

PLANNING **REPORT &** AGGREGATE RESOURCES ACT **SUMMARY STATEMENT**

December 23, 2015 / Y537K

2223117 Ontario Inc.

Conn Pit Extension



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1.0 EXECUTIVE SUMMARY

2223117 Ontario Inc. is applying for a Category 1, Class A Pit Below Water under the Aggregate Resources Act ("ARA"); an Official Plan Amendment from both the County of Grey and the Town of The Blue Mountains, as well as a Zoning By-law Amendment from the Town of The Blue Mountains under the Planning Act to permit an extension to their existing Conn Pit (Aggregate Resources Act License No. 4945).

The subject site is located on Part Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue Mountains. The extension site is located on the lands immediately east of the existing Conn Pit operation along the 6th Sideroad. The area to be licensed under the Aggregate Resources Act is 13.6 hectares and the proposed extraction area is 10.7 hectares.

Making this subject site available for aggregate extraction represents the wise use and management of resources, providing economic and social benefits, while minimizing potential environmental impacts. The proposed Conn Pit Extension contains approximately 2.7 million tonnes of aggregate resource and the extension would enable 2223117 Ontario Inc. to continue to supply construction aggregate products to the Town of Collingwood and the surrounding local market.

The proposed Conn Pit Extension represents good planning and is consistent with the Provincial Policy Statement (PPS) and conforms to the County of Grey Official Plan, and the Town of The Blue Mountains Official Plan for the following reasons:

- Aggregate extraction is an established use in the area and gravel pits have been a longstanding and permitted use on both the north and south sides of the 6th Sideroad.
- The site contains approximately 2.7 million tonnes of a high quality resource suitable for most road-building and construction projects.
- The site is located directly adjacent to the approved Conn Pit (License No. 4945) and licensing the proposed Conn Pit Extension will allow for an integrated operation and rehabilitation plan.
- The site will be progressively rehabilitated for natural heritage purposes, including the establishment of a pond and forested side slopes.
- There will be no negative impact to significant natural features taking into consideration proposed mitigation measures and the rehabilitation plan.
- There are no surface water features on-site or in the vicinity.
- Surface water features are distant from the site, and extraction of the site will not impact sensitive groundwater or sensitive surface water features.
- There are 2 residential uses within 500 m of the subject site. Due to the separation distance the operation is appropriately designed, buffered and/or separated from sensitive land uses to minimize impacts.

- The proposed extension to the east of the existing Conn Pit is moving extraction activities away from the Village of Gibraltar and away from the existing residential dwellings.
- The subject site is located within the Rural designation of both the County of Grey and Town of The Blue Mountains Official Plans and is not considered a prime agricultural area.
- The aggregate from the proposed Conn Pit Extension will be shipped to market from the existing entrance / exit onto the 6th Sideroad and the existing haul routes will be utilized.
- The existing Conn Pit is permitted to ship a maximum of 150,000 tonnes per annum and the proposed Conn Pit Extension will not increase this. The maximum amount that is proposed to be shipped from the Conn Pit and the proposed Conn Pit Extension combined is 150,000 tonnes per year. As a result there will be no increase in permitted truck traffic onto the existing haul route.
- The proposed Conn Pit Extension will be screened by a along the north portion of the property.
- There are no significant cultural heritage resources on-site.

2.0 INTRODUCTION

2223117 Ontario Inc. is applying for a Category 1, Class A pit below water under the ARA, an Official Plan Amendment from both the County of Grey and Town of The Blue Mountains, and a Zoning By-law Amendment from the Town of The Blue Mountains.

The proposed Conn Pit Extension is located on Part Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue Mountains, County of Grey. The existing Conn Pit operation is located directly to the west of the proposed Conn Pit Extension, which is approved for below water extraction, including a licensed area of 15.39 hectares and an extraction area of 12.10 hectares under the ARA License No. 4945. The proposed licensed area for the Conn Pit Extension is 13.6 hectares and the proposed extraction area is 10.7 hectares.

The subject lands are generally located south-east of the 6th Sideroad and 4th Line intersection, and have frontage on the 6th Sideroad which runs in an east-west direction. The existing Conn Pit and Conn Pit Extension are located to the east of the Village of Gibraltar. The existing Conn Pit operation and the proposed Conn Pit Extension site are shown in Figure 1.

In the vicinity of the existing Conn Pit operation and the proposed Conn Pit Extension there are two other mineral aggregate operations. One of the adjacent mineral aggregate operations is located directly north of the existing Conn Pit also having frontage on the 6th Sideroad; and the other mineral aggregate operation is located to the south having frontage on the 4th Line. See Figure 2. In general, these areas are considered appropriate areas for mineral resource extraction and have been identified as Mineral Resource Extraction Areas in the County of Grey Official Plan and the Town of The Blue Mountains Official Plan.

An Official Plan Amendment from both the County of Grey and the Town of The Blue Mountains and a Zoning By-law Amendment from the Town of The Blue Mountains are required to permit the proposed Conn Pit Extension. As part of the applications, a housekeeping amendment is proposed to the Town of Blue Mountains Official Plan and Zoning By-law for the existing Conn Pit to accurately identify the boundaries of the site based on the Aggregate Resources Act approvals and the County of Grey Official Plan. Please find the following Appendices:

- Appendix 1 is a copy the proposed Grey County Official Plan Amendment.
- Appendix 2 is a copy the proposed Town of The Blue Mountains Official Plan Amendment.
- Appendix 3 is a copy of the proposed Town of The Blue Mountains Zoning By-law Amendment.

Prior to submitting the application, 2223117 Ontario Inc. had a pre-consultation meeting with the County of Grey and the Town of The Blue Mountains to discuss the required applications and studies. See Appendix 4 for a copy of the pre-consultation correspondence between the applicant, the County of Grey and the Town of The Blue Mountains. In addition to the Planning

Report and Aggregate Resources Summary Report, the following Reports and Technical Studies are required to accompany the application:

- Aggregate Resource Act Site Plans, by MHBC.
- Archaeological Assessment, by York North Archaeological Services Inc.
- Hydrogeologic Assessment, by MTE Consultants Inc.
- Natural Environment Report, by AECOM
- Traffic Assessment, by Cole Engineering Group Ltd.
- Noise Assessment, by Valcoustics Canada Ltd.

This Report provides a summary of the existing Conn Pit operation; the proposed Conn Pit Extension; and the various Technical Reports. This Report also provides a summary and analysis of applicable planning policy contained within the Provincial Policy Statement (PPS), County of Grey Official Plan, Town of The Blue Mountains Official Plan, the Town of The Blue Mountains Zoning By-law and the Aggregate Resources Act.

2.1 The Conn Pit

The existing Conn Pit (License No. 4945) is located on the 6th Sideroad east of the 4th Line/6th Sideroad intersection. The property is legally described as Part of North ½ Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue Mountains, County of Grey.

The licensed area of the pit totals 15.39 hectares and the extraction area is 12.10 hectares. The pit is a Category 1 (Pit Below Water), Class A operation and is permitted to ship 150,000 tonnes of aggregate per year. To date, extraction has occurred above the water and aggregate reserves remain below the water table.

2.2 The Proposed Conn Pit Extension

The area of the proposed Conn Pit Extension is 13.6 hectares, of which 10.7 hectares is proposed for extraction. The proposed extension and features within 120 m of the site are shown on Figure 3. The purpose of the proposal is to secure access to additional, presently unlicensed, aggregate resources within proximity to the Town of Collingwood.

The proposed Conn Pit Extension site is located directly to the east of the existing Conn Pit operation and is a logical extension to the existing Conn Pit.

The proposed Conn Pit Extension site contains approximately 2.7 million tonnes of aggregate and extraction is proposed to a maximum depth of +/-495 metres above sea level consistent with the existing Conn Pit. The extraction of the proposed pit would proceed in a west to east direction. The sequence of operations is illustrated on Figure 4.

Similar to the existing Conn Pit, the Conn Pit Extension is proposed below the water table and would be permitted to operate from 6:00 am to 7:00 pm Monday to Friday for shipping; 7:00 am to

7:00 pm Monday to Friday for processing/excavation; 7:00 am to 12:00 pm on Saturdays for shipping only; and no operations on Sundays or statutory holidays.

A portable crusher will be used on a temporary basis and be located on the pit floor close to the working face. The aggregate from the proposed extension site will be primarily transported to the Collingwood market area from the existing entrance / exit on the 6th Sideroad and utilize existing haul routes. The existing Conn Pit is permitted to ship a maximum of 150,000 tonnes per annum and the proposed Conn Pit Extension site will not increase this. As a result, there will be no increase to truck traffic on the existing haul routes.

Rehabilitation of the site will be progressive, and the site will be returned to a natural heritage end use. The majority of the subject site will be rehabilitated to a pond with treed side slopes and setbacks. The proposed Rehabilitation Plan is illustrated on Figure 5.

2.3 Summary of Required Applications

The following applications are required in order to permit extraction within the proposed Conn Pit Extension.

- Aggregate Resources Act: Class A, Category 1 (below water) Licence for the proposed Conn Pit Extension;
- Aggregate Resources Act: A future site plan amendment application for the existing Conn Pit to integrate the proposed Conn Pit Extension. and
- Planning Act: An amendment to the County of Grey Official Plan and the Town of The Blue Mountains Official Plan; and an amendment to the Town of The Blue Mountains (former Township of Collingwood) Zoning By-law.

As part of the applications a housekeeping amendment is proposed to the Town of Blue Mountains Official Plan and Zoning By-law for the existing Conn Pit to accurately identify the boundaries of the site based on the Aggregate Resources Act approvals and the County of Grey Official Plan.

2.3.1 Conn Pit Extension Aggregate Resources Act Application

2223117 Ontario Inc. is applying for a Category 1, Class A Pit Below Water under the Aggregate Resources Act ("ARA");

The subject site is located on Part Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue Mountains. The Conn Pit Extension site is located on the lands immediately east of the existing Conn Pit operation (Aggregate Resources Act License No. 4945), along the 6th Sideroad. The area to be licensed under the Aggregate Resources Act is 13.6 hectares and the proposed extraction area is 10.7 hectares.

The application has been prepared in accordance with the Aggregate Resources of Ontario, Provincial Standards, Version 1.0. See Section 4.5 of this report for additional information.

2.3.2 Conn Pit – Aggregate Resources Act Site Plan Amendment

To integrate the proposed Conn Pit Extension with the existing Conn Pit operation, a future Aggregate Resource Act Site Plan amendment will be required to the existing Conn Pit. The following is a summary of the required amendment:

- Reduce the extraction setback to 0 metres where the existing Conn Pit (License No. 4945) and proposed Conn Pit Extension areas are directly adjacent to each other;
- Allow for aggregate from the proposed Conn Pit Extension to be transferred to the existing Conn Pit for processing and shipping;
- Allow for topsoil and subsoil to be transferred between the two sites for rehabilitation purposes; and
- Allow for relief for fencing requirements and setbacks for various activities (e.g. stockpiles, processing equipment) along the common boundary of the existing Conn Pit and proposed Conn Pit Extension.

2.3.3 County of Grey Official Plan Amendment

The Official Plan Amendment application for the Conn Pit Extension proposes both mapping and text changes to the County of Grey Official Plan.

The Conn Pit Extension site is currently designated as “Rural” as illustrated on Schedule A – Map 2 and is not identified as an Aggregate Resource Area on Schedule B – Map 2. See Figures 6 and 7.

Since the site is 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.

See Appendix 1 for a copy the proposed Grey County Official Plan Amendment and Section 4.0 for justification for the proposed amendment.

2.3.4 Town of The Blue Mountains Official Plan Amendment

The Official Plan Amendment application for the Conn Pit Extension proposes both mapping changes and text changes to the Town of The Blue Mountains Official Plan. Additionally, the mapping on the existing Conn Pit (License No. 4945) is proposed to be “cleaned-up” to reflect the existing Aggregate Resources Act approval and the County of Grey Official Plan.

