

## Paul Walsh

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**From:** Paul Walsh  
**Sent:** July 15, 2019 1:48 PM  
**To:** Fuhrmann, Bernie  
**Cc:** Peter Moyer  
**Subject:** RE: Possible WSP Services - Greer Pit Application

See embedded comments below. Thanks Bernie.

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**From:** Fuhrmann, Bernie [mailto:bernie.fuhrmann@wsp.com]  
**Sent:** July 15, 2019 1:17 PM  
**To:** Paul Walsh  
**Subject:** Possible WSP Services - Greer Pit Application

Hi Paul. As mentioned in my email of July 4, 2019, and as discussed in more detail in our group conference call of the 10<sup>th</sup>, I'm simply looking for a scope of services you need (i.e. what would you like us to review, to what professional level, and what would you like to see produced). Will the services be limited to just commenting on the response to our previous peer review, or are you looking for other services/opinions/comments on other aspects? The scope is a response to the MHBC June table with a few additional staff identified issues. I may also have a few general questions about implementation of County issues i.e. through comments to MNRF for a revised ARA Site Plan, or through as County-proponent agreement?

In scanning the documents Amarjit provided (i.e. the table entitled: Greenridge Farm Pit – Disposition of Peer Review Comments(MHBC, June 17, 2019 and the accompanying letter from Jewel), if you are looking for a general response from WSP as to if the peer review comments have either been adequately addressed, or reasonably justified for not being addressed, it appears that at least one of our specialists should review the document (WSP Traffic).

If you are requesting that the proponent provide a comprehensive response to our specific peer review submission, by providing, for example, a letter/report/addendum from all three Report authors (i.e Malroz, Jewel, Freefield), and a revised Site Plan (as some of the peer review comments referenced changes to the draft Site Plan), or any other documentation you may feel is relative, and that you would like to have WSP to review the proponent's response and provide a comprehensive response covered by our Senior Engineer and supplemented by each of our specialists, please advise. A review of the table in comparison to your first peer review comments together with a few County identified issues is sufficient.

If, an addition, you're looking for some other level of advice/assistance outside of the peer review, again please advise and we can assess if/how and what resources will be needed to accomplish that.

In summary, just some clarity on your needs. We can then turn around a quick estimate, either fixed fee (for a response to the peer review response), or, on a time and materials basis (if it involves such things as further consultations, discussions, review of documents, policies etc), as required. We'll send you our estimate via email and, if acceptable, you could email back the acceptance. Our accounts will open a project and we'll get rolling.

Clarity is key. Hope this helps.

**Bernie A. Fuhrmann**

Aggregate Development Specialist



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**From:** Paul Walsh <[pwalsh@pecounty.on.ca](mailto:pwalsh@pecounty.on.ca)>  
**Sent:** July-15-19 12:41 PM  
**To:** Fuhrmann, Bernie <[bernie.fuhrmann@wsp.com](mailto:bernie.fuhrmann@wsp.com)>  
**Subject:** RE: Greenridge Farm (Greer) Pit Application, PEC - Proposed Teleconf.

Bernie,

What do you need from me to authorize a go-ahead for additional services from WSP?

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**From:** Fuhrmann, Bernie [<mailto:bernie.fuhrmann@wsp.com>]  
**Sent:** July 9, 2019 3:56 PM  
**To:** Amarjit Sandhu; Paul Walsh  
**Cc:** Paul Greer  
**Subject:** RE: Greenridge Farm (Greer) Pit Application, PEC - Proposed Teleconf.

Gentlemen, if a conference call is needed, I have availability tomorrow. Thursday and Friday I am out in the field.

**Bernie A. Fuhrmann**  
Aggregate Development Specialist



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**From:** Amarjit Sandhu <[asandhu@mhbcplan.com](mailto:asandhu@mhbcplan.com)>  
**Sent:** July-09-19 2:31 PM  
**To:** Fuhrmann, Bernie <[bernie.fuhrmann@wsp.com](mailto:bernie.fuhrmann@wsp.com)>; Paul Walsh <[pwalsh@pecounty.on.ca](mailto:pwalsh@pecounty.on.ca)>  
**Cc:** Paul Greer <[paul@paulgreer.ca](mailto:paul@paulgreer.ca)>  
**Subject:** Greenridge Farm (Greer) Pit Application, PEC - Proposed Teleconf.

Paul, Bernie:

As a follow-up, my availability is best today and tomorrow. From Thursday July 11, I will be away from the office and working in the field for a week, and my availability and cell. access will be limited.

