

July 5, 2021

**Joe Nethery**  
**Halton Region**  
**Manager, Priority Development Projects**  
**Legislative & Planning Services**  
1151 Bronte Road  
Oakville, Ontario  
L6M 3L1

Dear Mr. Nethery:

**RE: Burlington Quarry Extension – Nelson Response to JART’s Comments on the Financial Impact Study**  
**OUR FILE 9135D**


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On behalf of Nelson Aggregate Co., MHBC is pleased to provide the Joint Agency Review Team (JART) with a response to JART’s comments on the Financial Impact Study.

As noted in the attached response, Nelson has retained Altus Group to complete an update to the Financial Impact Study and the updated study will be provided to JART this month.

Yours truly,

**MHBC**



Brian Zeman, BES, MCIP, RPP  
President

cc. Janice Hogg, Region of Halton  
Betty Pakulski, Region of Halton  
Kyle Plas, City of Burlington  
Gordon Dickson, City of Burlington  
Debbie Ramsay, NEC  
Jessica Bester, Halton Region Conservation Authority  
Quinn Moyer, Nelson Aggregate Co.  
Peter Graham, Nelson Aggregate Co.  
Tecia White, Whitewater Hydrogeology Ltd.  
Kevin Powers, Project Advocacy Inc.  
Daryl Keleher, Altus Group

## Proposed Burlington Quarry Expansion JART COMMENT SUMMARY TABLE – Financial

Please accept the following as feedback from the Burlington Quarry Joint Agency Review Team (JART). Fully addressing each comment below will help expedite the potential for resolutions of the consolidated JART objections and individual agency objections. **Additional, new comments may be provided once a response has been prepared to the comments raised below and additional information provided.**

JART Comments (February 2021)		Reference	Source of Comment	Applicant Response (June 2021)	JART Response
<b>Report/Date: Financial Impact Study, April 2020</b>		<b>Author: Nelson Aggregates Co.</b>			
1.	The Progressive and Final Rehabilitation Monitoring Study suggests the rehabilitated quarry lands, including water management system, be conveyed to Conservation Halton or another public agency. No formal discussion has taken place with Conservation Halton on future land ownership. How will the Licensee ensure that the long-term monitoring and pumping will not result in financial liability to the public? How will adequate securities be put in place? The Financial Impact Study should be revisited and refined once significant issues with all other reports and the after use have been resolved.	General	Conservation Halton	If Conservation Halton or another public agency are interested in the future ownership of the land then discussions with that public agency will take place to ensure no financial liability to the public for long-term monitoring and pumping.	
2.	In general, the financial impact study focusses on revenues the municipalities will receive (e.g. property taxes, TOARC fees, etc.) however, does not discuss the anticipated expenditures in any detail. Further, the financial impact study appears to be based on an economic impact analysis completed in 2008. As the economic impact study is 13 years old, it is suggested that newer data be utilized in this assessment.	General	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
3.	Areas for Further Analysis: Water Supply: It is unclear if there may be any potential impacts and what the financial implications would be. It is noted that the proximity to the community of Mount Nemo and the Mount Nemo Christian Nursing Home should be taken into consideration.	General	Watson & Associates Economists Ltd.	Potential impacts to wells are not anticipated. Regardless of this conclusion Nelson has a well interference protocol and if a well was impacted by the quarry Nelson would be responsible to restore the water supply at its costs. Furthermore the quarry has been operating since the 1950s and to our knowledge there hasn't been any financial impactions to the public authorities related to water supply as result of the quarry operation.	
4.	Areas for Further Analysis: Road Network: There are no impacts identified with respect to the increased truck traffic. This should be reviewed further upon the peer reviews being completed by the consulting team. If there is additional truck traffic due to increased extraction volumes, this may result in impacts to the roads along the haul route (either capacity or maintenance).	General	Watson & Associates Economists Ltd.	Issue resolved. As confirmed during our meeting the quarry will not result in an increase in traffic.	
5.	Areas for Further Analysis: Road Crossing: Although Nelson plans to incur the capital and maintenance costs of the road crossing, the specific works being undertaken have not been identified. These should be identified and quantified in the study.	General	Watson & Associates Economists Ltd.	Issue resolved. As confirmed in our meeting, the detailed design for the road crossing will not be completed until such time as the land use is approved. Despite this Nelson has committed the pay for the cost to upgrade the section of the proposed road crossing and maintain this crossing while in use by the South Quarry Extension. This is a requirement of the proposed ARA Site Plans. As a result there will be no financial liability to the public.	
6.	Areas for Further Analysis: Impacts on Other Services: There was no estimation of the incremental operating costs for other services such as fire, police, ambulance, etc. These costs to the City and the Region should be estimated and included in the annual financial impact to the municipalities.	General	Watson & Associates Economists Ltd.	Issue resolved. As confirmed in our meeting the quarry is not increasing capacity and therefore there will not be an increase in incremental operating costs. If anything once the golf course	