The Conn Pit Extension site is currently mapped and designated as “Rural” on Schedule A to the Official Plan. See Figure 8. In order to permit an aggregate extraction operation on the site, an Official Plan Amendment is required to designate the site as “Extractive Industrial”. In addition a site specific amendment is proposed to Section 8.10 (6)(i) of the Official Plan to allow for development in accordance with the Endangered Species Act.

As noted above, the existing Conn Pit is mapped incorrectly. The western portion of the existing Conn Pit (License No. 4945) is currently designated as “Extractive Industrial” and the eastern

portion is designated as "Rural". See Figure 8. The Official Plan Amendment proposes to map the entire extent of the lands within the licensed boundary of the existing Conn Pit (License No. 4945) "Extractive Industrial" by way of a housekeeping amendment to reflect the existing Aggregate Resources Act approval and the County of Grey Official Plan.

See Appendix 2 for a copy the proposed Town of The Blue Mountains Official Plan Amendment and Section 4.0 for justification for the proposed amendment.

2.3.5 Town of The Blue Mountains Zoning By-law Amendment

The Zoning By-law Amendment application for the Conn Pit Extension proposes both mapping changes for the proposed site and the existing Conn Pit site. The zoning for the existing Conn Pit (License No. 4945) is proposed to be "cleaned-up" to reflect the existing Aggregate Resources Act approval, the County of Grey Official Plan and the proposed Town of The Blue Mountains Official Plan amendment.

The Conn Pit Extension site is currently zoned as "General Rural Exception (A1-209) Zone" by By-law 2006-110. See Figure 9. In order to permit an aggregate extraction operation on the site, a Zoning By-law Amendment is required to zone the site as "Extractive Industrial (MH) Zone".

As noted above, the existing Conn Pit is mapped incorrectly. The western portion of the existing Conn Pit (License No. 4945) is currently zoned as "Extractive Industrial M4 Zone" and the eastern portion is zoned as "Rural". See Figure 8. The Zoning By-law Amendment proposes to map the entire extent of the lands within the licensed boundary of the existing Conn Pit (License No. 4945) as "Extractive Industrial" by way of a housekeeping amendment to reflect the existing Aggregate Resources Act approval, the County of Grey Official Plan and the proposed Town of The Blue Mountains Official Plan amendment.

See Appendix 3 is a copy of the proposed Town of The Blue Mountains Zoning By-law Amendment and Section 4.0 for justification for the proposed amendment.

3.0

SUBJECT SITE AND SURROUNDING LAND USES

3.1 Description of the Subject Site

The proposed Conn Pit Extension is 13.6 hectares in size and is generally located east of the Village of Gibraltar. The subject site is located on the south side of the 6th Sideroad, and east of the 4th Line. See Figure 2. The subject site is predominately cleared agricultural land and the south-east portion of the subject site is covered by woodlands. There is one existing shed within the on-site woodland. See Figure 2.

3.1.1 On-site Mineral Aggregate Resource

A review of available background information identifies a portion of the subject as an identified aggregate resource area.

The *Aggregate Resources Inventory Paper 180* for Grey County, prepared by the Ministry of Natural Resources and Forestry (2009), identifies a portion of the subject site as a selected sand and gravel resource area of secondary significance.

Schedule B – Map 2 of the County of Grey Official identifies a small portion of the site and lands to the south and west of the site as an “Aggregate Resource Area”. See Figure 7.

Appendix Map C “Aggregate Resources” of the Town of The Blue Mountains Official Plan identifies a portion of the site and lands to the south and west of the site as a “Secondary Significant Sand and Gravel” resource area. See Figure 10.

A geological investigation of the site was completed by William D. Fitzgerald. The geological investigation confirmed the secondary sand and gravel deposit extends across the entire site and confirmed that there is approximately 2.7 million tonnes of aggregate resources within the proposed extraction area.

The subject site is predominantly a granular B deposit/fill aggregate with some capability to produce granular A material. From a local context, granular B material is important as approximately 70% of the material utilized for road construction is granular B material.

3.1.2 On-site Agricultural Uses

The proposed Conn Pit Extension is predominately cleared agricultural land. The subject site is small and only consists of 9.1 ha of land available for agriculture. There is no evidence of capital investment in agriculture on the site (i.e. agricultural building or field tiles)

The subject site is mapped as Class 3 agricultural land and is designated Rural in the both the County of Grey and Town of The Blue Mountains Official Plans. See Figures 6 and 8.

The subject site and surrounding area has not been identified as a prime agricultural area. Surrounding land uses predominately include existing gravel pits, the Village of Gibraltar, forested lands, the Pretty River Valley Provincial Park and agricultural operations to the south. See Figure 2.

Similar to the existing Conn Pit, extraction is proposed below water table and therefore rehabilitation back to agricultural land is not feasible.

From an agricultural perspective this represents a small reduction in total agricultural land and the general area has been identified as area appropriate for aggregate extraction.

3.1.3 On-site Natural Heritage Features

An Environmental Impact Study has been prepared by AECOM. See Figure 3 for a summary of natural heritage features located on-site and within 120 m of the subject site.

The majority of the subject site is cleared agricultural land and the south east corner of the site includes a portion of woodland that extends off-site and is approximately 1000 ha. Within the subject site the woodland is 3.6 ha. The subject site does not contain:

- Significant wetlands
- Other wetlands
- Significant wildlife linkages
- Fish habitat
- Significant valleylands
- Significant Areas of Natural and Scientific Interest

Appendix 'B' – Map 2 of the County of Grey Official Plan identifies the woodland as a "Significant Woodland". See Figure 11.

Appendix Map D of the Town of The Blue Mountains Official Plan identifies the woodland as a "Deer Wintering Yard". See Figure 12.

Based on AECOM's detailed site investigation, the on-site woodland is also considered "Significant Wildlife Habitat" and includes 2 Retainable Butternut Trees.

AECOM concluded that this 3.6 ha woodland, which represents only 0.4 % of the overall woodland can be removed in accordance with the Endangered Species Act and without negative impacts to

the significant woodland and significant wildlife habitat with the implementation of the following mitigation measures:

- Phased removal of the woodland;
- Tree clearing shall be restricted to between September 2nd and April 14th to avoid the bird nesting period and the bat maternity roosting season;
- Woodland plantings shall be completed along the eastern setback prior to removal of the woodland to improve wildlife connections from the existing woodland and the woodland to the north;
- An edge management plan shall be implemented for the new woodland edge;
- Existing vegetation within the proposed setbacks shall be maintained;
- Butternut compensation plantings shall be completed in accordance with Regulation 242/08 of the Endangered Species Act;
- Following extraction the remaining setbacks and side-slopes shall be planted with trees and shrubs;
- In total 4.6 ha of woodland shall be planted resulting in an increase in overall forest coverage compared to existing conditions.

These recommendations have been incorporated on the Aggregate Resources Act Site Plans.

3.1.4 On-site Water Resources

A Hydrogeologic Assessment has been prepared by MTE Consultants Inc. There are no surface water features on-site or within 120 m of the subject site. The Grey Sauble Source Protection Area Assessment Report maps the site as a significant groundwater recharge area and a highly vulnerable aquifer.

MTE Consultants Inc. completed a water resource assessment of the proposed Conn Pit Extension and assessed potential impacts related to groundwater recharge and aquifer vulnerability of the site. The proposed operation does not include aggregate washing, dewatering or discharge of surface water. As a result, MTE Consultants Inc. has determined that the anticipated groundwater drawdown is restricted to the boundary of the subject site and will not influence off-site water related resources. In addition there will no fuel storage or chemicals permitted to be stored on-site.

While extraction of the site will result in the removal of aggregate, groundwater recharge will continue through the base of the pond and the aquifer vulnerability score will remain with no significant threats identified.

A monitoring plan and a spill contingency plan have been recommended by MTE Consultants Inc. to ensure the proposed Conn Pit Extension protects sensitive surface water and sensitive groundwater functions.

These recommendations have been incorporated on the Aggregate Resources Act Site Plans.

3.1.5 On-site Cultural Heritage Resources

Cultural heritage resources consist of archaeological resources, built heritage resources, and cultural heritage landscapes. Significant cultural heritage resources are identified in the Provincial Policy Statement as resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a person. Provincial, County and local policies require that significant built heritage resources and significant cultural heritage landscapes be conserved and that significant archaeological resources are conserved by removal and documentation, or by preservation on site.

There are no significant built heritage resources and no significant cultural heritage landscapes identified on-site.

York North Archaeological Services Inc. conducted a Stage 1-2 Archaeological Assessment for the proposed Conn Pit Extension. Based on the study there was no evidence of the existence of prehistoric or historic archaeological/heritage resources within the study area.

The Archaeological Assessment Report included the following recommendations:

- That the Ministry of Tourism, Culture and Sport issue a clearance of the archaeological/heritage condition in order to permit proposed Conn Pit Extension.
- That should deeply buried archaeological/heritage remains be found on the property during site preparation and/or extraction activities, the Ministry of Tourism, Culture and Sport should be notified immediately.
- That in the event that human remains are encountered during site preparation and/or extraction activities associated with the proposed development of the study area, the project proponent should immediately contact both the Ministry of Tourism, Culture and Sport and the Registrar or Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Commercial Relations at (416) 326-9382.

These recommendations have been incorporated on the Aggregate Resources Act Site Plans.

3.2 Surrounding Land Uses

Surrounding lands uses within 500 metres of the subject site include two existing mineral aggregate operations to the west and north; the Pretty River Valley Provincial Park to the east, and an agricultural operation to the south. There are 2 residences located within 500 metres of the subject site. The Village of Gibraltar is located just beyond 500 m to the west of the site adjacent to the existing Conn Pit. An illustration of the surrounding land uses is provided in Figure 2.

Provincial, County and local policies require that new or expanded mineral aggregate operations are required to minimize social and environmental impacts on surrounding land uses. The operation is required to be appropriately designed, buffered and/or separated from sensitive land uses to minimize impacts.

3.2.1 Surrounding Mineral Aggregate Operations

The proposed Conn Pit Extension is immediately east of the existing Conn Pit (License No. 4945) and located directly south of the Bates Sand & Gravel Ltd. Pit (License No. 5075) both of which are licensed under the Aggregate Resources Act and zoned to permit mineral aggregate operations. Provincial, County and Local policies protect these existing mineral aggregate operations for their ability to continue operations and expand.

Licensing the proposed Conn Pit Extension is consistent with policies to protect existing mineral aggregate operations and will facilitate maximizing aggregate reserves within the existing license of the Conn Pit by eliminating the need for setbacks that currently exist between the two properties.

3.2.2 Surrounding Residential Land Uses

There are 2 residences located within 500 metres of the subject site and The Village of Gibraltar is located just beyond 500 m to the west of the site adjacent to the existing Conn Pit.

The following sections of this report outline considerations related to water wells, noise, air, visual and traffic and how the operation has been designed to minimize impacts on surrounding residential uses.

3.2.2.1 Water Wells

A Hydrogeologic Assessment has been prepared by MTE Consultants Inc. All of the homes in the area are serviced by private wells that are drilled and obtain their water from a confined bedrock source with the exception of one dug well.

The proposed operation will extract aggregate below the water table but will not be pumping groundwater out of the pit. The pit floor will also not be below the overburden bedrock interface and therefore does not have the potential to adversely affect wells drilled within the bedrock aquifer. In the event of an impact to the dug well which is located in closer proximity to the existing Conn Pit, or other wells in the area, a well interference and response protocol has been developed. This protocol is also a requirement of the existing Conn Pit.

