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4837 Albion Road Hard Rock Ottawa

Mineral Resource Impact Assessment



Engineering excellence. Planning precision. Inspired landscapes.

Mineral Resource Impact Assessment
4837 Albion Road

Prepared For:

RIDEAU CARLETON RACEWAY HOLDINGS LTD.
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Gloucester, Ontario
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Prepared By:

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January / 25 / 2018
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Novatech File: 116111
Ref: R-2017-200
Ref: R-2020-058

April 24, 2020

City of Ottawa
Planning Infrastructure and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1

Attention: Doug James, Director, Planning Services

Dear Mr. James:

**Reference: Minor Zoning By-law Amendment and Site Plan Control Applications
4837 Albion Road
Novatech File No.: 116111**

The following Mineral Resource Impact Assessment has been prepared in support of a Minor Zoning By-law Amendment application and a Site Plan Control application to facilitate the development of the property at 4837 Albion Road in the City of Ottawa (the "Subject Property"). 4837 Albion Road is a 100-acre parcel that includes the Hard Rock Ottawa Raceway and Casino (formerly Rideau Carleton Raceway and Slots). The Subject Property is legally described as part of lots 23 and 24, Concession 4, Rideau Front, Gloucester.

A Mineral Resource Impact Assessment was submitted to the City in January 2018 in support of a Zoning By-law Amendment application to permit a hotel on the Subject Property. The Zoning By-law Amendment was approved by Council in May 2018 (By-law 2018-173). This updated Mineral Resource Impact Assessment has been prepared in support of a Minor Zoning By-law Amendment application to shift the location of the council approved hotel use on the Subject Property.

The Subject Property is designated General Rural Area on Schedule A (Rural Policy Plan) of the City of Ottawa's Official Plan (OP). The property is zoned Rural Commercial, Subzone 4, Rural Exception 528, Schedule 381 and includes holding provisions - RC4 [528r] S381-h.

Lands south and west of the Subject Property are designated Sand and Gravel Resource Area on Schedule A of the City of Ottawa's Official Plan. Lands east of Bank Street are designated Limestone Resource Area on Schedule A of the OP. This Mineral Resource Impact Assessment will examine location and site conditions of the Subject Property and designated mineral aggregate resource areas, the planning policy context of the site, identify the potential impact on future mineral aggregate operations, provide a compatibility analysis of the proposed shift in location of the permitted hotel, and make a recommendation on the proposed Zoning By-law Amendment and Site Plan Control applications.

Should you have any questions regarding any aspect of this application please do not hesitate to contact either Murray Chown or myself.

Yours truly,
NOVATECH

Ryan Poulton
Ryan Poulton, M. PL.
Planner

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1.0 Purpose

Novatech has prepared this Mineral Resource Impact Assessment in support of a Minor Zoning By-law Amendment application and a Site Plan Control application for the property at 4837 Albion Road (the “Subject Property”). A Mineral Resource Impact Assessment was submitted to the City in January 2018 in support of a Zoning By-law Amendment application to permit a hotel on the Subject Property. The Zoning By-law Amendment was approved by Council in May 2018 (By-law 2018-173). This updated Mineral Resource Impact Assessment has been prepared to support a shift in the location of the permitted hotel on the Subject Property.

The purpose of this analysis is to evaluate the potential for land use impacts related to the proposed shift in location of the permitted hotel on the Subject Property. This report examines the location and site conditions of the Subject Property and designated mineral aggregate resource areas, the planning policy context, identify the potential impact on future mineral aggregate operations, provide a compatibility analysis of the proposed shift in location of the permitted hotel, and makes a recommendation with regard to the Minor Zoning By-law Amendment and a Site Plan Control applications.

The City of Ottawa’s website identifies standards, policies, and guidelines for the preparation of reports in support of development applications. The City’s website refers to the “*Mineral Aggregate Resources Reference Manual*”, prepared by the Ministry of Natural Resources and dated January 2001, as the terms of reference for the preparation of mineral resource impact assessments. This Mineral Resource Impact Assessment has been prepared on a basis consistent with Section 4.3 of the reference manual, titled “*Assessing Development Applications on or within Mineral Aggregate Resource Areas*”. This report includes an assessment of the potential impact of the proposed Zoning By-law Amendment on future mineral aggregate operations, and a compatibility analysis between future mineral aggregate operations and the proposed shift in location of the permitted hotel on the Subject Property.

2.0 Location and Site Description

4837 Albion Road is located in the Osgoode Ward (Ward 20) of the City of Ottawa. The Subject Property is the location of Hard Rock Ottawa Raceway and Casino (formerly Rideau Carleton Raceway and Slots) (see Figure 1).

Figure 1. Aerial Photo of Subject Property



The Subject Property is legally described as part of lots 23 and 24, Concession 4, Rideau Front, Gloucester. The Subject Property has an approximate area of 40.5 hectares (100 acres), and approximately 542 metres of frontage along Albion Road. The site is located southeast of the intersection of High Road and Albion Road. The primary access to the Subject Property is a signalized intersection on Albion Road. There is a two-lane egress-only driveway north of the primary access, and a two-way driveway south of the primary access along Albion Road. A private driveway runs east-west along the southern property line providing access to horse barns on the property to the east. The driveway is gated at Bank Street.

The Subject Property was first developed with the existing horseracing track, including the racetrack, grandstand, and accessory stables and storage structures. The facility was expanded in 2000 to accommodate OLG Slot machines. There are large surface parking areas along Albion Road that accommodate approximately 2450 parking spaces. The Subject Property is within a Public Service Area and is serviced with full municipal services.

2.1 Official Plan

The Subject Property is designated General Rural Area on Schedule A – ‘Rural Policy Plan’ of the City’s Official Plan (OP). Lands south and west of the Subject Property are designated Sand and Gravel Resource Area on Schedule A of the OP. Lands east of Bank Street are designated Limestone Resource Area (see Figure 2 below).

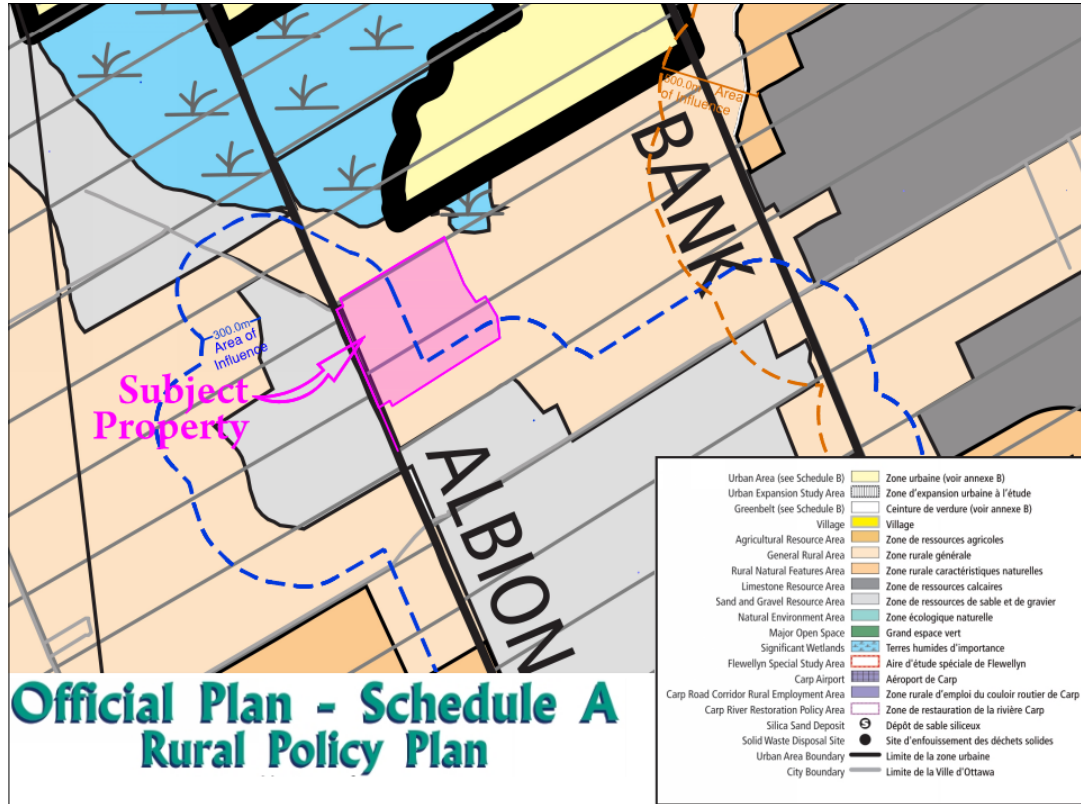
Section 3.7.4 of the City of Ottawa’s Official Plan sets out policies related to areas identified as Mineral Aggregate Resources. Policy 10 in Section 3.7.4 states (**emphasis added**):