				is no longer in use there would be a decrease in costs to the City and Region for these services.  Furthermore Nelson works cooperatively with the local fire department and police to provide a location for training at the Nelson Quarry.	
7.	Areas for Further Analysis: Tax Revenue: The revenues were based on 2008 data and should be updated. Additionally, the loss of tax revenue for the existing uses should be estimated and netted from the tax revenue calculations.	General	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
8.	Areas for Further Analysis: Overall Financial Impact: The financial impact study does not provide an overall financial impact to the municipalities. The study provides information for revenues, while neglecting to assess the incremental costs. A fulsome annual net financial impact to each municipality should be estimated.	General	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
9.	Areas for Further Analysis: In addition to the above, a review of the other peer review documents will need to be undertaken to assess any impacts to municipal services not identified in the financial impact study. This would include any impacts on roads, water, sanitary, or other municipal services and may include identification of additional capital and/or operating costs.	General	Watson & Associates Economists Ltd.	The other peer reviews have not identified other potential impacts to municipal services.	
10.	<p>Purpose of the Financial Impact Study: To demonstrate that the proposal will have a minimal negative financial impact on the Region or taxpayers from the cost of providing services such as road maintenance, long term monitoring and replacement water supplies among other matters.</p> <p>The financial impact analysis discusses the road needs with respect to the crossing on No. 2 Sideroad, however, does not address the financial impact on the road network due to increased truck traffic. The study notes that fees cannot be charged for maintenance of the roads along haul routes but does not estimate the financial impact to the City and the Region. Any increases in extraction and truck traffic should be confirmed and incorporated into the analysis.</p> <p>With respect to water supply, the report addresses the responsibility of providing temporary water supply solutions, however, it is unclear of broader potential impacts. Based on a review of the consultant team's submissions, this may need to be reviewed.</p>	General	Watson & Associates Economists Ltd.	Issue resolved. See response to Comment # 3 and 4.	
11.	<p>Purpose of the Financial Impact Study: To demonstrate that extraction will occur in a manner that minimizes social, economic and environmental impacts.</p> <p>The financial impact study does not appear to address the social or environmental impacts.</p>	General	Watson & Associates Economists Ltd.	Measures to minimize social and environmental impacts are addressed in other technical reports. These measures are implemented at the expense of Nelson and do not result in any financial liability to the public.	
12.	<p>Purpose of the Financial Impact Study: To demonstrate that there will be no public costs associated with the proposal throughout extraction, complete rehabilitation and any long term continuing mitigation and monitoring requirements, and to demonstrate that there will be adequate securities put in place, through an agreement or legislation, to ensure that the public and agencies will not be put at financial risk as a consequence of the approval.</p> <p>The study does not demonstrate there will be no public cost associated with the application. Although there is mention of TOARC fees and other revenues paid to the municipalities, the study fails to address the increased expenditures that will be incurred.</p>	General	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
13.	Purpose of the Financial Impact Study: To demonstrate to what degree the proposal will create direct and indirect financial benefits or costs to the municipalities affected.	General	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study.	