The proposed groundwater monitoring program and well interference complaint protocol will ensure all water supplies are protected. The protocol requires:

- The licensee to immediately notify MNR and MOECC in the event of a water supply or quality complaint by a surrounding resident;
- If the pit cannot be definitively be excluded as the cause the licensee shall supply temporary water supply to the affected resident within 24 hours; and

- The cause of the well interference shall be investigated at the expense of the licensee and if MNRF and MOECC determine the pit is not at fault the licensee shall continue to supply water for an additional 24 hours. If it is determined that the pit did adversely affect the well, the licensee shall restore or replace the affected water supply to ensure that the historic water supply and / or water quality are restored at the licensee's expense.

The Aggregate Resources Act site plans include the proposed water monitoring program, the well interference complaint protocol and a spills contingency plan to ensure all surrounding residential wells are protected. The water monitoring program includes monitoring 3 on-site wells, 3 wells within the existing Conn Pit and off-site surrounding residential wells, subject to landowner access. To date as part of the existing Conn Pit operation, residents have permitted access to monitor their wells.

The closest well head protection area is the Buckingham Woods Well Supply and it is located 4 km from the site. Based on the separation distance there is no potential for the proposed pit to impact the well head protection area.

3.2.2.2 Noise

An Environmental Noise Assessment was prepared by Valcoustics Canada Ltd. The closest sensitive noise receptors were identified to the east, south, west and north of the proposed Conn Pit Extension. Most of these residences are located in closer proximity to the existing gravel pits in the area.

The noise assessment concluded that with the implementation of the following mitigation measures the proposed Conn Pit will meet MOECC noise limits at surrounding sensitive receptors:

- Sound emission levels for all equipment used in site preparation and rehabilitation must comply with the limits outlined in MOE Publication NPC-115.
- Alternative technologies, such as low frequency or broadband beepers shall be utilized for on-site equipment, instead of back-up beepers.
- Acoustic berms shall be constructed within the northern setback.
- The processing plant shall be located on the pit floor and a acoustical barrier shall be implemented adjacent to the plant (e.g. stockpiles)
- The equipment on-site shall be limited to 3 front end loaders / excavators and a portable crushing and screening plant.
- Stripping, rehabilitation, extraction and processing activities shall only occur from 7:00 am to 7:00 pm Monday to Friday. Shipping can occur 6:00 am to 7:00 pm Monday to Friday and 7:00 am to 12:00 pm on Saturday. There shall be no activities Sunday or statutory holidays.
- An acoustical audit will be completed once the site is in operation to ensure compliance with MOECC noise limits;

- Any changes to the operation require a review by an acoustical engineer to ensure on-going compliance with MOECC noise limits.

These recommendations have been incorporated on the Aggregate Resources Act Site Plans.

3.2.2.3 Air Quality

There will be limited sources of dust at the proposed Conn Pit Extension. Aggregate will be extracted with front end loaders or with excavators for below water extraction. The aggregate will be processed by a portable processing plant located on the pit floor. Trucks will be loaded at the processing plant and the trucks will utilize internal haul routes on the pit floor to access the existing entrance/exit at the existing Conn Pit.

In accordance with Provincial Standards, the proposed Conn Pit Extension is required to mitigate dust on-site and apply water or another provincially approved dust suppressant on any internal haul route as often as required to mitigate dust.

3.2.2.4 Visual

Directly to the west of the proposed Conn Pit Extension is the existing Conn Pit (License No. 4945). The existing Conn Pit is screened from surrounding uses based on a combination of perimeter berms and maintaining the existing vegetation within the setback.

Similar mitigation measures are proposed for the Conn Pit. A 2 to 4 m berm will be installed along the frontage of the site along 6th Sideroad and existing vegetation will be maintained within the eastern and southern setbacks. Also, within the 30 m eastern setback, additional trees will be planted prior to the removal of the on-site woodlands.

With the implementation of the above noted mitigation measures, the extension will be screened similar to the existing Conn Pit and will minimize visual impacts to ensure there are no unacceptable impacts on surrounding land uses.

These recommendations have been incorporated on the Aggregate Resources Act Site Plans.

3.2.2.5 Traffic

Traffic patterns are not proposed to change as a result of the proposed Conn Pit Extension. The extension proposes to utilize the existing Conn Pit entrance / exit and haul routes and will not result in any additional truck traffic.

Currently the existing Conn Pit is permitted to ship a maximum of 150,000 tonnes per annum. The proposed Conn Pit Extension is proposed to ship a maximum of 150,000 tonnes per annum in combination with the existing pit. As a result no additional truck traffic is proposed.

A Traffic Impact Study was completed by Cole Engineering Group Ltd. to confirm if the existing entrance / exit and haul route has capacity to accommodate the proposed Conn Pit Extension.

Based on the completed traffic analysis, it was concluded that the existing road network has sufficient capacity to accommodate both the roadway growth and traffic generated from the proposed extension and no mitigation measures are required.

The requirements to utilize the existing entrance / exit and to ship a maximum of 150,000 tonnes per annum in combination with the existing pit, have been incorporated on the Aggregate Resources Act Site Plans.

3.2.3 Surrounding Natural Heritage Features

An Environmental Impact Study has been prepared by AECOM to identify natural heritage features adjacent to the proposed Conn Pit Extension taking into consideration Official Plan mapping and site specific investigations.

As a result of this investigation, it is confirmed that the following natural features are not located within 120 m of the site:

- Significant wetlands
- Other wetlands
- Significant wildlife linkages
- Fish habitat
- Watercourses
- Significant valleylands
- Life Science ANSI

The investigation did confirm that the following natural features are located within 120 m of the site:

- Appendix 'B' – Map 2 of the County of Grey Official Plan identifies the woodland as a "Significant Woodland" and an Earth Science ANSI within 120 m of the site. See Figure 11.
- Appendix Map D of the Town of The Blue Mountains Official Plan identifies "Deer Wintering Yard" and an Earth Science ANSI within 120 m of the site. See Figure 12.
- Bobolink habitat (threatened species)
- Butternut habitat (endangered species)
- Significant Wildlife Habitat (deer wintering habitat, woodland area sensitive breeding birds and species of conservation concern)

See Figure 3 for a summary of natural heritage located within 120 m of the subject site. The off-site features will be buffered by setbacks along east and south limit of the subject site. Taking into consideration these setbacks and the mitigation measures summarized in Section 3.1.3 of this report natural heritage features and functions will be protected.

4.0 PLANNING ANALYSIS

The following is an assessment of the Conn Pit Extension application relative to the policies and provisions of the following documents:

- Provincial Policy Statement;
- County of Grey Official Plan;
- Town of The Blue Mountains Official Plan;
- Town of The Blue Mountains (former Township of Collingwood) Zoning By-Law 83-40;
- Aggregate Resources Act Summary Statement.

4.1 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on April 30, 2014.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. (Part 1, Preamble).

The PPS is a policy-led planning approach that recognizes the complex inter-relationship among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning and recognizes linkages among policy areas (Part III, How to Read the Provincial Policy Statement).

The PPS recognizes that the Province's natural heritage resources, water, agricultural lands, mineral aggregate resources, cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The province must ensure that its resources are managed in a sustainable way to protect essential ecological processes and public health and safety, minimize environmental and social impacts, and meet its long-term economic needs (Part IV, Vision for Ontario's Land Use Planning System).

The following are some of the policies from the PPS that are relevant to the Conn Pit Extension application. A response follows each policy to demonstrate how the proposal is consistent with the PPS:

On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;*

b) resource-based recreational uses (including recreational dwellings);

c) limited residential development;(1.1.5.2)

development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.(1.1.5.5)

The management or use of mineral aggregate resources is a permitted use in the rural area. The proposed Conn Pit Extension represents the wise management of a non-renewable resource. Additionally, the proposed Conn Pit Extension would use existing infrastructure and would be a logical expansion to adjacent aggregate operations.

Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.(1.6.7.1)

Efficient use shall be made of existing and planned infrastructure...(1.6.7.2)

The proposed Conn Pit Extension represents an efficient use of existing infrastructure by utilizing the existing Conn Pit entrance/exit on the 6th Sideroad and the existing haul route.

Long-term economic prosperity should be supported by:

a) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;(1.7.1a)

Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.(1.2.6.1)

The proposed Conn Pit Extension optimizes the long term availability of mineral aggregate resources, utilizes existing infrastructure and has been appropriately designed, buffered and/or separated to prevent or mitigate adverse effects. See Section 3.2.2 of this report.

Section 2 of the PPS is titled "Wise Use and Management of Resources". The introduction to this section reads:

Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.(2.0)

Making this site available for aggregate extraction represents the wise use and management of resources, providing economic and social benefits, while minimizing potential environmental impacts.

Natural features and areas shall be protected for the long term.(2.1.1)

Natural features and areas shall be protected for the long term. See Sections 3.1.3 and 3.2.3 of this report.

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.(2.1.2)

The subject site does not provide a connection or linkage between features. With the proposed planting plan, the proposal will increase connection/linkages between natural features. See Sections 3.1.3 and 3.2.3 of this report.

Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*
- b) significant coastal wetlands.(2.1.4)*

There are no significant wetlands or significant coastal wetlands on or adjacent to the site.

Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
- d) significant wildlife habitat;*
- e) significant areas of natural and scientific interest; and*
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.(2.1.5)

Development and site alteration is proposed within significant woodlands and significant wildlife habitat and it has been demonstrated there will be no negative impact to these features or their ecological function. See Section 3.1.3 of this report.

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.(2.18)

Adjacent lands include significant woodlands, significant areas of natural and scientific interest and significant wildlife habitat and it has been demonstrated there will be no negative impact to these features or their ecological function. See Section 3.2.3 of this report.

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. (2.1.6)

There is no fish habitat on or adjacent to the site.

Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.(2.1.7)

Development and site alteration is proposed to remove 2 retainable Butternut trees in accordance with Regulation 242/08 of the Endangered Species Act.

(2.2.1) Planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
- b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
- c) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;*
- d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;*

The proposed Conn Pit Extension will protect the quality and quantity of water. See Sections 3.1.4, 3.2.2.1 and 3.2.3 of this report.

e) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*

The closest well head protection area is the Buckingham Woods Well Supply and it is located 4 km from the site. Based on the separation distance there is no potential for the proposed pit to impact the well head protection area.

The Grey Sauble Source Protection Area Assessment Report maps the site as a significant groundwater recharge area and a highly vulnerable aquifer.

MTE Consultants Inc. completed a water resource assessment of the proposed Conn Pit Extension and assessed potential impacts related to groundwater recharge and aquifer vulnerability of the site. The proposed operation does not include aggregate washing, dewatering or discharge of surface water. As a result, MTE Consultants Inc. has determined that the anticipated groundwater drawdown is restricted to the boundary of the subject site and will not influence off-site water related resources. In addition there will no fuel storage or chemicals permitted to be stored on-site.

While extraction of the site will result in the removal of aggregate, groundwater recharge will continue through the base of the pond and the aquifer vulnerability score will remain with no significant threats identified. See Sections 3.1.4 of this report.

2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;

There are no sensitive surface water features on or adjacent to the site. Sensitive groundwater features will be protected. See Sections 3.1.4, 3.2.2.1 and 3.2.3 of this report.

f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;

The application does not result in the use of water and a monitoring and spills contingency plan is proposed.

Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.(2.2.2)

Surface and groundwater features will be protected and monitored. See above.

Mineral aggregate resources shall be protected for long-term use.(2.5.1)

The mineral aggregate resources within a portion of the subject site have been protected for long-term use in the County of Grey and Town of The Blue Mountains Official Plan.

As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere. (2.5.2.1)

The proposal makes available a mineral aggregate resource that is located close to the Town of Collingwood and surrounding market areas within the Town of The Blue Mountains.

Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts. (2.5.2.2)

The operation has been designed in a manner which minimizes social, economic and environmental impacts. See Section 3.0 of this report

Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.(2.5.3.1)

Rehabilitation of the site will be progressive, and the site will be returned to a natural heritage end use. The majority of the subject site will be rehabilitated to a pond with treed side slopes and setbacks.

