried, Broda is committed to managing the de-watering in an environmentally sustainable manner.

Broda will work with the RM, the Province and engineering experts on an on-going basis, and is committed to:

- Obtaining a Water Rights License from the Province;

- Completing a well inventory, and committing to repair and replace wells that are determined to be problematic;
- Monitoring off-site water levels and any potential impacts; and
- Monitoring for any drilling and blasting, should drilling and blasting be required.

It is worthwhile to note that use of the Surface Miner Machine will provide Broda with better control on the depth and location of excavation on a year-by-year basis to mitigate any requirements for de-watering.

- **Is my well protected?**

Before construction of the quarry commences, Broda is committed to conducting a comprehensive inventory and examination of all wells within a two-mile radius of the proposed quarry site. An independent consultant with extensive well and engineering expertise will conduct the well assessment.

This will provide Broda, the RM and residents with baseline conditions of existing wells. All property owners will be notified if they have any pre-existing issues with their well. If this is the case, Broda will work with the independent consultant and the property owner to determine if a well needs to be repaired or replaced on a case-by-case basis.

Broda's hydrogeological engineer does not foresee great potential for the proposed quarry to cause additional pollution that would affect the effectiveness/integrity of water quality or geothermal heating in the area; however, participating in the well inventory will help provide some assurances and guarantees for property owners.

- **How do I get on the well inventory list?**

In advance of quarry operations, the hydrogeological engineer will be in contact with all property owners located within a two-mile radius from the quarry site to see if they would like to participate in the well inventory.

- **Will there be temporary on-site storage of site artesian groundwater, and if so, for how long would storage occur?**

There will be occasional and temporary on-site storage of site groundwater recovered from pit dewatering (called "dry ponds"). Such storage would occur only until local ditch-drainage conditions were restored sufficiently that Broda could safely pump the water into the drains, so they could be conveyed out of the region. Broda intends to avoid any "wet ponds" on-site as these could create a bird-strike risk to aircraft using the Winnipeg Airport.

FISH AND WILDIFE HABITAT, VISUAL IMPACT AND SURFACE WATER

- **Will there be impacts on our dairy herds? If so, what will the compensation be?**

Impacts to dairy herds are not anticipated due to the numerous impact-prevention and minimization aspects of site design, operation, and operational monitoring and disclosure. Among these, is the minimal expected reliance on blasting, and the various commitments to protection of groundwater yields and quality. If the water supply to a dairy herd is comprised and unreliable, and caused by the proposed quarry operations, Broda is committed to providing alternative water supplies until the issue has been resolved.

- **How will the site be developed after the quarry is mined out? When will that be?**

The site will be redeveloped according to the principles, goals, timelines, and commitments laid out in Broda's Site Adaptive Management and Progressive Rehabilitation Plan (MLi3 Inc. 2019; filed with the Application).

- **How will groundwater be managed as surface water to satisfy regulatory requirements?**

Occasionally, there will be temporary on-site storage of groundwater recovered when the pit must be dewatered (called "dry ponds"). Once the artesian groundwater is captured in the on-site "dry pond," then its discharge would be subject to provincial regulations governing management of surface water discharges (i.e., discharges would require to be licensed by Manitoba Conservation and Climate). Discharge would occur only under the local ditch-drainage conditions and using the decision rules set out in Broda's Surface Water Management Plan, contained within Broda's Natural Resources and Water Management Plan (MLi3 Inc. 2019; filed with the Application).

- **Will the surface water be managed to drain to the east, along natural drainage pathways?**

Drainage will be either south or east, or a combination thereof, along discharge paths identified in Broda's Surface Water Management Plan, contained within Broda's Natural Resources and Water Management Plan (MLi3 Inc. 2019; filed with the Application).

- **How will any possible discharges to the City Protection Drain be allowed to occur, as it's in such poor repair and so poorly maintained by the City?**

Generally, discharges of water will be either south or east, or a combination thereof, along two discharge paths identified in Broda's Surface Water Management Plan, contained within Broda's Natural Resources and Water Management Plan (MLi3 Inc. 2019; filed with the Application). One of these two paths is the City Protection Drain (CPD). Provincial officials have provided varying advice to Broda over the past decade on their degree of preference for discharges to the CPD. Broda is committed to working with the RM and the Province on drainage.

- **Will the site end up as an industrial wasteland? How can we be sure that the Adaptive Management and Rehabilitation Plan will be followed, and the commitments met?**

Broda has committed to satisfy the Adaptive Management and Progressive Rehabilitation Plan and will enter into an enforceable Development Agreement with the RM, a further level of assurance that the Plan's prescriptions and commitments will be met. It will be the Development Agreement, which the RM is able to enforce, that will bind Broda to all the commitments identified and required as part of this Application process.

Furthermore, the site has future value for industrial development as it is designated in Regulation 49/2016 for future industrial development.

- **Why should I believe this project is even needed? Where is [sic] the data, the charts, to prove that there is a "high-quality" resource there at all, when I've**

worked near that land [to the north-east] and seen only lousy outcropping limestone there?

From January 8 to April 27, 2015, Stantec Consulting Ltd. (Stantec) was retained to undertake a resource verification study of the limestone bedrock and aggregate quarry located on Broda's property, located within Section 4-12-2E in the RM of Rosser. Twenty-seven test holes were drilled and 23 test pits were excavated at the site. A laboratory testing program was performed on rock and overburden samples obtained during the drilling and testing program to determine the relevant engineering properties of the subsurface materials. It was concluded that the materials are suitable for various construction materials (in accordance with the City of Winnipeg Standard Construction Specifications and the Manitoba Infrastructure Specifications), including sub-base, base course, bedding, backfill, concrete mix and bituminous mix.

TRANSPORTATION

- **Concerned about truck traffic on Mollard Road. The stop signs should be on Mollard Road, not on Klimpke Road (to slow down truck traffic).**

Traffic volumes on Mollard Road will be higher than on Klimpke Road and therefore, stop signs are appropriate on Klimpke Road at the intersection to handle the forecast traffic movements. This is based on recommendations within the Traffic Impact Study and is based on accepted best practices in transportation engineering. If required by the RM, Broda is willing to establish a four-way stop or stop signs on Mollard Road instead of Klimpke Road.

- **Suggestion to re-route the haul route west on Mollard Road to the lights at the Perimeter.**

The haul route presented and included in the Application and Traffic Impact Study was selected as Brookside Boulevard is the closest RTAC road (designed for heavy vehicles) to the development, Sturgeon Road and Klimpke Road access to PTH 101 are planned to be closed by Manitoba Infrastructure in the near future, and trucks will pass by just five residential homes on Mollard Road. As well, most of the material from the site is destined for the City of Winnipeg.

- **Suggestion to include a turning lane from northbound Brookside Boulevard to westbound Mollard Road to make it easier for trucks to turn into the intersection.**

Based on the results of the analysis at the Brookside Boulevard and Mollard Road intersection completed as part of the Traffic Impact Study, a northbound left-turn lane is not required to accommodate the forecast traffic volumes. Traffic volumes can be monitored and a northbound left-turn lane could be added to the intersection, if required, in the future.

- **Where's the data showing the incremental increases in truck traffic at all the key intersections along Route 90? I can't even turn onto the road half the time now, as it is.**

The traffic count and forecast traffic volumes are set out in the Traffic Impact Study completed by WSP in 2019 (and filed with the Application).

- **How can it possibly be safe to allow more trucks on Route 90 when we can't even access it now?**

The traffic count and forecast traffic volumes presented in the Traffic Impact Study show that acceptable Levels of Service for the local roads and intersections can be maintained with the existing road network.

- **How can the government conclude that only the access and exit route to Mollard Road will need upgrading? Especially when the other road allowances are all in such poor condition, especially Farmer Road, which will absolutely be used by trucks?**

The WSP study did not examine traffic movements on the regional network of municipal roads as these roads may not be used by trucks accessing the site. The proposed haul route is Mollard Road to Brookside Boulevard and therefore, upgrading of Mollard Road has been recommended to accommodate the additional traffic and truck traffic.

- **How many trucks will be travelling each day?**

The proposed quarry operation is forecast to generate:

- 50 new truck trips (25 entering and 25 exiting) and 20 new passenger vehicle trips (15 entering and five exiting) during the weekday a.m. peak hour;
- 50 new truck trips (25 entering and 425 exiting) and 20 passenger vehicle trips (five entering and 15 exiting) during the weekday p.m. peak hour; and
- 400 new truck trips (200 entering and 200 exiting) and 60 new passenger vehicle trips (30 entering and 30 exiting) during a weekday.

- **What were traffic numbers at Farmer Road and Brookside Boulevard?**

The intersection of Farmer Road and Brookside Boulevard is not part of the study area for the required Traffic Impact Study and therefore, was not included in the analysis.

- **How will the trucks be scaled?**

Trucks entering and leaving the site will be weighed at a scale on-site. The scale will undergo periodic inspection to assure accuracy and consistency.

- **What are the implications for the provincial scale just north of the Perimeter?**

There are no direct implications for the provincial scale on PTH 7. This facility will continue to operate normally as a government station, weighing truck traffic traversing PTH 7 as specified by Manitoba infrastructure.

- **What road improvements are required for more traffic as a result?**

It is recommended that the intersection of Mollard Road and Klimpke Road be converted to a two-way stop-controlled intersection, with the northbound and southbound approaches to the intersection on Klimpke Road stop-controlled. With the revised configuration, Synchro analysis indicates that the intersection is forecast to operate at an acceptable Level of Service with the proposed development. In addition, Mollard Road is recommended to be upgraded to accommodate heavy vehicles from the quarry.

- **Are trucks restricted to the identified route?**

Yes, truck traffic will be required to use the identified haul route. Broda will be able to enforce this haul route as traffic generated from the operation is employee traffic or customer traffic. Employees and customers of the quarry will be required to use the haul route. If customers are not using the designated haul route, they will not be permitted to do business with Broda.

- **Would there be improvements at the intersection of Mollard and Brookside?**

A signal warrant analysis was completed as part of the Traffic Impact Study for this Application and based on accepted transportation engineering standards, a traffic signal is not warranted at Mollard Road and Brookside Boulevard based on the quarry operation alone. Traffic volumes can be monitored and intersection improvements could be implemented by the road authority, if required, in the future.

CentrePort related industrial development has been moving north, on the west side of Brookside Boulevard for some time and is expected to continue. There are active development applications for additional development at Mollard Road and Brookside Boulevard, and due to that, it is likely that over the next several years a signal will be a warranted at Mollard Road and Brookside Boulevard; however, as mentioned, it was not warranted for the Broda development alone.

- **What is the traffic count on Brookside Boulevard?**

Based on 2018 traffic counts, there are approximately 28,000 vehicles per day on Brookside Boulevard.

- **Will the haul route road be paved?**

Broda anticipates that he will be responsible for upgrading the haul route along Mollard Road, which will be outlined as a requirement in the Development Agreement.

- **How does future traffic and future maintenance / re-construction work? Will the haul route change?**

The haul route is predicted to remain the same throughout the lifetime of the quarry. Future road maintenance / re-construction work will be completed, as required, to maintain the haul route.

- **What times are traffic counts done?**

The traffic analysis in the Traffic Impact Study looks at operations during the weekday a.m. and p.m. peak hours, which are generally the busiest time periods for traffic on Brookside Boulevard as it carries commuter traffic to and from Winnipeg during the week. Traffic counts were completed for the morning and afternoon peak periods. This is accepted transportation engineering practice.

- **What about the speed on Brookside?**

Brookside Boulevard is a four-lane divided paved highway with paved shoulders and a speed limit of 100 kilometers per hour for northbound traffic and 90 kilometers per hour for southbound traffic at the intersection with Mollard Road. No changes to the speed limit on Brookside Boulevard are recommended related to this development.

It was noted that access in the general area is currently difficult.

- **It was noted that there should be more turning lanes (deceleration and acceleration lanes) onto Brookside Boulevard.**

- **Would it be up to residents to report it if trucks deviate?**

Yes, residents can report deviations from the haul route to Broda. Broda will also be monitoring the truck drivers for compliance.

- **It was noted that a greater Traffic Impact Study is required for the larger CentrePort area. Impacts will be felt on traffic elsewhere.**

Every development in CentrePort is required to complete a Traffic Impact Study, which takes into consideration background (existing) and forecasted (future) development and traffic volumes, as well as the forecasted traffic volumes and trip distribution (where the traffic will go). Based on the analysis and accepted transportation engineering standards, improvements to the transportation network are identified, which are typically then required to be constructed by the developer.

- **It was noted that as other development increases (BrookPort) more pavement will increase options for truck drivers to deviate from haul route.**

- **It was noted that the area is currently dangerous and will be even more dangerous with the increased truck traffic.**

- **When will the Province close Klimpke Road and the Perimeter Highway? This will further increase traffic in the area. With closures along the South Perimeter, service roads are now unsafe.**

Manitoba Infrastructure is currently reviewing the closure of accesses onto the Perimeter Highway. There is a plan to close all accesses on the South Perimeter and it is expected that the North Perimeter will be evaluated in the future. These plans are unrelated to the quarry proposal. No access closure at Klimpke Road will be a direct result of the quarry.

- **Will residents still be able to use Mollard Road?**

Yes, residents will still be able to use Mollard Road.

BLASTING AND SOUND

- **Can you explain how surface mining works?**

While the Surface Miner Machine moves forward, a special cutting drum rotates against the direction of travel, cuts material layer by layer from the rock formations and crushes it in the process. The primary conveyor receives the rock from the drum housing and transports it to the end of the machine, where it is transferred to the height-adjustable discharge conveyor that features wide swing angles. From there, the material is loaded onto trucks. The discharge height can be adjusted to match the size of the available transport equipment. The Surface Miner Machine is driven by four steerable and height-adjustable crawler units. An automatic leveling system ensures that the machine maintains the exact cutting depth. This allows even thin seams or layers to be selectively mined with maximum precision.

In summary, the Surface Miner Machine cuts, crushes and loads rock in a single operation. With the use of this machine, blasting will be largely avoided, and vibration and noise emissions will be greatly minimized.

- **What is the decibel rating of the Surface Miner Machine while it is working? Are there vibrations from the Surface Miner Machine? Will the noise of the grinding machine be monitored?**

It is estimated that the sound pressure level emitted by the Surface Miner Machine at the nearest residence to the quarry will be 23 dBA, which is significantly less than the permitted sound pressure level outlined in the Regulation 65/92.

- **Where will the blasting be directed and why?**

Blasting will only take place when the hard layer (massive dolomite) is encountered. The extent of blasting will be limited to loosening the hard layer, so that it can be excavated using a conventional excavation method (Surface Miner Machine). Blasting will always be directed away from existing third-party receptors (residences). This can be achieved by using proper sequencing.

- **After an area is blasted, what method of extraction is used?**

After an area is blasted, the aggregate material will be extracted using the Surface Miner Machine or a mechanical shovel.

- **Is the groundwater affected by blasting? Will it affect my private well?**

Yes, this can happen. Usually it is a brief event. What most commonly affects turbidity in water wells is casing breeches from corrosion. If the turbidity is in the fracture and blasting stirs it up, we usually see this in the form of limestone type powder. We do not see clays or other products. Often people will mistake this and assume that manganese, for example, has come off the casing. The well inventory would identify any existing corrosion issues. In the unusual circumstance that a blast creates an issue, Broda will address the issue with interim water hauling and repair or replacement of the well.

- **Is there any seismic energy going down into the ground after blasting?**

Yes, there is; however, seismic intensity levels (vibration levels) can be controlled by designing blasts that would produce lower vibration levels, well within the guidelines imposed by Manitoba Mining regulations, namely Quarry Regulation M162-M.R. 65/92, Clause 44(1) to 44(3).

- **How much overburden is on the rock?**

The overburden ranges from 1.0 m to 5.0 m throughout the site.

- **Who will be conducting the blasting on-site? Is it a contractor? Are they trained and monitored? Who does the monitoring?**

Blasting procedures, such as drilling and loading, will be conducted by Broda's blasting contractor. Because the use of explosives and blasting is highly regulated in Canada, all contractors conducting this type of work are required to undertake a rigorous training process before they are issued a permit to blast. All blasters must have a Surface Blasting Certificate before they are able to conduct blasting. Monitoring of blasting operations are carried out by

blasting inspectors assigned by the Manitoba Mining Regulatory Agency, as well as staff assigned by the RM. Vibration monitoring is generally conducted by third-party engineering firms specializing in vibration monitoring.