	As noted above, the study notes anticipated revenues but does not provide an analysis with respect to additional municipal costs.			This report should be completed in July and will be provided to JART upon completion.	
14.	<p>Purpose of the Financial Impact Study: To demonstrate what financial benefits to the community may be created as a consequence of the approval.</p> <p>The study does provide that a number of indirect jobs may be created as well as that a large portion of the aggregate goes to businesses in the Halton Region.</p>	General	Watson & Associates Economists Ltd.	Comment noted.	
15.	<p>Objectives of the Financial Impact Study: To quantify the amount of assessment to be generated as a consequence of the approval of the application (compared to loss of existing use i.e. farmland).</p> <p>The analysis utilizes outdated information to provide assessment and tax revenue estimates. Further, there is no identification of the assessment and tax revenue lost due to the change in use from existing developed lands.</p>	General	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
16.	<p>Objectives of the Financial Impact Study: To identify what the economic impacts may be.</p> <p>The report provides a discussion on the economic impacts; however, this is based on a 2008 analysis.</p>	General	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
17.	<p>Objectives of the Financial Impact Study: To estimate how much in license fees will be provided to the affected municipalities.</p> <p>This information was included in the study; however, it appears the study includes outdated rates. These should be updated.</p>	General	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
18.	<p>Objectives of the Financial Impact Study: To determine what impacts the additional truck traffic will have on the cost of providing maintenance on affected roads.</p> <p>Although the report mentions that Nelson would be responsible for the maintenance of the road crossing on No. 2 Sideroad, there is no commentary or analysis with respect to the impacts on the broader road network due to increased truck traffic.</p>	General	Watson & Associates Economists Ltd.	Issue resolved. As confirmed during our meeting the quarry will not result in an increase in traffic.	
19.	<p>Objectives of the Financial Impact Study: To determine whether the proposal if approved will impact on the timing and/or need for road improvements to be paid for by the municipality.</p> <p>The study does not indicate if there will be road improvements required, however, this should be reviewed in concert with the peer review being conducted on the traffic impact analysis.</p>	General	Watson & Associates Economists Ltd.	<p>The only road improvements required as part of the proposed Burlington Extension application are the upgrades to No. 2 Sideroad at the location of the proposed crossing.</p> <p>As confirmed in our meeting, the detailed design for the road crossing will not be completed until such time as the land use is approved. Despite this Nelson has committed the pay for the cost to upgrade the section of the proposed road crossing and maintain this crossing while in use by the South Quarry Extension. This is a requirement of the proposed ARA Site Plans. As a result there will be no financial liability to the public.</p>	
20.	<p>Objectives of the Financial Impact Study: To identify the financial benefits that may occur generally as a consequence of the approval (i.e. TOARC payments for road improvements).</p> <p>The study generally speaks to the financial benefits appropriately (except as noted above).</p>	General	Watson & Associates Economists Ltd.	Comment noted. As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	

21.	<p>Objectives of the Financial Impact Study: To identify the potential cost of any long-term monitoring and mitigation on the site and the responsibility for that monitoring and the liability to any public authority or agency associated with that responsibility.</p> <p>The study does not identify the cost of any long-term monitoring and does not identify the responsibility or liability associated with the responsibility.</p>	General	Watson & Associates Economists Ltd.	<p>If a public authority is interested in the future ownership of the land then discussions with that public agency will take place to ensure no financial liability to the public for long-term monitoring and pumping.</p> <p>It is also important to note that the Burlington Quarry Extension application does not rely on ongoing dewatering of the site. As JART is aware the existing approved rehabilitation plan for the Burlington Quarry requires dewatering to stop and the site to naturally flood to a lake with no off-site discharge.</p> <p>As part of the Burlington Quarry Extension application, Nelson has agreed to modify the existing quarry rehabilitation plan to maintain off-site pumping to improve conditions for surrounding lands compared to existing approvals and maximize land area for future after uses. The proposed modification to the existing quarry rehabilitation also results in the West extension being maintained in a dewatered state. The proposed South Extension will not be maintained in a dewatered state and will be rehabilitated to a lake.</p> <p>The operation of the existing quarry and west extension in a dewatered state is straight forward and consistent with current operations. Water is discharged to the north and south of the site at the existing approved discharge points by two pumps. The costs associated with dewatering will be maintained by Nelson until such time as the license is surrendered. Following license surrender the cost of operating two pumps will be the responsibility of the owner at the time.</p>	
22.	<p>Methodology Overview</p> <p>The purpose of the financial impact analysis is to provide the municipalities with the financial impact on their tax-supported and rate-supported budgets.</p> <p>The approach utilized by Watson was devised by the firm and used for over 35 years to evaluate fiscal impact for more than three dozen landowners, various quarries and mining operations, the Ministry of Municipal Affairs, the Ontario Land Corporation, Canada Mortgage and Housing Corporation (C.M.H.C.), and various municipalities.</p> <p>Essentially, the methodology involves an operating and capital cost analysis. The operating cost analysis involves calculating the Region's and City's tax and non-tax figures with the addition of the proposed development. Note that for the purposes of the analysis, the most recent Financial Information Return (F.I.R.) data would be used as it provides the most up to date data on actual spending and received revenues for each municipality. The data for employment would be based on the confirmed net</p>	General	Watson & Associates Economists Ltd.	<p>As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion. Altus and Watson Associates have spoken and agreed upon the base year for the updated analysis.</p>	