In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition.(2.5.4.1)

The proposed Conn Pit Extension is not within a prime agricultural area and rehabilitation back to agriculture is not feasible or required. See Section 3.1.2 of this report.

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.(2.6.1)

There are no significant built heritages or significant cultural heritage landscapes identified on-site.

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.”(2.6.2)

A Stage 1-2 Archaeological Assessment was undertaken and no significant archaeological resources were encountered on the site. See Section 3.1.5 of this report

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.(2.6.3)

There are no protected heritage properties on adjacent lands.

3.1.1 Development shall generally be directed to areas outside of:

- a) *hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) *hazardous sites.*

There are no hazard lands on or adjacent to the site. See Figure 13.

3.1.2 Development and site alteration shall not be permitted within:

- a) *the dynamic beach hazard;*

- b) *defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);*
- c) *areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*
- d) *a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.*

The subject site is not within an area subject to flooding hazards. See Figure 13.

Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.(3.2.1)

The Conn Pit Extension represents the wise use and management of an aggregate resource in an area surrounded by an identified aggregate resource area. The Conn Pit Extension will be rehabilitated in conjunction with the existing Conn Pit and there are no known or suspected hazards.

In summary, the proposed Conn Pit Extension is consistent with the policies set forth in the Provincial Policy Statement, 2014.

4.2 County of Grey Official Plan

The County of Grey Official Plan was adopted by Council on May 6, 1997; approved by the Ministry of Municipal Affairs and Housing on March 5, 1998; approved by the Ontario Municipal Board on August 16, 1999 and August 30, 2000; and an Office Consolidation of this Official Plan was prepared on June 25, 2013. This Official Plan is referred to as the 2013 Plan.

Prior to submitting the application, 2223117 Ontario Inc. and MHBC had a pre-consultation meeting with the Town and the County to discuss the required applications and reports that would be needed in conjunction with the application. See Appendix 4 for a copy of the pre-consultation correspondence between the applicant, the Town and the County. The County of Grey confirmed that an Official Plan Amendment would be required to permit the proposed Conn Pit Extension. See Section 2.3.3 of this report for a summary of the proposed Official Plan Amendment. In addition to the Planning Report and Aggregate Resources Act Summary Statement, the following studies are required:

- Aggregate Resource Act Site Plans, by MHBC.
- Archaeological Assessment, by York North Archaeological Services Inc.
- Hydrogeologic Assessment, by MTE Consultants Inc.
- Natural Environment Report, by AECOM
- Traffic Impact Study Report, by Cole Engineering Group Ltd.

The following is a summary based of the relevant policies included within the 2013 Plan. In the 2013 Plan, the proposed extension site:

- Is designated as “Rural” on Schedule A – Map 2. See Figure 6;
- Contains an area identified as “Significant Woodlands” on Appendix B – Map 2. See Figure 11;
- Is not located within a “Hazards” designation. See Figure 13;
- Is located outside the Niagara Escarpment Plan boundary. See Figure 6;
- Is not located within the “Agricultural” designation and not considered a Prime Agricultural Area. The site is designated “Rural”. See Figure 6; and
- Is located on an existing haul route.

Relevant Goals of the Official Plan

1.5 The goals of this Plan are:

- 1. Function, if necessary, as the local Official Plan while establishing a framework within which local municipalities may develop more detailed Official Plans or Secondary Plans.*
- 2. Provide as much direction and assistance to local municipalities in their planning process as possible to ensure that environmental, social, public health and economic considerations are integrated into the decision making process of planning and development.*
- 3. Respect the natural, cultural, and heritage features of the County, including minimizing any adverse impacts on the natural environment, protecting significant environmental features, the water quality of the various watersheds and protecting archaeological sites and conserving cultural heritage resources and landscapes.*
- 4. Ensure wise management of the physical resources of the County including the conservation of soil, aggregate and forests by providing a framework for sustainable development in the County.*
- 5. Provide the most desirable, orderly, and efficient land use pattern which is consistent with the needs of the County.*
- 6. Enhance the County’s economic base to ensure diversity in employment opportunities and the financial well being of the residents.*
- 7. Ensure sufficient lands have been identified for development to accommodate a variety of mixed housing and employment opportunities to meet current and future needs.*
- 8. Strengthen the role of Grey County as a desirable place to work, live, and visit by encouraging the provision of affordable, diverse and accessible housing and by promoting the provision of adequate social, recreational, cultural, health and educational services.*

The mineral aggregate resources within the area of the proposed Conn Pit Extension have been protected for long-term use in the County of Grey and Town of The Blue Mountains Official Plan. Making this site available for aggregate extraction represents the wise use and management of

resources, providing economic and social benefit, while minimizing potential environmental impacts. In summary:

- Key natural heritage features will be protected.
- The Conn Pit Extension will be progressively rehabilitated for natural heritage purposes.
- There are no drainage channels or other surface water features on-site or in the vicinity.
- Surface water features are distant from the site, and, there is no direct surface water linkage from the site to these features.
- Given the hydrogeologic setting, the distance to surface water features and that the proposal will not impact groundwater, there is no potential impact to groundwater and surface water features in the area or between watersheds.
- There are 2 sensitive receptors within 500 metres of the subject site. The operation has been appropriately designed, buffered and separated to minimize impacts.
- The subject site has direct access onto the 6th Line which is an existing haul route and will utilize the existing entrance/exit.
- There are no significant cultural heritage resources on-site.

Relevant Objectives of the Official Plan

1.6.1 Physical

- *To minimize land use conflict as a result of aggregate extraction by ensuring adequate separation between existing land uses and new aggregate extractions or expansions to existing operations, by ensuring adequate haul routes and through appropriate screening, planting and setbacks. Similarly, new land uses will not be permitted in proximity to existing aggregate extraction operations if they will interfere with existing aggregate extraction operations.*
- *To encourage the continuation of compatible land uses such as agriculture or forestry on lands with aggregate resource capability.*

The proposed Conn Pit Extension is currently in agricultural and forestry uses.

The Conn Pit Extension is located in an area surrounded by licensed pits within the Town. The proposed extension to the east of the existing Conn Pit is moving extraction activities away from the Village of Gibraltar. Impacts to surrounding sensitive receptors will be minimized. See Section 3.2.2 of this report.

1.6.2 Social

- *To encourage the local preservation, conservation, public accessibility and maintenance of natural, cultural or man-made historical or heritage features.*

There are no identified cultural heritage resources on or adjacent to the site.

1.6.3 Environmental

- *To identify lands with environmental constraints and/or the presence of sensitive features and establish policies to promote the protection, preservation, conservation, maintenance and enhancement of such areas.*
- *To establish policies that will protect the areas of ground water recharge, cold water streams, lakes and other surface waters for their habitat, recreational, ecological and drinking water benefits.*
- *To promote the wise management of fisheries and wildlife for the environmental, recreational and economical benefits of area residents and visitors.*
- *To consider the cumulative effects of new development on the natural environment and surrounding land uses.*
- *To require the progressive rehabilitation of areas for aggregate extraction and to protect the quality and quantity of groundwater in and adjacent to areas undergoing mineral aggregate extraction using mitigative measures when required.*
- *To ensure the protection of drinking water sources by recognizing wellhead protection areas and intake protection zones and by controlling development within these zones that are deemed to pose a significant threat to the quality or quantity of the drinking water source.*

Natural environment and water resources will be protected. See Sections 3.1.3, 3.1.4 and 3.2.3 of this report

1.6.4 Economic

- *To promote the sustainable processing of raw natural resources within the County.*
- *To direct land uses which are not related to or compatible with agriculture away from agricultural areas.*
- *To promote an efficient road system to serve the agriculture, tourism, commercial, industrial and residential needs of the County.*

The proposed Conn Pit Extension represents the wise use of a non-renewable resource that promotes economic opportunities, is located outside of a prime agricultural area, and utilizes an existing haul route.

Land Use Designations

2.3 Rural Designation

2.3.1 Background

The predominant land use within the Rural designation will be agriculture and forestry. While the designation will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural designation will permit the consideration of resource based recreational uses and other appropriate rural land uses so long as they do not negatively impact on agriculture, forestry or natural environment.

Mineral aggregate operations are an appropriate rural use and planned to occur in this area. The site has been designed to maintain the visual appearance of the area and protect other rural uses from negative impacts.

2.3.2 Uses Permitted Policies

(1) The Rural designation on Schedule A shall mean that the predominant use of the lands shall be for agriculture and forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. In addition to the uses permitted under Section 2.1.2(1) of this Plan, other uses also permitted within the Rural designation shall include low density non-farm residential, garden suites, small scale commercial and industrial uses, institutional and resource based recreational uses, sand and/or gravel operations proposed within Aggregate Resource Areas identified on Schedule B, licensed aggregate operations identified as Mineral Resource Extraction on Schedule B, and wayside pits and quarries in accordance with Section 2.7.2 of this Plan.

The location of the site is located just outside the identified Mineral Resource Area identified on Schedule B, therefore a site specific Official Plan Amendment is required to permit the mineral aggregate operation on the site.

2.3.3 Development Criteria Policies

(1) As required in Section 2.3.2(1), for any non-farm land uses to be permitted within the Rural designation, all of the following must be satisfied:

(a) That development on improved agricultural land shall be discouraged. Where development is proposed on improved agricultural land (i.e. land that is currently or has been previously used for farm purposes) it must be demonstrated that no reasonable alternative exists. The investigation for a reasonable alternative shall be limited to the lot to be developed.

The area is not a prime agricultural area and the County of Grey Official Plan contemplates new aggregate operations in this area.

(b) That the location of the non-farm land use imposes no operating constraints to an existing farm. An adequate separation distance shall be maintained between non-farm development and existing livestock uses. Conversely, an adequate separation distance shall be maintained between the development of livestock facilities and existing non-farm uses. New land uses, including the creation of lots and new or expanding livestock facilities shall comply with the Provincial Minimum Distance Separation (MDS) formulae. MDS will not be applied to new non-farm development proposed through building permit on existing lots of record. The County considers the continuation of the rural way-of-life to be of primary importance to protect existing livestock farmers who may wish to expand. The municipal comprehensive zoning by-law shall incorporate the Minimum Distance Separation formulae.

In the case of a catastrophe (e.g. barn or non-farm structure destroyed in a fire), MDS shall not be applied provided that the building is proposed no closer to the livestock facility or non-farm structure than before the catastrophic event. However, should a landowner wish to expand the livestock facility beyond what had existed prior to the catastrophic event which results in higher values for Factor A, B and/or D as part of the MDS calculations, then MDS II shall be used.

For the purposes of MDS, cemeteries should be considered a Type B land use when performing MDS calculations. However, cemeteries may be treated as a Type A land use when the cemetery is closed and receives low levels of visitation. Local municipalities must clearly identify these cemeteries in the municipality's planning documents.

Mineral aggregate operations are not a sensitive use requiring minimum distance separation from adjacent livestock operations.

(c) In accordance with Section 5.3, that if municipal services are not available, on existing lots of record or new lots, evidence of the site's suitability to provide an adequate quality and quantity of water supply and that the site can accommodate an approved sanitary sewage disposal system. Evidence of the site's suitability for an adequate quantity and quality of water supply shall be provided in the form of an evaluation conducted in accordance with Ministry of the Environment Guidelines (or any municipal procedure that achieves the same objective). In cases where new development is being proposed in proximity to existing development, the provision of neighbouring well water records may be sufficient to determine adequacy of water supply.

Evidence of the site's suitability to accommodate an approved sewage disposal system shall be provided in the form of an evaluation conducted in accordance with Ministry of the Environment Guidelines or the Ontario Building Code, where applicable.

In addition to the above-noted requirements, for existing lots of record less than 0.4 hectares, evidence of the site's suitability to accommodate a sewage disposal system shall be accompanied by an evaluation conducted in accordance with Ministry of the Environment Guidelines (or any municipal guideline that achieves the same objective), regarding Reasonable Use.