- **Will there be audits of blasting by independent consultants? Who polices the blasting to ensure it is done correctly?**

Regulation 65/92 under *The Mines and Minerals Act* regulates blasting by establishing times of blasting, decibel levels of blasting and requires a blasting log book. The Rosser By-law regulates blasting more specifically requiring a yearly blasting schedule and the provision of that schedule to all landowners within 300 ft. of the quarry operation. Offences under these requirements are dealt with by the respective regulation and/or By-law. Blasting procedures, such as drilling and loading, will be logged by Broda's blasting contractor, to ensure full compliance with governing guidelines and regulations. In addition, under the By-law, the RM has the right to appoint a staff member to observe the operations.

- **Does hard rock mean that it is a higher quality?**

Generally, yes, hard rock means that it is of a higher quality; however, the rock ingredients and mineral composition will determine quality of rock for different end-use applications.

- **Will the blast cause flying debris?**

Flying debris will be contained within the site and can be controlled by implementing proper blast design.

- **What is used to blast the rocks and the method that will be used?**

When a hard layer of rock is encountered, boreholes will be drilled in the hard layer on a designed pattern. These boreholes will be partially loaded with explosives and blasted. Charged boreholes will be blasted in sequence, generally 25 milliseconds apart. This will ensure vibration and overpressure (low frequency component of noise or airborne vibrations) levels are kept below guidelines and regulations.

4. OBJECTIONS TO THE APPLICATION

In accordance with Schedule “D” of the By-law, subsequent to the CCM, any interested person may file an objection to the Application, in writing to Broda and the RM, within 30 days following the CCM. This was clearly communicated to attendees at the CCM.

If there are objections to the Application, the By-law requires that the quarry operator consult with the objectors in an attempt to resolve the objections. If the objections are resolved, the quarry operator shall obtain written confirmation from the objectors that the objections have been resolved. The quarry operator shall then submit all written confirmations from the objectors and any revisions to the Application to the RM.

A total of three objections were received between October 19, and November 19, 2019, following the CCM.

4.1 Efforts to Resolve the Objections

On January 30, 2020, written responses were emailed to two of the three objectors (as the objections were received via email). Responses were developed based on individual concerns. Each letter of objection and the responses provided are attached as **Appendix G**.

On February 27, 2020, the objection filed by Chappell & Company was withdrawn. This letter of objection and the letter of objection are included in **Appendix H**.

Between February and August 2020, WSP corresponded with each of the remaining objectors on several occasions, in an effort to arrange in-person meetings to discuss their objections. The advent of the COVID-19 pandemic in early March 2020 and provincial guidelines for physical and social distancing, resulted in a temporary delay in the meetings. WSP provided the option of holding a telephone or online video meeting, but both objectors indicated they would prefer an in-person meeting.

On July 22, 2020, the Applicant and two representatives from WSP met with one of the objectors to discuss their objections and work towards a resolution. Throughout the conversation, the Applicant answered any outstanding questions and strived to provide further clarification and a greater understanding of various sections of the Application. On July 28, 2020 a follow-up email was sent to the objector seeking to confirm if their objection had been resolved. On August 6, 2020, the Applicant and one representative from WSP had a follow-up phone call with the objector to continue discussions and answered some additional questions. Correspondence with this objector is included for reference as **Appendix I**.

Between February and July 2020, WSP corresponded with the second objector numerous times (see **Appendix J**), but the objector was unavailable to meet in-person or via telephone throughout that time. The Applicant and WSP representatives remain willing to meet with the second objector, and the submission of this Community Consultation Report (CCR) does not preclude discussions from occurring. Should a meeting be able to occur, in-person or via telephone with the second objector, an addendum to the CCR will be submitted to the RM.

Concurrently with this CCR being submitted to the RM, each objector was sent a copy of the CCR, including contact information for Broda and an indication that Broda continues to be open to their recommendations for how to mitigate concerns related to the proposed quarry as an effort to come to a resolution.

A timeline of the CCP is shown in **Figure G**.

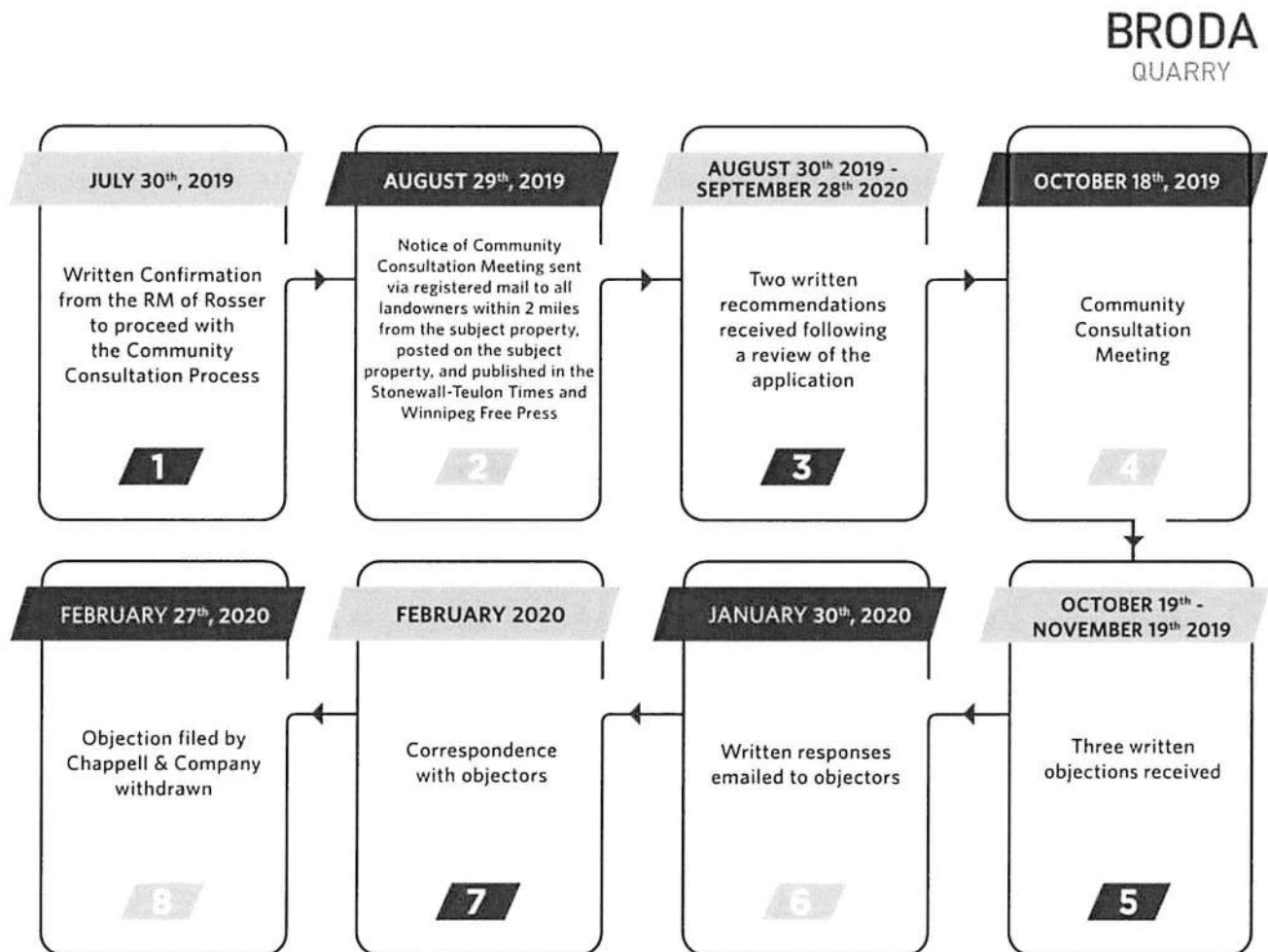


Figure G: Timeline of the Community Consultation Process

5. QUARRY OPERATOR'S POSITION ON THE OBJECTIONS

The subject lands are located above a geological formation deemed to be of “high-quality” aggregate, one of the last “high-quality” deposits in Manitoba. The Province of Manitoba supports the extraction of mines and mineral resources. Recovering these high-value construction materials can reduce the costs of infrastructure, improving all construction project economies.

The site is currently designated for industrial development under Regulation 49/2016. It is expected that industrial development will extend from existing areas toward the site over the next several decades.

The time to begin extracting the resource to ensure that land is available for future development is now.

The CCP for this Application has followed the requirements of the By-law. Three hundred and eighty-seven letters were sent out to advise the public of the CCM, in addition to advertising the meeting in two newspapers and posting notice signs on the property, as required, by the By-law.

Two objections to the quarry remain.

Broda is committed to establishing a Citizens' Advisory Committee (CAC) that includes residents, the site operator, provincial officials and local Councillors. This will establish an on-going dialogue between area residents and Broda, and will provide for efficient communications among all parties. Broda will coordinate monthly or quarterly meetings, as the community deems necessary, to provide committee members with project updates and gain important feedback on any concerns related to the quarry operations. This will provide a venue, so that any issues that arise throughout the lifetime of the quarry can be formally raised with Broda and addressed in a reasonable and effective manner.

Broda continues to be open to reasonable recommendations for how to mitigate concerns related to the proposed quarry in order to come to a resolution on outstanding objections and any additional concerns that the RM may have.

6. RECOMMENDATIONS, CLARIFICATIONS AND ALTERATIONS TO THE APPLICATION FOR RESOLVING OBJECTIONS

The following section includes the recommendations, including clarifications and alterations to the Application, that we have provided to the objectors as a means to resolve their objections. No objections have been resolved as a result of these clarifications and alterations; however, Broda remains committed to fulfilling them. The clarifications and alterations are arranged in accordance with the category of objection, as outlined below:

6.1 Water Quality

- Before construction of the quarry commences, Broda is committed to conducting a comprehensive inventory and examination of all wells within a two-mile radius of the proposed quarry site. An independent consultant with extensive well and engineering expertise will conduct the well assessment.
- This will provide Broda, the RM and residents with baseline conditions of existing wells. The property owners will be notified if they have any pre-existing issues with their well. If this is the case, Broda will work with the independent consultant and the property owner to determine if a well needs to be repaired or replaced on a case-by-case basis.
- Broda's hydrogeological engineer does not foresee great potential for the proposed quarry to cause additional pollution that would affect the effectiveness/integrity of water quality or geothermal heating in the area; however, participating in the well inventory will help provide some assurances and guarantees for property owners.

6.2 High Water Table

- Broda is aware that groundwater at the proposed quarry will fluctuate from year to year. There may be years when the aggregate is saturated and other years when the aggregate can be mined in dry conditions.
- When de-watering is necessary and viable based on the type and quality of material being quarried, Broda is committed to managing the de-watering in an environmentally sustainable manner.

- Broda will work with the RM, the Province and engineering experts on an on-going basis, and is committed to:
 - Obtaining a Water Rights License from the Province;
 - Completing a well inventory, and committing to repair and replace wells that are determined to be problematic;
 - Monitoring off-site water levels and any potential impacts; and
 - Monitoring for any drilling and blasting, should drilling and blasting be required.
- It is worthwhile to note that use of the Surface Miner Machine will provide Broda with better control on the depth and location of excavation on a year-by-year basis to mitigate any requirements for de-watering.

6.3 Drainage

- RM of Rosser has a By-law, which is consistent with the Provincial Drainage Regulation, that requires that post-development flows do not exceed pre-development flows and that a site has to be designed to accommodate a one in 200-year event. The Applicant is required to meet these standards.
- Broda has obtained an engineered drainage plan, which is being submitted concurrently with this report, and is committed to adhering to the procedures and conditions outlined within the drainage plan, which will need to be approved by the RM of Rosser and the Province.

6.4 Noise

- Regulation 65/92 states that no operator of a quarry shall permit a quarry to be established or operated that emits sound, (other than sound caused by blasting), in excess of the following limits when measured at any adjacent seasonal or permanent residence:
 - (a) 45 dBA sound pressure level, during the hours between 10:00 p.m. and 7:00 a.m.; and
 - (b) 55 dBA sound pressure level, during the hours between 7:00 a.m. and 10:00 p.m.
- Broda will adhere to the Regulation to ensure the quarry's sound pressure levels do not negatively impact surrounding residences. The Regulation will be adhered to by the following mitigation measures included within the Site and Operation Plan:
 - Establishing berms along the perimeter of the quarry;
 - Planting sound-absorbing landscaping along the berms; and
 - Placing most large machinery below grade.
- In addition, Broda has committed to employing a Surface Miner Machine at the proposed quarry. The Surface Miner Machine cuts, crushes and loads rock in a single operation. With the use of this machine, blasting will be largely avoided, and vibration and noise emissions will be greatly minimized. It is estimated that the sound pressure level emitted by the Surface Miner Machine at the nearest residence to the quarry will be 23 dBA, which is significantly less than the permitted

sound pressure level outlined in the Regulation and significantly less than wind turbines, which are an estimated between 45 and 50 dBA (at a distance of 1,000 – 2,000 ft.).

6.5 Air Pollution

- Section 47 of Regulation 65/92 requires that quarry operators limit the wind entrainment of dust to ensure that it does not exhibit any opacity in excess of five percent at the quarry line. Essentially, dust emissions at the quarry property line cannot exceed five percent and Broda is obligated to meet this requirement.
- The Provincial Mines Branch confirmed that their monitoring of this requirement is complaint based. Once they receive a complaint, they visit the site with technical equipment to determine if the requirement is being exceeded and work with the operator to meet the requirement, which is largely dependent on wind conditions and dust mitigation measures on-site.
- Broda is committed to dust mitigation measures on-site, including:
 - Limiting blasting through use of the Surface Miner Machine;
 - Seeding soil and overburden stockpiles to grass;
 - Spraying water on equipment, as required;
 - Treating the internal haul road with calcium chloride application, as required; and
 - Using aggregate stockpiles for screening.
- Crystalline silica is a non-aggregate material most commonly found in quartz, which in turn is used in products like concrete, bricks, ceramic tiles, jewelry and others. It is a different product than the aggregate material present in the deposit located within the proposed quarry, which consists of clay and gravel, dolomite, limestone and shale. Although minor amounts of quartz may be present in clay, gravel and shale, Broda is not aware of any evidence related to risk downwind of a quarry containing clay, gravel, dolomite, limestone or shale.
- In the absence of any actual defined risk, dust mitigation measures, as committed to above, as well as the obligation to meet Provincial dust emission requirements, will mitigate any potential risks related to downwind exposure.

6.6 Traffic and Road Conditions

- Broda will commit to applying dust mitigation measures (water and calcium chloride applications) along the haul route.
- Broda anticipates that he will be responsible for grading of the haul route road, which will be outlined as a requirement in the Development Agreement that would be required as part of any approval.
- Broda is exploring the option of paving a portion of the haul route along Mollard Road, from Klimpke Road to Brookside Boulevard, as a solution for long-term dust control.
- The establishment of speed limits on municipal roads is the responsibility of the RM of Rosser; however, Broda would support a speed reduction, should the municipality consider one.

- CentrePort is designated for industrial development. There is an overall understanding that traffic will increase in the area over time. To monitor the increase in traffic, every development is required to complete a Traffic Impact Study. Each study takes into account background traffic data based on actual traffic counts, other existing or proposed developments in the area and estimated traffic generation for the proposed land use. Based on accepted transportation engineering standards, the study identifies recommendations for road improvements. A signal warrant analysis was completed as part of the Traffic Impact Study for this Application and based on accepted transportation engineering standards, a traffic signal is not warranted at Mollard Road and Brookside Boulevard based on the quarry operation alone.
- There are other active development applications in the area and, if approved, and as industrial development in the area proceeds, it is likely that traffic signals will be warranted at Brookside Boulevard and Mollard Road. These costs would be borne by developers in the area.
- Traffic from the quarry has a designated haul route. The haul route is also the most direct route into the City of Winnipeg, where the majority of aggregate will be required.
- Broda will be able to enforce this haul route as traffic generated from the operation is employee traffic or customer traffic. Employees and customers of the quarry will be required to use the haul route. If customers are not using the designated haul route, they will not be permitted to do business with Broda.
- Broda is exploring the option of installing surveillance cameras near the quarry entrance and along the haul route, which would record any traffic infractions by employees and customers of the quarry.

6.7 Structural Damage

- Before construction of the quarry commences, Broda has committed to conducting a structural assessment and inventory of all existing structures (residences, barns, sheds, etc.) within a two-mile radius from the proposed quarry site. An independent consultant with structural engineering expertise will conduct the initial structural assessment. This will provide Broda, the RM of Rosser and residents with baseline conditions of existing structures. All property owners will be notified if they have any pre-existing issues with their structures. If this is the case, property owners may conduct repairs to address any pre-existing conditions.
- Broda has committed to repairing or replacing any structures that have been determined, by an independent third party, to have been affected by quarry operations. If structural damage occurs and the structure had pre-existing issues, Broda shall pay an agreed to percentage for repair or replacement based on the identified pre-existing condition. The percentage would be based on the structural assessment and agreed to between Broda and the property owner prior to quarry operations.