*“New development will not be approved within 500 metres of a Bedrock Resource Area or **within 300 metres of a Sand and Gravel Resource Area, unless it can be demonstrated that such development will not conflict with future mineral aggregate extraction.** Examples of conflicting land uses are new sensitive land uses that conflict with mineral aggregate extraction. These include but are not necessarily limited to:*

b. rezoning to permit dwellings or lodging places (motels, camp grounds, nursing homes, etc.);”

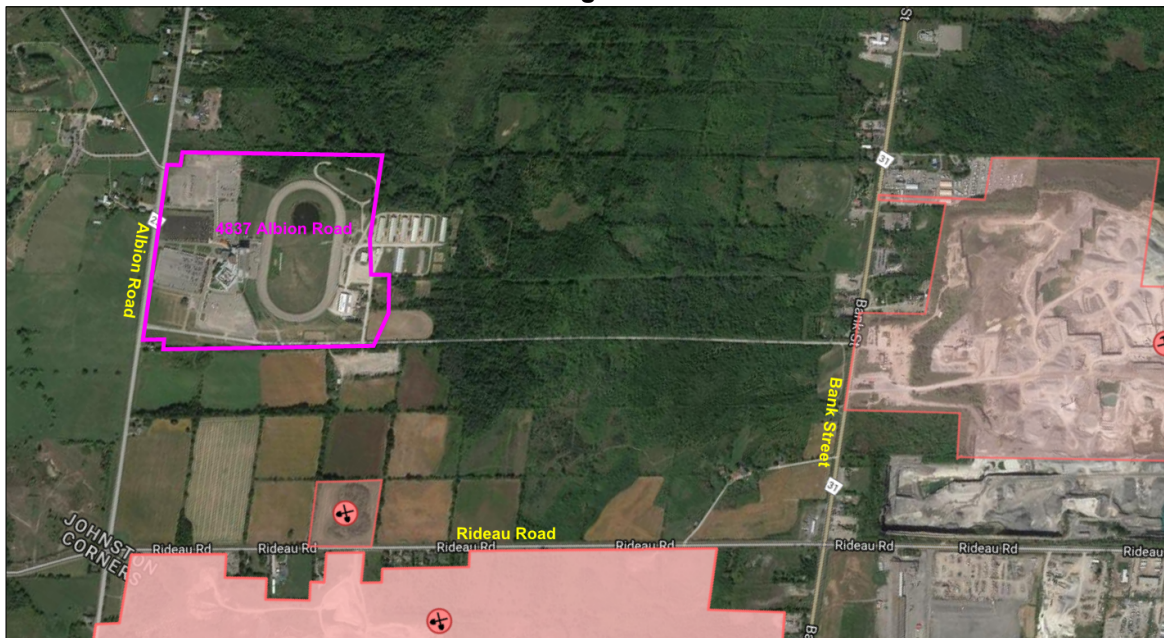
As shown in Figure 2 below, portions of the Subject Property are within 300 metres of the Sand and Gravel Resource Areas west of Albion Road and north of Rideau Road. The Subject Property is not within 500 metres of the Limestone Resource Area east of Bank Street. The proposed Minor Zoning By-law Amendment and Site Plan Control applications will facilitate the construction of a hotel on the Subject Property. This Mineral Resource Impact Assessment examines the proposed hotel on the Subject Property in the context of identifying potential impacts to lands designated Sand and Gravel Resource Area.

Figure 2. Extract of Official Plan - Schedule A



There are licenced pits located north and south of Rideau Road (see Figure 3). The licenced pits located north and south of Rideau Road are within the area designated Sand and Gravel Resource Area south of the Subject Property.