Amarjit

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**From:** Amarjit Sandhu  
**Sent:** July 8, 2019 8:27 PM  
**To:** Fuhrmann, Bernie  
**Cc:** Paul Walsh; Paul Greer ([paul@paulgreer.ca](mailto:paul@paulgreer.ca))  
**Subject:** RE: Greenridge Farm (Greer) Pit Application, PEC - Status of WSP Peer Review and County Internal Comments

Hi Bernie:

Just a brief email to let you know that Paul Walsh and I spoke today. Paul suggested a teleconference with the three of us which I think would be very useful. Paul will contact you to arrange same. My schedule is open on Tuesday and Wednesday.

Thanks.

Amarjit

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**From:** Fuhrmann, Bernie [<mailto:bernie.fuhrmann@wsp.com>]  
**Sent:** July 4, 2019 2:50 PM  
**To:** Paul Walsh  
**Cc:** Amarjit Sandhu  
**Subject:** FW: Greenridge Farm (Greer) Pit Application, PEC - Status of WSP Peer Review and County Internal Comments

Paul, thank you for your email the other day. I'd like to follow-up with you with respect to WSP's peer review of the Greer Pit, submitted on cover letter dated March 26, 2019.

Further to your email of July 2, 2019, in which you seem to request some additional interaction with Mr. Greer and his consultant (A. Sandhu of MHBC) regarding the Greer pit application, I was in the process of reviewing your request with our Senior Engineer. My goal was to get his interpretation on your email to be able to discern your needs and to provide a timely response. I had to be out in the field most of yesterday.

However, before being able to respond, I had a call yesterday afternoon from Mr. Sandhu. We had a thorough and cordial conversation about the WSP peer review and his impressions of the possible needs of the County in order to move his client's application forward. To some extent, our discussion assisted me, although before your email I have not seen many of the other emails you provided in a "chain" of emails. So, I'm a bit behind in these matters.

Mr. Sandhu then provided me with the attached chart, which, from a very quick scan, seemed to acknowledge that the comments WSP offered in our peer review have been significantly accepted, addressed, or justified for non-action. However, please note that a detailed review has not been conducted by either myself, our Senior Engineer or associated specialists (if needed).

It would be appreciated if you could clarify what further services you envision WSP could provide.

Please note that our current contract for peer review services has been fully invoiced and to assist you further would require a specific scope, budget and approval so that we may again open a specific project number with our accounts section. WSP would then be very happy to provide you with a cost estimate.

I hope this assists all parties.

**Bernie A. Fuhrmann**  
Aggregate Development Specialist



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**From:** Amarjit Sandhu <[asandhu@mhbcplan.com](mailto:asandhu@mhbcplan.com)>  
**Sent:** July-03-19 3:52 PM  
**To:** Fuhrmann, Bernie <[bernie.fuhrmann@wsp.com](mailto:bernie.fuhrmann@wsp.com)>  
**Cc:** Paul Walsh <[pwalsh@pecounty.on.ca](mailto:pwalsh@pecounty.on.ca)>; Peter Moyer <[pmoyer@pecounty.on.ca](mailto:pmoyer@pecounty.on.ca)>; Paul Greer ([paul@paulgreer.ca](mailto:paul@paulgreer.ca)) <[paul@paulgreer.ca](mailto:paul@paulgreer.ca)>  
**Subject:** Greenridge Farm (Greer) Pit Application, PEC - Status of WSP Peer Review and County Internal Comments

Hello Bernie:

Further to our discussion this afternoon, see attached:

- Comments Disposition Chart as prepared by MHBC on June 17.

See also the email thread below which dates from April 29, being the receipt of WSP's Peer Review and County Internal Comments, to today.

Regards,

Amarjit

**AMARJIT S. SANDHU, BSc | Aggregate Resource Planner | Associate**

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**From:** Paul Walsh [<mailto:pwalsh@pecounty.on.ca>]

**Sent:** July 3, 2019 8:40 AM

**To:** Paul Greer

**Cc:** Peter Moyer; Amarjit Sandhu

**Subject:** Re: Greenridge Farm (Greer) Pit Application - Response to County re "third party review"

I've asked Bernie to follow up with Amarjit on some of issues mentioned in the peer review comments. They asked for follow up with information on a few things.

Amarjit, perhaps review the WSP specific comments with Paul. I am open to your recommendations in addressing some of the issues as provisions in a site plan control agreement.