<p>employment increase resulting from the quarry expansions. For the evaluation, revenues and expenditures attributable to the development would be estimated on an incremental basis. That is, revenue and expenditure dollars are assigned to the project, only in accordance with anticipated variations it would create from the base year, upon completion. Sunk costs would be ignored and service levels are planned as remaining generally constant.</p> <p>The capital cost analysis discusses the funding sources available to the municipalities. This would include costs for all works required due to the development and include annual lifecycle cost estimates attributable to the development. The financing methods and the resultant charges involved are variable, depending on ultimate servicing solutions, municipal financial policy decisions and detailed benefiting area calculations.</p> <p>The retained consultant's full methodology is provided in Appendix A to their letter report and includes a schematic of the process. Recommend that the financial impact study follow this, or a similar approach to provide each municipality with a net financial impact on their tax-supported and rate-supported budgets.</p> <p>Components of the Analysis</p> <p>Based on the information available, some initial (limited) observations can be provided, which are provided herein. Further analysis may be undertaken once additional information is provided by either the applicant or other consulting staff.</p> <p>Proposed Development Area and Associated Employment – The proposed development area is well defined and could be used for the financial analysis using Watson's methodology, however, as noted in previous sections, more review is required for the employment estimates. As Watson's approach utilizes the net incremental impacts, the net incremental employment would be required (i.e. additional employment from quarry, less the existing employment at the golf course and related to the farmland).</p> <p>Operating Revenues and Expenditures – The operating revenues and expenditures would be based on the most recent F.I.R. data for Burlington and Halton, however, as the analysis would be based on a per employee approach, the net employment would be required to conduct the operating analysis. This would identify incremental costs for other services such as fire, police, ambulance, etc. Additionally, it would identify additional operating revenues such as fees, fines, etc.</p> <p>Assessment, Tax Revenue, and Aggregate Licence Fees – As noted above, the information utilized for the assessment and tax revenue is based on 2008 information. Further, the aggregate licence fees are based on the 2019 rates. The following provides a summary of estimates, using 2018 tax rate information (based on the latest available F.I.R. data) and 2021 aggregate fees.</p> <p>Assessment and Tax Revenue – Watson's approach to estimating the anticipated additional assessment is to calculate the existing quarry's assessed value on a per acre basis. This per acre assessed value would be the assumed value for the West and South extensions. Subsequently, the additional assessment would be multiplied by the industrial tax rates for each municipality to estimate the anticipated tax revenues. Finally, the tax revenue from the existing properties would be netted from the calculations to arrive at a net incremental tax revenue. These calculations are provided as follows:</p>				
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**Incremental Assessment  
City of Burlington**

Existing Quarry Assessed Value	\$9,029,000
Existing Quarry Land Area (Acres)	546.01
<b>Existing Assessed Value per acre</b>	<b>\$16,536</b>
Acres of Extensions	193.5
<b>New Assessment Generated</b>	<b>\$3,199,779</b>

Note: the above assessed value per acre includes buildings. The current assessed value per acre for land only is \$14,700.0. It is unclear if the extensions will include additional facilities. If they do not, the \$14,700.0 per acre should be utilized to estimate new assessment generated.

