



**Pre-Application Public Consultation Report**  
**[Updated] Sept. 24, 2020**

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## **Public Consultation**

Nelson Aggregates has conducted more than 36 hours of public consultation on its expansion plans and after-use concept prior to submission of its application.

Those consultations have included the following events:

- *September 30, Meeting with Near Neighbours*
- *October 5, Open House and Quarry Tours*
- *Open House and Quarry Tours, Jan 9, 16,23,30; Feb. 6, 13, 20, 27; March 5, 12*
- *Pre-Application Public Consultation Meeting, Feb. 18*

In addition to scheduled Public Consultation sessions, Nelson representatives went door-to-door to residences within 1-2kms of the quarry on

- *June 24, 2019,*
- *Sept. 25 2019*
- *Feb. 14 2020.*

In addition, Nelson established a dedicated project website on June 25 2019, which included draft plans, and a contact email address, which has since received and responded to comments from neighbours and interested parties.

Nelson has also sent out four news releases since June 25 2019, each containing contact information, and has held seven media briefings to further alert Burlington residents to its proposed plans.

In total, Nelson has met face-to-face with more than 400 Burlington residents and citizens over the course of its pre-consultation efforts, and has reached more than 135,000 thousand through its media publicity and advertising.

## **Notification Process**

The following indicates the method of notification for the various events and public consultation formats that have taken place since June 2019, in advance of the March 16, 2020 formal application.

### *Website Launch, June 25 2019*

-Prior to website launch, Nelson representatives went door-to-door to all residents within 2km of the proposed site. This included residences along No. 1 and No. 2 Sideroad, Colling Rd., Blind Line, Cedar Springs Rd., Cedar Springs Ct., Medad Springs Court, and Guelph Line.

Representatives spoke with many residents and gave an overview of the plans. Informational flyers were handed out to every doorstep with information on the proposal, and a link to the website.

***Near Neighbour Open House, Sept. 30 2019, Burlington Springs Golf Course***

-Representatives from Nelson went door-to-door to all residents within 1 km of the proposed site. This included residences along No. 2 Sideroad, Colling Rd., Blind Line, Cedar Springs Rd., Cedar Springs Ct., Medad Springs Court, and Guelph Line.

Informational flyers were handed out to every doorstep with information on the meeting and a link to the website.

The meeting was held at the Burlington Springs Golf Course over the course of 2 hours. It was attended by approximately 40 nearby residents.

***Open House and Quarry Tours, Oct. 5 2019, Nelson Quarry***

-Nelson published a news release in advance of the open house, which was picked up in the Burlington Post and the Burlington Gazette. In addition, Nelson advertised on a number of different platforms, including Tourism Burlington, The Hamilton Spectator, The Burlington Post, Insidehalton.com and Groupon. The campaign also included paid advertising on Facebook and Twitter, targeted at Burlington residents.

The quarry tours included a number of display areas staffed by Nelson personnel. It included a number of interactive areas, including tractors and machinery the public could interact with. And a bus tour of the quarry floor.

More than 150 people attended.

***Open House and Quarry Tours, Every Thursday afternoon, from Jan. 7 – now, Nelson Quarry***

-Nelson published a news release on January 6, which was picked up in the Burlington Post and the Burlington Gazette. In addition, Nelson has advertised on a number of different platforms, including Tourism Burlington, The Hamilton Spectator, The Burlington Post, Insidehalton.com and Groupon.

Over the course of three months and 12 days of tours, dozens of residents were given personally guided tours of the quarry by Nelson staff.

***Pre-application Public Consultation Meeting, Feb. 18 2020, Burlington Springs Golf Course***

-Notification for this event was handled mainly by the city. According to regulations, a formal notification was sent to all businesses and residences 350 meters from the proposed project.

In addition, the city councillor's office indicated it had sent notification to the councillor's constituents. The councillor's office declined numerous times to provide any details on the scope of its mail out.

In addition, representatives from Nelson went door-to-door on Cedar Springs Rd, Collings Rd. and No. 2 Sideroad to alert residents to the upcoming meeting.