6.8 Fill and Progressive Rehabilitation

- Broda has committed to progressive rehabilitation of the proposed quarry site. *The Mines and Minerals Act* defines progressive rehabilitation as “rehabilitation of the site that is carried out in the

course of the operations of the project on the site.” In accordance with Section 188(1) of *The Mines and Minerals Act*, each quarry operator in Manitoba is required to “*institute and carry out a program for protection of the environment and for rehabilitation of the project site as set out in an approved closure plan.*” As part of Broda's closure plan, clean waste aggregate material recovered during the initial site preparation, particularly from the removal of the underlying bedrock materials, will be saved as valuable berm and site-rehabilitation material. The clean waste aggregate material will be used to create berms that will later be used to backfill the small, progressively-moving ‘open-face’ of the pit as the Surface Miner Machine used during quarry operations progresses across the site to create excavation channels. The empty trench volume behind the ‘working face’ of the excavation channels will be backfilled with this clean stockpiled material. Consistent with best practices elsewhere, Broda will also accept clean fill from pre-approved off-site sources to help restore the final profile of the rehabilitated site. Broda is confident that there will be enough fill available to rehabilitate and fill the quarry pit over time.

6.9 Aggregate Formation

- From January 8 to April 27, 2015, Stantec was retained to undertake a resource verification study of the limestone bedrock and aggregate quarry located on Broda's property, located within Section 4-12-2E in the RM of Rosser. Twenty-seven test holes were drilled and 23 test pits were excavated at the site. A laboratory testing program was performed on rock and overburden samples obtained during the drilling and testing program to determine the relevant engineering properties of the subsurface materials. It was concluded that the materials are suitable for various construction materials (in accordance with the City of Winnipeg Standard Construction Specifications and the Manitoba Infrastructure Specifications), including sub-base, base course, bedding, backfill, concrete mix and bituminous mix.

6.10 Property Values/Sale of Land

- The properties of both objectors are designated for industrial land uses under Regulation 49/2016. There is increased value in this land use designation over an agricultural or rural residential type designation. Industrial land values in the area have significantly increased over the last several years and are now beyond what one could obtain for agricultural or rural residential uses.
- The existence of the quarry will not impact the land value of industrial land in the same way it may be perceived to impact agricultural or rural residential land values. The quarry is an industrial use and therefore has a certain land use compatibility with other industrial uses in the area.
- Aggregate development is different in that the resource cannot be moved or relocated. The quarry is not a long-term land use and the intent is that as contiguous industrial development within CentrePort proceeds to grow north and west from Brookside Boulevard, industrial development of the area will occur.

6.11 Adherence to By-laws

- Broda will be required to enter into a Development Agreement with the RM of Rosser. This document is the tool the RM of Rosser will use to detail all the requirements and commitments that must be adhered to. This will include Provincial requirements, RM of Rosser requirements and commitments from Broda made throughout this process. There are also enforcement clauses in the Development Agreement and in other municipal By-laws that allow the RM of Rosser to enforce any part of their requirements in accordance with the Development Agreement.
- Furthermore, the By-law has been established to regulate quarry operations in the RM of Rosser with respect to enhancing safety, public health, welfare, protection and well-being of people, safety and protection of property, and to minimize social impacts upon adjoining land uses (land use compatibility). Under the By-law, a quarry operator is not only required to apply for a Quarry Permit to establish an operation, they are also required to apply for an annual license to operate a quarry. Section 5 of the By-law explains, “A Quarry Permit shall be subject to revocation in accordance with the provisions of this Quarry By-law.” As such, each year, the RM of Rosser will have the opportunity to decide whether to issue the quarry operator an annual license, based on the quarry operator adhering to the By-laws and the Development Agreement.

APPENDIX

A

WRITTEN CONFIRMATION
FROM RM

Rural Municipality of Rosser

Reeve Frances Smee
Chief Administrative Officer
Larry Wandowich
www.rmofrosser.com



Box 131,
Rosser, Manitoba
R0H 1E0
Ph: 467-5711 Fax 467-5958
Email: info@rmofrosser.com

July 30, 2019

Meagan Boles, Senior Planner
WSP Canada Group Ltd.
111-93 Lombard Ave
Winnipeg, MB R3B 3B1

BY EMAIL

Dear Ms. Boles,

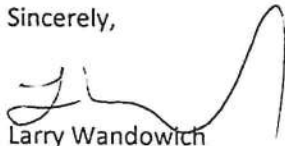
Thank you very much for the North Perimeter Aggregates Quarry Permit Application dated April 1, 2019 for lands located on part of section of 4-12-2 EPM and part of section 33-11-2 EPM in the Rural Municipality of Rosser.

We have reviewed your application for the minimum requirements set out in Schedule "A" of the Rural Municipality of Rosser's Quarry Operations By-Law (By-Law No. 8-15). This review included subsequent information asked for May 23, 2019 and received on June 13, 2019. As the Designated Officer, I am pleased to inform you that your North Perimeter Aggregates Quarry Permit Application is deemed complete as the minimum has been met. Please provide us three hard copies and an electronic version of the application, which shall contain both the initial information of April 1st and the subsequent information of June 13th. I will leave it to you to determine how to combine.

Please be advised that further information more than likely will be asked for by the municipality, when the application is reviewed by subject matter experts. You may now commence the Community Consultation Process set out in Schedule "D" of the By-Law.

As always, please don't hesitate to contact me if you have questions during the process.

Sincerely,



Larry Wandowich
Chief Administrative Officer

Cc Gord Broda – North Perimeter Aggregates Inc.
Lauren Lange – WSP Canada Group Ltd.
Jennifer S. Hanson - D.D. West LLP
Kari Schulz – Inland Port Special Planning Authority
Eric Shaw - South Interlake Planning District

APPENDIX

B

NOTICE OF COMMUNITY
CONSULTATION MEETING

NOTICE OF COMMUNITY CONSULTATION MEETING

Under the authority of the Rural Municipality (RM) of Rosser's Quarry Operations By-law 8-15, you are invited to attend a Community Consultation Meeting for a proposed quarry in part of Section 4-12-2 EPM and part of Section 33-11-2 EPM in the RM of Rosser.

DATE: Tuesday, October 17, 2019

TIME: 7:00 PM - 9:00 PM

LOCATION: Victoria Inn
1808 Wellington Avenue
Winnipeg, MB

FORMAT: Formal presentation at 7:00 PM, followed by an opportunity to speak with the quarry operator and technical experts

APPLICANT: North Perimeter Aggregates

RSVP: Please RSVP to
lauren.lange@wsp.com

If you would like to review the North Perimeter Aggregates Quarry Permit Application in advance of the meeting, you can access the document:

- In-person at the RM of Rosser Municipal Office (77E PR 221, Rosser, Manitoba, 204-467-5711)
- Online at www.rmofrosser.com
- Request an electronic copy from lauren.lange@wsp.com

If you have any questions, please contact:
Lauren Lange, Planner,
WSP Canada Group Limited
204-259-5429 or lauren.lange@wsp.com

Prior to the Community Consultation Meeting, in accordance with the By-law, all interested persons are invited, no less than 20 days prior to the Community Consultation Meeting, to provide in writing to the quarry operator any comments, recommendations, suggestions, and/or concerns that arise from a review of the quarry operator's application.

All written comments, recommendations, suggestions, and/or concerns that arise from a review of the application can be forwarded to Lauren Lange, Planner, WSP Canada Group Limited, at lauren.lange@wsp.com, as WSP will be collecting all input from interested persons on behalf of North Perimeter Aggregates.

**NORTH
PERIMETER
AGGREGATES**

APPENDIX

C

NEWSPAPER AD FOR
COMMUNITY CONSULTATION
MEETING

PROPOSED QUARRY THE RM OF ROSSER

COMMUNITY CONSULTATION MEETING

Under the authority of the Rural Municipality (RM) of Rosser's Quarry Operations By-law 8-15, North Perimeter Aggregates has applied to **establish a quarry operation in part of Section 4-12-2 EPM and part of Section 33-11-2 EPM in the RM of Rosser**. Come learn more about the proposed quarry operation and speak with the quarry operator and technical experts.

DATE:

Thursday, October 17, 2019

TIME:

7:00 PM - 9:00 PM

LOCATION:

Victoria Inn, 1808 Wellington Avenue,
Winnipeg MB

FORMAT:

Formal presentation at 7:00 PM,
followed by an opportunity to speak
with the quarry operator and
technical experts

APPLICANT:

North Perimeter Aggregates

RSVP:

Please RSVP to lauren.lange@wsp.com
or call 204-943-3178

If you would like to review the North Perimeter Aggregates Quarry Permit Application in advance of the meeting, you can access the document:

- In-person at the RM of Rosser Municipal Office (77E PR 221, Rosser, Manitoba | 204-467-5711)
- Online at www.rmofrosser.com
- Request an electronic copy from lauren.lange@wsp.com

If you have any questions, please contact Lauren Lange, Planner, WSP Canada Group Limited, at 204-259-5429 or lauren.lange@wsp.com.

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APPENDIX

D

COMMENTS,
RECOMMENDATIONS,
SUGGESTIONS OR
CONCERNS RECEIVED

To: Lauren Lange, Planner, WSP Canada Group Limited,
at lauren.lange@wsp.com,

Re: North Perimeter Aggregates Quarry
Project No. 18M-00240-00
Broda Properties Inc.

September 20th, 2019

To Whom it May Concern:

Requests From Adjacent Land Owner, David Saylor: Roll No. of
the property is _____ and the legal description is _____

I am writing as resident and owner of _____, the
property surrounded by proposed pits. So as a functioning family
farm, with children the youngest being two years old, we are
submitting these requests from a concern for safety and health
considerations.

- 1) Pave Mollard and Sturgeon Road
- 2) Limited speed control on the above mentioned roads
- 3) Child safety signage
- 4) Shelter belt planning and planting
- 5) Remedial dust control, till paving complete
- 6) Free gravel for residents within five miles from opening date
until 2035.

Awaiting your reply,
David and Karin Saylor

Ernest Futros
Krista Deighton

Winnipeg, MB R3 2E6

October 17, 2019

RM of Rosser
Via e-mail

Dear RM of Rosser:

This letter is written on behalf of the following Rosser residents/business owner that reside at
and _____ respectively:

1. Mary Futros, resident & owner Perimeter Drilling Ltd.
2. Ernest Futros, Krista Deighton and Jordan Futros

Perimeter Drilling Ltd. has been in the community for over 30 years.

The following are the concerns we would like raised:

- **Deterioration of Water Quality.** The homeowners and the business owner have multiple wells on each property which provide water and are used in geothermal heating. What will occur if our water is polluted and/or debris is introduced into the water supply? This will have an effect on both the water quality and the effectiveness/integrity of the geothermal heating.
- **Noise and air pollution.** Decks have been recently built at both residences. Will they even be able to be used with the noise and air pollution that the quarry will cause?
- **Traffic and road conditions.** The roads are already in horrendous condition, traffic is already busy, especially on baseball nights, dust is awful, and could cause accidents. What condition will the roads be in when large trucks are using them every day? Salting the section of road in front of the residences will have little effect on reducing dust when there are large trucks going down Mollard Road every day. Will the road be paved and speed limit reduced?
- **Health concerns.** Will the dust contain crystalline silica, a known carcinogen? What kind of air quality monitoring will be done? What will be done if the residents develop health issues? Prolonged inhalation of silica dust can result in silicosis with progressive fibrosis of the lungs. But acute silicosis can develop in as few as eight months from the time of first exposure, causing progressive shortness of breath, fever, cough, weight loss and progressive respiratory failure ending even in death in one to two years. The most dangerous is the particulate matter we can't see, under 2.5 microns, which can lodge deep in the chest, causing breathing difficulties and increased use of asthma medications. Long-term exposure can lead to lung cancer. Two of the residents already have health issues – (i) Multiple Sclerosis and (ii) PBC – Primary Biliary Cholangitis. Stress and poor air quality will exacerbate the illnesses.

- **Property values/sale of land.** There was a potential for the sale of a portion of the land owned by one of the residents, however the buyer was not approved for what he wanted to build. The buyer was turned down for his building. Is this a lost opportunity now? Who is going to want to purchase the land now that it is across from a quarry? What compensation will be provided for a decrease in property values due to the quarry? What options are going to be provided if the residents need to move due to the dust, noise and health concerns and what compensation will be provided if the property cannot be sold or has been significantly devalued?
- **Adherence to bylaws.** What assurance do we have that the bylaws related to the quarry will be enforced? Complaints have been voiced in the past only to have nothing done on other issues.

Sincerely,
Ernest Futros, Krista Deighton

cc: Lauren Lange

APPENDIX

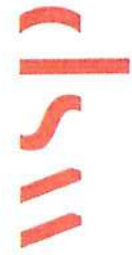
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COMMUNITY CONSULTATION
MEETING SIGN-IN SHEET

North Perimeter Aggregates Quarry Permit Application Community Consultation Meeting

Sign-In Sheet
October 17, 2019

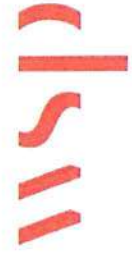
Name	Address	Telephone	E-mail
Mike Ueber			
Sam Ueber			
Kari Schulz	604-800 Portage Ave.	204-945-2146	Kari.schulz@gov.mb.ca
JAMES KRISKI JR			
Krista Deighton			
Ernie Futros			
DOUG KNOC			
MIKE BELBAS			
Robert Sealath	200 1355 Taylor Ave		
TREVOR WIEGE			
Curtis Kluwender			



North Perimeter Aggregates Quarry Permit Application Community Consultation Meeting

Sign-In Sheet
October 17, 2019

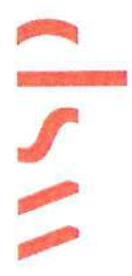
Name	Address	Telephone	E-mail
GORDON GRENKOW			
RALPH EBERTZ			
Holly Erick-Knotz			
JOSEPH KROWIAK			
SAM SWAN			
FRANCES SNEE			



North Perimeter Aggregates Quarry Permit Application Community Consultation Meeting

Sign-In Sheet
October 17, 2019

Name	Address	Telephone	E-mail
ELMERA ARNT			
LINDA ARNT			
MIKE EMMIS			
DAN HILL			
PAUL SHAW			
LARRY WANDERLICH			
RUSS HANSON			
JAY BARBOSA-MEYER			
DENNIS TAYLOR			
KELVIN STEWART			
ALLAN GRENKOW			
HENRY BOEGER			



APPENDIX

F

COMMUNITY CONSULTATION
MEETING PRESENTATION

BRODA

QUARRY

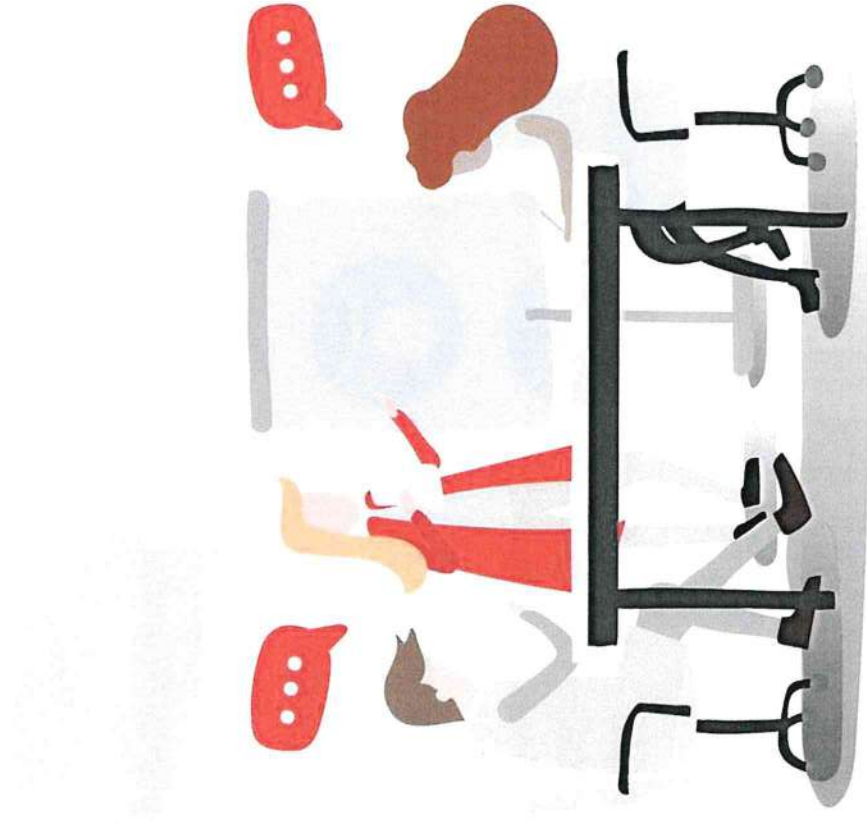
North Perimeter Aggregates Quarry Permit Application

Community Consultation Meeting

October 17, 2019

Welcome

BRODA QUARRY



Introductions

BRODA
QUARRY



Gord Broda

Applicant / Quarry Operator
North Perimeter Aggregates



David Jopling

Facilitator
WSP Canada Group



Meagan Boles

Planner
WSP Canada Group



Jeff Bell

Hydrogeological Engineer
Friesen Drillers



Mike McKernan

Environmental Scientist
MLi3 Inc.