Private water and sewage disposal is not required or proposed at the proposed Conn Pit Extension.

(d) That adequate drainage and outlets are available for storm water runoff. Approval of drainage provisions may be required from the applicable municipality, the County, the Ministry of Transportation and/or the Conservation Authority having jurisdiction.

All surface water will be managed on-site.

(e) That access to the site is from a public highway of reasonable construction and open and maintained on a year round basis and is appropriate for the use proposed. Access must not result in traffic hazards due to poor sight lines or proximity to an intersection and must conform to Section 5, Transportation and Utilities.

A traffic study was completed and confirms the existing entrance/exit and haul routes are acceptable and no mitigation is required.

(f) Except for resource-based recreational uses, new lot creation shall be permitted only via consents in accordance with the conditions of the general consent policies of Section 6.12 and Section 5.3 be fulfilled, in addition to the policies of Section 2.3.4.

No new lots are proposed to be created.

(g) Residential development associated with resource based recreational uses shall require an amendment to this Plan, and may only proceed via plan of subdivision/condominium. Amendments to permit residential development associated with resource based recreational uses would need to be supported by a planning justification report that addresses:

(i) how the policies of this Plan, the Provincial Policy Statement and the local municipal Official Plan are met;

(ii) how the location is necessary to support the proposed uses;

(iii) how the need for the proposed uses cannot be met by approved development in other locations in the County; and

(iv) how the new development is to be serviced, in accordance with section 5.3.2 of this Plan.

(v) how the phasing of the new development will ensure the establishment of the resource based recreational use either in advance of or in concert with the residential component.

Not applicable.

(h) New non-farm development within 500 metres of a Primary Settlement Area boundary or within 300 metres of a Secondary Settlement Area boundary shall be limited to existing lots, where minor infilling and rounding out of existing development may be considered. Prior to development the applicant must demonstrate that the development is compatible with adjacent uses and would not create or contribute to hard servicing problems or would not prejudice future development. Non-farm lot creation within 500 metres of a Primary Settlement Area boundary or within 300 metres of a Secondary Settlement Area boundary shall not be considered.

Not applicable.

(i) On areas identified as an Aggregate Resource Area on Schedule B to this Plan, as well as within 300 metres of areas identified as Mineral Resource Extraction on Schedule B, non-farm development (other than passive open space uses) shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future aggregate extraction, or represent an incompatible land use. It must be demonstrated to the appropriate approval authority that:

(i) the extraction of the aggregate resource is not feasible due to the quality or quantity of material or the existence of incompatible development patterns. The quality and quantity of the material will be determined by having a qualified individual dig test pits within the area proposed for the non-farm development as well as the adjacent lands within 300 metres of the proposed non-farm development; or that

(ii) the proposed land use or development serves a greater long term interest of the general public than does aggregate extraction; and

(iii) issues of public health, public safety and environmental impact are addressed

The application is for a mineral aggregate operation. Licensing the site for extraction will ensure the resource is protected.

(j) That no ribbon development along roadways will result from the development. Ribbon development shall mean a strip of four (4) or more contiguous non-farm lots, less than 20 hectares along an existing road.

Not applicable.

(k) That an amendment to the local Zoning By-law be required for development, redevelopment or intensification of existing lots less than 0.4 hectares, for small scale commercial and industrial uses, institutional development. All zoning by-law amendments under this section shall be required to establish provisions compatible with the rural landscape.

A Zoning By-law Amendment application has been submitted to the Town of The Blue Mountains to permit the proposed pit.

(2) Minimum lot size within the Rural designation for newly created farm lots shall be 20 hectares.

(3) Minimum lot size within the Rural designation for non-farm non-residential permitted uses shall be determined by the Zoning By-law of the local municipality and shall address the requirements of Sections 5.3 and 6.12 of this Plan.

(4) Sound farm land management practices including the management of woodlots, the establishment of windbreaks, the proper cultivation of valley slopes and bottom lands, and the sound design of agricultural land drainage schemes shall be encouraged. Clearing of forested areas will not be permitted except in conformity with the County Forest Management By-law.

The application results in the minor removal of a woodland during operations and following rehabilitation, more forested area will be created.

(5) Wayside pits and quarries shall not include the stockpiling of sand salt mixtures.

Not applicable.

2.7 Mineral Aggregate Resources

2.7.1 Background

Grey County contains substantial quantities of high quality, provincially significant mineral aggregates, including bedrock-derived crushed stone and naturally occurring sand and gravel. The County completed an Aggregate Resources Inventory Master Plan to identify and examine the mineral aggregate resource in the County of Grey. The intent of the Aggregate Resource Inventory Master Plan was to identify the location of areas of sand and gravel deposits that are appropriate for protection. The

Aggregate Resource Inventory Master Plan recommended areas that should be protected from incompatible development. The Aggregate Resource Area shown on Schedule B reflects the recommended protected area identified in the Aggregate Resource Inventory Master Plan. Bedrock resources were not examined as part of the Aggregate Inventory Master Plan. The County will endeavor to undertake a study to identify bedrock resources appropriate for protection prior to the next five year review.

A small portion of the site is identified as a mineral aggregate resource area. A detailed geological assessment was completed which confirms the entire site contains an important sand and gravel resource. See Section 3.1.1 of this report.

The County recognizes that mineral resources are a fixed location non-renewable resource found throughout the Planning Area and that their effective management is essential. It is also recognized that a balance must be struck between the competing priorities for the protection of the mineral resource and the need to address the other goals of the Official Plan in encouraging growth and prosperity in the County."

The site is a logical extension of the existing pit and it has been designed to minimize impacts on surrounding land uses.

2.7.2 Uses Permitted Policies

(1) Lands identified as Mineral Resource Extraction on Schedule B represent sites where the extraction of aggregate as defined from time to time in the Aggregate Resources Act and accessory and incidental uses thereto such as extracting, crushing, screening, blending, washing, transporting, beneficiating, processing, stockpiling, office/parking, recycling of mineral aggregate resources and derived products such as asphalt and concrete or the production of secondary related products together with, agriculture, forestry, wildlife and fisheries management, and wayside pits and quarries will be permitted. Small scale energy generation systems will also be permitted where it can be demonstrated that it will not have an impact on the existing mineral aggregate operation. No other use shall be permitted without amendment to the Plan, unless the aggregate operation has been rehabilitated and a Zoning By-law Amendment has been passed as per Section 2.7.3(5) of this Plan. Lands identified as Mineral Resource Extraction on Schedule B do not represent the total area of potential extraction or identified aggregate resources.

The Mineral Resource Extraction areas shown on Schedule B are intended to identify all aggregate licensed areas (excluding wayside pits and quarries) approved under the Aggregate Resources Act, R.S.O 1990, as amended. Sand and/or gravel operations are permitted within the Aggregate Resource Areas identified on Schedule B without an amendment to this Plan. An Official Plan Amendment is required for all proposed quarry operations and quarry expansions as well as mineral aggregate operations proposed outside of the areas identified as Aggregate Resource Area or Mineral Resource Extraction on Schedule B.

A Local Official Plan Amendment will not be required for all new or expanding sand and/or gravel operations within areas identified as Aggregate Resource Area on Schedule B. A Zoning By-law Amendment will be required for all new or expanding mineral aggregate operations.

A portion of the proposed Conn Pit Extension site is located outside the area identified as Mineral Extraction Resource on Schedule B, therefore a site specific Official Plan Amendment is required

from the County of Grey and the Town of The Blue Mountains to permit mineral aggregate operations on the site.

2.7.3 Development Criteria Policies

(1) It shall be a policy of this Plan that an applicant who wishes to undertake a mineral aggregate operation other than a wayside pit and quarry must, if requested to do so by the local municipality, enter into a Development Agreement with the local municipality. The Agreement shall be entered into prior to local Council's enactment of the implementing Zoning By-law Amendment.

Such an Agreement may include:

- (i) Capital arrangements regarding improvements beyond the boundary of the applicant's land, as they may be required by reason of the operation of that extractive industry, e.g. widening and improving roads; and*
- (ii) Routes to be used by trucks carrying aggregate.*

If required, the applicant is prepared to enter into such agreement with the Town of The Blue Mountains. As noted in the traffic report, no capital improvements to the existing haul route are required.

(2) All mineral aggregate operations shall comply with the Aggregate Resources Act and its regulations as amended from time to time.

Included with the application submission is the Aggregate Resources Act Site Plans which include the required conditions to comply with the Aggregate Resources Act.

(3) All mineral aggregate operations shall satisfy the legal requirements of the Ministry of Environment or the authority having jurisdiction as to water supply and disposal of liquid wastes.

The Ministry of the Environment and Climate Change (MOECC) will be circulated a copy of the application because the pit will be below water.

(4) All mineral aggregate operations shall satisfy the legal requirements of the Ministry of Environment, Air Management Branch, as to the control of air pollution.

In accordance with the Aggregate Resources of Ontario Provincial Standards Version 1.0, the proposed Conn Pit Extension is required to mitigate dust on-site and apply water or another provincially approved dust suppressant on internal haul route as often as required to mitigate dust.

(5) When an extractive area has been depleted and is rehabilitated in accordance with the Licence, a Zoning By-law Amendment will be required for any use not permitted in Section 2.7.2. Upon passing of the Zoning By-law Amendment, the policies of the applicable land use designation for the subject property identified on Schedule A shall apply. The lands identified as Mineral Resource Extraction on Schedule B shall then be removed at the time of the next five year review of the County Official Plan.

The site is proposed to be rehabilitated to a conservation use (pond and forested slopes) which is a permitted use listed in Section 2.7.2 of the Official Plan.

(6) Non-farm lot creation shall not be permitted within lands identified as Aggregate Resource Area on Schedule B.

Not applicable.

(7) Asphalt plants and concrete batching plants may be permitted as accessory uses to a licensed extractive operation subject to the following items being addressed through the Aggregate Resources Act site plan amendment process:

(i) it is a non-permanent use and will cease to operate once the aggregate material has been completely removed or the operator stops removing material from the site on a regular basis;

(ii) a traffic impact study is provided to the satisfaction of the County and the local municipality; and,

(iii) the applicant must demonstrate that the proposed location is appropriate and that impacts to the social and natural environment as defined in Section 2.8 of this Plan within a defined study area can be minimized.

(iv) noise, odour and dust studies are provided which satisfy the Ministry of the Environment's standards.

(8) An Official Plan Amendment will be required for asphalt plants and concrete batching plants proposing to locate outside of the Mineral Resource Extraction areas identified on Schedule B.

There is no asphalt plant or concrete batching plant proposed on-site.

(9) In Special Policy Areas identified on Appendix A, an Environmental Impact Study will not be required. Precautionary measures shall be included in the licensed operational plan to ensure that any chemical or gas spills from equipment shall be prevented. Should a spill occur, clean-up procedures shall be identified within the licensed operational plan.

The proposed Conn Pit Extension site is not located within a Special Policy Area as identified on Appendix A.

(10) Within areas identified as Significant Woodlands as shown on Appendix B, cutting of the woodland to facilitate a mineral aggregate operation may be permitted where it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. If this can be demonstrated, cutting of the woodland should be minimized and the woodland area cleared for extraction shall be progressively rehabilitated back to a woodland use in accordance with Section 2.7.4(5) of this Plan. Permitted mineral aggregate operations must be carried out in a manner which is environmentally sensitive to the remaining portions of the Significant Woodland in accordance with the recommendations from the Environmental Impact Study as required under section 2.8.4(1) of this Plan.

