

# **Frequently Asked Questions**

## **and Answers**

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### **Bardoel Pit Applications, County of Oxford**

#### **What is J-AAR's experience with aggregates?**

J-AAR Limited is family-run, multiservice organization providing excavating services; aggregate materials, crushing and recycling; and heavy equipment sales, services, and rentals across Southwestern Ontario. J-AAR Ltd. was established over 40 years ago.

#### **What is being proposed?**

A mineral aggregate operation is being proposed on the lands municipally known as 583398 Hamilton Road in the Township of South-West Oxford, Oxford County. The area proposed to be Licensed is identified within an aggregate resource deposit of primary and tertiary significance according to County and Provincial Mapping. Site-specific investigations undertaken by J-AAR Materials Limited have confirmed the presence of high-quality aggregate resources.

#### **Why is J-AAR excavating aggregate here?**

The site is within a Sand and Gravel Resource Area of primary and tertiary significance as mapped by the County [based on Aggregate Resources Inventory Paper (ARIP) 159] and contains approximately 1,800,000 to 1,900,000 tonnes of high-quality aggregate resources. The proposed pit will be used to supply J-AAR's local asphalt and concrete plants as well as other construction and infrastructure projects and will provide material to support the Province's infrastructure and housing needs. The proposal will allow high quality aggregate to be made available to market while ensuring the site is rehabilitated back to pre-existing agricultural soil capabilities.

**Has the owner of the lands sold the property?**

No, J-AAR Materials Ltd. has entered into a gravel extraction agreement with the current landowner who will continue to farm the site prior to, during and after pit operations. The site plans for the proposed pit incorporate feedback from the farmer regarding maintaining productivity during operations as well in the final rehabilitation plan.

**Will aggregate be excavated below the water table?**

Ontario Regulation 244/97 under the Aggregate Resources Act (ARA) defines 'below the water table' as extraction at or less than 1.5 metres above the maximum level of the predicted groundwater table. Since the pit is proposed to operate at a maximum depth of 1.0 m above the water table, it is considered a below the water table pit, despite operating above the maximum predicted water table.

**Will there be blasting?**

No blasting will occur.

**Where is the pit located?**

The subject lands are the lands municipally known as 583398 Hamilton Road, South-West Oxford, about 2 kilometers away from the Town of Ingersoll. The proposed Licence boundary is located approximately 550 metres from the settlement area.

**What is the size of the pit?**

The area proposed to be licensed is approximately 49.4 ha with 45.3 ha proposed for extraction.

**What would the hours of operation be? How long will extraction occur for?**

The pit is proposed to operate Monday through Friday from the hours of 0700-1900h (7am-7pm) daily, and Saturday 0700-1300h (7am-1pm) with holiday closures. The pit operation will include extraction and processing operations from March to November (inclusive), with limited operations December through February, and shipping operations year-round.

**How much sand and gravel would be excavated?**

500,000 tonnes of sand and gravel aggregate are proposed to be excavated annually.

**How many trucks? What route would the trucks take?**

It is estimated that the proposed gravel pit could generate up to 32 trips in each of the AM and PM peak hours (16 inbound and 16 outbound). The completed Traffic Impact Assessment (SBM, September 2024) confirmed that no improvements to the transportation network are required to accommodate this anticipated truck traffic.

It is expected that at least 80% of the truck traffic will travel to/from the west (towards London), therefore the primary haul route will be west along Oxford Road 9 (becomes Middlesex Road 29 two kilometers west of the site), with some trucks splitting off to the north or south on Middlesex Road 30 (in Putnam). Trucks heading to/from the east are primarily expected to follow Oxford Road 9 (Hamilton Road and King Street West) to Oxford Road 10 (Ingersoll Street), with the majority going to/from the south for access to Highway 401 and some local loads going north.

**Where is the entrance and exit?**

The site will be accessed from the existing entrance off Hamilton Road. Both Oxford Road 9 (Hamilton Road) and Oxford Road 10 are County Roads which are permitted for use by heavy trucks.

An operational entrance/exit is proposed at the existing access on Hamilton Road and shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence.

### **How long will the pit operate for?**

The duration in which the site holds a licence under the ARA depends on market demand and economic conditions, but is anticipated to be in operation for 10 to 15 years.

### **Will it be rehabilitated?**

As part of J-AAR's commitment to responsible land stewardship, the pit would be progressively rehabilitated.

The Rehabilitation Plan for the proposed Bardoel Pit has been designed to re-establish the pre-extraction agricultural uses and to restore the entirety of the extraction area (45.3 ha) to an agricultural condition.