Justin Neufeld

Groundwater Geologist
Friesen Drillers



Kerra Mruss

Transportation Engineer
WSP Canada Group



James Hicks

Blasting Engineer
DST Consulting Engineers Inc.

Agenda

BRODA
QUARRY

- Introductions
- Presentation
 - Highlights of Quarry Permit Application
- Roundtable Discussions with the Quarry Operator and Technical Experts

Purpose of Tonight's Meeting

BRODA
QUARRY

Provide
information on
the North
Perimeter
Aggregates
Quarry Permit
Application



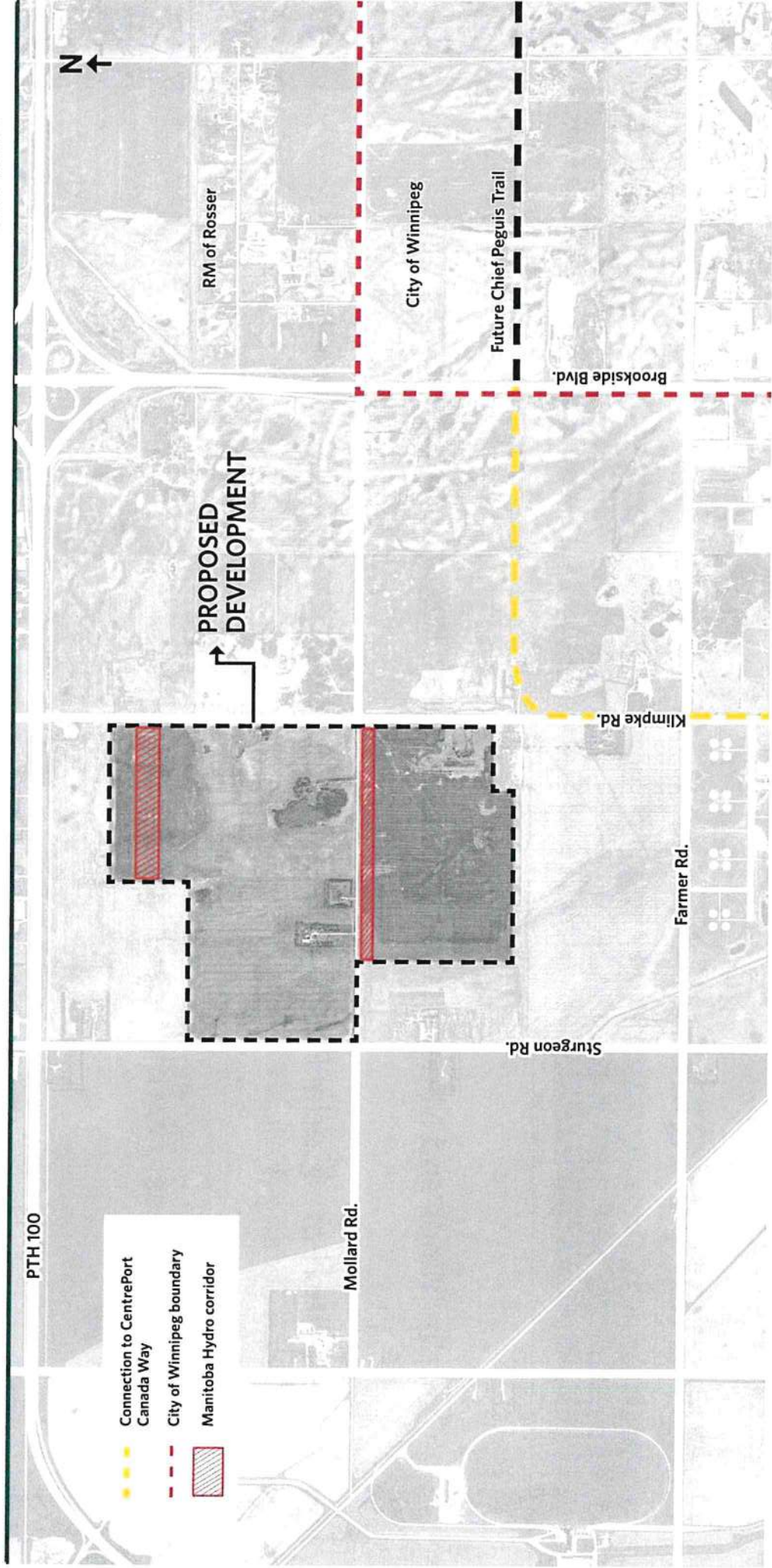
Gather your
feedback

Document your
comments

Discuss
solutions to
address your
comments

Site and Context

BRODA
QUARRY



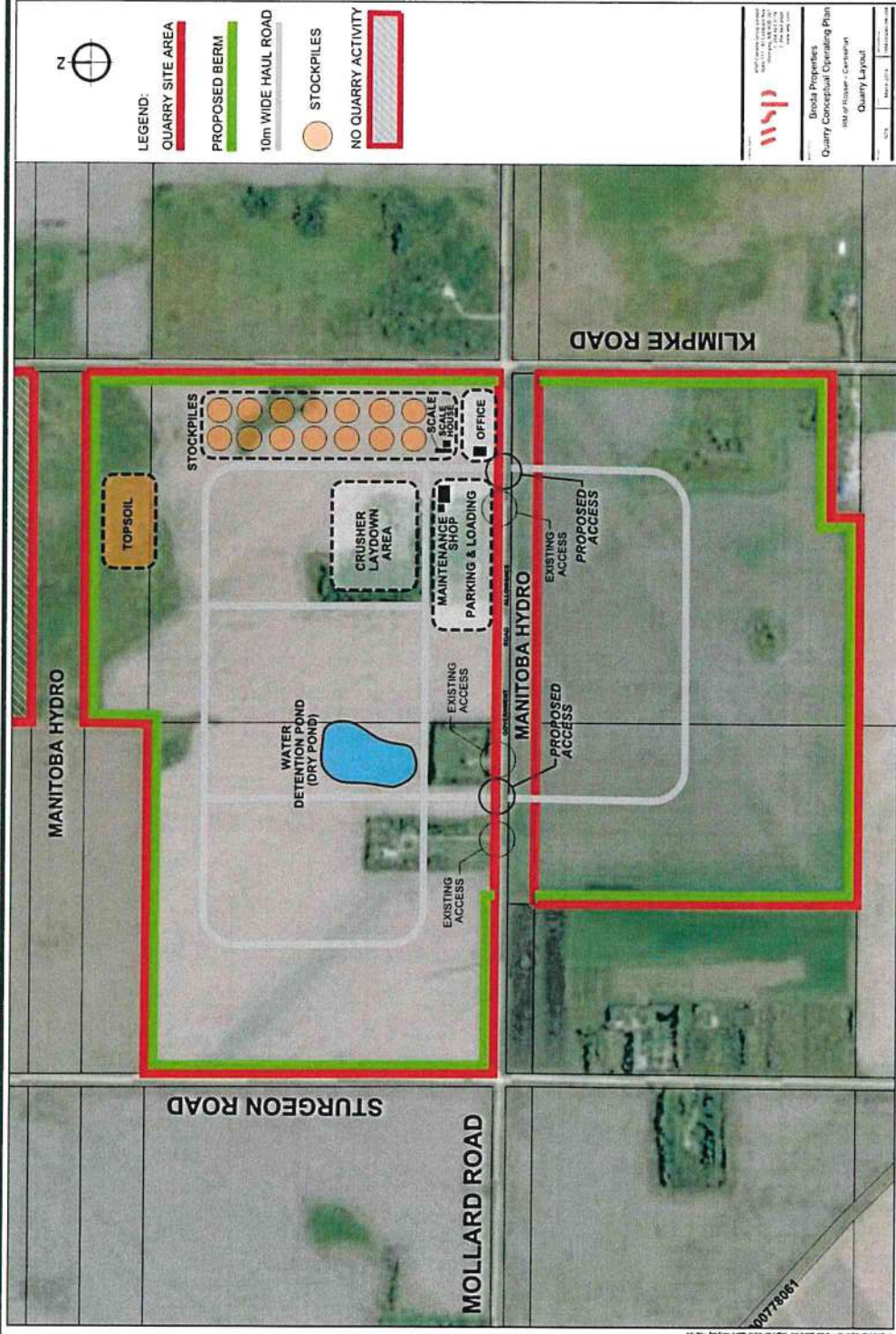
Regulatory Framework

BRODA
QUARRY

- The Mines and Minerals Act (Quarry Minerals Regulation 65/92)
- Inland Port Special Planning Area Regulation 49/2016 (Development Plan and Zoning By-law)
- RM of Rosser Quarry Operations By-law 8-15

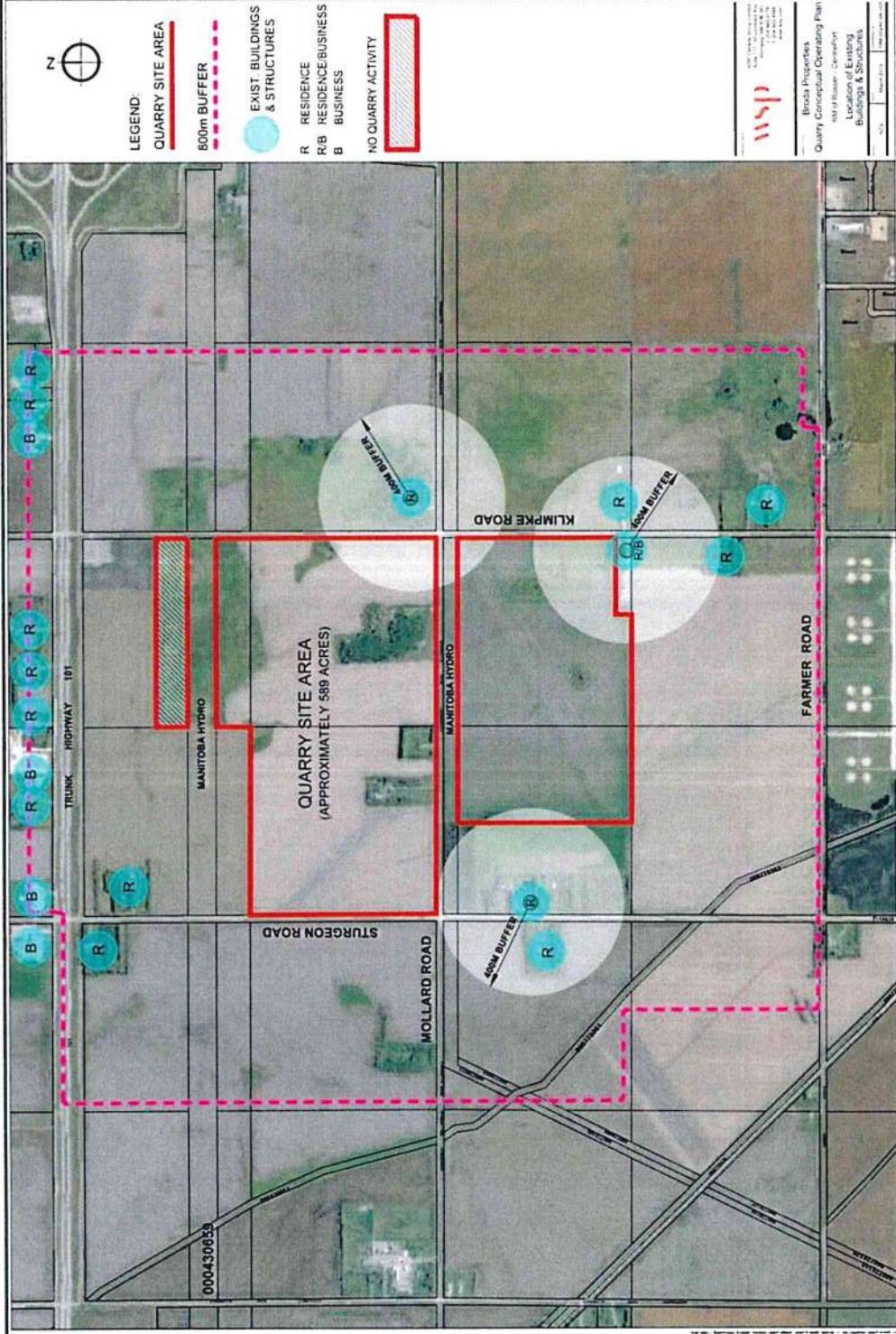
Site and Operation Plan

BRODA
QUARRY



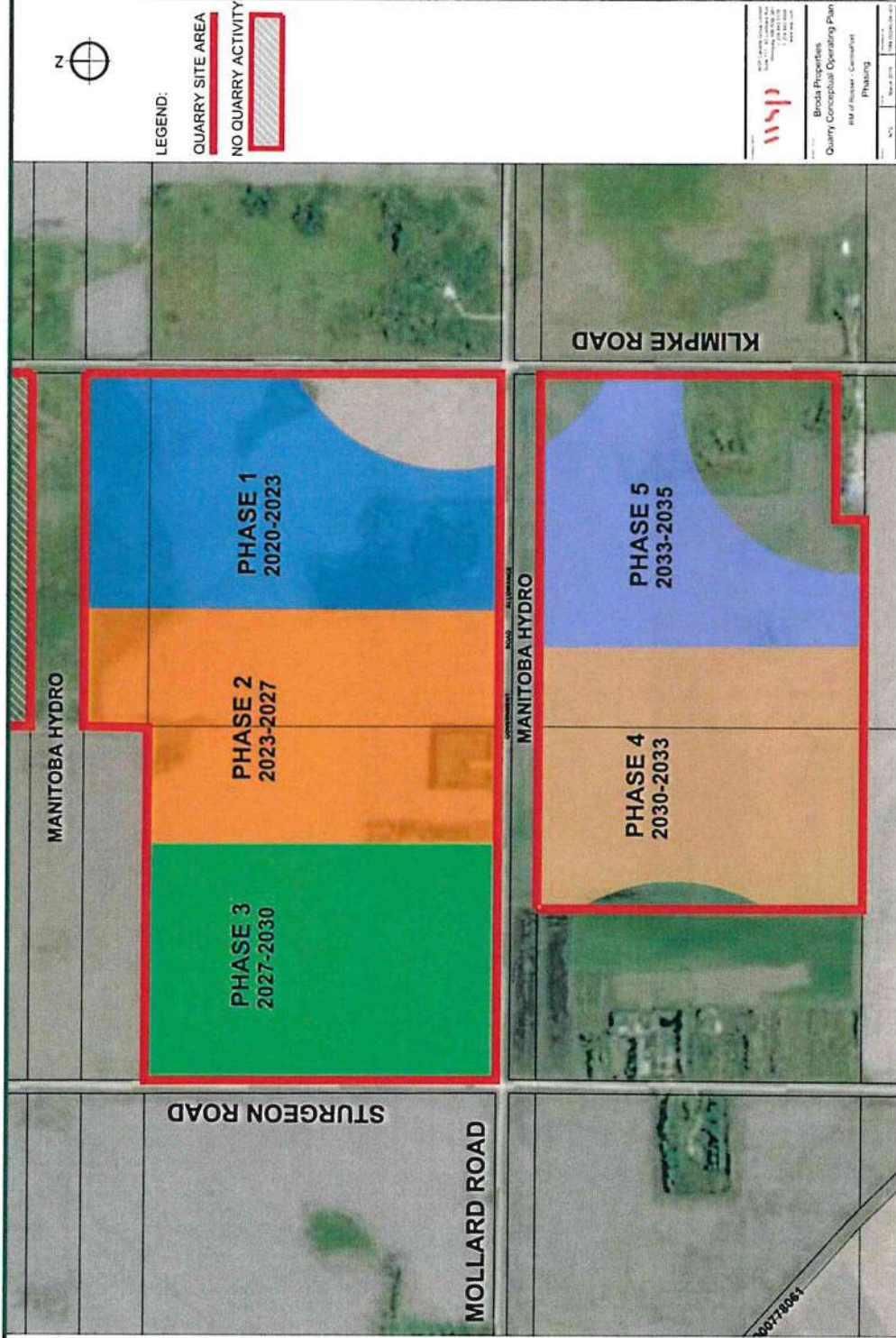
Site and Operation Plan

BRODA QUARRY



Phasing Plan

BRODA QUARRY



Noise (Overpressure)