Sent from my iPhone

On Jul 3, 2019, at 8:31 AM, Paul Greer <[paul@paulgreer.ca](mailto:paul@paulgreer.ca)> wrote:

Paul,

I'm following up to the email below from Amarjit. Can you let me know about having our OP and Zoning applications at Council for a decision in August.

Thanks.

Paul Greer

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**From:** Amarjit Sandhu

**Sent:** June 25, 2019 11:53 AM

**To:** Paul Walsh

**Cc:** Peter Moyer ([pmoyer@pecounty.on.ca](mailto:pmoyer@pecounty.on.ca)); Paul Greer ([paul@paulgreer.ca](mailto:paul@paulgreer.ca))

**Subject:** Greenridge Farm (Greer) Pit Application - Response to County re "third party review"

Hello Paul:

Further to the email thread below, and your tel. discussion with Paul Greer of June 24, I am now in a position to respond on his behalf.

In short, Greer is not satisfied to provide for any new (or further) "third party review" of the subject five issues as per your email of June 19, as follows:

- paving the entrance;
- lighting of the entrance;
- lane improvements;
- installation of a 'texas grate'; and,
- cost contribution.

The subject issues all result from the County's internal review. The Peer Review as requested by the County, and completed by WSP, has been funded by Greer and has been completed.

It is clear in the WSP Peer Review that three of the five issues the County suggests be subject to a "third party review" have been addressed by WSP. There is no mention of the three subject issues in WSP's summary letter (page 2 deals with Traffic). The three issues have received specific attention in

WSP's Traffic Impact Assessment Technical Memorandum dated March 26, 2019 ... this is explained further below.

1. Re "paving" and "lane improvements":
  - see WSP 2<sup>nd</sup> to last paragraph on page 2 of the Memorandum, key excerpt below:  
*"Given the lack of available traffic data, the estimate of the general range AADT volumes on Ridge Road based on the volumes from the nearby corridors is considered acceptable for the conclusions being drawn regarding the requirements for entrance paving and auxiliary turn lanes."*
2. Re "lighting":
  - see WSP 1<sup>st</sup> paragraph on page 3 of the Memorandum, key excerpt below:  
*"The justification for illumination of the entrance not being warranted is considered acceptable based on the anticipated operation of the Pit for 12 hours per day (7 AM to 7 PM)."*

With regards to the remaining two issues of a "texas grate" and "cost contribution", these were not addressed by WSP as they were not part of the original Traffic Impact Assessment by Jewell (February 2018), and hence not subject to Peer Review. These matters have been addressed by Jewell in their May 2019 response to the County's internal comments (April 29, 2019). It is Greer's position to accept Jewell's conclusions and findings.

With the above being said, if the County wishes to engage and fund a third party to address the non-peer reviewed issues, or any other issue for that matter, then that is the County's prerogative.

However, it should be noted that under the Aggregate Resources Act (ARA), Greer is required to report to MNRF on the process of attempting to resolve objections filed under the ARA and the Zoning status of the lands under application (deadline of 2 years from filing the ARA application). As you are aware, numerous objections have been filed and Greer will be undertaking the ARA resolution process over the next 2 months. It was our preference to have the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) decisions made well in advance of the 2 year deadline. However, the slow pace of the overall Peer Review process has negated that objective. Accordingly, it is Greer's position and request, for your consideration, that the OPA and ZBA be brought before Council in early August, such that Greer can report to MNRF with regards to the Decision of the County in respect of those applications.

Thank you.

Amarjit

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**From:** Paul Greer [<mailto:paul@paulgreer.ca>]  
**Sent:** June 20, 2019 4:19 PM  
**To:** Paul Walsh  
**Cc:** Amarjit Sandhu; Peter Moyer  
**Subject:** Re: Greenridge Farm (Greer) Pit Application - County Internal Comments and WSP Peer Review - MHBC Review

Hello Paul

Just reading your email from yesterday could you please explain exactly what you are wanting to happen .  
I'm just trying to understand the process and I am not understanding the third party review again.  
Let me know  
Thanks Paul Greer

Sent from my iPhone

On Jun 19, 2019, at 2:21 PM, Paul Walsh <[pwalsh@pecounty.on.ca](mailto:pwalsh@pecounty.on.ca)> wrote:

Good Afternoon,

Regarding the matters of disagreement, the Municipality is willing to consider a third party review and opinion on the need and appropriateness of the improvements requested. Would you be satisfied with this approach and its outcome?