Existing Tax Revenue  
City of Burlington

Property Type	Existing Assessment 2018\$	2018 Tax Rate	Estimated Tax Revenue 2018\$
Residential	\$3,429,000	0.3098%	\$10,624
Farmland	\$1,706,000	0.0620%	\$1,057
Golf Course			
Commercial	\$321,000	0.4513%	\$1,449
Residential	\$2,046,000	0.3098%	\$6,339
Managed Forest	\$160,000	0.0775%	\$124
<b>Existing Tax Revenue Lost</b>			<b>\$19,593</b>

Incremental Tax Revenue  
City of Burlington

Property Tax Classes	Municipal Property Tax Revenue (2018\$)
<b>1. Property Tax</b>	
Non-residential Growth	
<i>Industrial Assessment (IT)</i>	3,199,779
Property Tax Revenue	23,396
0.7312%	
<b>Total Industrial Property Tax Revenue</b>	<b>23,396</b>
<i>Less Existing Property Tax Revenue</i>	19,593
<b>TOTAL PROPERTY TAX REVENUE</b>	<b>3,803</b>

Note: the above tax revenue calculation assumes all new assessment will be industrial. The submission should identify the estimated portion of new assessment related to each respective tax class (e.g. industrial vs. residential, etc.).

Existing Tax Revenue  
Halton Region

Property Type	Existing Assessment 2018\$	2018 Tax Rate	Estimated Tax Revenue 2018\$
Residential	\$3,429,000	0.2676%	\$9,177
Farmland	\$1,706,000	0.0535%	\$913
Golf Course			
Commercial	\$321,000	0.3898%	\$1,251
Residential	\$2,046,000	0.2676%	\$5,475
Managed Forest	\$160,000	0.0669%	\$107
<b>Existing Tax Revenue Lost</b>			<b>\$16,923</b>

Incremental Tax Revenue  
Halton Region

Property Tax Classes	Municipal Property Tax Revenue (2018\$)
<b>1. Property Tax</b>	
Non-residential Growth	
<i>Industrial Assessment (IT)</i>	3,199,779
Property Tax Revenue <b>0.6316%</b>	20,208
<b>Total Industrial Property Tax Revenue</b>	<b>20,208</b>
<i>Less Existing Property Tax Revenue</i>	16,923
<b>TOTAL PROPERTY TAX REVENUE</b>	<b>3,285</b>

Note: the above tax revenue calculation assumes all new assessment will be industrial. The submission should identify the estimated portion of new assessment related to each respective tax class (e.g. industrial vs. residential, etc.).

As provided above, the incremental annual tax revenue anticipated would be \$3,803.0 for the City of Burlington and \$3,285.0 for Halton Region.

Note: further analysis should be provided regarding MPAC assessment adjustments for residential properties within 1.0 kilometre of the proposed expansion. This may reduce the estimated tax revenue further.

Aggregate Licence Fees – As provided under the *Aggregate Resources Act* and its regulations, aggregate operators pay an annual fee based on the tonnes of aggregate extracted from the quarry. The 2021 rates for Aggregate Permits authorized to remove more than 20,000.0 tonnes annually is 20.8 cents/tonne or \$724.0, whichever is greater. The fees paid are distributed as follows:

- 3.0% to the Aggregate Resources Trust for rehabilitation and research;
- 61.0% to the City of Burlington;
- 15.0% to the Region of Halton; and
- 21.0% to the Crown.

As the financial impact study submitted notes that the average tonnes to be extracted from the quarry will be 1,000,000.0, the following provides a summary of the aggregate resource fees paid to each of the entities:



Allocation of Revenues	Allocation %	Allocation 2021 \$
Aggregate Resources Trust	3%	\$6,240
City of Burlington	61%	\$126,880
Region of Halton	15%	\$31,200
Crown	21%	\$43,680

Capital Analysis – As noted in the previous sections, no specific capital needs were identified for this proposed development except for a crossing, to be paid for by Nelson. Further analysis needs to be conducted upon review of the submissions from the consulting team. Any capital items that may be required due to the increased truck traffic or water supply issues should be costed. If the municipalities will be ultimately responsible for any infrastructure, this amount should be analysed for ongoing lifecycle costs.