A site specific amendment to Policy 2.7.3 (10) is proposed. The proposed Conn Pit Extension site is ideal for below water extraction; and is an extension to the existing Conn Pit to the west (License No. 4945) which is already approved for below water extraction. Because the site will be extracted

below the water table, the final rehabilitated landform will be a pond and forested side slopes. The two areas to be planted with trees (one area prior to advancement to Phase 2; and the second area during final rehabilitation) will exceed the total area that will be removed on-site, however cannot be planted in the same location. This site specific amendment would permit the rehabilitation of the woodland on-site in a different location. See Appendix 2 for a copy of the draft Official Plan Amendment.

(11) Existing licensed mineral aggregate extraction operations are permitted and shall be recognized in local zoning by-laws. Licensed mineral aggregate extraction operations are identified on Schedule B of this Plan as Mineral Resource Extraction.

The boundary of the existing licensed mineral aggregate extraction operations is shown on Schedule B for the existing Conn Pit (License No. 4945). The mapping in the local Official Plan and Zoning By-law is incorrect and proposed to be updated as part of this application. See Appendix 2 and 3.

2.7.4 Policies for the Establishment of New Mineral Resource Extraction Operations

(1) The following proposed mineral aggregate extraction operations will require an amendment to the County Official Plan except for those proposed within the Niagara Escarpment Plan Area as shown on Schedule A-Maps 1, 2 and 3:

(a) All new or expanding quarry operations proposed within the County of Grey;

(b) All new sand and/or gravel operations proposed outside of the areas identified as an Aggregate Resource Area shown on Schedule B; and,

(c) All proposed expansions beyond the areas identified as an Aggregate Resource Area on Schedule B.

(2) For new or expanding sand and/or gravel operations proposed within the Aggregate Resource Area identified on Schedule B, a County Official Plan Amendment and a local official plan amendment will not be required. Should the proposed operation receive a license under the Aggregate Resources Act, the Mineral Resource Extraction area will be identified on Schedule B without an amendment to this Plan. A Zoning by-law amendment shall be required.

The majority of the site is located outside the identified Mineral Resource Area identified on Schedule B, therefore a site specific Official Plan Amendment is required to permit the mineral aggregate operation on the site. Furthermore, an Official Plan Amendment and Zoning By-law Amendment is also required from the Town of The Blue Mountains.

(3) The following studies/reports must be provided in order to support the proposed mineral aggregate operations identified in Section 2.7.4(1) and Section 2.7.4(2):

(a) Submission of copies of all documentation provided to the Ministry of Natural Resources as required for licensing, pursuant to the Aggregate Resources Act;

This application package includes copies of all documentation provided to MNRF.

(b) A Planning Report prepared by a qualified individual indicating whether or not the proposed mineral aggregate operation is consistent with the Provincial Policy Statement and conforms to the policies of the County of Grey Official Plan, as well as conformity to the Local Official Plan should one exist. The Planning Report shall also address the policies identified in Section 6.3(1) of the County Plan. With respect to Section 6.3(1)(a), the demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required;

A Planning Justification Report has been prepared by MHBC Planning Limited.

(c) A Noise Impact Study prepared by a qualified individual which satisfies the Ministry of the Environment's standards. Any noise impacts generated from an extraction operation should be minimized to the greatest extent possible. If a Noise Impact Study is not required, information should be provided demonstrating how potential noise impacts will be mitigated.

A Noise Impact Assessment has been prepared by Valcoustics Canada Ltd. and has been summarized in Section 3.2.2.2 of this report.

(d) A Traffic Impact Study prepared by a qualified individual is required for all new mineral aggregate operations. The Traffic Impact Study must demonstrate that the movement on existing streets or roads will not be unduly obstructed or interfered with by aggregate carrying vehicles during the operation of the pit or quarry. Information should be provided estimating the average number of trucks per day, the proposed haul route, identifying the potential impacts to traffic, an assessment of the road conditions on the proposed haul route, as well as a cost estimate for any necessary upgrades required to the proposed haul route. Where the haul route has existing deficiencies and has existing traffic, cost-sharing will be considered. Costs to upgrade the haul road that are directly attributable to the proposed operation shall be the responsibility of the Applicant and will be based on use of the haul route. During pre-submission consultation the County may exempt a proposed mineral aggregate application from the requirement of a Traffic Impact Study after consultation with the local municipality(ies), the County Transportation & Public Safety Department, and/or the Ministry of Transportation.

Where an existing mineral aggregate operation exists, and the proposal is to expand the existing licensed area, a Traffic Impact Study is not required so long as the annual tonnage limit on the proposed area of expansion is the same as the existing annual tonnage limit and a condition is placed on the site plan indicating that extraction will not occur on the expanded area until such time as the aggregate from the existing operation has been extracted. A Traffic Impact Study may be required in cases where the area of expansion is to be extracted concurrently with the existing licensed area.

Extraction within the existing Conn Pit (License No. 4945) and the proposed Conn Pit Extension site will occur concurrently; therefore a Traffic Impact Study has been prepared by Cole Engineering Group Ltd. and has been summarized in Section 3.2.2.5 of this report.

(e) For mineral aggregate operations proposing to remain above the established water table level identified in the Aggregate Resources of Ontario: Provincial Standards, a letter of opinion shall be provided by a qualified individual estimating the current water table level and determining whether the proposed operation will have any impacts to the quality or quantity of the surface or groundwater resources;

(f) A Hydrogeological Study, prepared by a qualified individual, shall be required for proposed aggregate operations which are proposing to proceed below the established water table level identified in the Aggregate Resources of Ontario: Provincial Standards.

Below water extraction is proposed on-site therefore a Level 1 and 2 Hydrogeological Investigation has been prepared by MTE Consultants Inc. and has been summarized in Sections 3.1.4 and 3.2.2.1 of this report.

(g) An Environmental Impact Study is required if the proposed licensed area is within or adjacent to a natural heritage feature. A Level 2 – Natural Environment Report required under the Aggregate Resources Act can act as a substitute for an Environmental Impact Study (refer to Section 2.8.7 of this Plan);

A Natural Environment Level 1 and 2 Technical Report has been prepared by AECOM and has been summarized in Sections 3.1.3 and 3.2.3 of this report.

(h) A Stage 1 Archaeological Assessment prepared by a qualified individual is required. The findings of the Stage 1 Assessment may identify the need for further study.

A Stage 1-2 Archaeological/Heritage Assessment has been prepared by York North Archaeological Services Inc. and has been summarized in Section 3.1.5 of this report.

(i) The County requires that the proponent consult with the County and the local municipality prior to submitting any application to determine the studies/reports that are required in accordance with Section 6.18.

Prior to the submission of the application, 2223117 Ontario Inc. consulted with the County of Grey and the Town of The Blue Mountains in a collective pre-consultation meeting. In a letter dated July 9, 2015, the County confirmed that an Official Plan Amendment would be required to permit the proposed Conn Pit Extension, and that the following studies/reports would be required:

- Aggregate Resource Act Site Plans, by MHBC.
- Archaeological Assessment, by York North Archaeological Services Inc.
- Hydrogeologic Assessment, by MTE Consultants Inc.
- Natural Environment Report, by AECOM
- Traffic Assessment, by Cole Engineering Group Ltd.
- Noise Assessment, by Valcoustics Canada Ltd.

See Appendix 4 for a copy of pre-consultation correspondence between the applicant, the County of Grey and the Town of The Blue Mountains.

(4) Mineral aggregate operations may be permitted on Agricultural and Special Agriculture lands as identified on Schedule A, so long as rehabilitation of the site will be conducted in order to restore substantially the same areas and the same average soil quality for agriculture. In such cases complete rehabilitation will not be required if the following occurs:

(a) a substantial quantity of the aggregate is below the water table warranting extraction; or

(b) the extraction is at a depth which would make restoration of pre-extraction agricultural capability unfeasible; and

(c) other alternatives have been considered and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3; and

(d) agricultural rehabilitation in remaining areas will be maximized.

The proposed Conn Pit Extension is not located on "Agriculture" or "Special Agriculture" lands as identified on Schedule A.

(5) Progressive and final rehabilitation shall be required to:

- accommodate subsequent land uses;*
- to promote land use compatibility; and*
- to recognize the interim nature of extraction, in accordance with the rehabilitation plans as part of the license.*

Progressive rehabilitation shall be required where possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration. On lands previously not designated as Agricultural, or where agricultural rehabilitation is not required as identified in Section 2.7.4(4), rehabilitation plans should consider opportunities for enhancing the natural heritage features/functions in the area. Where an Environmental Impact Study/Natural Environment Report Level 2 is required, the Study must investigate the opportunities for enhancing the natural heritage features/functions.

The proposed rehabilitation of the site will be consistent with the adjacent Conn Pit and fits well with the surrounding landscape. The site will be progressively rehabilitated to a pond with treed slopes and vegetated shorelines. The area within the east setback will be planted prior to Phase 2 of operations. The end use will be a conservation use and serve a natural heritage function.

2.7.5 Implementation

The goals and objectives and policies for the areas identified as Mineral Resource Extraction will be implemented through the following methods:

- (1) The Zoning By-law and amendments adopted by the local municipal Councils.*
- (2) The Aggregate Resources Act and its Regulations as amended from time to time.*
- (3) The requirements of the authority having jurisdiction as to water supply, disposal of liquid wastes and the control of air pollution.*

As noted above, a Zoning By-law Amendment and Aggregate Resources Act application have been submitted and the application will be circulated to MOECC for review.

2.8 Natural Environment

2.8.1 Background

For the purpose of this Official Plan, the natural environment is comprised of a number of landscape features and processes which influence the entire land base. While each of the landscape units represents one component of the environment or regulatory framework, when taken together, these can be managed so as to conserve and maintain the County's prized natural qualities.

The natural environment land use designations include Hazard Lands and Provincially Significant Wetlands. New development shall be protected from natural hazards and natural features found within these areas are recognized by generally directing new development outside of these areas.

Provincially Significant Wetlands are taken from mapping provided by the Ministry of Natural Resources. Development and site alteration is not permitted within Provincially Significant Wetlands, as designated on Schedule A. No development or site alteration is permitted within the lands adjacent to Provincially Significant Wetlands, unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or on their ecological functions.

Significant Woodlands mapping as shown on Appendix B has now been developed by the County of Grey in concert with the Ministry of Natural Resources. It is acknowledged that there may be inaccuracies in the mapping; however it does show areas of environmental constraint. Further the policies are in place to correct for any inaccuracies in the mapping. No development and site alteration is permitted within Significant Woodlands and the associated adjacent lands unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or on their ecological functions. Fragmentation of the woodlands is generally discouraged.

No development of site alteration is proposed within or adjacent to Hazard Lands or Provincially Significant Wetlands. Development is proposed within a significant woodland but will not result in a negative impact. Furthermore, the proposal will not fragment woodlands and with the proposed planting plan, connection of woodlands will be improved. See Section 3.1.3 of this report.

2.8.4 Significant Woodlands

Significant Woodlands are a development constraint shown on Appendix B attached hereto and forming part of the Plan. The criteria for the identification of Significant Woodlands were developed by the County of Grey with assistance from the Ministry of Natural Resources. The identification was primarily a desk-top based Geographic Information Systems (GIS) exercise and the County acknowledges that inaccuracies or omissions in the mapping may be present. As a result site visits by qualified individuals may be required at the application stage to scope any potential studies.

In order to be considered significant a woodland must be either greater than or equal to forty (40) hectares in size outside of settlement areas, or greater than or equal to four (4) hectares in size within settlement area boundaries. If a woodland fails to meet those criteria, a woodland can also be significant if it meets any two of the following three criteria:

(a) Proximity to other woodlands i.e. if a woodland was within 30 metres of another significant woodland, or

(b) Overlap with other natural heritage features i.e. if a woodland overlapped the boundaries of a Provincially Significant Wetland or an Area of Natural and Scientific Interest, or

(c) Interior habitat of greater than or equal to eight (8) hectares, with a 100 metre interior buffer on all sides.

A significant woodland has been identified on-site. See Figure 3.

(1) No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions. The adjacent lands are defined in section 6.19 of this Plan.