Figure 3. Locations of licenced Pits and Quarries

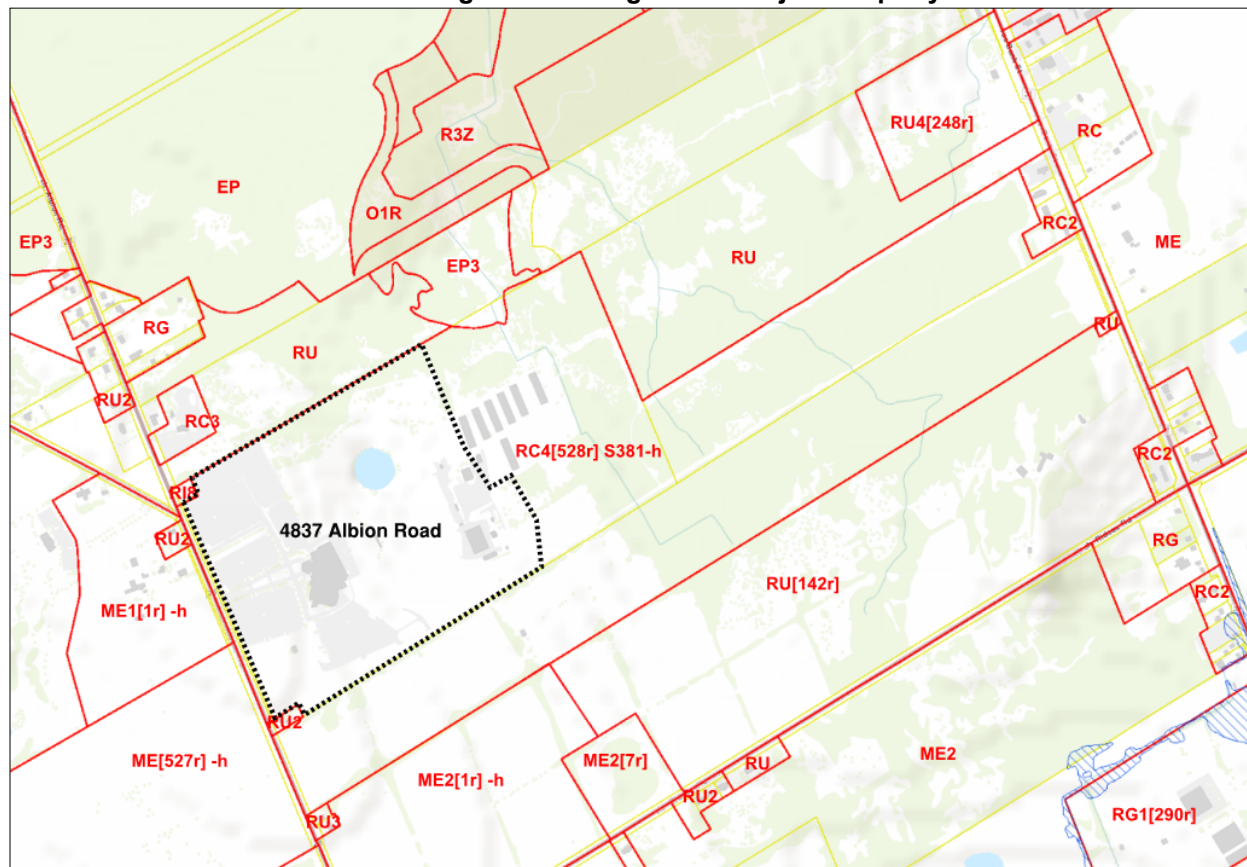


2.2 Zoning

The zoning of the Subject Property and surrounding area is shown in Figure 4. The City of Ottawa Zoning By-law 2008-250 (the “Zoning By-law”) zones the north half of the Sand and Gravel Resource Area west of Albion Road Mineral Extraction, Subzone 1, Rural Exception 1, and includes holding provisions – ME1[1r] -h. The Zoning By-law zones the south half of this Sand and Gravel Resource Area Mineral Extraction, Rural Exception 527, and includes holding provisions – ME[527r] -h. A rural residential property is located on the west side of Albion Road and within the Sand and Gravel Resource Area. This residential property is zoned Rural Countryside, Subzone 2 – RU2. There are no licenced mining or quarry operations near the Subject Property west of Albion Road.

A large Sand and Gravel Resource Area is located south of the Subject Property. The portion of the Sand and Gravel Resource Area north of Rideau Road is zoned Mineral Extraction, Subzone 2, Rural Exception 1, and includes holding provisions – ME2[1r] -h. A licenced pit north of Rideau Road is zoned Mineral Extraction, Subzone 2, Rural Exception 7 - ME2[7r]. There are also licenced pit operations south of Rideau Road. The Subject Property is not within the 300 metres of any licenced pit operations. The licenced pit operations south of Rideau Road are not considered in this assessment.

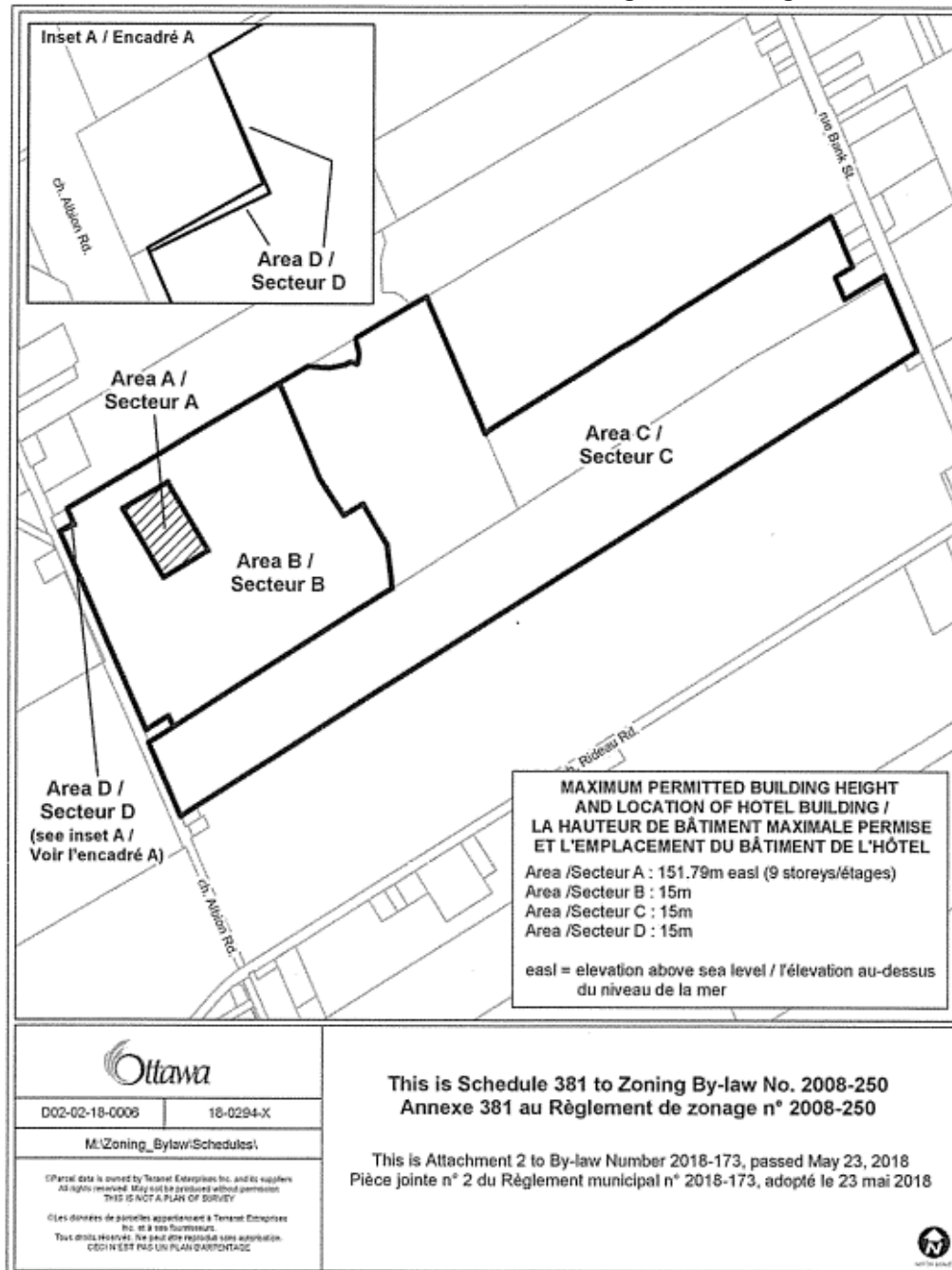
Figure 4. Zoning of the Subject Property/Mineral Resource Areas



The Subject Property was rezoned in 2018 to permit a hotel use, increase the maximum permitted building height for a hotel use, and permit 55 gaming tables associated with a casino use. The Zoning By-law Amendment was approved by Council in May 2018 (By-law 2018-173).

The Subject Property is zoned Rural Commercial, Subzone 4, Rural Exception 528, Schedule 381 and includes holding provisions – RC4 [528r] S381-h. Schedule 381 of the Zoning By-law identifies the location for a building (hotel) with a maximum permitted height of 151.79 metres elevation above sea level (9 stories) (see Figure 5).

Figure 5. Zoning Schedule 381



In general, land uses in the area include the Hard Rock Ottawa Raceway and Casino (the Subject Property), the Leitrim Wetland Complex to the north, agricultural uses and sand and gravel pit operations to the south, limestone quarry operations to the east, and the Falcon Ridge Golf Club to the west. There are existing rural residential lots fronting onto Albion Road (see Figure 6).