- Section 44(2) Noise Level Limit Emitted by Blasting
 - Residential Buildings: 130 dB(L) PSPL
 - Non-Residential Buildings: 150 dB(L) PSPL

Vibrations

- Section 44(3) Vibrations Emitted by Blasting
 - Residential Buildings: 11 mm/s PPV
 - Non-Residential Buildings: 55 mm/s PPV

Mineral Extraction

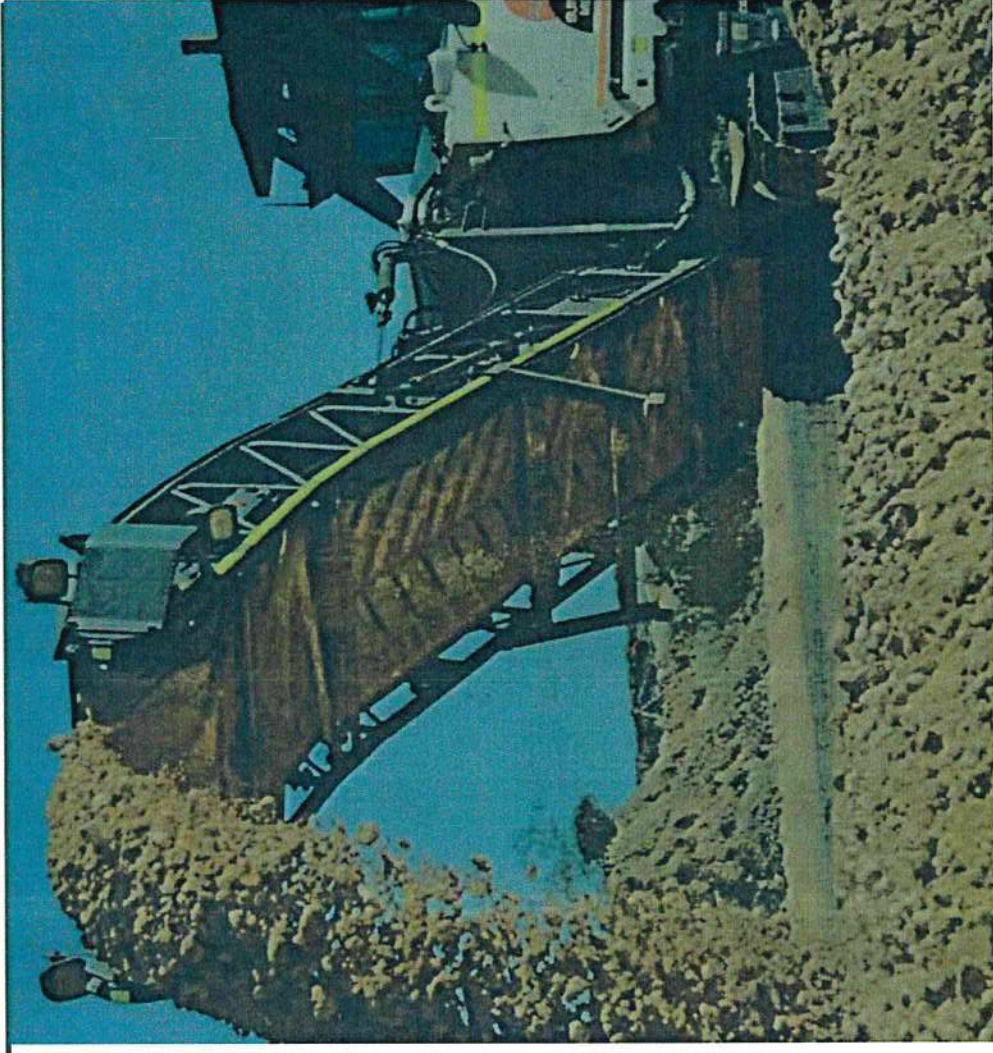
BRODA
QUARRY

- Stripping of overburden.
- Employing continuous surface miner machine(s).
- Occasional drilling and blasting.
- 80% or more of mineral extraction is expected to be performed using continuous surface miner machines equipped with dust suppression systems.

Surface Miner Machine

- Selective mining.
- Cutting, crushing, and loading in a single operation.
- Blasting can largely be avoided.
- Greatly minimizes vibration compared to blasting.
- Mitigates noise and dust emissions.

BRODA
QUARRY



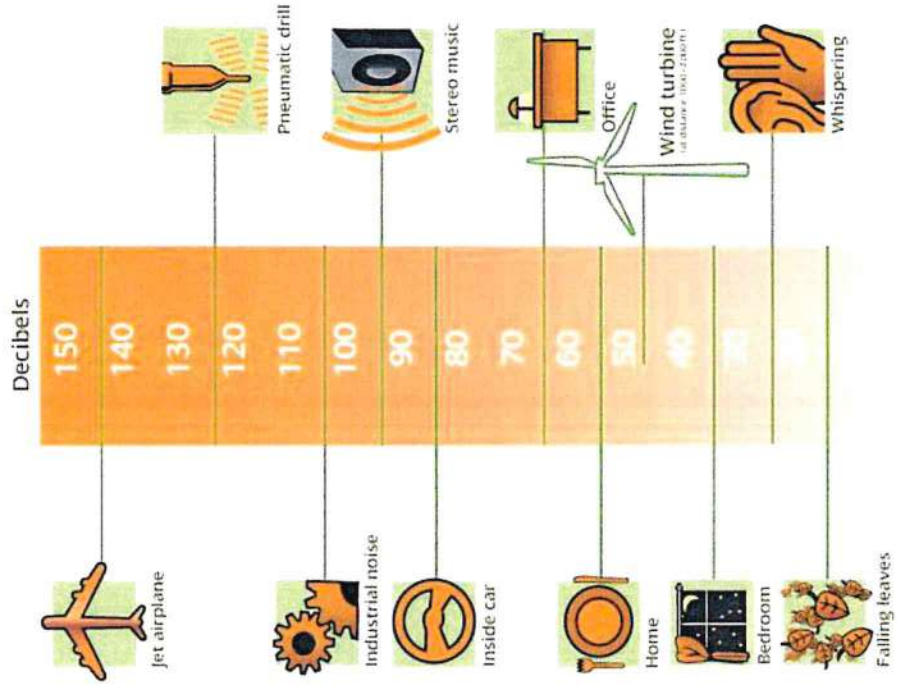
Blasting Process

- Drilling
- Explosives loading and priming
- Setting up seismograph(s)
- Initiation sequence and tie-up
- Clearing blast area
- Blasting

Controllable Blasting Parameters

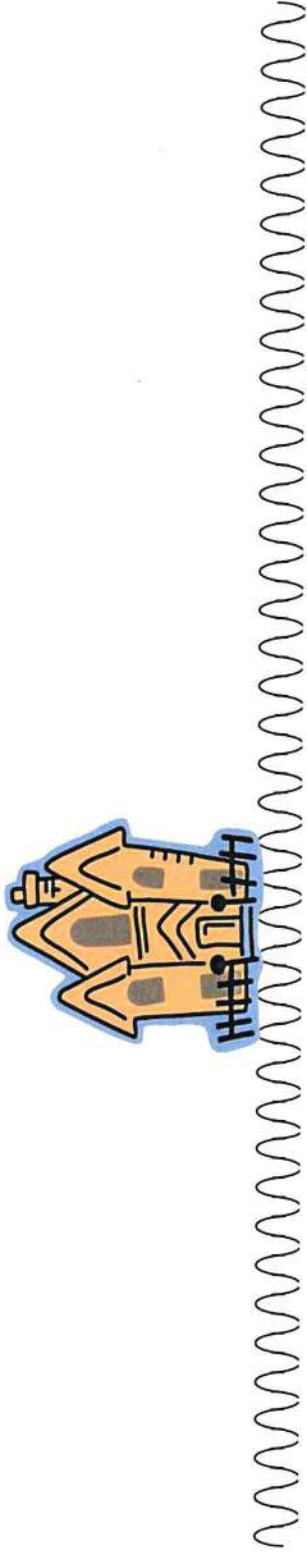
- Drill hole diameter
- Drilling pattern
- Type of explosives
- Explosives weight/delay
- Initiation sequence

Typical Noise Levels



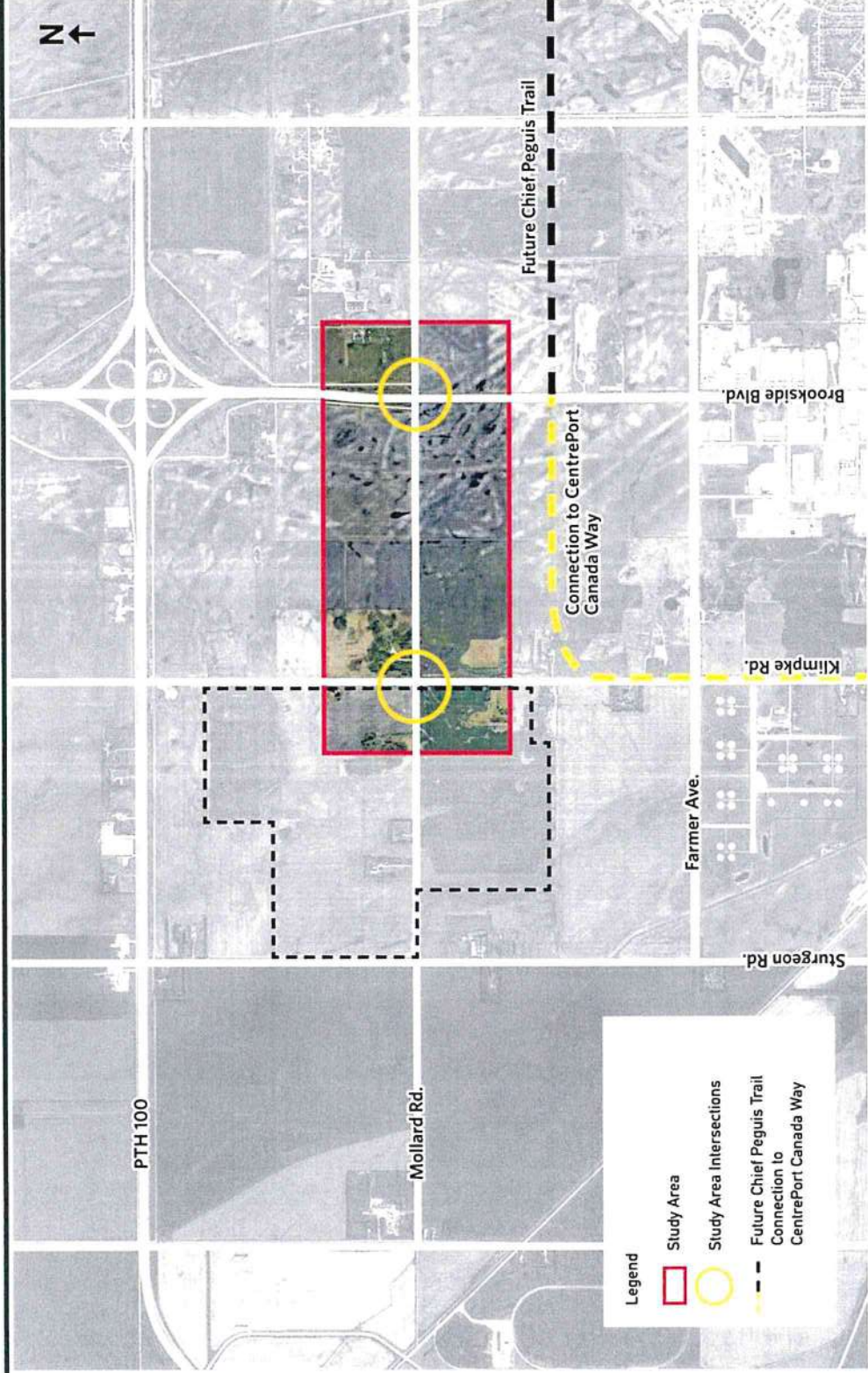
Vibrations

BRODA
QUARRY



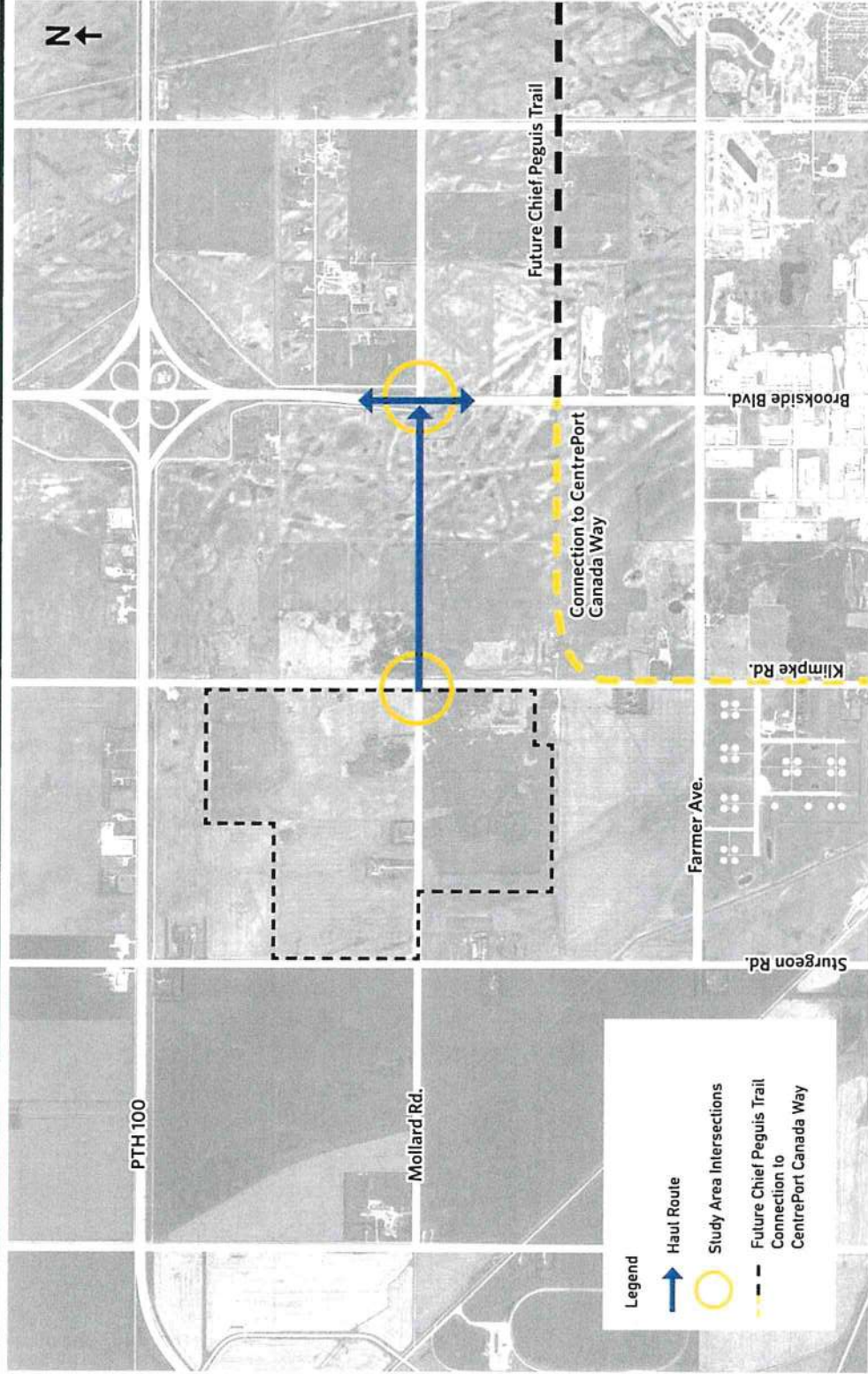
Traffic Impact Study

BRODA
QUARRY



Haul Route Plan

BRODA
QUARRY



Traffic Impact Study Conclusions

- Intersection of Mollard Road and Klimpke Road to be converted to a two-way stop-controlled intersection, with the northbound and southbound approaches to the intersection stop-controlled.
- Traffic signals are not warranted at the intersection of Brookside Boulevard and Mollard Road based on the forecast traffic volumes.

Dust Mitigation Measures

BRODA
QUARRY

- Seed soil and overburden stockpiles to grass.
- Spray water on equipment, as required.
- Spray water on unpaved access roads, as required.
- Treat internal haul road with calcium chloride applications, as required.
- Use aggregate stockpiles for screening.