Notwithstanding the above, projects undertaken by a Municipality or Conservation Authority may be exempt from the Environmental Impact Study requirements, provided said project is a public work or conservation project.

Development and site alteration is proposed within a significant woodland but will not result in negative impacts. See Section 3.1.3 of this report.

(2) Notwithstanding paragraph (1), where it can be proven that a woodland identified as significant has ceased to exist, or ceased to exhibit characteristics of significance, prior to November 1, 2006, an Environmental Impact Study will not be required. Site photographs or a site visit by a qualified individual may be necessary to determine that a woodland no longer exists.

Not applicable.

(3) Notwithstanding paragraph (1), tree cutting and forestry will be permitted in accordance with the County Forest Management By-law.

In accordance with the County Forest Management By-law, tree cutting is permitted if approved by the Aggregate Resources Act.

(4) Notwithstanding paragraph (1) and (3), fragmentation of significant woodlands is generally discouraged."

The application will not fragment woodlands and with the proposed planting plan, connection of woodlands will be improved. See Section 3.1.3 of this report.

2.8.6 Natural Function

The Natural Function policies address specific significant natural areas within the County for which mapping is generally not available or is incomplete at present, including threatened and endangered species habitat, fish habitat, valleylands, and wildlife habitat. Provincially significant Areas of Natural and Scientific Interest are shown on Appendix B. In general development and site alteration that is incompatible with significant natural features and areas will not be permitted.

A detailed site specific investigation was completed. See Sections 3.1.3 and 3.2.3 of this report.

(1) In the absence of more specific mapping showing significant natural areas and functions, the Hazard Lands, and the Provincially Significant Wetlands designations shall be used, in conjunction with Appendices A and B. Development and site alteration shall not be permitted within valleylands, wildlife habitat, and their adjacent lands, unless it has been demonstrated through an acceptable Environmental Impact Study is completed in accordance with Section

2.8.6(4) of this Plan that there will be no negative impacts on the natural features or their ecological functions. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

A detailed Environmental Impact Statement was completed. See Sections 3.1.3 and 3.2.3 of this report.

(2) No development or site alteration shall be permitted within areas of significant threatened and endangered species as identified by the Ministry of Natural Resources. No development or site alteration may occur within the adjacent lands to areas of significant threatened and endangered species unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or their ecological functions. The adjacent lands are defined in section 6.19 of this Plan.

Two retainable Butternut Trees have been identified on-site and are proposed for removal in accordance with the provisions of the Endangered Species Act and 2014 Provincial Policy Statement. A site specific amendment to this policy is proposed to permit this. See Appendix 1 for a copy of the draft amendment.

(3) No development or site alteration may occur within Areas of Natural and Scientific Interest or their adjacent lands unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or their ecological functions. The adjacent lands are defined in section 6.19 of this Plan.

No negative impacts are expected to the adjacent Earth Science Area of Natural and Scientific Interest. See Section 3.2.3 of this report.

(4) Where it is allowed by this Plan, development and site alteration may be permitted provided it is demonstrated by an acceptable Environmental Impact Study, prepared by a qualified individual, that there will be no negative impacts on the natural features or on the ecological function for which the area is identified.

An Environmental Impact Study has demonstrated development and site alteration may be permitted without negative impact to the feature or on the ecological function of which the area is identified. See Sections 3.1.3 and 3.2.3 of this report.

2.8.7 Implementation

The Natural Environment policies of this Plan shall be implemented by the following methods:

(1) Where an Environmental Impact Study is required in accordance with the policies of this Plan, it will be prepared, at the proponents expense, by a qualified professional and will consist of:

(a) A statement of the purpose and rationale for the development

(b) Maps and site plans showing the location of the lands affected by the development proposal in relation (where applicable) to the Hazard Lands, Provincially Significant Wetlands, Other identified Wetlands, Significant Woodlands, Areas of Natural and Scientific Interest, generalized locations (element occurrences) of endangered and threatened species and the Georgian Bay Shoreline as well as existing land uses, trees, surface water and landscape context, ownership patterns, existing and proposed land use designations and alternative development concepts; and

(c) Analysis of the impacts of the proposal on the natural features and ecological functions of the site and development influence area and proposed measures to mitigate these impacts if appropriate/feasible.

(d) All other requirements of an Environmental Impact Study as defined in Section 6.19 of this Plan.

An Environmental Impact Study has been prepared by Aecom and submitted with the application.

(5) The assistance and advice of the various authorities will be obtained where appropriate in the applications of the Natural Environment policies.

In accordance with the Aggregate Resources Act, the Grey Sauble Conservation Authority will be directly circulated the application for review.

Heritage Policies

3 (1) The County of Grey has a rich and diverse cultural heritage, which includes sites of archaeological value; buildings and structural remains of historical, architectural and contextual value; and rural, village and urban districts or landscapes of historic and scenic interests. The County recognizes the importance of its cultural heritage resources and in managing them in a responsible manner which perpetuates their use and benefit to the community.

There are no significant cultural heritage resources identified on or adjacent to the site.

Local municipalities will identify cultural heritage resources by establishing and maintaining a register of properties situated in the municipality that are of cultural heritage value or interest. Local municipalities will include on their register, all properties designated under Part IV, V or VI of the Heritage Act and including but not limited to:

(a) properties that have heritage conservation easements or covenants registered against title

(b) cultural heritage resources of interest to the County

(c) cultural heritage resources identified in provincial or federal inventories

(d) additional cultural heritage resources that the council of the local municipalities believe to be of cultural heritage value or interest

(e) areas of archaeological potential and archaeological and historical resources identified by the Province”

There are no significant cultural heritage resources identified on or adjacent to the site.

Economic Strategy

(6) With the desire to create more jobs and reduce transportation impacts, the County shall promote and assist the establishment of finished or refined products from all of the County's physical natural resources be they mineral aggregate, fossil fuels, metalliferous minerals, non-aggregate minerals, agriculture, forests or water.

The application assists with this strategy and allows for the continuation of an existing established mineral aggregate operation in the County.

5.3.4 Protection of Drinking Water Sources

Grey County residents and businesses obtain their water from ground and surface water sources to satisfy domestic, industrial, commercial and agricultural uses. It is imperative that these sources of water be protected in order to ensure a sustainable and safe supply to those that rely on them.

All residential private wells and municipal wells will be protected. See Section 3.2.2.1 of this report.

Implementation

6.1 Interpretation

(3) An amendment to this Plan shall be required under the following circumstances:

- (a) A major change in the boundary of a land use designation where no physical feature exists;*
- (b) A change to the range of uses permitted by a designation to include a use not similar to a listed permitted use;*
- (c) A change to any statement of policy or objective contained in this Plan.*

Both a mapping change and text change is proposed. See Appendix 1 for a copy of the proposed amendment.

6.3 Official Plan Review and Amendment

(1) In considering an amendment to this Plan the County will be guided by the basic intent of this Plan and by provincial policies along with:

- (a) The need for the proposed change; however this criterion does not apply to applications for the creation or expansion of a mineral aggregate operation;*

Not applicable.

(b) The effect of the proposed change on the demand for services and facilities;

The application will not result in any changes or demand for services and facilities.

(c) The implications the amendment may have on other policies of the Plan;

The application has considered the other policies of the Plan and a response is provided in this section. A site specific amendment has been requested for two policies of the Plan.

(d) The impact of the proposed change on the County's ability to achieve the principles and policies expressed in this Plan, or on other County policies, programs and interests;

The application has been designed to help achieve the principals and policies expressed in the Official Plan.

(e) The impact of the proposed change on the local Municipalities' ability to achieve the principles and policies expressed in their Official Plans, or on other local Municipal policies, programs or interests; and

An application for a local Official Plan and Zoning By-law Amendment has been submitted. Section 4.3 and 4.4 include a summary of local planning policies.

(f) The information and conclusions provided by the monitoring studies completed under Section 6.4.

Prior to submission, the applicant inquired regarding the monitoring studies completed under Section 6.4 and we are not aware of any such study.

(g) The information requirements listed under Section 6.18

The application includes the studies required by the County as determined through pre-consultation. See Appendix 4.

In summary, the proposed Conn Pit Extension conforms to the policies of the County of Grey Official Plan taking into consideration the proposed amendment.

4.3 Town of The Blue Mountains Official Plan (2007)

The Town of The Blue Mountains adopted their new Official Plan in September of 2014 which remains under review by the County of Grey and has not been approved to date. The previous Official Plan approved by the County of Grey was approved in March of 2007. For the purposes of this application, the policies within the Town approved Official Plan (2007) are referenced.

Prior to submitting the application, 2223117 Ontario Inc. and MHBC had a pre-consultation meeting with the Town and the County to discuss the required applications and reports that would be needed in conjunction with the application. See Appendix 4 for a copy of the pre-consultation correspondence between the applicant, completed jointly by the Town and the

County. The Town of The Blue Mountains confirmed that an Official Plan Amendment and Zoning By-law Amendment would be required to permit the proposed Conn Pit Extension. In addition to the Planning Report and Aggregate Resources Act Summary Statement, the following studies are required:

- Aggregate Resource Act Site Plans, by MHBC.
- Archaeological Assessment, by York North Archaeological Services Inc.
- Hydrogeologic Assessment, by MTE Consultants Inc.
- Natural Environment Report, by AECOM
- Traffic Impact Study Report, by Cole Engineering Group Ltd.

The following is a summary based of the relevant policies included within the 2007 Official Plan. In the 2007 Official Plan, the proposed extension site:

- Is designated Rural on Schedule 'A'. See Figure 8;
- Is partially located within a Deer Wintering Yard on 'Appendix D'. See Figure 12;
- Is located outside the Niagara Escarpment Plan boundary. See Figure 8;
- Is not located within the Agricultural designation and not considered a Prime Agricultural Area. The site is designated "Rural". See Figure 8;
- Is not located within a Slope, Floodplain or Shoreline Hazard. See Figure 13;
- Is partially located within a Secondary Significant Sand and Gravel area identified on Appendix C. See Figure 10; and
- Is located on an existing haul route.

GENERAL

1.1 (1) This Official Plan is designed to establish a general distribution of land uses within the Town of The Blue Mountains and to provide a policy framework within which development may occur. The efficient utilization of land, water, natural resources, manpower and monetary resources are established through general goals, more specific objectives and implementing policies.

1.2 (1) The purpose of this Plan is to provide the Town of The Blue Mountains with comprehensive planning policies to guide and manage the pattern of development and to maximize the efficient use of the land resources of the Town. The policies of this Plan deal with the physical, environmental, social and economic aspects of development, as well as the location of specific land uses, natural resources, agriculture, environmental constraints, and potentials within various policy areas. The intent of the Plan is to minimize or restrict land use conflicts that would inhibit the orderly development and efficient utilization of resources within the Town.

1.2 (2) This Official Plan is intended to guide both public and private interests. Private interests will understand the future development policies of the municipality and will be encouraged to plan accordingly. Public administration will benefit by the ability to organize future municipal services at the most economic level. This Plan is intended to reduce uncertainty within both the public and private sectors as to future development by establishing a land use pattern and development principles to be followed.

The mineral aggregate resources within the area of the proposed Conn Pit Extension have been protected for long-term use in the County of Grey and Town of The Blue Mountains Official Plan. Making this site available for aggregate extraction represents the wise use and management of resources, providing economic and social benefit, while minimizing potential environmental impacts.

(4) It is a fundamental principle of this Plan that any new development will not create any significant financial burden on the Town. In recognition that increase pressures of urbanization will impact the area's rural, agricultural and village social amenities any significant development proposal or amendment to this Plan shall have regard for the potential financial impact on the current ratepayers.

The application will not create any significant financial burden on the Town and the site will result in an increased tax base for the Town and the Town will also receive funds from the aggregate levy.