Figure 6. Rural Residential Lots along Albion Road

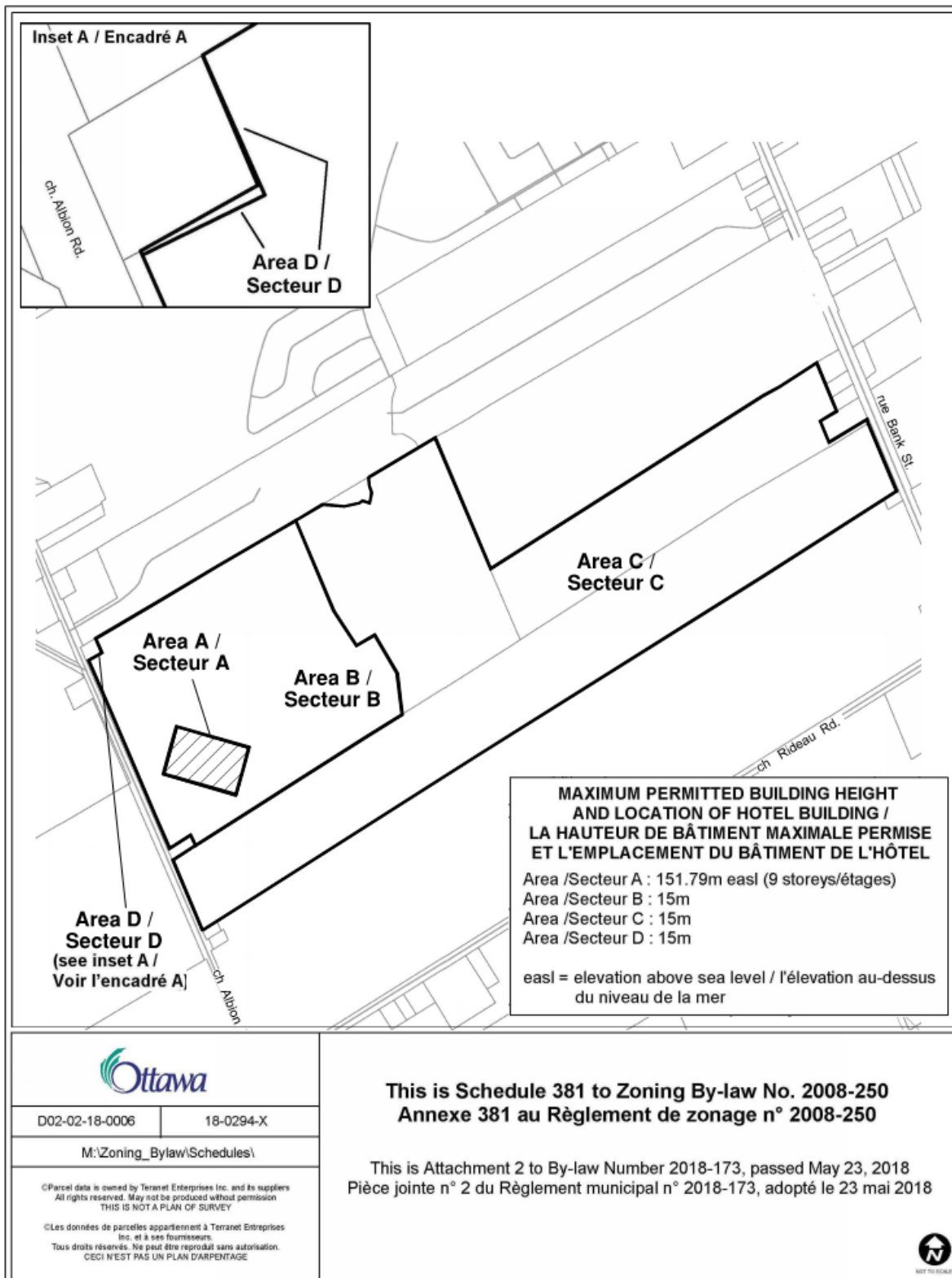


3.0 Proposed Development

This Mineral Resource Impact Assessment has been prepared in support of a Minor Zoning By-law Amendment application and a Site Plan Control application to facilitate the construction of a hotel and expansion of the existing casino. The requested Zoning By-law Amendment is required to make modification to Zoning By-law Schedule 381 and remove conflicting site-specific zoning provisions from Rural Exception 528.

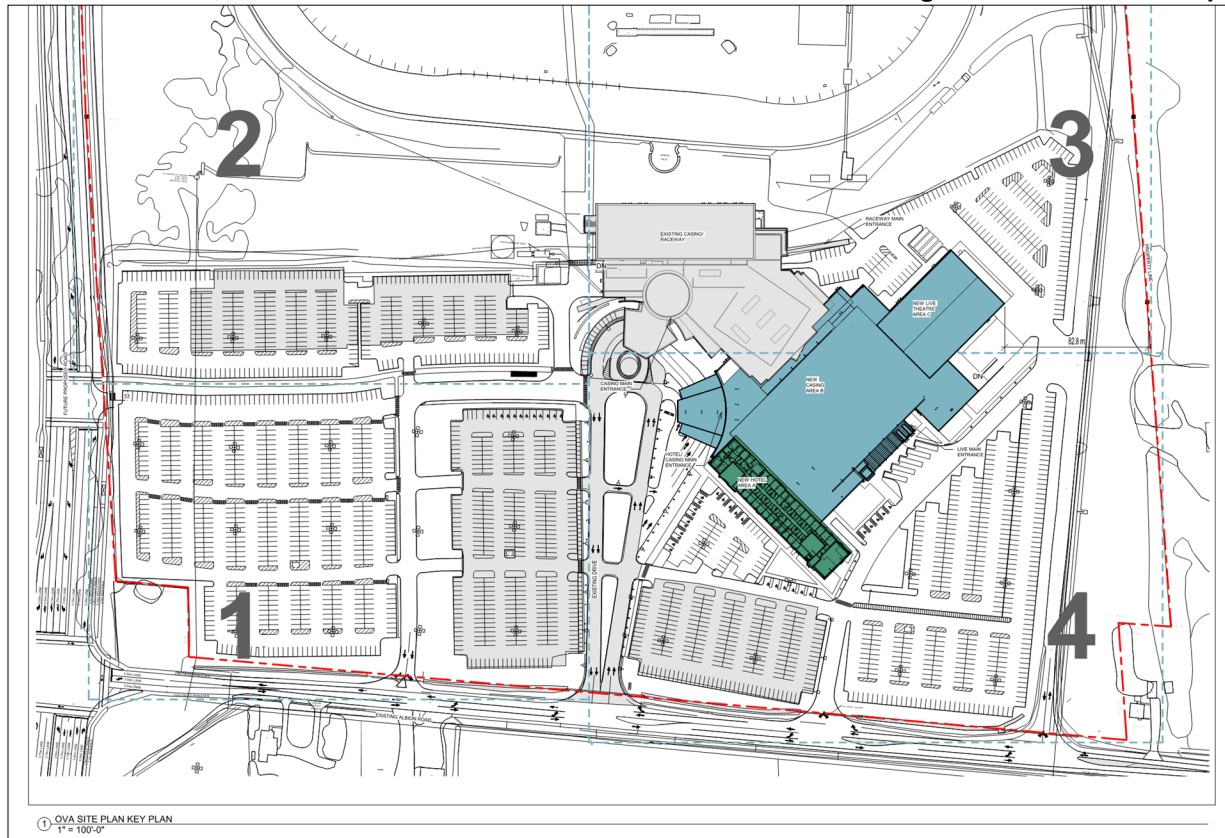
The Minor Zoning By-law Amendment proposes modifications to Zoning Schedule 381 to shift the location where the permitted 9-storey hotel can be constructed (see Figure 7 below).

Figure 7. Proposed Zoning Schedule 381



The proposed location of the hotel is shown on the Site Plan (see Figure 8). The design of the façade of the hotel includes the installation of non-operational windows. The proposal to shift the location of the permitted hotel (a sensitive land use) on the Subject Property triggers the requirement for a revised Mineral Resource Impact Statement.

Figure 8. Site Plan Excerpt



4.0 Policy Context

4.1 Provincial Policy Statement

The protection of mineral aggregate resources is a matter of Provincial interest. Section 2.5.2 of the Provincial Policy Statement (PPS) includes policies for the long-term protection of mineral aggregate resource supply. Section 2.5.2.4 of the PPS states:

“Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.”

As discussed above, there are licenced pit operations north and south of Rideau Road. The Subject Property is not within 300 metres of any licenced pit operation. The proposed shift in

location of the permitted hotel will not have an adverse effect on the licenced pit operations north or south of Rideau Road. These licenced pits are not considered in this assessment.