Further, broader lifecycle costs should be identified based on the City and Region's Development Charge Background Studies. As these studies identify growth-related capital needs for both the City and the Region as a whole, the incremental growth identified for this development should be apportioned their share of the growth-related lifecycle costs. This should also be included in the analysis upon further review of the consulting team submissions.

Net Financial Impact – The items noted in subsections 4.2.1 to 4.2.4 would then be summarized into a net financial impact on the tax-supported budgets and rate-supported (water and wastewater) budgets for both the City and the Region. As further information is still required, the net impact cannot be calculated at this time.

23.	Overall, the financial impact study appears to be lacking in a number of areas. The underlying information used to estimate the municipal revenues should be updated to reflect more recent information. Further, the submission focusses on the revenues and does not provide sufficient analysis on the expenditures. As a result, the net financial impact to each municipality cannot be estimated.	General	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
24.	This section summarizes the development location, existing properties in the proposed extraction areas, tonnage of aggregate anticipated to be extracted each year, plans for the rehabilitation of the extensions, and a summary of items the financial impact study will address.  It is unclear if the average extraction amount of one million tonnes per year will be in addition to current extraction levels or replacing some portion of the existing extraction amounts. This should be clarified in the analysis.	Section 1. Introduction	Watson & Associates Economists Ltd.	Issued resolved. As confirmed to JART, historically the quarry has produced an average of 2 million tonnes per annum. If the Extension is approved the entire operation (existing quarry and extension) will produce approximately 1 million tonnes year. Despite this the application permits up to a maximum of 2 million tonnes per year and the impact assessments have been completed assuming this worst case scenario.	
25.	This section identifies specific financial commitments for which Nelson agrees to take responsibility. These include two main cost components:  <ul style="list-style-type: none"> <li>• A crossing upgrade on No. 2 Sideroad: This crossing upgrade is required for the trucks to access the Southern Extension from the main quarry. It is indicated that the cost to upgrade this crossing would be funded by Nelson along with the ongoing operating costs and maintenance of the crossing.</li> <li>• Water Supply: It is noted that Nelson would be responsible for the cost of any replacement water supply if it has been impacted by the quarry. This section details the complaint process if there is an issue and the temporary solutions that would be employed until the local residents' well supply is restored.</li> </ul>	Section 2. Undertaking of Financial Commitments	Watson & Associates Economists Ltd.	Comment noted. Also see response to Comments 3, 4, and 9.	

	<p>With respect to the upgraded crossing on No. 2 Sideroad, a description of what work is expected to be undertaken along with the estimated costs should be identified in the analysis.</p> <p>With respect to the water supply, it is unclear if there are potential impacts that should be considered. The retained consultant would await the peer reviews being undertaken by the consulting team to determine if there are financial impacts that need to be addressed.</p>				
26.	<p>Section 3.0 of the analysis identifies various examples of road crossings for aggregate quarries.</p> <p>There are various crossing types identified here, so it is not clear which type will be constructed for the Nelson expansion.</p>	Section 3. Road Crossings	Watson & Associates Economists Ltd.	The proposed road crossing as noted on the ARA Site Plans will be stop sign controlled for the truck crossing (two way stop). There will be no stop signs restricting traffic on No. 2 Sideroad.	
27.	<p>Section 4.0 of the financial impact analysis notes that the trucks from the proposed extensions will utilize the existing entrance/exit and haul route. This section further states that no fees can be charged with respect to the additional costs due to the increased truck traffic.</p> <p>It is unclear as to whether the anticipated extractions (one million tonnes per year) are in addition to the current level of extraction or if these extractions are replacing the current level of extractions. If the level of extraction is higher than the current level, this would impact the road base, traffic, etc. through higher truck volumes on the haul routes. The retained consultant would await the peer reviews from the consulting team to advise on potential capital impacts.</p>	Section 4. Maintenance of Roads	Watson & Associates Economists Ltd.	Issue resolved. As confirmed during our meeting the quarry will not result in an increase in traffic.	
28.	<p>This section identifies anticipated tax revenues, aggregate fees, employment estimates, and spin-offs to local businesses. Further, this section also notes that the existing quarry does not utilize most of the public services and infrastructure provided by the Region and the City.</p> <ul style="list-style-type: none"> <li>Tax revenues: The anticipated tax revenues are provided on an annual basis however; they are based on 2008 information (as identified in the Altus report). These revenues should be updated based on more recent assessment values as well as the current tax rates. Moreover, as the quarry extensions will be on existing development land, the tax revenue lost should also be identified, providing for a net annual tax revenue realized.</li> </ul>	Section 5. Financial Considerations	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
29.	<p>This section identifies anticipated tax revenues, aggregate fees, employment estimates, and spin-offs to local businesses. Further, this section also notes that the existing quarry does not utilize most of the public services and infrastructure provided by the Region and the City.</p> <ul style="list-style-type: none"> <li>Assessment Adjustments: Historically, MPAC provides assessment adjustments to residential properties within 1.0 kilometre of quarries. The proposed quarry extensions may reduce assessed values of residential properties, thus reducing tax revenues. This should be included in the analysis.</li> </ul>	Section 5. Financial Considerations	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	
30.	<p>This section identifies anticipated tax revenues, aggregate fees, employment estimates, and spin-offs to local businesses. Further, this section also notes that the existing quarry does not utilize most of the public services and infrastructure provided by the Region and the City.</p> <ul style="list-style-type: none"> <li>Aggregate Licence Fee: This appears to be based on 2019 rates. These rates were updated for 2021 from 19.8 cents/tonne to 20.8 cents/tonne. This revenue estimate should be updated using the most recent available data.</li> </ul>	Section 5. Financial Considerations	Watson & Associates Economists Ltd.	As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.	