The meeting included presentations by City Staff and Nelson representatives. It was attended by approximately 150 residents.

### **Other Communications Tools and Tactics**

Nelson Aggregates is committed to transparency and accountability in its interactions with the public. Long before the start of the official pre-application process, Nelson had begun engaging with the near neighbours and general public to answer questions and respond to concerns.

Prior to announcing its plan to submit an application, Nelson representatives went door-to-door in a 3km radius to speak directly with neighbours, resulting in dozens of conversations prior to launch.

The day Nelson announced its plans, it already had a dedicated website established with readily accessible contact information via phone and email. It also set up a twitter page and facebook page to respond to input from the community.

Over the course of the many months these platforms have been operational, Nelson has responded promptly to any email inquiries.

Up until the Covid pandemic, residents were encouraged to drop by and speak in person with Nelson representatives each and every Thursday afternoon.

### **Summary of Discussions and Comments**

Discussions over the course of more than 36 hours of public consultations, plus conversations on doorsteps and at the kitchen tables of near neighbours have been wide-ranging and covered a large number of subject areas.

The following is a summary of the questions, themes and how the Nelson proposal responds to the feedback in its development proposal:

#### **After-Use Park Concept**

-How will Nelson ensure the park actually happens? And when it says it will?

Response: Nelson's primary objective is to partner with a public entity, such as Conservation Halton, the Region of Halton or the City of Burlington on the design, financing and eventual ownership of the park. In the event it is unable to partner with a public organization, it is looking at partnering with a private, non-profit conservation organization.

Nelson is prepared to enter into legal agreements to ensure the portions of the park are conveyed to the public on schedule.

### **Climate Change**

- Would the quarry help the city meet its goals set out in the Climate Action Plan?
- Did the quarry expansion proposal take into account climate change and effects on water?
- Did the after-use park concept take into consideration climate change?

Response: The quarry and after-use park concept are both designed to help the city meet its Climate Change targets, and to help the city of Burlington adapt to climate change-related challenges.

The Nelson quarry is the main source of aggregate for the City of Burlington and the Region of Halton. It is also the closest. Sourcing aggregate near to where it will be used, close to market, lowers its overall impact. Doing so reduces transportation costs, heavy truck traffic on roads, the environmental impacts of noise and carbon consumption; and the infrastructure costs of building and maintaining roads, bridges and municipal infrastructure.

Climate change is expected to bring both longer periods of drought and more intense rain storms. The quarry extension and the after-use concept are being designed with that in mind. Both the quarry and the park will have large water features that will contain water during heavy rainstorms, and serve as a reservoir for the city of Burlington during periods of drought. The current quarry already works with the city of Burlington in this capacity.

### **Closure of Quarry**

- How will you guarantee the quarry will close in 30 years, if licence granted?
- How will you guarantee you will donate the land parcels to the public?

Nelson is prepared to enter into legal agreements to ensure the portions of the park are granted to the public on schedule.

### **Current Licence**

- Why is there more than 50 years of operating life left in the current quarry?
- Nelson currently has an unlimited license for extraction. Since 2012, the quarry has slowed production. Extensive resources still exist for open pit extraction, and eventual underground mining.

If granted this licence to expand, Nelson is prepared to enter into legal agreements to ensure the facility is closed after 30 years of operation, and that the land is conveyed to the public in stages over the course of that time.

## **Noise**

-How often will there be explosions?

-What would Nelson do to lower noise levels for near neighbours?

Response: All blasting activity is regulated and monitored by the Ministry of Natural Resources and Parks. Nelson is committed to maintaining and exceeding provincial standards. Nelson monitors all blasts at the nearest receptors.

Nelson has also begun a blasting notification program, which allows near neighbours to sign up if they want to be alerted weekly to the scheduled blast.

In response to concerns from residents on Cedar Springs Rd. Nelson has moved the extraction limit from 30 meters to 100 meters from the road. Nelson will also include berms up to 5 meters high to lower noise levels.