Section 2.5.2.5 of the PPS requires that:

“In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or*
- b) the proposed land use or development serves a greater long-term public interest; and*
- c) issues of public health, public safety and environmental impact are addressed.”*

The effects of the proposed shift in location of the permitted hotel on the expansion of the existing pit operation north of Rideau Road, and on the establishment of new mineral aggregate operations are analysed in the ‘Potential Impact on Future Mineral Aggregate Operations’ and ‘Land Use Compatibility Analysis’ sections of this report.

4.2 City of Ottawa Official Plan

Section 3.6.7 of the Official Plan provides policies for Major Urban Facilities. Major Urban Facilities are described as facilities that:

“usually service the entire city or large parts of it, and may even draw beyond the boundaries of Ottawa. Large numbers of people require convenient access to these facilities. Some exert a concentrated demand on the transportation, water and wastewater systems...”

Policy 4 of Section 3.6.7 specifically relates to the Subject Property and states (**emphasis added**):

“Notwithstanding the above policies requiring Major Urban Facilities to locate in the urban area, in order to facilitate the development of the Rideau Carleton Raceway and Slots facility, located on lands legally described as part of the South Half of Lot 24, Concession 4, Rideau Front, Gloucester, being Parts 5 and 11 on Plan 4R – 15731; Parts of lots 23 and 24, Concession 4, Rideau Front, Gloucester, being Part 2 on Plan 4R – 15731; and consolidation of various properties: Part of lot 24, Concession 4, Rideau Front, Gloucester, being Parts 3,4,6 and 7 on Plan 4R- 15731, an exhibition grounds for the viewing of horse racing, gaming premises as defined in the Gaming Control Act and related uses are also permitted in addition to those uses permitted in the General Rural Area designations, in this location.”

Policy 4 of Section 3.6.7 permits the existing uses on the Subject Property in addition to the uses permitted in the General Rural Area. The proposed Minor Zoning By-law Amendment and Site Plan Control applications will shift the location of the permitted hotel on the Subject Property. The shift in the location of the permitted hotel triggers the requirement for a revised Mineral Resource Impact Assessment. The effects of the moving of the location of the permitted hotel on designated Sand and Gravel Resource Areas near the Subject Property are analysed in the ‘Potential Impact

on Future Mineral Aggregate Operations' and 'Land Use Compatibility Analysis' Sections of this report.

Section 3.7.4 of the OP sets out policies related to areas identified as mineral aggregate resources. Policy 1 states:

"Sand and Gravel and Bedrock Resource Areas are designated on Schedules A and B with the intent to:

- a. Protect non-renewable mineral aggregate resources, located close to markets, for future use;*
- b. Protect mineral aggregate resource and aggregate operations from incompatible activities;*
- c. Minimize negative effects on communities and the environmental disruptions from mineral aggregate extraction activities and additional related uses.*

There is no implied restriction to applications for mineral aggregate operations outside of the areas defined as Sand and Gravel Resource Area or Bedrock Resource Area."

Policy 9 in Section 3.7.4 relates to establishing or expanding pits or quarries. Policy 9 states: "As part of a complete application, studies and the site plans required under the Aggregate Resources Act will also be required by the City." Subsections 'a' – 'i' of Policy 9 specify information that may be required by the City based on the type of mineral extraction proposed. Information to be provided to the City may include studies on noise, traffic, dust, vibration, and groundwater. The effects of the proposed hotel use on these aspects of future mineral aggregate operations are analysed in the 'Land Use Compatibility Analysis' Section below.

As discussed in the 'Location and Site Description' Section of this report, Policy 10 in Section 3.7.4 of the OP states that new development within 500 metres of a Bedrock Resource Area, or within 300 metres of a Sand and Gravel Resource Area will not be permitted unless it is demonstrated the new development will not conflict with future mineral aggregate extraction. The Minor Zoning By-law Amendment application and Site Plan Control application will facilitate the construction of a hotel use on the Subject Property. The Subject Property is within the 300-metre area of influence of the Sand and Gravel Resource Areas north of Rideau Road and west of Albion Road.

As articulated through the above-noted OP and PPS policies, protection is to be provided for the mineral resource areas from the establishment of sensitive uses in areas adjacent to designated mineral aggregate resource areas. Since the proposed development will shift the location of the approved hotel use on lands within 300 metres of a Sand and Gravel Resource Area designation (north of Rideau Road and west of Albion Road), this report provides an evaluation of the proposed Zoning By-law Amendment and Site Plan Control application in the context of the forgoing policies.

4.3 City of Ottawa Zoning By-law 2008-250

4837 Albion Road is zoned Rural Commercial, Subzone 4, Rural Exception 528, Schedule 381 and includes holding provisions - RC4 [528r] S381-h, in the City of Ottawa's Zoning By-law 2008-250. Sections 217 and 218 of the Zoning By-law include provisions for the RC zone and subzones. The purpose of the Rural Commercial Zone is to:

“permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as General Rural Area, Village and Carp Road Corridor Rural Employment Area in the Official Plan.”

Rural Exception 528 permits the following uses: ‘amusement centre, limited to a bingo hall’, ‘casino, limited to slot machines and 55 gaming tables’, **‘hotel’**, ‘place of assembly’, ‘fairground’, ‘sports arena limited to a horse racing track’, and ‘retail store, where not accessory to a casino, limited to a flea market’. Rural Exception 528 prohibits *“all uses except existing uses as of May 9th, 2018 are prohibited until the holding symbol is removed”*.

The requested Zoning By-law Amendment proposes to make modification to Zoning By-law Schedule 381 and remove conflicting site-specific zoning provisions from Rural Exception 528.

The Sand and Gravel Resource Area west of Albion Road is zoned Mineral Extraction (ME) and Mineral Extraction, Subzone 1 (ME1) in the Zoning By-law. The Sand and Gravel Resource Area south of the Subject Property and east of Albion Road is zoned Mineral Extraction, Subzone 2 (ME2) in the Zoning By-law. Section 67 in the Zoning By-law includes residential use building setback provisions from mineral aggregate zones. Section 67 states:

“Despite any other provisions to the contrary, in the AG, EP3, and RU zones no new building consisting of a dwelling, dwelling units or rooming units may be constructed any closer than:

- (a) 150 metres to an ME2 or ME3 – Mineral Extraction Pit Only subzones, or an MR – Mineral Aggregate Reserve zone boundary, or*
- (b) 210 metres to an ME zone”*

The Zoning By-law Amendment and Site Plan Control applications do not propose to locate a new residential dwelling, dwelling units, or rooming units on the Subject Property. The proposed hotel will not be within an AG, EP3, or RU zone. The 150-metre setback from the ME2 zone south of the Subject Property, and the 210-metre setback from the ME zone west of Albion Road do not apply to the proposed hotel on the Subject Property.

5.0 Provincial Standards - Aggregate Resources of Ontario

The Aggregate Resources Act provides direction for the management of aggregate resources in Ontario. Section 7 of Ontario Regulation 244/97 of the Aggregate Resources Act states:

“Applications for licences, aggregate permits or wayside permits and the operation of pits and quarries shall be in accordance with “Aggregate Resources of Ontario: Provincial Standards, Version 1.0” published by the Ministry of Natural Resources.”

The Aggregate Resources of Ontario Provincial Standards, Volume 1, specifies minimum standards for each category of Licences, Aggregate Permits, and Wayside Permits. The Operational Standards Section of the provincial standards document specifies standards that all licensees of mineral aggregate operations must comply with in Ontario. A new licence will be required to develop the lands designated Sand and Gravel Resource Area for mineral aggregate extraction west of Albion Road. An amended licence will be required to expand the licenced pit

north of Rideau Road. The Sand and Gravel Resource Areas will be developed as open pits due to the nature of the sand and gravel resource. Many categories of licences permit mineral extraction to depths below the local water table. For the purposes of this report it is assumed that future development of the Sand and Gravel Resource Area will be on the basis of a licence for a pit to extract resources to an elevation below the water table (Category 1 Licence – Class “A” pit below groundwater table).