31.	<p>This section identifies anticipated tax revenues, aggregate fees, employment estimates, and spin-offs to local businesses. Further, this section also notes that the existing quarry does not utilize most of the public services and infrastructure provided by the Region and the City.</p> <ul style="list-style-type: none"> <li>• Employment Estimates: In regard to their lands, the employment estimates are based on their observed number of employees however, it is unclear if these are in addition to existing employees or just a restatement of existing (i.e. due to a shift in extraction efforts to the extension from the existing quarry). Further, as the West extension will replace the existing Burlington Springs Golf Course, there would be some loss of employment. This could include anywhere from 10 to 20 full-time equivalent employees. Further, as the South extension replaces existing farmland, potential agricultural employment may be impacted. This information should be included in the analysis.</li> </ul>	Section 5. Financial Considerations	Watson & Associates Economists Ltd.	<p>As confirmed to JART:</p> <ul style="list-style-type: none"> <li>• The Extension results in a restatement of existing quarry employees; and</li> <li>• Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.</li> </ul>	
32.	<p>This section identifies anticipated tax revenues, aggregate fees, employment estimates, and spin-offs to local businesses. Further, this section also notes that the existing quarry does not utilize most of the public services and infrastructure provided by the Region and the City.</p> <ul style="list-style-type: none"> <li>• Spin-off Employment: This assessment appears to be based on the 2008 analysis conducted by Altus Group. As this study is 13 years old, this information should be updated.</li> </ul>	Section 5. Financial Considerations	Watson & Associates Economists Ltd.	<p>As confirmed to JART, Nelson has retained Altus to complete an updated financial impact study. This report should be completed in July and will be provided to JART upon completion.</p>	
33.	<p>This section identifies anticipated tax revenues, aggregate fees, employment estimates, and spin-offs to local businesses. Further, this section also notes that the existing quarry does not utilize most of the public services and infrastructure provided by the Region and the City.</p> <ul style="list-style-type: none"> <li>• Use of Services: The report states that the quarry does not utilize most municipal services. However, the quarry does receive benefit from the availability of other services such as police, fire, ambulance, etc. which, similar to many other businesses and residents, use these services as required. There would be some additional increase in operating costs that should be considered and quantified.</li> </ul>	Section 5. Financial Considerations	Watson & Associates Economists Ltd.	<p>Issue resolved. As confirmed in our meeting the quarry is not increasing capacity and therefore there will not be an increase in incremental operating costs. If anything once the golf course is no longer in use there would be a decrease in costs to the City and Region.</p> <p>Furthermore Nelson works cooperatively with the local fire department and police to provide a location for training at the Nelson Quarry.</p>	