Groundwater

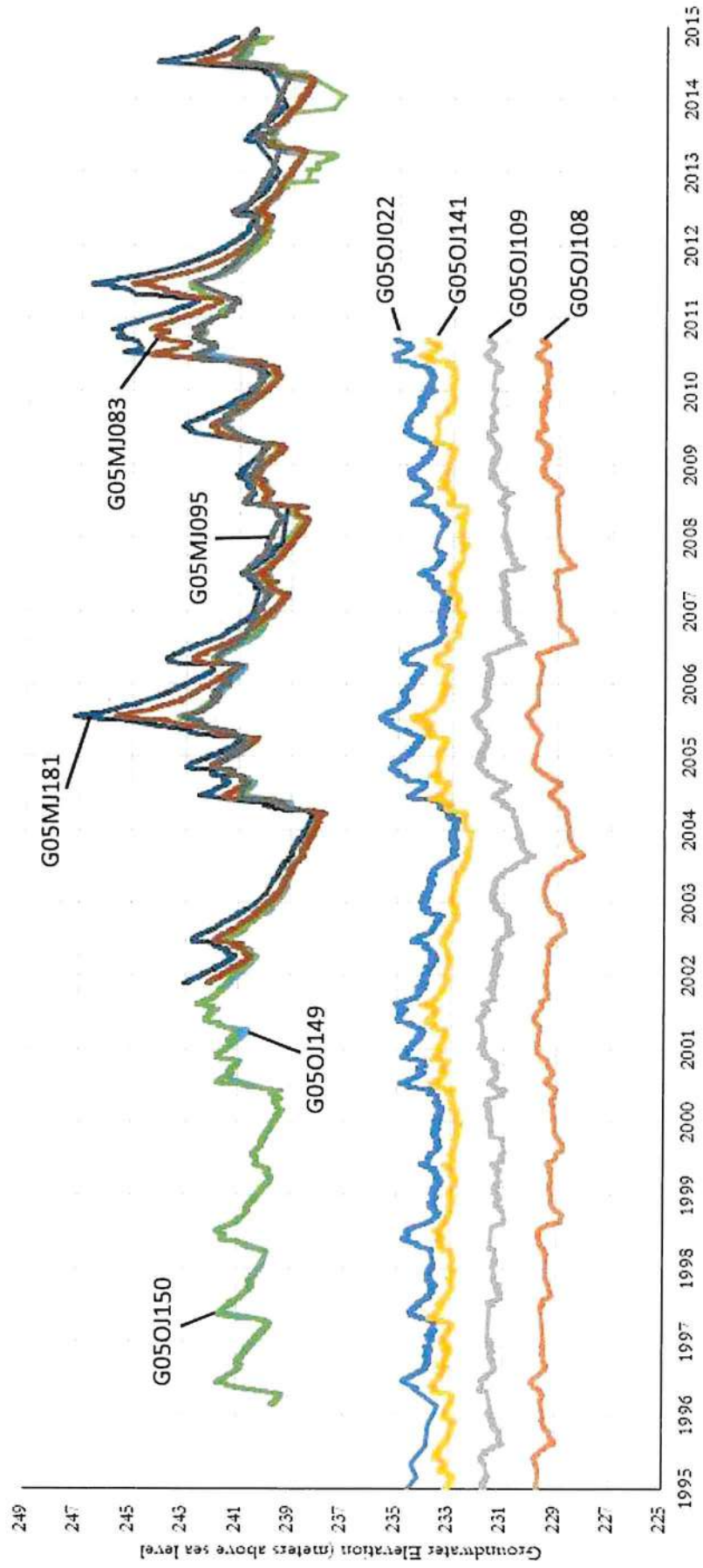
BRODA
QUARRY

- A desktop review identified 75 groundwater wells within two miles of the quarry.
- A two-mile field inventory to be conducted to confirm number, location, and baseline condition of wells.

Groundwater

BRODA
QUARRY

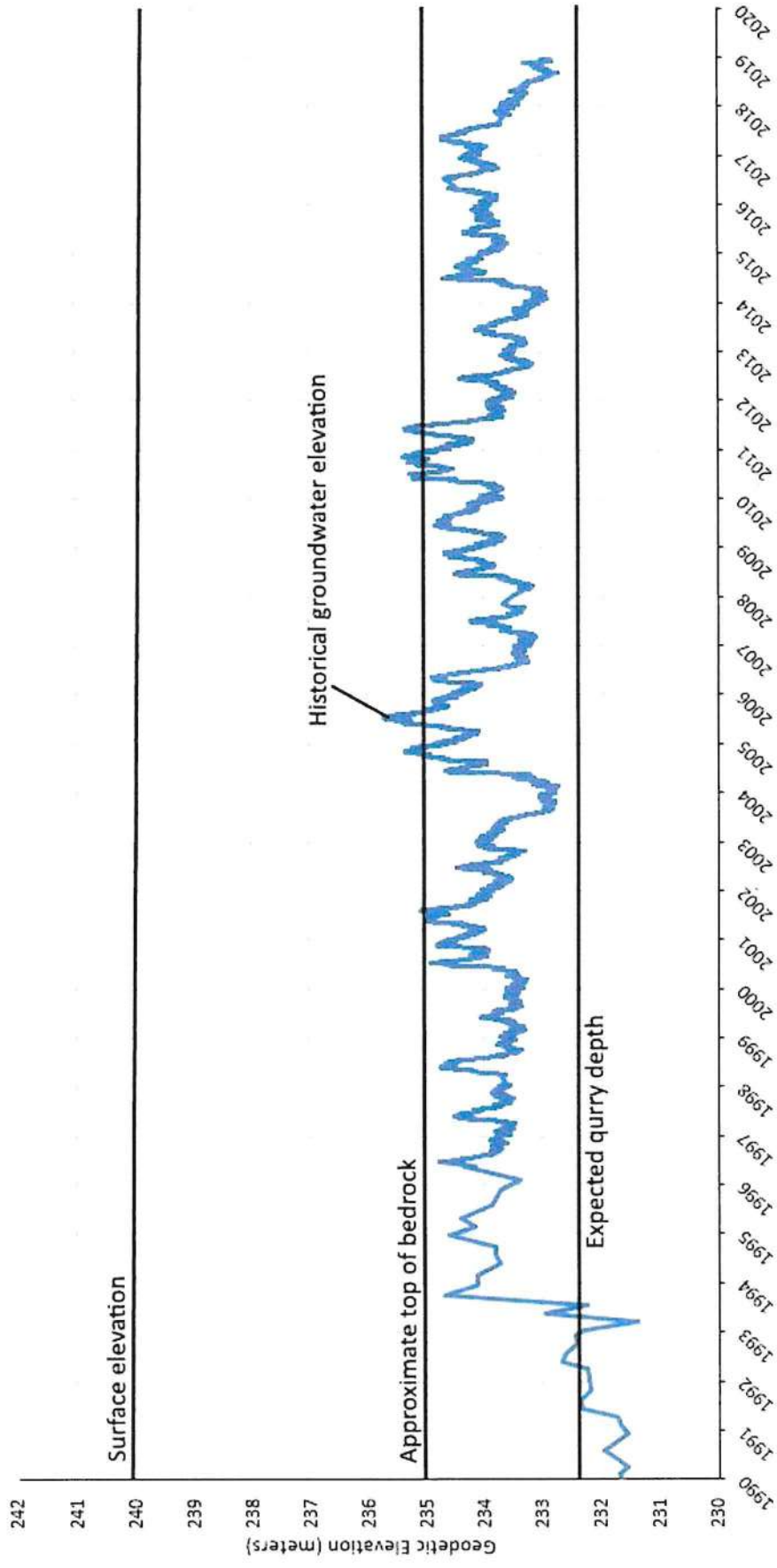
Regional Composite Hydrograph Plot



Groundwater

BRODA
QUARRY

G050I022



Groundwater Management

BRODA
QUARRY

- On-site water-level monitoring in multi-level
 - Well inventory (2-mile radius)
- On-site sampling
 - Groundwater monitoring plan
- Regional hydrograph network
 - Specific sampling (routine, isotopic, and bacteriological)
- Interference plan
 - Well monitoring program

Surface Water Management

BRODA
QUARRY

Working with Water Resources Branch for approximately 5 years, Broda has:

- Monitored groundwater onsite (3 wells) and off-site (2 Provincial wells) for a decade;
- Developed a strong understanding of groundwater fluctuations that can create the need to dewater quarry and discharge water to municipal drainage ditches;
- Developed a strong understanding of the interactions between groundwater and surface water, both on- and off-site;
- Committed to avoid discharge pathways that the Water Resources Branch objects to;
- Identified discharge routes (East Colony Creek and Sturgeon Creek) preferred by the Water Resources Branch; and
- Selected a preferred discharge pathway (East Colony Creek).

Surface Water Management

BRODA
QUARRY

Guided by the Water Resources Branch, Broda has:

- Completed detailed topographic surveys along East Colony Creek;
- Identified flow-restriction (e.g. older under-sized municipal culverts) or debris-accumulation “chokepoints” along East Colony Creek;
- Developed water-management objectives preventing exceedance of local drainage capacities in either discharge route, including at “chokepoints”;
- Calculated discharge flow rates to East Colony Creek that will not cause flooding (even during spring runoff) by modeling weather and discharge scenarios;
- Designed advance-notification ‘call-out’ system to alert neighbours, the Water Resources Branch, and the RM of Rosser of any planned discharges; and
- Committed not to discharge if instructed by the Water Resources Branch or the RM of Rosser.

Surface Water Management

BRODA
QUARRY

The quarry will be operated and managed to satisfy regulatory requirements:

- Post-development flows cannot and will not exceed pre-development flows.

A sophisticated Surface Water Management Plan has been completed for the site and filed for review:

- To be reviewed by the Water Resources Branch and the RM of Rosser.
- The Plan is based on the following:
 - Engineering surveys of the preferred discharge route;
 - Analyses of historic ditch-flow rates;
 - Analyses of satellite imagery;
 - Analyses of historic provincial and on-site groundwater monitoring data;
 - Creation of site Digital Elevation Model;
 - Complex discharge and ditch-flow modeling; and
 - Identification of flow-constriction locations.

Visual Impact Management

BRODA
QUARRY

- Relatively few sightlines of quarry operations, for very few homes.
- Quarry operations will be set back from Mollard Road.
- Substantial screening of property by remnant river-bottom forest woodlots and mature residential shelterbelts.
- Surface Miner machine and most large equipment (and some stockpiles) will be located below-grade (not visible).
- The Quarry Operator will develop a visual-screening system of vegetated berms across the few remaining views of the quarry.

Sound Impact Management

BRODA
QUARRY

- Relatively few direct sound trajectories from quarry operations, for very few homes.
- Quarry operations will be set back from Mollard Road.
- Vegetative screening of property, by remnant river-bottom forest woodlots and mature residential shelterbelts, will greatly muffle and deaden sound dissemination.
- Because the Surface Miner machine, most large equipment, and some stockpiles will be located below-grade, most sound will disseminate vertically, not horizontally.
- The Quarry Operator will develop an additional visual-screening and sound-muffling system of vegetated berms across the few remaining sound trajectories from the quarry.

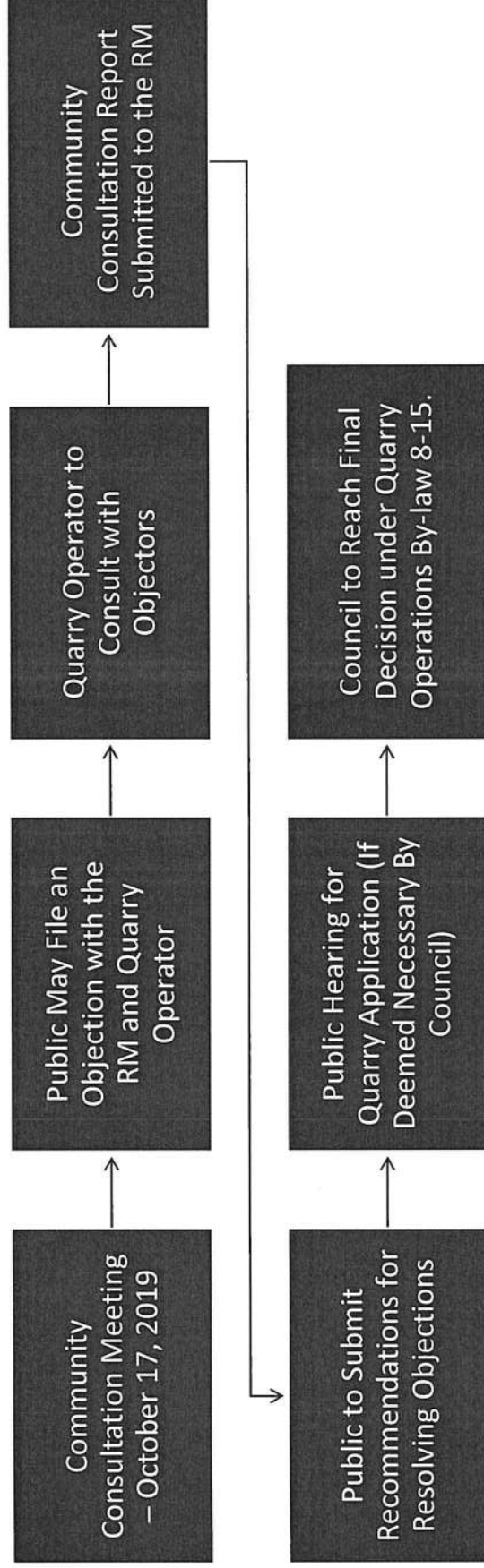
Natural Resource Management

BRODA
QUARRY

- The quarry site is cropped, with expanses of native oak trees, tall-grass prairie and meadow communities.
 - Abundant wildlife, especially songbird, habitat.
- No significant waterbodies on or near the site.
- Field studies reveal no presence of any species listed by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), federal Species at Risk Act, and/or the Manitoba Endangered Species Act.
 - Relict Burr Oak stands are common and important but impacts can be mitigated or compensated.

Next Steps

In accordance with the RM of Rosser Quarry Operations By-law 8-15, the next steps in the Quarry Permit Application process are as follows:



Next Steps

BRODA
QUARRY

Following tonight’s Community Consultation Meeting, “any interested person may file an objection to the Application, in writing to the Quarry Operator and the Municipality, within 30 days (by November 18, 2019) following the Community Consultation Meeting”.

- RM of Rosser Quarry Operations By-law 8-15

Roundtable Discussion with Technical Experts

BRODA
QUARRY



Thank You

BRODA
QUARRY

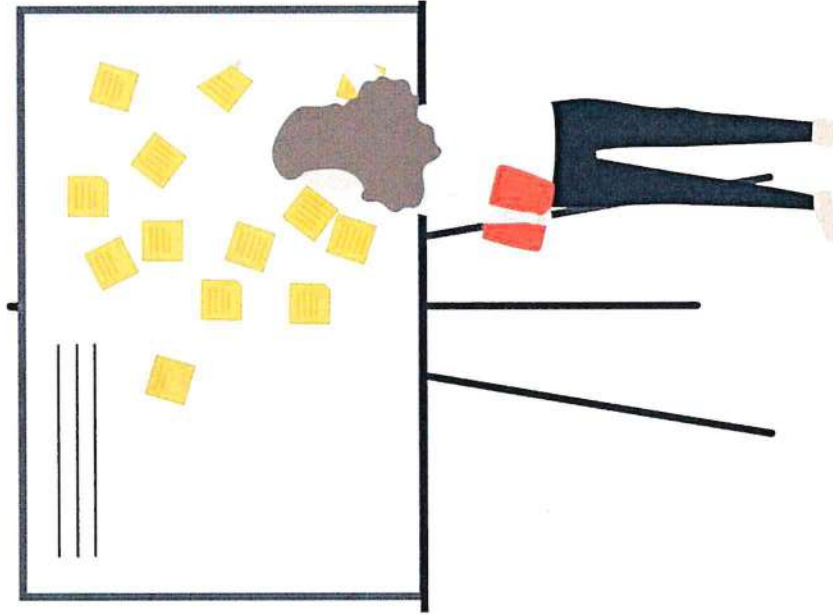
**Thank you for attending
tonight's meeting.**

Feel free to move around the room and speak with the Quarry
Operator and technical experts.

For more information, or you have any questions, please contact WSP Canada
Group Limited at 204.943.3178 or lauren.lange@wsp.com

Comments

BRODA
QUARRY



APPENDIX

G

OBJECTIONS AND
RESPONSES



CHAPPELL COMPANY
Charles L. Chappell

I attended with my client the public consultation meeting for the North Perimeter Quarry Application in the Rural Municipality of Rosser.

The presentation of the applicant has given rise to many issues and questions relating to this operation.

These are as follows:

No geological report or evidence as to the dolomite bedrock was provided at the hearing. How deep is the dolomite layer? What is the grade of hardness of the material to be mined? Is the mineral quality sufficient for construction purposes meeting MI/City of Winnipeg road construction standards?