### **Are there any sensitive uses nearby? How is J-AAR going to protect these uses?**

There are around 10 residential dwellings located within 120 metres of the proposed Licence Boundary. Agricultural land uses and other aggregate operations are located within the vicinity of the subject lands.

Multiple studies have been conducted to determine any impact and mitigations needed. J-AAR is proposing to implement berms for noise reduction and visual screening, buffers for wildlife and identified natural heritage features, and implementations of recommendations from the completed studies to protect water quality and quantity.

### **What is the land used for now?**

The land is currently used for agricultural purposes. The existing dairy operation is outside of the proposed licenced area and will remain. The

cropland within the proposed extraction area will be rehabilitated to an agricultural condition.

### **What will the noise be like for neighbours?**

Operations will not exceed noise thresholds outlined in provincial guidelines. J-AAR will include these measures and potential operational restrictions in the notes of the site plans to ensure noise levels are below provincial limits.

### **Will there be berms?**

Berms are proposed for a number of areas around the perimeter of the extraction area for noise reduction and visual screening.

### **How will you control dust?**

The Site Plan includes measures for dust mitigation. Water or another provincially approved dust suppressant will be applied to internal haul roads and processing areas as often as necessary to mitigate dust. Additionally, processing equipment will be equipped with dust suppression or collection devices where the equipment creates dust and is being operated within 300 metres of a sensitive receptor.

### **What if something happens to local wells?**

The site lies within the Thames-Sydenham and Region Source Protection Area. Part of the subject site occupies an area designated as WHPA (Well Head Protection Area) associated with Ingersol Municipal Well 3. Aggregate extraction is not identified as a drinking water threat in the Thames-Sydenham and Region Source Protection Plan. Regardless, the Water Report (Novaterra, June 2024) determined that there is no hydraulic relationship between Ingersol Municipal Well 3 and the water table aquifer at the site. Therefore, the Water Report confirmed that the proposed aggregate extraction operations at the Bardoel site do not pose a threat to the Ingersoll municipal water supply.

Further, Water Supply Interference Complain Response Procedures were developed and are incorporated into the Site Plans.

### **How will J-AAR protect nearby significant natural heritage features?**

The Five Points Woods Pond, a classified Provincially Significant Wetland (PSW) is located northwest of the proposed Bardoel Pit. Additionally, a contiguous woodland feature is identified to the east of the subject lands where no removal of the feature is proposed. Appropriate setbacks have been identified and implemented in the pit design to protect the identified significant natural heritage features and their functions.

The NER concluded that with the implementation of the report recommendations into the ARA Site Plans, the proposed Bardoel Pit is not anticipated to have any negative impacts on the PSW, candidate significant wildlife habitat, significant woodlands, or candidate bat maternity roosts identified on lands adjacent to the Licence boundary.

### **What applications and permits have been applied for the pit to operate?**

To permit the operation, a Zoning Bylaw Amendment for the Township of South-West Oxford Zoning By-law is required. Additionally, an application for a Class A Licence under the Aggregate Resources Act (ARA) is required. The Ministry of Natural Resources (MNR) reviews and approves ARA applications.

### **Will there be public meetings?**

Once the ARA 60-day consultation period begins, a sign will be posted on the property and a notice will be published in the local newspaper.

A Public Open House will be held during the 60-day consultation period. A notice of the event will be sent to landowners within 120 metres of the subject lands. Details for Open House will be provided on the notice. This is the key time for the public to provide comments on the ARA application.

A Public Meeting will also be held regarding the Zoning By-law Amendment application.

### **Has J-AAR consulted with Indigenous groups and First Nations?**

J-AAR is initiating consultation with the Mississaugas of the Credit First Nation (MCFN) and Oneida Nation of the Thames (Oneida).

### **When do you expect shovels in the ground/ development of the pit to start?**

Pit operations would start shortly after the licence is obtained, and the zoning amendment to the Township of South-West Oxford Zoning By-law is approved.

### **Can I get in touch with someone at J-AAR?**

The applicant is J-AAR Materials Ltd. and can be contacted directly to discuss the proposal. Over the next few months, the ARA 60-day consultation period will commence, beginning with the posting of an application notice sign on the property, posting of a notice in the newspaper, and provision of the public notice form in a letter to landowners within 120 metres of the subject lands. A Public Open House will also be held during this period (details to be provided in notices). This is the key time for the public to provide comments on the ARA application. Of course, the County and Township will also be circulated at the start of the 60-day consultation period as a part of agency review.

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