The Operational Standards Section of the Provincial Standards specifies required setbacks for all licenced mineral aggregate operations. Section 5.10 of the application standards for a Category 1 Licence states: “*excavation setback areas*” means the area within (**emphasis added**):

“5.10.1 fifteen metres from the boundary of the site;

5.10.2 ***thirty metres from any part of the boundary of the site that abuts:***

5.10.2.1 a highway,

5.10.2.2 land in use for residential purposes at the time the licence was issued, or

5.10.2.3 land restricted to residential use by a zoning by-law when the licence was issued; ...”

Section 5.11 States: “no excavation can occur within the excavation setback area of the site;”

A minimum 30 metre setback will be required from Albion Road should the lands designated Sand and Gravel Resource Areas west of Albion Road and north of Rideau Road be developed for mineral aggregate extraction. A 30 metre setback will also be required from the residential properties along Albion Road, including 4700, 4770, 4897, 4953, and 4959 Albion Road. In all other cases, a 15 metre setback will be required from the boundary of the property proposed to be developed with a sand and gravel pit. These setbacks are considered in the assessment of potential impact of future operations and land use compatibility.

6.0 Required Plans & Studies for a Category 1 Licence

The Aggregate Resources of Ontario Provincial Standards Volume 1 specifies application standards (the “application standards”) for a pit operation to extract aggregate material below the groundwater table (a “Category 1 Licence”). The application standards identify plans and studies required with an application for a Category 1 Licence. A Category 1 Licence application for the lands designated Sand and Gravel Resource Area west of Albion Road or north of Rideau Road would require the following plans and studies:

- A Site Plan prepared to the standards listed in Section 1.0 of the application standards for a category 1 licence;
- A Summary Statement prepared to the standards listed in Section 2.1 of the application standards for a category 1 licence;
- A Hydrogeological Level 1, and when recommended by the Level 1 report a Hydrogeological Level 2;
- Natural Environment Level 1, and when recommended by the Level 1 report a Natural Environment Level 2;
- A Cultural Heritage Resource Stage 1, and when recommended by the Level 1 report a Cultural Heritage Resource Stage 2, and when recommended by the Level 2 report a Cultural Heritage Resource Stages 3 and 4;
- A Noise Assessment Report if sensitive receptors are within 150 metres of an extraction and/or processing facility.

The Aggregate Resources of Ontario Provincial Standards Volume 1 defines “sensitive receptor” as: *“Includes residence or facilities where people sleep (nursing homes, hospitals, trailer parks, camping grounds, ect.); schools; day-care centres.”* A hotel can be characterized as a facility where people sleep. Based on the definition of “sensitive receptor” in the Aggregate Resources of Ontario Provincial Standards Volume 1, this Mineral Resource Impact Assessment considers the shift in the location of the permitted hotel on the severed parcel a sensitive receptor with respect to future sand and gravel pit operations north of Rideau Road and/or west of Albion Road.

Section 3.0 of the application standards for a Category 1 Licence includes a list of conditions that apply to Category 1 Licences. An application for a Category 1 Licence for a pit operation on the lands west of Albion Road and/or north of Rideau Road will be subject to the conditions listed in Section 3.0. Section 3.1 states: *“Dust will be mitigated on site.”* Section 3.2 states: *“Water or another provincially approved dust suppressant will be applied to all internal haul roads and processing areas as often as required to mitigate dust.”* Future pit operations west of Albion Road and/or north of Rideau Road will be required to mitigate dust on site and on all internal haul roads and processing areas.

Section 3.3 states: *“Processing equipment will be equipped with dust suppressing or collection devices, where the equipment creates dust is being operated within 300 metres of a sensitive receptor.”* There are residential properties (sensitive receptors) located along Albion Road between the Subject Property and lands designated Sand and Gravel Resource Areas. There are also residential properties along Rideau Road. Future pit operations west of Albion Road and/or north of Rideau Road will be required to mitigate dust from equipment within 300 metres of the residential properties along both Albion Road and Rideau Road.

Section 3.4 of the application standards states: *“Any recommendations and/or recommended monitoring program identified in the technical reports will be described on the site plan and all records will be retained by the licensee and made available upon request by the Ministry of Natural Resources for audit purposes.”* This condition requires that mitigation measures identified by technical reports be described on the site plan for the pit operation. An application for a Category 1 Licence west of Albion and/or north of Rideau Road will be required to produce a site plan that describes any recommendations and/or recommended monitoring program identified by supporting technical reports.

Other conditions in Section 3.0 address issues including: A Spills Contingency Program, fuel storage tanks, Certificate of Approval for the discharge system and processing equipment, and a permit to take water. A Category 1 Licence application for a pit operation on the lands west of Albion Road and/or north of Rideau Road will be subject to all conditions included in Section 3.0 of the application standards.

As discussed in the ‘Policy Context’ Section above, Policy 9 in Section 3.7.4 of the City of Ottawa’s Official Plan addresses establishing or expanding pits or quarries. Policy 9 specifies all plans and studies required under the Mineral Aggregates Act are also required by the City. Policy 9 states *“The areas of influence generally are 500 metres around quarries, 150 metres for pits above the water table, 300 metres for pits below the water table and the proposed haul route.”* Policy 9 also describes information that may be required by the City to establish a pit. Policy 9 States:

“The required studies, as are determined to be appropriate considering the type of extraction proposed, may include those identified in the Aggregate Resources Act and will be defined in a pre-consultation process. Studies may

include those described elsewhere in this Plan as well as, but are not necessarily limited to additional information on:

- a. Anticipated noise, dust and vibration levels that illustrate that the Ministry of Environment guidelines and criteria will be satisfied;*
- b. Rationale for proposed haul routes, expected traffic volumes and entrance/exit design to show that the road system can safely and efficiently accommodate the proposed truck traffic. This may include provision for upgrading of local City roadways leading to an arterial road and on-going maintenance requirements along such routes so long as the pit or quarry is in operation;*
- c. Impact on neighbours from noise, dust, vibration, truck traffic, etc., due to the duration of the extraction operation in hours per day and number of days per week;*
- d. The elevation of the groundwater table on and surrounding the site;*
- e. Any proposed water diversion, water taking, storage and drainage facilities on the site and points of discharge to surface waters. An impact assessment will address the potential effects on the following features on or adjacent to the site, where applicable:*
 - i. Water wells,*
 - ii. Springs,*
 - iii. Groundwater,*
 - iv. Surface watercourses and bodies;*
 - v. Wetlands, woodlands, and fish and wildlife habitat;*
 - vi. Water balance;*
 - vii. The cumulative effects of two or more bedrock quarries with 1 km of each other.*
- f. Adjacent and nearby land uses and an assessment of the compatibility of the proposed development with existing land uses. This includes possible completion of an Environmental Impact Statement as referenced in Section 4.7.8;*
- g. If within an Agricultural Resource Area on Schedule A, the agricultural classification of the proposed site and the proposed agricultural rehabilitation techniques if the site is Class 1, 2 or 3 soils and extraction is not below the water table;*
- h. The proposed after-use and rehabilitation plan; and*
- i. Mitigation measures that may be necessary to address the potential impacts of the operation.”*

Policy 9 in Section 3.7.4 of the City of Ottawa’s Official Plan identifies additional information with respect to noise, traffic, dust, vibration, and groundwater that may be required by the City to establish a new pit operation. The City may require additional plans and studies on these issues for an application to permit a pit on the lands designated Sand and Gravel Resource Area west of Albion Road or north of Rideau Road.