In addition, Nelson has proposed to use a state-of-the-art drill that lowers noise levels considerably.

## **Traffic**

-Can you lower the amount of truck traffic as a result of the expansion?

-Will the expansion require expanded traffic routes onto No. 2 Sideroad and Cedar Springs Rd.?

Response: There is a direct correlation between the amount of aggregate extracted and the amount of truck traffic. Under Nelson's current licence, it can extract an unlimited amount of aggregate. Current operations average approximately 1.5 million tonnes of aggregate annually.

The new license application would allow for the extraction of up to 2 million tonnes annually. However, Nelson only plans to extract 1 million tonnes a year, resulting in slightly lower traffic levels.

Burlington regulations prohibit truck travel along Cedar Springs Rd. Truck travel would continue along the easternmost section of No. 2 sideroad and on Guelph Line.

During the expansion of the southern extension, trucks would travel across No. 2 Sideroad, from the extension to the existing quarry.

## **Dust**

-Would there be a program in place to mitigate dust?

-How will Nelson measure dust levels?

Response: Nelson has installed XX monitors around the site to track dust levels.

In response to concerns about dust levels, Nelson recently installed an undercarriage washing station, where all trucks exiting the quarry are rinsed thoroughly.

In addition, in 2020, Nelson purchased a new street sweeper that operates every two hours along the stretch of No. 2 sideroad, from the truck entrance to Guelph Line.

## **Water**

-Can you guarantee to changes to the quality or quantity of well water in the area?

-Will Nelson be financially responsible for any changes to the quality or quantity of the well water in the area?

-Will the quarry extension have a serious impact on the watershed and water levels?

Response: Nelson's studies show the proposed expansion and after-use park concept will not have a noticeable impact on water quality or quantity in the area.

Under the Ontario Water Resources Act, Nelson would hold a permit to take water and would, therefore, be responsible for any changes to water quality or quantity. Nelson is legally bound to ensure there is no impact.

Nelson has operated the current quarry since 1953 without impacts to local wells. In the very unlikely event of an impact to water quality or quantity, Nelson would be financially responsible for providing interim and long-term sources of fresh water.

Although Nelson has permits to take water, Nelson is more of a water handler than a water taker. The water Nelson uses is essentially moved from the quarry to the local surface water system, ensuring the water stays in the watershed.

The proposed expansion would have a negligible impact on water quantity in the immediate vicinity of the quarry extension. But no impact to offsite water users.

Nelson has established and promoted a ground-water testing program that is available to all local residents.

## **Fill**

-Can you guarantee the quality of the fill coming in to the quarry?

-Can you ensure harmful toxins aren't brought in?

Response: All those who create, manage, transport, receive or store excess soil are responsible for ensuring that the excess soil is managed in an environmentally sound manner. They must also meet all applicable legal requirements, including current provincial and federal regulatory requirements, such as: site alteration, noise and traffic by-laws and permitting regimes established by municipalities and Conservation Authorities; the soil management provisions in *Ontario Regulation 153/04* that relate to

the submission and filing of a Record of Site Condition; and, when excavated soil and other excavated materials are being managed as a waste, the *EPA* and waste regulations.

### **Property Values**

-Will this lower property values?

Response: A study conducted by MPAC on properties near new and expanding quarries across Ontario has shown no change to property values.

Nelson is working directly with homeowners living adjacent to the proposed expansion to mitigate the impacts of noise, dust and traffic.

### **Wildlife**

-Will this protect the Jefferson Salamander?

-Will this protect bats?

-How will you guarantee you will not harm endangered species?

Response: The proposed licence application includes a large number of proposals intended to protect and enhance the natural habitat. Some of these include:

-A 60 percent smaller footprint on the proposed southern extension

-7 hectares of ecological enhancements to improve Jefferson Salamander habitat

-Further ecological enhancements will occur as part of progressive and final rehabilitation:

- Significant woodlands
- Wetlands
- Fish habitat
- Improved ecological connectivity
- More ecological diversity

### **Rehabilitation**

-What prevents Nelson from abandoning the quarry?