Matters for Third Party Review:

- paving and lighting of the entrance, and installation of a 'texas grate';
- lane improvements and cost contribution.

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**From:** Amarjit Sandhu [<mailto:asandhu@mhbcplan.com>]  
**Sent:** June 17, 2019 12:25 PM  
**To:** Paul Walsh  
**Cc:** Peter Moyer; Paul Greer ([paul@paulgreer.ca](mailto:paul@paulgreer.ca))  
**Subject:** Greenridge Farm (Greer) Pit Application - County Internal Comments and WSP Peer Review - MHBC Review

Hello Paul:

On behalf of Paul and Sandi Greer, see attached chart prepared by MHBC in response to the WSP Peer Review Comments (report dated March 26, 2019) and the County's Internal Comments (emails dated April 29 and May 3, 2019).

As you will see, with regards to technical matters, there is agreement with the WSP/County comments relating to:

- assessing traffic issues on the basis of current MTO and TAC standards;
- relocation of the truck entrance/exit onto Ridge Road;
- including as part of the site plan i) the requirement for 'truck entering' warning signage, ii) an Adaptive Management Plan to Ensure Ground Water Separation, iii) a re-wording of the Acoustical Assessment Report recommendations.

There is not agreement with the County's Internal Comments relating to:

- paving and lighting of the entrance, and installation of a 'texas grate';
- lane improvements and cost contribution.

Finally, re WSP Hydrogeological comment, the elevation of water in the off-site pond has been determined and Malroz advise it does not change their report conclusions.

As you review this, please do not hesitate to contact me if you have any questions.

Amarjit

**AMARJIT S. SANDHU, BSc | Aggregate Resource Planner | Associate**

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<image001.jpg>

**From:** Paul Walsh [<mailto:pwalsh@pecounty.on.ca>]

**Sent:** May 3, 2019 8:39 AM

**To:** Amarjit Sandhu

**Cc:** Paul Greer

**Subject:** RE: Greer - County Internal Comments and WSP Peer review

Good Morning Amarjit/Paul,

To clarify, a new entrance is to be located closer to the urban center of Picton. Ridge Road is posted 70 km/h and the entering sight distance for such is 290 m (i.e. 20 over posted). Additionally, stopping sight distance is 160 m with the need to have a new commercial entrance fronting on the subject lands such that both the entering and stopping distances are met.

If you have any questions, comments, or need for clarifications, please feel free to contact me.

Thank you and have a great day.

**From:** Paul Walsh [<mailto:pwalsh@pecounty.on.ca>]

**Sent:** April 29, 2019 3:38 PM

**To:** Amarjit Sandhu  
**Cc:** Paul Greer  
**Subject:** RE: Greer - County Internal Comments and WSP Peer review

Amarjit,

I'll confer with the Engineers and let you know.

**From:** Amarjit Sandhu [mailto:asandhu@mhbccplan.com]  
**Sent:** April 29, 2019 2:42 PM  
**To:** Paul Walsh  
**Cc:** Paul Greer  
**Subject:** Greer - County Internal Comments and WSP Peer review

Hello Paul:

Thank you for receipt of the comments as per your email below.

One immediate point of clarification ... in your 1<sup>st</sup> bullet point below you state:  
*"The new pit should have a new commercial entrance constructed further west of the existing pit for much improved sightlines along the tangent section of Ridge Road".*

Should the "west" actually read "east"? Greer's current pit property (and the proposed pit site) has no frontage on Ridge Road further west of the existing pit entrance. Also, is there a specific location (or section along Ridge Road) you have in mind ??? ... please mark same on a map.

Thanks.

Amarjit

**From:** Paul Walsh [mailto:pwalsh@pecounty.on.ca]  
**Sent:** April-29-19 8:29 AM  
**To:** Paul Greer  
**Cc:** Amarjit Sandhu; Peter Moyer; Fuhrmann, Bernie  
**Subject:** RE: FW: WSP Peer review

Paul and Amarjit,

Please find attached the peer review comments.

Our internal review of the comments involves an additional recommendation regarding the entrance:

- The new pit should have a new commercial entrance constructed further west of the existing pit for much improved sightlines along the tangent section of Ridge Road.
- the new commercial entrance be paved, with entrance lighting and with texas grate at property line to mitigate mud/stone tracking onto the road.
- lane width improvements to Ridge Road are required and a cost contribution towards surface improvements in the deteriorated sections nearest the pit.

If you have any questions, comments, or need for clarifications, please feel free to contact me.

Thank you and have a great day.

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