An application for a Category 1 Licence pit operation west of Albion Road and/or north of Rideau Road will be required to prepare supporting studies and reports as detailed in the Aggregate Resources of Ontario Provincial Standards Volume 1, and provide additional information as per Policy 9 of Section 3.7.4 of the City of Ottawa’s Official Plan. Conditions listed in Section 3.0 of the application standards apply to any Category 1 Licence pit operation. A new pit operation west

of Albion Road and/or north of Rideau will be required to respect existing residential properties along Albion Road and Rideau Road.

7.0 Potential Impact on Future Mineral Aggregate Operations

There are no licenced sand and gravel pit operations on the lands designated Sand and Gravel Resource Area west of Albion Road across from 4837 Albion Road. The establishment of a mineral aggregate operation west of Albion Road would require the issuance of a licence from the Ministry of Natural Resources and Forestry. Based on the provincial standards for aggregate resources discussed above, at a minimum, no mineral aggregate extraction is permitted within 30 metres of Albion Road, or within 15 metres of the boundary of the property (see Figure 7). Other site-specific setbacks and mitigation measures may be required for future mineral aggregate operations due to the residential properties along Albion Road. Mitigation measures would be determined by the plans and studies required by the Aggregate Resources of Ontario Provincial Standards Volume 1 and by Policy 9 in Section 3.7.4 of the City's OP as discussed in the 'Required Plans & Studies for a Category 1 Licence' Section above.

There is one licenced sand and gravel pit operation on the lands designated Sand and Gravel Resource Area north of Rideau Road (see Figure 3). The sand and gravel pit operation (site ID: 4059) has a class 'B' licence to remove 20,000 tonnes or less annually, and applies to an area of 3.2 hectares. Based on recent aerial photography there is no active pit operation on the property. If it is proposed to expand the licenced pit operation to remove in excess of 20,000 tonnes annually, a new application will be required for a class 'A' licence.

An application to establish a new pit operation south of the Subject Property and north of Rideau Road would require the issuance of a licence from the Ministry of Natural Resources and Forestry. Based on the provincial standards for aggregate resources discussed above, at a minimum, no mineral aggregate extraction is permitted within 30 metres of Albion Road, or within 15 metres of the boundary of the property (see Figure 9).

Figure 9. Required Excavation Setback Areas



Other site-specific setbacks and mitigation measures may be required for future mineral aggregate operations due to the residential properties along Albion Road. Mitigation measures would be determined by the plans and studies required by the Aggregate Resources of Ontario Provincial Standards Volume 1 and by Policy 9 in Section 3.7.4 of the City's OP as discussed in the 'Required Plans & Studies for a Category 1 Licence' Section above.

A hotel is considered a sensitive land use. A hotel on the Subject Property will result in a 30-metre excavation setback area requirement. A 30-metre excavation setback area is already required from Albion Road, and the existing residential properties along Albion Road. Based on existing excavation setback requirements, the shift in the location of the permitted hotel on the Subject Property will not affect the setback requirement for any future mineral resource extraction on lands designated Sand and Gravel Resource Area.

8.0 Land Use Compatibility Analysis

The concept of an influence area is recognized as a means of protecting mineral resources and/or operations from the encroachment of incompatible land uses. The influence area to be considered for the lands designated Sand and Gravel Resource Area is 300 metres. The influence area is not a strict buffer or setback area in which development is prohibited, but rather, it is an area where impacts may occur or may be experienced. In the context of the proposed Minor Zoning By-law Amendment and Site Plan Control applications, the 300-metre influence area is used to evaluate possible impacts of the shift in location of the permitted hotel on a possible future sand and gravel pit operation, or the expansion of the existing licenced pit operation.

8.1 Protection of Identified Resource and Future Operations

It is proposed the develop 4837 Albion Road to accommodate a hotel. The Subject Property is separated from the Sand and Gravel Resource Area south of the Subject Property and north of Rideau Road by a rural property known municipally as 4910 Bank Street. This rural property is currently used for agriculture. The Subject Property is separated from the Sand and Gravel Resource Area to the west by Albion Road.

Eight residential dwellings are located within the 300-metre area of influence of both Sand and Gravel Resource Areas (see Figure 10 below). The residential dwellings are considered "sensitive receptors" for future pit operations. An application to obtain a Category 1 Licence would be required under the Aggregate Resources Act to assess the potential impacts on these existing sensitive receptors of the proposed pit operation. The proximity of potential future pit operations to the Subject Property and existing residential dwellings are discussed in Section 8.2 below. A hotel on the Subject Property would not require additional mitigation measures beyond what will be required to protect the existing dwellings along Albion Road.

Given the separation distance between the Subject Property and the Sand and Gravel Resource Area south of the Subject Property and north of Rideau Road, combined with the mitigation measures required due to adjacent sensitive receptors along Albion Road, the potential impact of the proposed hotel on future pit operations is minimal. The construction of the proposed hotel will not preclude or hinder the expansion of licenced pit operations near the Subject Property, nor preclude nor hinder the establishment of new pit operations. A hotel on the Subject Property will not preclude or hinder access to the Sand and Gravel Resource Areas north of Rideau Road and west of Albion Road.

Figure 10. Residential Properties within 300 metres of the Sand and Gravel Resource Areas



8.2 Impact of Proposed Hotel on Future Operations

If the proposed Minor Zoning By-law Amendment is approved by Ottawa City Council, a new hotel will be constructed and maintained on the Subject Property. Portions of the Subject Property are within the 300-metre influence area of the Sand and Gravel Resource Areas north of Rideau Road and west of Albion Road.

The construction of a sensitive use within areas of influence of mineral aggregate resources has the potential to create land use conflicts with future mineral aggregate operations. This section evaluates the potential for impact of shifting the location of the permitted hotel on the property at 4837 Albion Road on future mineral aggregate operations north of Rideau Road and west of Albion Road. The factors to be considered are noise, traffic, dust, vibrations, and groundwater.

8.2.1 Noise

Potential onsite equipment associated with a new pit operation could include loaders, trucks, bulldozers, portable processing equipment, and conveyors used in the extraction and processing operations. This type of equipment has the potential to generate noise associated with extraction, processing, refuelling, and haulage.

Eight residential dwellings are within the influence area of the Sand and Gravel Resource Areas north of Rideau Road and west of Albion Road. With reference to the 'Required Plans & Studies for a Category 1 Licence' Section of this report, a new pit operation would be required to submit a noise study to assess the impact of the proposed operation on existing residential properties in order to obtain a licence from the Ministry of Natural Resources. The noise study will include

recommended noise mitigation measures to protect the residential properties from the new mineral aggregate operation.

