



Environmental

Geotechnical

Building Sciences

Construction Quality
Verification

Telephone

(866) 217.7900

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(705) 742.7907

Website

cambium-inc.com

Mailing Address

P.O. Box 325,
Peterborough, Ontario
Canada, K9J 6Z3

Locations

Peterborough
Kingston
Barrie
Oshawa

Laboratory

Peterborough



September 21, 2023

Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, ON K0L 3A0

Attn: Christina Coulter
Planner

Re: Aggregate Feasibility Assessment, 1517 Bradfield Road, Douro-Dummer
Cambium Reference: 18632-001

Dear Christina,

Cambium Inc. (Cambium) was retained by Chad Dunford (Client) to complete an aggregate assessment of the property located at 1517 Bradfield Road, in Douro-Dummer, Ontario (Site).

It is understood that the Township of Douro-Dummer (Township) has identified that the subject site is within an area identified as primary aggregate sand and gravel resource by the MNRF.

The intent of this aggregate assessment is to address Section 6.2.13.2 outlined in the County of Peterborough Official Plan (OP) and Policies 2.51 and 2.5.2.5 of the Provincial Policy Statement, 2020 (PPS). If known aggregate resources are available on the subject property, there is a need to demonstrate the following:

- a) The 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.

This assessment was completed to satisfy the above clauses of the OP and the PPS by assessing if it is feasible to develop the Site for aggregate extraction.



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SITE DESCRIPTION

The Site is located at 1517 Bradfield Road in the Township of Douro-Dummer, County of Peterborough and is approximately 7,193.75 m² (0.72 hectares). The Site is bound to the northwest and southwest by County Road 4 and Bradfield Road, respectively, a residential property to the northeast fronting on County Road 4, and to the southeast by farmland.

The client is proposing a building extension to the existing development on the property. At present, the Site contains an existing residence with a separate garage.

According to Schedule A4-1 of the Official Plan of the Township of Douro-Dummer the Site is zoned as Rural.

AGGREGATE FEASIBILITY ASSESSMENT

The subject property is in an area identified as a primary sand and gravel resource by the MNRF. It should be noted that the Site is already developed with existing structures (dwelling and garage – see attached Site Plan). The proposed additions would not preclude aggregate extraction at the Site as all of these structures are typically removed if aggregate extraction operations would occur.

The limiting constraint to aggregate extraction for this Site is the small lot area (<1 ha) which would preclude this property being developed as an aggregate extraction operation. Considering the required setbacks from the roads and property lines required under the Aggregate Resources Act (30 m from roads and 15 m from property lines), there would be little available land remaining for aggregate extraction. According to the Site Plan, the property is 59.2 m wide; setbacks from County Road 4 and the southeastern property would total 45 m leaving only 14.2 m width for possible extraction and a maximum extraction area of only about 1,000 m², which would be drastically undersized to consider feasible for aggregate extraction. Regardless of the required setbacks, a property less than 1 ha in area is not viable as an aggregate operation; typically, these operations are greater than 10 ha in area to provide enough available resources to the proponent considering the cost of the various studies required to support



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an ARA licence. As such, licencing the Site for aggregate extraction would not be deemed feasible.

CLOSING

Cambium was retained to complete an Aggregate Resource Assessment of the property located at 1517 Bradfield Road in Douro-Dummer. The results of the assessment indicate that the Site is not feasible for possible development as an extractive aggregate operation as the property area is too small to be viable.

Respectfully submitted,

Cambium Inc.



Kevin Warner, M.Sc., P.Geo(Ltd), BCIN
Manager – Water & Wastewater

KDW/kdw

Encl. Site Plan

Copies: Chad Dunford, owner

P:\18600 to 18699\18632-001 Chad Dunford - Aggregate Feasibility Assessment - 1517 Bradfield Rd, Douro\Deliverables\REPORT - HYDROG\Final\2023-09-21 LTR RPT 1517 Bradfield Rd, Aggregate Feasibility.docx



September 21, 2023

CAMBIUM QUALIFICATIONS AND LIMITATIONS

Limited Warranty

In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer, and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

Reliance on Materials and Information

The findings and results presented in reports prepared by Cambium are based on the materials and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work requested by the client. In formulating its findings and results into a report, Cambium assumes that the information and materials provided by the client or obtained by Cambium from the client or otherwise are factual, accurate and represent a true depiction of the circumstances that exist. Cambium relies on its client to inform Cambium if there are changes to any such information and materials. Cambium does not review, analyze, or attempt to verify the accuracy or completeness of the information or materials provided, or circumstances encountered, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect, or misleading information or from facts or circumstances that are not fully disclosed to or that are concealed from Cambium during the provision of services, work, or reports.

