



NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

What: The County and Township are seeking input on development applications within 120 metres of your property. The applications to the County and Township would consider permitting a licensed aggregate extraction operation (gravel pit) to locate and operate on the subject lands.

Site: Part Lot 31, Concession 3, in the Township of Southgate, County of Grey (“The Subject Lands”)



Public Meeting Date: July 27, 2022, at 1pm

Location of the Public Meeting: Virtual, via GoToMeeting

Join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone.

Canada: +1 (647) 497-9373 Access Code: 442-563-645

How can I participate in the Public Meeting?



Public participation is encouraged. To participate in the planned meeting, please contact Lindsey Green, Clerk, by email at: lgreen@southgate.ca or by telephone at: 519-923-2110 ext.230

What if I can't attend the Public Meeting?





You can learn more about the proposed development by contacting the County or Township offices, or by reading the materials on the website at the below link(s). You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See the relevant contact information below:

www.grey.ca/planning-development/planning-applications

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#2021>

County of Grey Contact Information	Township of Southgate Contact Information:
Becky Hillyer, Intermediate Planner  County of Grey Planning Department 595 9th Avenue East Owen Sound, Ontario, N4K 3E3	Clinton Stredwick, Municipal Planner  Township of Southgate 185667 Grey County Rd 9 Dundalk ON N0C 1B0



County of Grey Contact Information	Township of Southgate Contact Information:
 Phone: 519-372-0219 ext. 1231  Email: becky.hillyer@grey.ca	 Phone: 519-923-2110 ext. 235  Email: cstredwick@southgate.ca

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the applications?

The applicant is proposing to establish a licensed aggregate extraction operation (gravel pit) on the subject property. The Hog’s Back Pit would be a Class ‘A’ pit with a proposed annual tonnage of 100,000 tonnes. The applicant proposes to license 13.38 hectares of which 5.77 hectares is slated for extraction.

To permit this use, three (3) applications under the Planning Act are required, including an amendment to the County’s Official Plan (OPA 42-07-090-OPA-16), an amendment to the Township of Southgate’s Official Plan (OPA 1-22) and an amendment to the Township’s Zoning By-Law (C11-22). The County would make a decision regarding the County Official Plan Amendment (OPA), while the Township would make a decision regarding the Township OPA and Zoning By-Law Amendment. The proposed gravel pit also requires a license under the *Aggregate Resources Act* from the Ministry of Northern Development, Mines, Natural Resources and Forestry. The license application is not being considered as part of this public meeting.

The lands are designated Rural, Hazard Lands, and Provincially Significant Wetlands in the County’s Official Plan, and similarly designated in the Southgate Official Plan. The lands are zoned Agriculture (A1), Wetland Protection (W), and Environmental Protection (EP) in the Southgate Zoning By-Law. A County OPA is required because the applicant seeks to establish a Mineral Resource Extraction Area partially outside of the Aggregate Resource Area mapping shown on Schedule B of the County’s Official Plan, and within a mapped Core area, shown on Schedule C. Both OPA applications seek to establish a Mineral Resource Extraction Area of approximately 13.38 ha, while the zoning application would re-zone a portion of the lands to Extractive Industrial (M4). The boundaries of the Environmental Protection (EP) and Wetlands (W) may be refined based on additional mapping as a result of the required studies.

A variety of studies and reports have been prepared to support the subject applications, including an Archaeological Assessment, Hydrogeological Assessment, Natural Environment Technical Report, a Planning Analysis Report, a Transportation Impact Study, and a variety of site plans – including an Operational Plan, Existing Features Plan, and a Rehabilitation Plan. These studies are available for review on the Township and County Websites noted in the links above.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law, a municipality must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is Sections 22 and 34 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendments and Zoning By-law Amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of the County of Grey or the Township of Southgate to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Township of Southgate before the Township Official Plan Amendment or zoning by-law amendment is approved or refused, the person or public body is not entitled to appeal the decision.



3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the proposed Official Plan Amendment is approved or refused, or to the Township of Southgate before the Township Official Plan Amendment or zoning by-law amendment is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
4. If you wish to be notified of the decision of the County of Grey in respect to the passing of the Official Plan Amendment, you must make a written request to the County, at the address noted on the previous page. Please note County Official Plan Amendment file number OPA 42-07-090-OPA-16 or refer to the Hog's Back Pit application in your correspondence.
5. If you wish to be notified of the decision of the Council of the Township of Southgate on the proposed Township Official Plan Amendment or zoning by-law amendment, you must make a written request to the Township of Southgate using the contact information noted above, and quote File C11-22.

If you have any questions please do not hesitate to contact County or Township staff, who would be happy to answer any questions on these applications, or the planning process.

Notice dated this 28th day of June, 2022 the County of Grey.

A note about information you may submit to the Municipality or the County:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township or County websites, and/or made available to the public upon request.

Please be aware that the public meeting may be broadcast online and may be recorded.