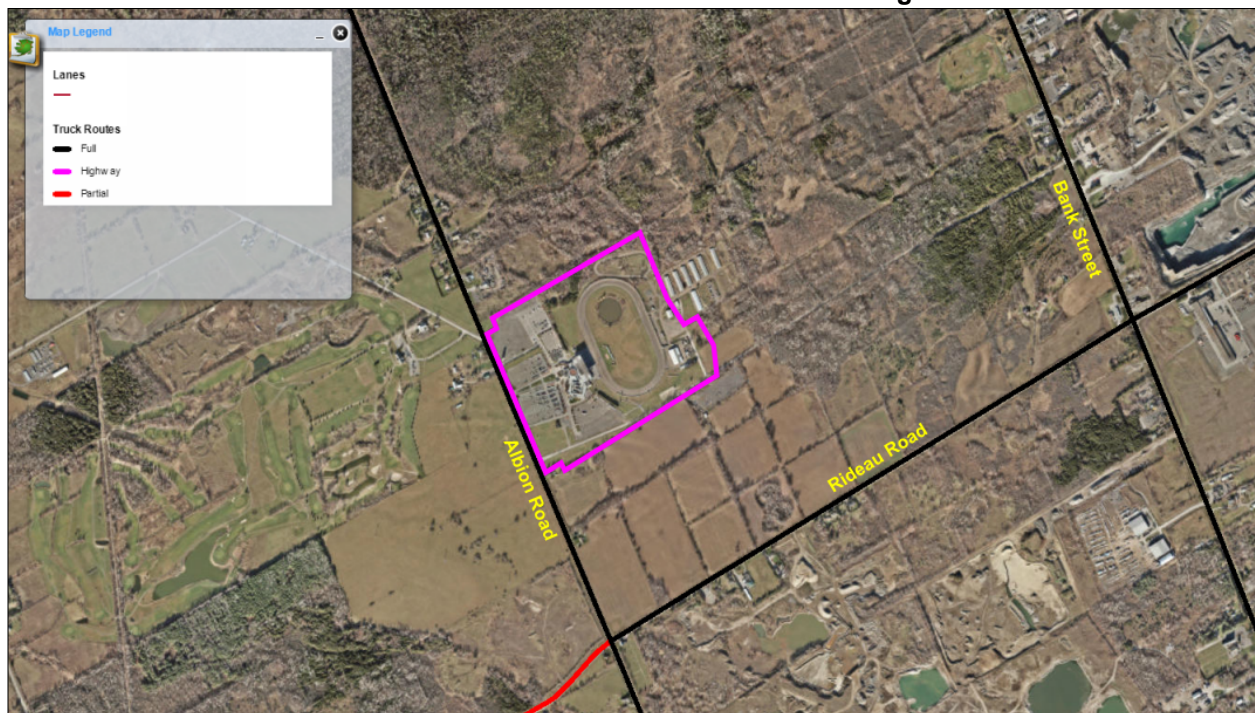
The hotel on the Subject Property will be designed to incorporate non-operational windows in the façade of the building. The inclusion of non-operational windows into the façade of the building will reduce the effects of noise from future pit operations on the hotel. The hotel will be situated further away from future pit operations than the existing residential properties within the area of influence of the Sand and Gravel Resource Areas. The hotel will not increase the noise mitigation measures required to protect existing residential uses. The proposed shift of the hotel location will not impact the future pit operations with respect to required noise mitigation measures.

8.2.2 Traffic

Albion Road, Rideau Road, and Bank Street are designated Truck Routes in the City of Ottawa (see Figure 11). The licenced pit operation north of Rideau Road does not have frontage along Albion Road, and is only accessible from Rideau Road. Future operations associated with this licenced pit will use Rideau Road as a hauling route for the transportation of materials and equipment. The hotel will be accessed from Albion Road. Additional traffic generated by the hotel on the Subject Property will have minimal impact on the licenced pit operation's ability to transport materials and equipment on Rideau Road.

A new Category 1 Licence operation in the Sand and Gravel Resource Area south of the Subject Property could be designed to be accessed from Rideau Road. This would discourage using Albion Road to transport materials and equipment. Additional traffic generated on Albion Road by the hotel will have minimal impact on future pit operations south of the Subject Property.

Figure 11. Rural Truck Routes



A new pit operation within the Sand and Gravel Resource Area west of Albion Road will access Albion Road for hauling materials or equipment. Bank Street runs north-south and is designated a Truck Route. Bank Street is connected to Albion Road via Rideau Road, also a designated Truck Route. Hauling routes for future pit operations west of Albion Road can be designed to use Rideau Road and Bank Street to haul materials and equipment, and minimize using Albion Road as a north south route. The shift in location of the permitted hotel will have a minimal impact on the ability for future pit operations west of Albion Road to access truck routes.

As discussed in Section 7 above, Policy 9 b) in Section 3.7.4 of the Official Plan states the City may require proponents of an application for a new pit operation to prepare a rational for the proposed haul route, including expected traffic volumes and entrance/exit design. The City may also require provisions for upgrading of local City roadways and on-going maintenance requirements.

Based on existing Truck Routes near the Subject Property and Policy 9 b) of Section 3.7.4 of the OP, traffic generated by the hotel will not preclude or hinder future pit operations from accessing designated haul routes.

8.2.3 Dust

The operator of future pit operation will be responsible for controlling dust emissions, as required by the Ministry of Natural Resources and Forestry under the Aggregate Resources Act. Dust control on internal haul roads and access roads is typically done through the use of water or other approved dust suppressants which are applied as frequently as required. Future pit operations north of Rideau Road or west of Albion Road will be required to mitigate dust impacts for the eight residential dwellings located along Albion Road. The hotel on the Subject Property will not result in additional measures being required for dust mitigation.

9.2.4 Vibration

Vibration is a typical impact arising from blasting of rock during extraction activities. Blasting is used to excavate bedrock resources including limestone. Future pit operations for sand and gravel resource extraction will not require blasting for excavation purposes. Sources of vibration from future pit operations will be limited to the operation of oversized vehicles and excavation equipment. Vibration mitigation measures may be required to protect existing residential development. These mitigation measures would also mitigate the potential impact of future pit operations on the hotel on the Subject Property. Additional vibration mitigation measures for future pit operations will not be required as a result of the approval of shift in location of the hotel.

8.2.5 Groundwater

It is presumed all residential properties within the influence area of the Sand and Gravel Resource Areas are serviced on the basis of private wells. A hydrogeological study will be required by the Ministry of Natural Resources to develop the Sand and Gravel Resource Areas as a pit to extract minerals below the water table. A study may also be required by the City of Ottawa on groundwater impacts as per Policy 9 in Section 3.7.4 of the Official Plan. This hydrogeological report will examine the potential for conflicts between existing wells servicing the residential properties within the influence area of the Sand and Gravel Resource Area and the proposed quarry. Mitigation measures may be included in the hydrogeological study. Any mitigation

measure would be proposed to protect the groundwater for the eight residential properties within the influence area of the lands designated Sand and Gravel Resource Area.

The Subject Property is located within a Public Service Area. The expansion of the Casino and Raceway, including the hotel, will be on the basis of full public services. The construction of a hotel at 4837 Albion Road that is connected to municipal water and sanitary services will not adversely impact the future development of the Sand and Gravel Resource Areas near the Subject Property with regard to the protection of groundwater.

None of the factors discussed above have the potential to create conflict between the relocated hotel on at 4837 Albion Road and future pit operations within the Sand and Gravel Resource Areas near the Subject Property. The approval of the Minor Zoning By-law Amendment and Site Plan Control applications will not conflict with future mineral aggregate operations.

9.0 Conclusion

This Mineral Resource Impact Assessment was prepared in support of a Minor Zoning By-law Amendment application and a Site Plan Control application to facilitate the development of 4837 Albion Road. This report examined the location of the Subject Property and designated mineral aggregate resource areas, the planning policy context, the potential impact on future mineral aggregate operations, and provided a compatibility analysis of the proposed shift in location of the permitted hotel.

This report concludes that the Minor Zoning By-law Amendment and Site Plan Control applications will not preclude or hinder the expansion of existing pit operations in proximity to the Subject Property, or the establishment of new operations. Approval of the proposed shift in location of the permitted hotel on the Subject Property will not preclude or hinder access to the Sand and Gravel Resource Areas north of Rideau Road and west of Albion Road. Future pit operations will be required to address any potential land use conflict with existing residential uses as per the application standards for a Category 1 Licence in the Aggregate Resources of Ontario Provincial Standards Version 1.0 and Policy 8 of the City of Ottawa's Official Plan. Issue specific studies will be required by the Ministry of Natural Resources and Forestry and the City of Ottawa for the development of a new pit in the Sand and Gravel Resource Areas near the Subject Property. These studies will recommend site specific mitigation measures related to the protection of residential properties along Albion Road. The shift in location of the hotel at 4837 Albion Road will not require mitigation measures beyond what will already be required for existing residential properties.

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