Facts, conditions, information, and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in its reports. No assurance is made by Cambium that the facts, conditions, information, circumstances, or any underlying assumptions made by Cambium in connection with the work performed will not change after the work is completed and a report is submitted. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its findings or results.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines, and policies to the extent they are within its knowledge, but Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines, and policies is for information only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in a report prepared by Cambium, are beyond the scope of the work performed by Cambium and such matters have not been investigated or addressed.

Reliance

Cambium's services, work and reports may be relied on by the client and its corporate directors and officers, employees, and professional advisors. Cambium is not responsible for the use of its work or reports by any other party, or for the reliance on, or for any decision which is made by any party using the services or work performed by or a report prepared by Cambium without Cambium's express written consent. Any party that relies on services or work performed by Cambium or a report prepared by Cambium without Cambium's express written consent, does so at its own risk. No report of Cambium may be disclosed or referred to in any public document without Cambium's express prior written consent. Cambium specifically disclaims any liability or responsibility to any such party for any loss, damage, expense, fine, penalty or other such thing which may arise or result from the use of any information, recommendation or other matter arising from the services, work or reports provided by Cambium.

Limitation of Liability

Potential liability to the client arising out of the report is limited to the amount of Cambium's professional liability insurance coverage. Cambium shall only be liable for direct damages to the extent caused by Cambium's negligence and/or breach of contract. Cambium shall not be liable for consequential damages.

Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.