A blasting presentation was made but in a confusing manner. Will blasting occur beneath the water table? Reference was made to 80% of the minerals being utilized by scraper machinery. Does this 80% constitute usable grade material or fill grade?

1. The presentation respecting blasting was confusing at best. The blasting issue raises the following questions:
 - (a) 90% of the minerals will be mined by scraper machinery (surface miner).
 - (b) At the hearing Mr. Broda indicated 20% of the material mined would be by drill and blast. The blasting engineer stated 10% of the material would be through blasting and drilling. Who is correct?
 - (c) If the dolomite material is too hard some further blasting will be required.
 - (d) Why is the surface miner to be used for this quarry while it is not used at Stonewall?
 - (e) Is the applicant asking for approval and if approval is granted will it simply increase the amount of blasting?
2. The hydrological engineering relating to water and wells is challenging. The applicant's expert in his presentation pointed out two areas where mining could occur without piercing the water table. Otherwise, the water table will be breached and significant water concerns may be raised. These water concerns relate to approximately 75 working wells within a two mile radius of the perimeter of the proposed quarry operation.

The applicant's expert indicated that serious dewatering issues and a precarious water problem exists.
3. The proposed quarry site is within the vicinity of the Winnipeg Airport Authority. What arrangements has the applicant made to secure approval or comment from the Winnipeg Airport Authority relating to dust, water fowl nesting and interference with airport operations.



CHAPPELL COMPANY
Charles L. Chappell

4. The discharge route of surface water and dewatering from the east colony into Sturgeon Creek waterway which ultimately discharges into the Assiniboine River is approximately 16 km in length. The issue of drainage raises the following concerns:
 - (a) The discharge route affects both the municipal drainage ditches and those of the City of Winnipeg. Has approval been obtained from the City of Winnipeg to increase the amount of drainage water into the Sturgeon Creek watershed? Has a drainage engineer provided complete plans for the drainage pattern?
 - (b) How can the drainage pattern cope with a substantial volume increase of drain water and dewatering when drainage limits are exceeded without the quarry operation from drainage water?
 - (c) What is the impact on farmers for the surface water drainage problem?
5. There is obviously a ground water issue at this location. The top of the proposed quarry is 240 meters above sea level. The blasting and drilling is to occur 10 meters below the top elevation. Will the drilling and blasting impact the groundwater table and local well water supply?
6. What, if any, benefits will be provided to the R.M. of Rosser and its inhabitants if the quarry application is approved. Nothing has been addressed in these issues.
7. The environmental scientist in his discussion minimized the water table issue. In particular, his statements relating to the dewatering of the quarry operation made little sense. Today, the municipal ditches, creeks, third order drains and streams are overloaded and unable to take any dewatering systems. The whole of the drainage pattern of the Municipality, the City of Winnipeg and the Province of Manitoba is challenging at the best of times. To proceed with a quarry operation which required significant dewatering makes little, if any, sense.

The breach of the water table and constant runoff from the dewatering plan accomplishes little for the local residents and the 75 wells which may be affected by the operation. The constant presence of water in the municipal drainage system does nothing but add more mosquitoes to the community.

Interestingly, the applicant chooses to present an environmental scientist rather than a municipal drainage engineer or a hydrological engineer dealing with volume of water and the impact of the operation on the whole of the community.



CHAPPELL COMPANY
Charles L. Chappell

There may be other issues raised about a planning and jurisdictional issue relating to the special planning order for the Centre Port lands within the perimeter highway. These issues will be addressed further in the proceedings under the Quarry By-law.

Lastly if this proposed quarry application is only used to acquire fill material then it is suggested that this application should be denied because there are many other locations to obtain fill material only.



Nov 15/2018

Charles L. Chappell



January 28, 2020

Confidential

Charles L. Chappell (sent by email)

Dear Mr. Chappell:

RE: Objection to the North Perimeter Aggregates Quarry Permit Application

On behalf of the quarry owner, Gord Broda of Broda Properties Inc. (Broda), WSP Canada Group Limited (WSP), has received your written objection to the proposed North Perimeter Aggregates Quarry Permit Application.

The Rural Municipality (RM) of Rosser Quarry Operations By-law 8-15 (Quarry By-law) "Schedule D" governs the community consultation process for quarry permit applications. The following information aims to address the concerns outlined in your written objection.

The following information is being provided in response to your objection.

Aggregate Formation

- From January 8 to April 27, 2015, Stantec Consulting Ltd. (Stantec) was retained to undertake a resource verification study of the limestone bedrock and aggregate quarry located on Broda's property, located within Section 4-12-2E, in the RM of Rosser. Twenty-seven test holes were drilled and 23 test pits were excavated at the site. A laboratory testing program was performed on rock and overburden samples obtained during the drilling and testing program to determine the relevant engineering properties of the subsurface materials. It was concluded that the materials are suitable for various construction materials (in accordance with the City of Winnipeg Standard Construction Specifications and the Manitoba Infrastructure Specifications), including sub-base, base course, bedding, backfill, concrete mix and bituminous mix.

Blasting

- The intended primary method of mineral extraction for the proposed quarry is to employ a Surface Miner Machine. Drilling and blasting will only be employed in areas where massive layers of hard limestone (dolomite) is encountered. It is estimated that approximately 90 percent of the quarry can be mined using the Surface Miner Machine; however, the exact percentage remains unknown until quarry operations commence. To err on the side of caution in the presentation, it was stated that 80 percent or more of mineral extraction is expected to be performed using the Surface Miner Machine.
- Although blasting and drilling is an approved method of mineral extraction in Manitoba, the Surface Miner Machine is Broda's preferred method as it is environmentally compatible, economical, and more efficient than traditional drilling and blasting. Surface Miner Machines extract resources in a selective operation, achieving high degrees of purity and maximizing exploitation of the deposit. Selective mining, such as this considerably reduces equipment, labour and time requirements, as well as overburden volumes.
- Broda rejects the insinuation that he is proposing the use of a Surface Miner Machine to placate concerns with respect to drilling and blasting only to receive approval, and if approval is granted, simply increase the amount of blasting.



- If drilling and blasting must be employed, Broda will be required to adhere to the blasting requirements outlined in the Quarry By-law and within Provincial Regulation.

High Water Table and Dewatering

- Broda is aware that groundwater at the proposed quarry will fluctuate from year to year. There may be years when the aggregate is saturated and other years when the aggregate can be mined in dry conditions.
- When dewatering is necessary and viable based on the type and quality of material being quarried, Broda is committed to managing the dewatering in an environmentally sustainable manner.
- Broda will work with the RM of Rosser, the Province and engineering experts on an on-going basis and is committed to:
 - Obtaining a Water Rights Licence from the Province;
 - Completing a well inventory, and committing to repair and replace wells that are determined to be problematic;
 - Monitor off-site water levels and any potential impacts; and
 - Monitoring for any drilling and blasting, should drilling and blasting be required.
- It is worthwhile to note that use of the Surface Miner Machine will provide Broda with better control on the depth and location of excavation on a year by year basis to mitigate any requirements for dewatering.
- Dewatering also presents a surface water issue that will have to be managed. Broda is in the process of obtaining an engineered drainage plan, and adhering to the procedures and conditions outlined within the drainage plan, which will need to be approved by the RM of Rosser and the Province.

Winnipeg Airport Authority

- The Winnipeg Airport Authority (WAA) has Obstacle Limitation Surfaces requirements (zoning height restrictions) in this area of CentrePort due to the proximity of the airport, in particular with respect to flight paths over the area, which coincide with runway locations.
- There are also regulations that limit on-site standing water or ponds and upward light projection.
- Due to these requirements, every Development Application within the Inland Port Special Planning Area is circulated to the WAA for review and comment. The WAA is able to place conditions on any application that must be met.
- In the case of the Re-Zoning Application required for the Broda Quarry, once the community consultation process is complete, the Re-Zoning Application will be circulated to WAA for review and comment.
- However, it is known that the proposed quarry is outside of the approach surface height restrictions for the existing runways on the north side of the airport (Runway 13R, 13L, 18R and 18L), so no height restrictions are expected.
- Any specific WAA requirements will be identified through the Re-Zoning Application process and will need to be met to the satisfaction of the WAA and NavCanada prior to final approval of the re-zoning.



Drainage Plan

- Broda has not yet determined a surface water discharge route and no surface discharge route was identified as part of the application or community consultation.
- Broda is in the process of obtaining an engineered drainage plan, and adhering to the procedures and conditions outlined within the drainage plan, which will need to be approved by the RM of Rosser and the Province.

Royalties

- Broda will pay all required royalties to the RM of Rosser and the Province of Manitoba in accordance with *The Mines and Minerals Act*, Quarry Minerals Regulation 65/92 and all applicable municipal by-laws, and as agreed to with the RM of Rosser.

Yours sincerely,

WSP Canada Group Limited

A handwritten signature in black ink that reads "meaganboles".

Meagan Boles, MCP
Senior Planner
Planning, Landscape Architecture and Urban Design

MB/kk

WSP ref.: 18M-00240-00

Ernest Futros
Krista Deighton
SW312 2E
Winnipeg, MB R3 2E6

October 17, 2019

RM of Rosser
Via e-mail

Dear RM of Rosser:

This letter is written on behalf of the following Rosser residents/business owner that reside at 65082 Klimpke Road and SW312 2E (9008 E Mollard Road) respectively:

1. Mary Futros, resident & owner Perimeter Drilling Ltd.
2. Ernest Futros, Krista Deighton and Jordan Futros

Perimeter Drilling Ltd. has been in the community for over 30 years.

The following are the concerns we would like raised:

- **Deterioration of Water Quality.** The homeowners and the business owner have multiple wells on each property which provide water and are used in geothermal heating. What will occur if our water is polluted and/or debris is introduced into the water supply? This will have an effect on both the water quality and the effectiveness/integrity of the geothermal heating.
- **Noise and air pollution.** Decks have been recently built at both residences. Will they even be able to be used with the noise and air pollution that the quarry will cause?
- **Traffic and road conditions.** The roads are already in horrendous condition, traffic is already busy, especially on baseball nights, dust is awful, and could cause accidents. What condition will the roads be in when large trucks are using them every day? Salting the section of road in front of the residences will have little effect on reducing dust when there are large trucks going down Mollard Road every day. Will the road be paved and speed limit reduced?
- **Health concerns.** Will the dust contain crystalline silica, a known carcinogen? What kind of air quality monitoring will be done? What will be done if the residents develop health issues? Prolonged inhalation of silica dust can result in silicosis with progressive fibrosis of the lungs. But acute silicosis can develop in as few as eight months from the time of first exposure, causing progressive shortness of breath, fever, cough, weight loss and progressive respiratory failure ending even in death in one to two years. The most dangerous is the particulate matter we can't see, under 2.5 microns, which can lodge deep in the chest, causing breathing difficulties and increased use of asthma medications. Long-term exposure can lead to lung cancer. Two of the residents already have health issues – (i) Multiple Sclerosis and (ii) PBC – Primary Biliary Cholangitis. Stress and poor air quality will exacerbate the illnesses.

October 17, 2019

Page 2

- **Property values/sale of land.** There was a potential for the sale of a portion of the land owned by one of the residents, however the buyer was not approved for what he wanted to build. The buyer was turned down for his building. Is this a lost opportunity now? Who is going to want to purchase the land now that it is across from a quarry? What compensation will be provided for a decrease in property values due to the quarry? What options are going to be provided if the residents need to move due to the dust, noise and health concerns and what compensation will be provided if the property cannot be sold or has been significantly devalued?
- **Adherence to bylaws.** What assurance do we have that the bylaws related to the quarry will be enforced? Complaints have been voiced in the past only to have nothing done on other issues.

Sincerely,
Ernest Futros, Krista Deighton

cc: Lauren Lange



January 28, 2020

Confidential

Krista Deighton and Ernest Futros (sent by email)

Dear Ms. Deighton and Mr. Futros:

RE: Objection to the North Perimeter Aggregates Quarry Permit Application

On behalf of the quarry owner, Gord Broda of Broda Properties Inc. (Broda), WSP Canada Group Limited (WSP), has received your written objection to the proposed North Perimeter Aggregates Quarry Permit Application.

The Rural Municipality (RM) of Rosser Quarry Operations By-law 8-15 (Quarry By-law) "Schedule D" governs the community consultation process for quarry permit applications. The following information aims to address the concerns outlined in your written objection. Following delivery of this written response, WSP, on behalf of Broda, will contact you to coordinate a meeting to discuss your concerns in-person and work towards resolving your objections.

The following information is being provided in response to your objection.

Wells and Water Quality

- Before construction of the quarry commences, Broda is committed to conducting a comprehensive inventory and examination of all wells within a 2-mile radius of the proposed quarry site. An independent consultant with extensive well and engineering expertise will conduct the well assessment.
- This will provide Broda, the RM of Rosser and residents with baseline conditions of existing wells. All property owners will be notified if they have any pre-existing issues with their well. If this is the case, Broda will work with the independent consultant and the property owner to determine if a well needs to be repaired or replaced on a case by case basis.
- Broda's hydrogeological engineer does not foresee great potential for the proposed quarry to cause additional pollution that would affect the effectiveness / integrity of water quality or geothermal heating in the area; however, participating in the well inventory will help provide some assurances and guarantees for property owners.

Noise

- Manitoba's Quarry Minerals Regulation 65/92 (Regulation) states that no operator of a quarry shall permit a quarry to be established or operated that emits sound, (other than sound caused by blasting), in excess of the following limits when measured at any adjacent seasonal or permanent residence:
 - (a) 45 dBA sound pressure level, during the hours between 10:00 p.m. and 7:00 a.m.; and
 - (b) 55 dBA sound pressure level, during the hours between 7:00 a.m. and 10:00 p.m.

Broda will adhere to the Regulation to ensure the quarry's sound pressure levels do not negatively impact surrounding residences. The Regulation will be adhered to by the following mitigation measures into the Site and Operation Plan:

- Establishing berms along the perimeter of the quarry;



- Planting sound-absorbing landscaping along the berms; and
- Placing most large machinery below grade.

In addition, Broda has committed to employing a Surface Miner Machine at the proposed quarry. The Surface Miner Machine cuts, crushes and loads rock in a single operation. With the use of this machine, blasting will be largely avoided, and vibration and noise emissions will be greatly minimized. It is estimated that the sound pressure level emitted by the Surface Miner Machine at the nearest residence to the quarry will be 23 dBA, which is significantly less than the permitted sound pressure level outlined in the Regulation.

Air Pollution

- Section 47 of the Quarry Minerals Regulation 65/92 requires that quarry operators limit the wind entrainment of dust to ensure that it does not exhibit any opacity in excess of five percent at the quarry line. Essentially, dust emissions at the quarry property line cannot exceed five percent and Broda is obligated to meet this requirement.
- The Provincial Mines Branch confirmed that their monitoring of this requirement is complaint based. Once they receive a complaint, they visit the site with technical equipment to determine if the requirement is being exceeded, and work with the operator to meet the requirement, which is largely dependent on wind conditions and dust mitigation measures on site.
- Broda is committed to dust mitigation measures on site, including:
 - Limiting blasting through use of the Surface Miner Machine;
 - Seed soil and overburden stockpiles to grass;
 - Spray water on equipment, as required;
 - Treat internal haul road with calcium chloride application, as required; and
 - Use aggregate stockpiles for screening.
- Crystalline silica is a non-aggregate material most commonly found in quartz, which in turn is used in products like concrete, bricks, ceramic tiles, jewellery and others. It is a different product than the aggregate material present in the deposit located within the proposed quarry, which consist of clay and gravel, dolomite, limestone, and shale. Although minor amounts of quartz may be present in clay, gravel and shale, Broda is not aware of any evidence related to risk downwind of a quarry containing clay, gravel, dolomite, limestone or shale.
- In the absence of any actual defined risk, dust mitigation measures as committed to above, as well as the obligation to meet Provincial dust emission requirements, will mitigate any potential risks related to downwind exposure.

Traffic and Road Conditions

- Broda will commit to applying dust mitigation measures (water and calcium chloride applications) along the haul route.
- Broda anticipates that he will be responsible for grading of the road, which will be outlined as a requirement in the Development Agreement that would be required as part of any approval.
- Broda is exploring the option of paving a portion of the haul route along Mollard Road, from Klimpke Road to Brookside Boulevard, as a solution for long-term dust control.
- The establishment of speed limits on municipal roads is the responsibility of the RM of Rosser; however, Broda would support a speed limit reduction, should the municipality wish to consider one.