-Who pays for the rehabilitation?

Response: Under the Aggregate Resources Act (ARA), producers are required to progressively rehabilitate their sites. Progressive rehabilitation means rehabilitation is done sequentially within a reasonable time after extraction of aggregate resources is complete. Typically, this occurs in phases: before proceeding to the next extraction phase, rehabilitation must be completed in the areas where aggregate reserves have been exhausted. Progressive rehabilitation is beneficial in many ways as it: minimizes the open areas within a pit or quarry, prevents soil erosion, reduces costs, and eliminates double-handling of soil materials.

Nelson is required to pay for the rehabilitation. Money is set aside from each tonne sold to fund the eventual rehabilitation.

### **Feedback Mechanisms**

In addition to the mandatory pre-application community consultation that took place on Feb. 18 2020, Nelson has undertaken a number of initiatives to enhance an ongoing dialogue with the community, capture feedback and respond. These initiatives have included:

- **Door-to-door meetings with Nelson Representatives.** Prior to the Covid lockdown, Nelson representatives twice went door-to-door to near residents to speak in detail about the plan and answer questions directly. The first of these occurred before Nelson announced its plans publicly; the second took place in February 2020. This program has been put on hold until pandemic restrictions ease.
- **Email.** Nelson established a dedicated email address immediately to receive questions from the public and respond. Nelson has committed to answering inquiries within 48 hours.
- **Phone.** Nelson immediately established a phone line where residents can call and have their questions answered within 48 hours.
- **Facebook.** Nelson developed a facebook account that receives questions and concerns from the public.
- **Twitter.** Nelson has had an ongoing twitter presence that communicates with the public since the day it announced its plans to submit an application.
- **Open Houses.** Beginning in 2020, Nelson established an Open House available to the General Public every Thursday afternoon. Residents were given a tour of the quarry and any questions were answered. This has been postponed due to covid restrictions, but will resume once those are lifted.
- **Media Relations.** Nelson has worked with the media since Day 1 to communicate key milestones in the application process.

### Communicating Back to Public

Since it announced its intention to apply to expand the quarry, Nelson has received questions from the public about its plans, and has endeavoured to respond to them in a timely manner. The method of response is directly tied to the platform in which the questions were posed. Those are listed below:

- **Door-to-door meetings with Nelson Representatives.** In its door-to-door meetings, Nelson representatives have responded to questions directly, face-to-face.
- **Email.** Nelson established a dedicated email address immediately to receive questions from the public and respond. Nelson responds to questions directly through this email address. For some members of the public, direct correspondence is established with a subject matter expert.
- **Phone.** Nelson immediately established a phone line where residents can call and have their questions answered within 48 hours. Questions are answered by a Nelson representative.
- **Facebook.** Nelson developed a facebook account that receives questions and concerns from the public. Questions are answered through direct mail.
- **Twitter.** Nelson has had an ongoing twitter presence that communicates with the public since the day it announced its plans to submit an application. Questions are answered via direct mail.
- **Open Houses.** Beginning in 2020, Nelson established an Open House available to the General Public every Thursday afternoon. Residents were given a tour of the quarry and any questions were answered. This has been postponed due to covid restrictions, but will resume once those are lifted.
- **FAQ** – For those who have questions but do not want to ask, Nelson has posted an FAQ on [mtnemoquarrypark.com](http://mtnemoquarrypark.com)

### Future Communications Platforms and Tactics

Due to the coronavirus pandemic and the uncertain timelines associated with the approvals process, Nelson is unable to provide a detailed breakdown of the exact timing of its communications tactics and timing.

Nelson is committed to open and transparent communication with near neighbours, residents and officials throughout the approval period.

Throughout this document, it has laid out the communications platforms it has established. It is Nelson's intent to continue this multi-platform approach to highlight milestones, provide information, engage the public and answer questions for a public eager for information on the project.