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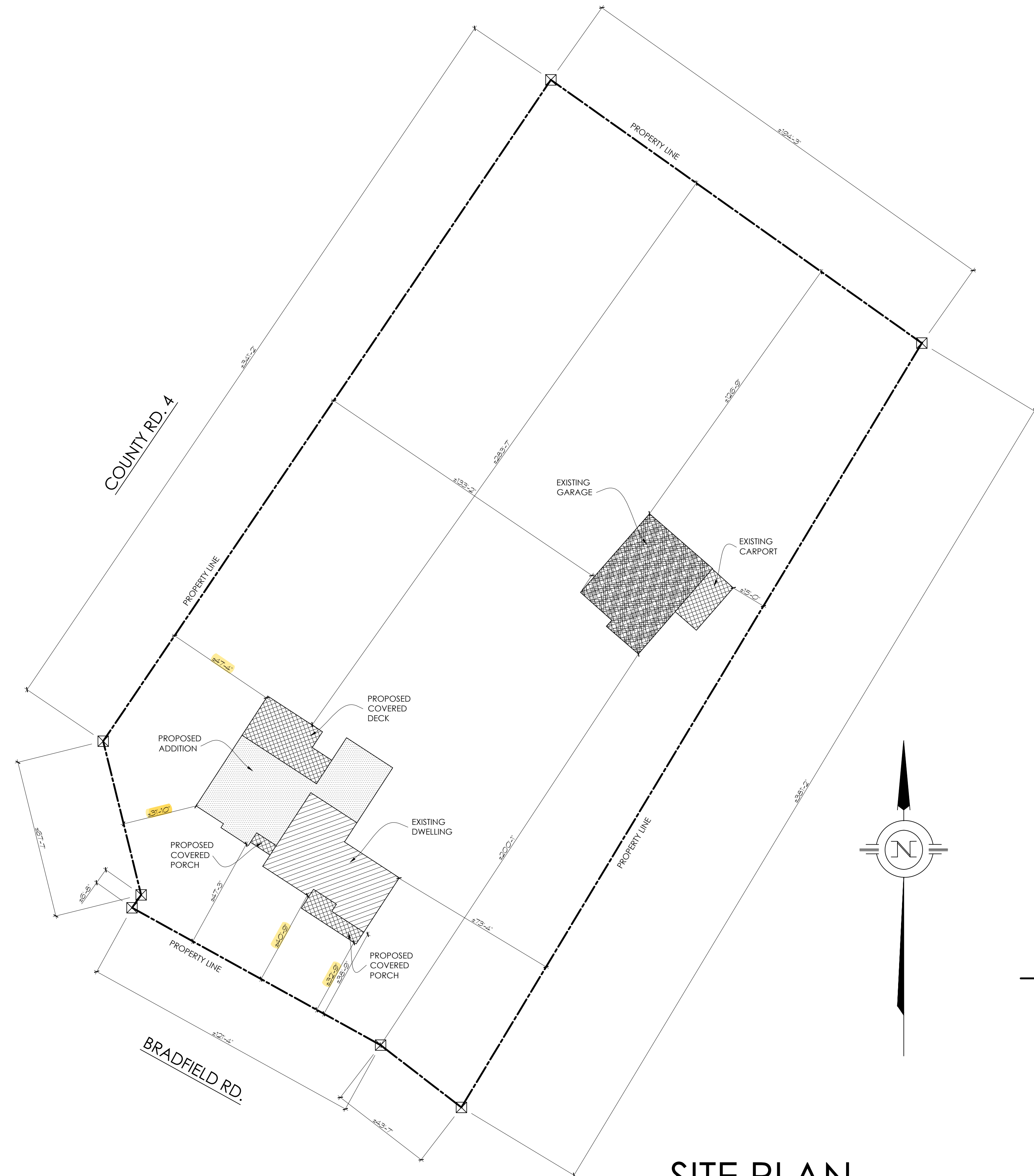
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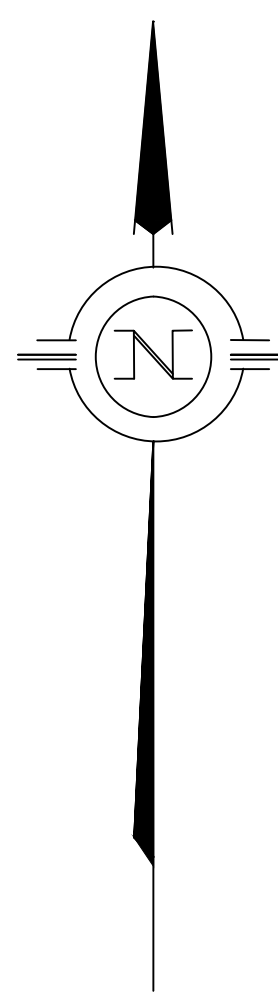




LOT COVERAGE:

LOT AREA	= 77431.9 ft ² (7193.75m ²)
EXISTING DWELLING SQUARE FOOTAGE	= 1620.6 ft ² (150.6m ²) = 2.1 %
EXISTING GARAGE SQUARE FOOTAGE	= 1854.0 ft ² (172.2m ²) = 2.4 %
PROPOSED ADDITION SQUARE FOOTAGE	= 2008.9 ft ² (186.6m ²) = 2.6 %
PROPOSED FRONT PORCHES SQUARE FOOTAGE	= 258.6 ft ² (24.0m ²) = 0.3 %
PROPOSED COVERED DECK SQUARE FOOTAGE	= 680.0 ft ² (63.2m ²) = 0.9 %
TOTAL PROPOSED LOT COVERAGE:	= 6422.1 ft ² (596.6m ²) = 8.3 %

- LEGEND**
- PROPERTY LINE
 - [diagonal lines] EXISTING DWELLING
 - [dotted pattern] PROPOSED ADDITION
 - [cross-hatch pattern] PROPOSED COVERED DECK
 - [grid pattern] EXISTING GARAGE



SITE PLAN
SCALE: 1"=20'-0"

ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY. DRAWINGS ARE NOT TO BE SCALED.

DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT PERMISSION OF MOLLY CONLIN DESIGN & DRAFTING.

Drawings For:
DUNFORD
1517 BRADFIELD RD.
DOURO-DUMMER, ON

Notes / Revisions:

Project:
NEW BUILD

Title:
SITE PLAN



FIRM BCIN#: 109402
319 County Rd. 8
Douro, ON K0L 2H0
705-313-5510

SIGNATURE:

Designed By:
M. CONLIN

Date:
MAY, 2023

Scale:
3/16" = 1'-0"

Page:
S1