Property Value / Sale of Land

- Your property is designated for industrial land uses under the Provincial Inland Port Special Planning Area Regulation 49/2016. There is increased value in this land use designation over an agricultural or rural residential type designation.
- The previous application referenced in your letter was not approved, because it was not contiguous to existing development, nor was a concept plan for development of the adjacent area provided as part of the application. In that case, the development was determined by the Inland Port Special Planning Area Board to be premature. Over time, the area will be developed for industrial land uses as has occurred around Brookside Boulevard and Farmer Road. This type of development takes time (due to market demands and developer interests, among other factors) and typically occurs in a contiguous manner.
- Aggregate development is different in that the resource cannot be moved or relocated. The quarry is not a long-term land use and the intent is that as contiguous industrial development within CentrePort proceeds to grow north and west from Brookside Boulevard, industrial development of the area will occur.

Adherence to By-laws

- Broda will be required to enter into a Development Agreement with the RM of Rosser. This document is the tool the RM of Rosser will use to detail all the requirements and commitments that must be adhered to. This will include Provincial requirements, RM of Rosser requirements and commitments from Broda made throughout this process. There are also enforcement clauses in the Development Agreement and in other municipal by-law's that allow the RM of Rosser to enforce any part of their requirements in accordance with the Development Agreement.
- Furthermore, the Quarry By-law has been established to regulate quarry operations in the RM of Rosser with respect to enhancing safety, public health, welfare, protection and well-being of people, safety and protection of property, and to minimize social impacts upon adjoining land uses (land use compatibility). Under the Quarry By-law, a quarry operator is not only required to apply for a Quarry Permit to establish an operation, they are also required to apply for an annual licence to operate a quarry. Section 5 of the Quarry By-law explains, "*A Quarry Permit shall be subject to revocation in accordance with the provisions of this Quarry By-law.*" As such, each year, the RM of Rosser will have the opportunity to decide whether to issue the quarry operator an annual licence, based on the quarry operator adhering to the by-laws and the Development Agreement.

Yours sincerely,

WSP Canada Group Limited

Meagan Boles, MCP
Senior Planner
Planning, Landscape Architecture and Urban Design

MB/kk

WSP ref.: 18M-00240-00

November 10, 2019

To: RM of Rosser & Broda Quarry (North Perimeter Aggregates)

This is to inform you about our intent to file an objection to the application that was presented on October 17, 2019 for the following reasons:

- There will be 230 trucks going & 230 trucks returning per day and they insist that ALL traffic will be going east on Mollard to Brookside. Depending on the time of day a car has a hard time getting onto Brookside never mind gravel trucks. So let's add 460 gravel trucks onto Brookside; then the province wants to extend all the traffic on Chief Peguis to Brookside in the next few years; plus we will have all the traffic coming on Brookside from the big industrial parks going from Mollard to Inkster. This doesn't even include another 460 gravel trucks hauling fill back into the pit because they say the land will be restored to a useable site. We really have to give our heads a shake when we think about the major traffic that will be coming to Brookside Blvd!! The residents of this area know from experience from the ball diamonds, that what is proposed in an application for traffic is not what happens when the application is approved. We all know that all trucks & traffic will be going the fastest route to get to their destination and there will be no way to stop this.
- I would like to know where they plan on getting enough fill to fill a hole that had 230 truckloads removed from it for 15 years so they can restore the land to its original state. This land will be destroyed for any future development for a lot of years.
- In February 2017, they dig out our ditches on our road to install new water lines going to Stony Mountain. When they dug down less than 10' the trench filled up with water from our water table and that was not even a wet year. Now they want to somehow dig down 30' using a surface mining machine that somehow works great in water. We just had a very wet fall and there would be no way that any aggregate would be able to be removed from this site. Drainage has been a major issue for Rosser for a lot of years and in my view the applicant has no guaranteed idea on where & how much water will be flowing.
- In our province we have a lot of wind turbines and it's amazing how the noise of something so quiet affects so many people. Here we will have a surface mining machine cutting through rock plus all the loaders & crushers etc.
- In the booklet from the October 17th meeting it states that the "formation is deemed to be of high quality aggregate, one of the last high quality deposits in Manitoba". It then states that "the site cannot be developed for any other purpose until the aggregate resource has been fully exploited". There is a geological formation in this area that covers thousands & thousands of acres. If this is one of the last high quality deposits in Manitoba why are we not preserving the areas for the future instead of developing them? All the areas in this area are just as valuable as their 580 acres that they want to mine.

- In closing we would like to know what the applicant is willing to do to protect the quality of life for the residents of the area? When it comes not only to the above issues but also property values; structural damages and damages to wells or heat pumps.

Doug & Karen Kroll



January 28, 2020

Confidential

Doug and Karen Kroll (sent by email)

Dear Mr. and Mrs. Kroll:

RE: Objection to the North Perimeter Aggregates Quarry Permit Application

On behalf of the quarry owner, Gord Broda of Broda Properties Inc. (Broda), WSP Canada Group Limited (WSP), has received your written objection to the proposed North Perimeter Aggregates Quarry Permit Application.

The Rural Municipality (RM) of Rosser Quarry Operations By-law 8-15 (Quarry By-law "Schedule D" governs the community consultation process for quarry permit applications. The following information aims to address the concerns outlined in your written objection. Following delivery of this written response, WSP, on behalf of Broda, will contact you to coordinate a meeting to discuss your concerns in-person and work towards resolving your objections.

The following information is being provided in response to your objection.

Truck Traffic

- CentrePort is designated for industrial development. There is an overall understanding that traffic will increase in the area over time. To monitor the increase in traffic, every development is required to complete a Traffic Impact Study (TIS). Each TIS takes into account background traffic data based on actual traffic counts, other existing or proposed developments in the area, and estimated traffic generation for the proposed land use. Based on accepted transportation engineering standards, the TIS identifies recommendations for road improvements.
- A signal warrant analysis was completed as part of the TIS for this application and based on accepted transportation engineering standards, a traffic signal is not warranted at Mollard Road and Brookside Boulevard based on the quarry operation alone.
- There are other active development applications in the area and, if approved, and as industrial development in the area proceeds, it is likely that traffic signals will be warranted at Brookside Boulevard and Mollard Road. These costs would be borne by developers in the area.
- Unlike the traffic that is generated from Little Mountain Sportsplex, traffic from the quarry has an actual designated haul route. The haul route is also the most direct route into the City of Winnipeg, where the majority of the aggregate will be required.
- Broda will be able to enforce this haul route as traffic generated from the operation is employee traffic or customer traffic. Employees and customers of the quarry will be required to use the haul route. If customers are not using the designated haul route, they will not be permitted to visit the quarry.
- Broda anticipates that he will be responsible for grading of the haul route road, which will be outlined as a requirement in the Development Agreement that would be required as part of any approval.



- Broda is exploring the option of paving a portion of the haul route along Mollard Road, from Klimpke Road to Brookside Boulevard, as a solution for long-term dust control.
- Broda is exploring the option of installing surveillance cameras near the quarry entrance and along the haul route, which would record any traffic infractions by employees and customers of the quarry.

Fill and Progressive Rehabilitation

- Broda has committed to progressive rehabilitation of the proposed quarry site. *The Mines and Minerals Act* defines progressive rehabilitation as “rehabilitation of the site that is carried out in the course of the operations of the project on the site.” In accordance with Section 188(1) of *The Mines and Minerals Act*, each quarry operator in Manitoba is required to “institute and carry out a program for protection of the environment and for rehabilitation of the project site as set out in an approved closure plan.” As part of Broda’s closure plan, clean waste aggregate material recovered during the initial site preparation, particularly from the removal of the underlying bedrock materials, will be saved as valuable berm and site-rehabilitation material. The clean waste aggregate material will be used to create berms that will later be used to backfill the small, progressively-moving ‘open-face’ of the pit as the Surface Miner Machine used during quarry operations progresses across the site to create excavation channels. The empty trench volume behind the ‘working face’ of the excavation channels will be backfilled with this clean stockpiled material. Consistent with best practices elsewhere, Broda will also accept clean fill from pre-approved off-site sources to help restore the final profile of the rehabilitated site. Broda is confident that there will be enough fill available to rehabilitate and fill the quarry pit over time.

Drainage (Surface Water)

- A drainage plan will be required by the RM of Rosser. The RM of Rosser has a by-law, which is consistent with the Provincial Drainage Regulation, that requires that post-development flows do not exceed pre-development flows and that a site has to be designed to accommodate a 1 in 200-year event.
- Broda is in the process of obtaining an engineered drainage plan, and adhering to the procedures and conditions outlined within the drainage plan, which will need be approved by the RM of Rosser and the Province. The drainage plan will outline how surface water will be managed at the site.

High Water Table

- Broda is aware that groundwater at the proposed quarry will fluctuate from year to year. There may be years when the aggregate is saturated and other years when the aggregate can be mined in dry conditions.
- When de-watering is necessary and viable based on the type and quality of material being quarried, Broda is committed to managing the de-watering in an environmentally sustainable manner.
- Broda will work with the RM of Rosser, the Province and engineering experts on an on-going basis and is committed to:
 - Obtaining a Water Rights Licence from the Province;
 - Completing a well inventory, and committing to repair and replace wells that are determined to be problematic;
 - Monitor off-site water levels and any potential impacts; and
 - Monitoring for any drilling and blasting, should drilling and blasting be required.
- It is worthwhile to note that use of the Surface Miner Machine will provide Broda with better control on the depth and location of excavation on a year by year basis to mitigate any requirements for de-watering.



Sound

- Sound requirements are within acceptable levels.
- The Surface Miner Machine is much quieter in comparison to blasting, which is why it has been chosen to be utilized as much as possible. It is estimated that the sound pressure level emitted by the Surface Miner Machine at the nearest residence to the quarry will be 23 dBA, which is significantly less than the permitted sound pressure level outlined in the Quarry Minerals Regulation 65/92(1) (55 dBA between 7:00 a.m. and 10:00 a.m.) and significantly less than wind turbines, which are an estimated between 45 to 50 dBA (at a distance of 1,000 – 2,000 ft.).

Aggregate Formation

- From January 8 to April 27, 2015, Stantec Consulting Ltd. (Stantec) was retained to undertake a resource verification study of the limestone bedrock and aggregate quarry located on Broda's property, located within Section 4-12-2E, in the RM of Rosser. Twenty-seven test holes were drilled and 23 test pits were excavated at the site. A laboratory testing program was performed on rock and overburden samples obtained during the drilling and testing program to determine the relevant engineering properties of the subsurface materials. It was concluded that the materials are suitable for various construction materials (in accordance with the City of Winnipeg Standard Construction Specifications and the Manitoba Infrastructure Specifications), including sub-base, base course, bedding, backfill, concrete mix and bituminous mix.

Structural Damage

- Before construction of the quarry commences, Broda has committed to conducting a structural assessment and inventory of all existing structures (residences, barns, sheds, etc.) within a 2-mile radius from the proposed quarry site. An independent consultant with structural engineering expertise will conduct the initial structural assessment. This will provide Broda, the RM of Rosser and residents with baseline conditions of existing structures. All property owners will be notified if they have any pre-existing issues with their structures. If this is the case, property owners may conduct repairs to address any pre-existing conditions.
- Broda has committed to repairing or replacing any structures that have been determined, by an independent third party, to have been affected by quarry operations. If structural damage occurs and the structure had pre-existing issues, Broda shall pay an agreed to percentage for repair or replacement based on the identified pre-existing condition. The percentage would be based on the structural assessment, and agreed to between Broda and the property owner prior to quarry operations.

Wells and Heat Pumps

- Before construction of the quarry commences, Broda is committed to conducting a comprehensive inventory and examination of all wells within a 2-mile radius of the proposed quarry site. An independent consultant with extensive well and engineering expertise will conduct the well assessment.
- This will provide Broda, the RM of Rosser and residents with baseline conditions of existing wells. All property owners will be notified if they have any pre-existing issues with their well. If this is the case, Broda will work with the independent consultant and the property owner to determine if a well needs to be repaired or replaced on a case by case basis.
- Broda's hydrogeological engineer does not foresee great potential for the proposed quarry to cause additional pollution that would affect the effectiveness / integrity of water quality or geothermal heating in the area; however, participating in the well inventory will help provide some assurances and guarantees for property owners.



Property Value

- Your property is designated for industrial land uses under the Provincial Inland Port Special Planning Area Regulation 49/2016. There is increased value in this land use designation over an agricultural or rural residential type designation.

Yours sincerely,

WSP Canada Group Limited

A handwritten signature in black ink that reads "meaganboles".

Meagan Boles, MCP

Senior Planner

Planning, Landscape Architecture and Urban Design

MB/kk

WSP ref.: 18M-00240-00

APPENDIX

H

WITHDRAWN OBJECTION

From: cchappell401@gmail.com
Sent: February 27, 2020 8:59 AM
To: Lange, Lauren
Subject: North Perimeter Aggregates Quarry Permits Application

Hi Lauren, Please be advised that the concerns and or objections filed by Chappell & Company with respect to this application are now withdrawn on the instructions of my client. If you need anything further with respect to this matter please advise.

APPENDIX

I

CORRESPONDENCE WITH
OBJECTOR 1

CORRESPONDENCE WITH OBJECTOR 1

Objection sent by email to WSP

November 5 | 2019



November 12 | 2019

WSP emailed objector to arrange an in-person meeting to discuss their objection

Objector emailed in response to WSP to set up meeting time

November 14 | 2019



November 20 - 22 | 2019

Correspondence between objector and WSP, settling on meeting time of December 9, 2019

WSP emailed objector to cancel meeting due to scheduling conflict with Applicant

December 4 | 2019



January 30 | 2020

WSP emailed objector written response to their objection

WSP emailed objector to re-arrange an in-person meeting to discuss their objection

March 2 | 2020



March 3 | 2020

Objector emailed to indicate that an in-person meeting could be arranged for March 25, 26 or 30, 2020

WSP emailed objector to arrange an in-person meeting on March 25, 2020 and objector emailed back to confirm

March 5 | 2020



March 17 | 2020

WSP emailed objector to indicate that we could not meet in-person at this time due to COVID-19 and objector emailed to confirm

WSP emailed objector to request a telephone meeting

May 5 | 2020



May 13 | 2020

Objector emailed WSP to indicate he was willing to meet but was unsure when he would be available

WSP emailed objector to follow-up regarding availability for a telephone meeting

May 21 | 2020



May 22 | 2020

Objector emailed WSP to indicate she would prefer an in-person meeting when it is safe to do so

Correspondence between objector and WSP, in-person meeting arranged for July 22, 2020

June 11 - July 14 | 2020



July 22 | 2020

WSP and Applicant met with objector

WSP followed up by email with objector with email to ask if objections were addressed

July 28 | 2020



July 29 | 2020

Objector followed up by email with additional questions on other quarries operated by the Applicant and the surface mining machine, but did not withdraw objection

WSP, Applicant and objector had a follow-up phone call on additional questions

August 5 | 2020



August 7 | 2020

WSP provided additional information to the objector on surface mining machine

APPENDIX

J

CORRESPONDENCE WITH
OBJECTOR 2

CORRESPONDENCE WITH OBJECTOR 2

Objection sent by email to RM of Rosser



November 14 | 2019

WSP emailed objector to confirm receipt of objection



November 21 | 2019

WSP emailed objector to follow-up on previous email



November 29 | 2019

WSP emailed objector written response to their objection and offered an in-person meeting to discuss their objection



February 3 | 2020

WSP emailed objector to arrange an in-person meeting to discuss their objection



March 3 | 2020

WSP emailed objector to arrange an in-person meeting on March 25, 2020



March 8 | 2020

WSP emailed objector to confirm an in-person meeting time on March 25, 2020



March 12 | 2020

WSP emailed objector to indicate that we could not meet in-person at this time due to COVID-19



May 5 | 2020

Objector emailed WSP to indicate he was willing to meet but was unsure when he would be available



May 21 | 2020

Objector emailed WSP to indicate he would prefer an in-person meeting in the fall



July 14 | 2020

Objector emailed WSP to confirm that he would prefer an in-person meeting in the fall and cannot meet at this time

November 12 | 2019



RM of Rosser forwarded objection to WSP

November 14 | 2019



WSP emailed objector to arrange an in-person meeting to discuss their objection

November 29 | 2019



Objector emailed WSP to indicate they were out of town and would contact WSP upon return

January 30 | 2020



Objector emailed additional questions in response to WSP's response to their objection

March 2 | 2020



Objector emailed to indicate that an in-person meeting could be arranged following March 18, 2020

March 4 | 2020



Objector emailed to indicate that he would try to attend an in-person meeting on March 25, 2020

March 11 | 2020



Objector emailed WSP to indicate he could not confirm an exact meeting time

March 17 | 2020



WSP emailed objector to request a telephone meeting

May 13 | 2020



WSP emailed objector to follow-up regarding availability for a telephone meeting

June 10 | 2020



WSP emailed objector to arrange an in-person meeting on July 22 or 23, 2020

July 19 | 2020

