

February 5, 2016

**Sarah Morrison**  
**Intermediate Planner**

Grey County  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON N4K 3E3

Dear Ms. Morrison:

**RE: Proposed Conn Pit Extension**  
**County of Grey Official Plan Amendment**  
**Part Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue**  
**Mountains, County of Grey**  
**Our File: Y537K**

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Further to our formal pre-consultation meetings on June 9, 2015 and December 15, 2015, we are pleased to submit a complete County of Grey Official Plan Amendment application on behalf of 2223117 Ontario Inc. who own the lands located at Part of Lot 6, Concession 4, former Township of Collingwood, now in the Town of The Blue Mountains, County of Grey.

2223117 Ontario Inc. is also applying for a Category 2, Below Water Pit, Class A Licence under the Aggregate Resources Act to permit extraction on the above not lands. Concurrent Planning Act applications for an Official Plan Amendment and Zoning By-law Amendment have also been submitted to the Town of The Blue Mountains.

The proposed Conn Pit Extension license area is 13.6 hectares, of which 10.7 hectares are proposed to be extracted. The proposed Conn Pit Extension is below water and is located on lands immediately to the east of the existing Conn Pit (License No. 4945) operation along the 6<sup>th</sup> Sideroad. The Conn Pit Extension represents an expansion of an established use that utilizes existing infrastructure to supply construction aggregate products to the Town of Collingwood and the surrounding local market.

Since the site is currently designated "Rural" and located outside of the Aggregate Resource Area, an Official Plan Amendment is required to designate the site as "Mineral Resource Extraction". In addition, a site specific amendment is proposed to Section 2.7.3 (10) and 2.8.6 (2) of the Official Plan to allow for development in accordance with the Endangered Species Act and to allow for restoration of the on-site woodland in another portion of the site.

In support of the application, enclosed you will find the following:

- 1) Five (5) copies of the County of Grey Official Plan Amendment application forms;
- 2) One (1) cheque in the amount of \$6,650.00 made payable to the County of Grey;
- 3) One (1) CD with electronic copies of all reports, drawings, and applications; and
- 4) The following technical reports (five (5) paper copies) prepared consistent with our consultation with County staff:
  - *"Planning Report and Aggregate Resources Act Summary Statement, Conn Pit Extension"*, MHBC Planning, December 23, 2015.
  - *Aggregate Resources Act Site Plans*, MHBC Planning, January 22, 2016.
  - *"2223117 Ontario Inc., Proposed Conn Pit Expansion, Level 1 and 2 Hydrogeological Investigation"*, MTE Consultants Inc., December 14, 2015.
  - *"2223117 Ontario Inc., Conn Pit Proposed Expansion, Natural Environment Level 1 & 2 Technical Report"*, AECOM, December, 2015.
  - *"Noise Impact Analysis, Proposed Conn Pit Extension"*, Valcoustics Canada Ltd., December 23, 2015.
  - *"2223117 Ontario Inc., Traffic Impact Study, The Conn Pit Expansion"*, Cole Engineering Group Ltd., December 2015.
  - *"A Stage I-II Archaeological/Heritage Assessment of the Proposed Eden Oak Aggregates Inc. Gibraltar Pit Expansion: Located in Part Lot 6, Concession 4, Town of Blue Mountain (Former Township of Collingwood, County of Grey, Ontario)"*, York North Archaeological Services Inc., February 13, 2009.

We look forward to working with the County of Grey on the processing of this application. Please do not hesitate to contact the undersigned should you have any questions or require further information.

Respectfully submitted,  
**MHBC Planning**



Brian Zeman, BES, MCIP, RPP  
President

- cc. Romas Kartavicius, 2223117 Ontario Inc. (Cover Letter Only)  
Rick Lloyd, 2223117 Ontario Inc. (Cover Letter Only)  
Peter A. Gray, MTE Consultants Inc. (Cover Letter Only)  
James Kamstra, AECOM (Cover Letter Only)  
John Emeljanow, Valcoustics Canada Ltd. (Cover Letter Only)  
Joseph E. Gowrie, Cole Engineering Group Ltd. (Cover Letter Only)  
Patricia Dibb, York North Archaeological Services Inc. (Cover Letter Only)