1.3.1 The Environment

The appearance and quality of the diverse physical environment is an important asset within the Town. A healthy environment is fundamental to the maintenance and enhancement of the agricultural and tourism industries and therefore, any development or redevelopment should be designed and located in a manner which enhances the cultural, visual and ecological qualities of the environment.

The application has been designed to minimize impacts during operations and following rehabilitation, the site will enhance visual and ecological qualities of the environment.

1.3.2 Agriculture

Because of the quality soils and unique climatic conditions which exist for specialty and common field crops, agriculture has and will continue to remain a very important element of the economy and land use pattern of the Town. The agricultural base of the Town must be protected and every consideration given to facilitating expansion of this vital industry. New uses, other than agriculture, that would be in conflict with or non-supportive of agricultural operations should be directed to more appropriate non-agricultural lands in designated areas of poorer soil capability for agriculture, provided farming practices are not hindered.

The proposed Conn Pit Extension is located outside the Agriculture designation, is an appropriate rural use and a logical extension to the existing Conn Pit.

1.3.4 Existing Land Uses

The existing land use pattern has evolved within the Town in response to various physical land conditions and cultural values. It will be a function of this Plan to recognize existing development and direct new development to locations which best take advantage of the present land use distribution. This Plan encourages infilling in existing built-up areas and directs development to locations in a manner which recognizes and best protects the natural resource base of the Town.

The application is for an expansion of the existing use that utilizes existing infrastructure such as the entrance/exit and haul routes.

GOALS AND OBJECTIVES

2.2 The Environment

Goal - To protect, preserve, conserve and enhance the highly scenic, natural, cultural and heritage amenities of the Town.

The application protects scenic, natural, cultural and heritage amenities of the Town. See Sections 3.1.3, 3.1.5, 3.2.2.4 and 3.2.3 of this report.

Objectives –

(a) To ensure minimal conflict between incompatible land uses by establishing policies for development and by providing separated land use designations designed to promote the protection, preservation, conservation, maintenance and sustainability of the natural, cultural and man-made components of the environment.

The site has been appropriately designed and setback from surrounding land uses. See Section 3.0 of this report.

(b) To prevent development from occurring on lands having inherent environmental hazards such as significant drainage problems, flood susceptibility, erosion, steep slopes or any other hazardous condition.

The subject site and adjacent lands are not hazard lands. See Figure 13.

(c) To maximize the quality of the environment by the establishment of policies and programs that will minimize the pollution of water, air and land and preserve the unique attributes of the physical landscape so as to improve the quality of life for residents and visitors to the area.

The site has been appropriately designed and buffered to minimize impacts to surrounding residents. See Section 3.2.2 of this report.

(h) To promote the preservation, conservation and maintenance of natural or cultural heritage resources.

Natural features will be protected in accordance with applicable policies. See Sections 3.1.3 and 3.2.3 of this report. There are no identified cultural heritage resources on or adjacent to the site. See Section 3.1.5 of this report.

(k) To promote the protection, preservation, conservation and maintenance of the Natural Heritage Systems and to encourage the sound management of the existing woodland resources.

Natural features will be protected in accordance with applicable policies. See Sections 3.1.3 and 3.2.3 of this report.

(l) To promote the wise management of fisheries and wildlife so as to provide social, recreational and economic benefits for area residents and visitors consistent with the maintenance of healthy fish and wildlife populations.

Natural features will be protected in accordance with applicable policies. See Sections 3.1.3 and 3.2.3 of this report.

(n) To promote the maintenance and enhancement of the quality and quantity of surface water and groundwater resources.

The quality of surface water and groundwater resources will be protected. See Sections 3.1.4 and 3.2.2.1 of this report.

(p) To maintain and enhance the health and quality of the municipality and its watershed ecosystems through the use of environmental planning documents to ensure that impacts from existing and future development are minimized or prevented.

Natural features will be protected in accordance with applicable policies. See Sections 3.1.3 and 3.2.3 of this report.

2.3 The Economy

Goal - To expand employment opportunities and the assessment base of the municipality through the encouragement of economic development in all sectors of the local economy.

Approving extraction at this site will expand the assessment base and allow for the continuation of an existing business within the Town.

Objectives -

(g) To recognize the importance of aggregate extraction in serving local development needs and providing economic and employment opportunities.

The proposed Conn Pit Extension will provide 2.7 million tonnes of aggregates and provide continued economic and employment opportunities.

(h) To promote and maintain resource based industries so as to provide for a continuing contribution to the economy.

The proposed Conn Pit Extension will provide 2.7 million tonnes of aggregates and provide continued economic and employment opportunities.

2.4 Agriculture

Goal - To protect the agricultural industry and its land base resource in recognition of its contribution to the economy and the overall character of the Town.

The site is located outside of the Town's designated Agricultural area.

Objectives –

(a) To maintain in the long term specialty crop areas and contiguous areas of high priority agricultural lands, with particular regard for Class 1, 2 and 3 soil capability for common field crops.

The subject site contains Class 3 land, however; the subject site is not located within a prime agricultural area. Agricultural rehabilitation is not feasible due to below water extraction and not required based on Provincial, County and Local policy.

(c) To protect and preserve agricultural lands in units of appropriate parcel size which will be useful for agricultural purposes in the long term, and which maximize the ability of farming operations to adjust to changing economic and technological conditions.

Only 10 ha of the site is in agricultural use and the loss of this land represents a minor reduction in total agricultural lands.

GENERAL DEVELOPMENT POLICIES

3.9.1 Roads

All land uses shall have safe and adequate vehicular access onto an assumed public road, maintained year-round at a standard appropriate to that use. Direct vehicular access from individual lots onto the Provincial Highway and County Roads, arterial or collector roads will be strictly limited in order to maintain the higher speed and carrying capacity of these roadways, subject to traffic studies where appropriate.

The proposed Conn Pit Extension will utilize an existing entrance/exit and existing haul route. The application will not result in any additional truck traffic. A traffic study was completed and confirmed no mitigation measures or improvements are required.

LAND USE DESIGNATIONS

4.2 RURAL

4.2.1 Purpose

(1) The purpose of the Rural designation is to provide for the continuation of agricultural practices in areas of generally lower capability soils while permitting other uses considered compatible with the rural environment.

Mineral resource extraction is an appropriate rural use and is planned to occur in the area based on the County and Town's policies.

(2) Lands designated Rural define areas where agricultural capability of Class 4 to 7 soils predominate and where soils with a higher capability of Class 1 to 3 are prejudiced by fragmented parcel size, non-farm tenure, or by incompatible land use activity, and a continuous arable culture is not exhibited.

The proposed Conn Pit Extension is designated "Rural". See Figure 8.

(3) The predominant use of land within the Rural designation shall be for the continuation of agricultural practices and forest and wildlife management. Other uses of land which are non-supportive activities of agriculture may be permitted on a limited scale provided:

(a) The use does not conflict with surrounding farm operations and practices or other established land uses and meets the Minimum Distance Separation Formulae, as described in Section 8.13.

Mineral aggregate operations are not a sensitive use required to meet Minimum Distance Separation Formulae.

(b) The use will not adversely alter the rural character of the area and the visual quality of the landscape is maintained.

Mineral resource extraction is an appropriate rural use and is planned to occur in the area based on the County and Town's policies. The operation has been designed to minimize impacts on surrounding land uses. See Section 3.0 of this report.

(c) The use is of a size or intensity of function which will not adversely impact costs of providing municipal services.

The proposed Conn Pit Extension will not adversely impact the costs of providing municipal services.

4.2.7 Forest and Wildlife Management

(1) Development or land use should not adversely impact or interrupt the large, contiguous tracts of forest habitat or migratory corridors which should be maintained in varying degrees of maturity, as further provided under Section 8.10.

An Environmental Impact Study has been completed and the removal of 0.4% of the woodland along the edge will not negatively impact the features and functions of the woodland.

4.24 EXTRACTIVE INDUSTRIAL

4.24.1 Purpose

The purpose of the Extractive Industrial designation is to identify lands licensed under the Aggregate Resources Act whereon mineral aggregates including sand, gravel, shale, clay, bedrock and other similar materials may be excavated and processed. The policies and provisions of this Plan are intended to provide direction for the review of applications for Amendment to this Plan and the implementing Zoning By-law to recognize pits and quarries. All licence applications to establish or expand a pit or quarry must be submitted to the Ministry of Natural Resources. In the event of any conflict between this Plan and the Aggregate Resources Act and its regulations, the Aggregate Resources Act and its regulations shall prevail.

A Town of The Blue Mountains Official Plan and Zoning By-law Amendment is proposed to permit the Conn Pit Extension. See Appendix 2 and 3.

4.24.3 Location

(1) New pits and quarries, except wayside pits and quarries, shall be permitted only by Amendment to this Plan. Such an Amendment shall be further subject to the applicable requirements of the County of

Grey Official Plan and the Niagara Escarpment Plan, in addition to any licence requirements of the Ministry of Natural Resources in accordance with the Aggregate Resources Act.

A Town of The Blue Mountains Official Plan and Zoning By-law Amendment is proposed to permit the Conn Pit Extension. See Appendix 2 and 3. In addition, a County of Grey Official Plan Amendment is proposed. See Appendix 1. The site is located outside of the Niagara Escarpment Plan.

(2) Extractive operations will generally be prohibited within 30 metres of any land in use for residential purposes, or land where residential use is permitted under the Zoning By-law. Greater setbacks may also be required where noise, traffic, visual impacts, Ministry of the Environment Guidelines or other concerns warrant a greater separation.

No extractive operations are proposed within 30 metres of any land in use for residential. Detailed technical studies were completed and the site is appropriately designed and buffered from adjacent residential uses to minimize impacts. See Section 3.2.2 of this report.

(3) No pit or quarry shall be excavated so that its edge is at a point less than 15 metres from the limit of any road right-of-way and 15 metres from any adjoining property line unless the adjoining property is also zoned for extractive industrial uses.

This required setback is maintained. See Aggregate Resources Act Site Plans.

(4) All pits and quarries, other than wayside pits and quarries, shall be placed in a separate extractive industrial category in the Zoning By-law.

An application to zone the property to Extractive Industrial (M4) has been submitted. See Section 2.3.5 of this report and Appendix 3.

4.24.4 Development and Rehabilitation

(1) All Extractive Industrial operations shall comply with the requirements of site development and rehabilitation plans approved by the Ministry of Natural Resources under the Aggregate Resources Act.

A detailed operation and rehabilitation plan has been submitted in accordance with the Aggregate Resources Act. Once approved, the Licensee will be required to comply with these plans.

(2) In order to preserve the amenity of the area, when considering the establishment of new extractive industrial operations, such operations shall be located in an area not exposed to public view and/or screened by means of berms and/or landscaping so as to not be visible from adjacent public roads and to adequately protect surrounding land uses from visual and noise impacts of the proposed operation. Rehabilitation plans should have particular regard to avoid "crater-like" depressions. In highly visible locations along road ways and near residential uses, a gradual slope for any excavated areas should generally be required under rehabilitation plans, as further provided under paragraph (15).

During operations, the operation will be screened with a berm. Following rehabilitation the site will be treed with 3:1 sideslopes and a pond.

(3) New pits and quarries proposed on lands having good potential for agricultural production shall be permitted only where it is demonstrated that it can be rehabilitated in a manner which re-instates the sites agricultural capability. Prime orchard lands must also be capable of being reinstated by returning the same areas and same average soil quality for orchard use, including appropriate provisions to ensure hydrology, local climatic and other environmental conditions are not adversely altered. Due to the environmentally sensitive nature of prime orchard lands, and the difficulties associated with rehabilitation for orchard use soil capability, extraction may be restricted or prohibited on prime orchard lands. Rehabilitation plans for all lands designated Agricultural must be prepared by a qualified soils consultant.

The proposed Conn Pit Extension is located within the Rural designation and is not considered a prime agricultural area.

(4) It is the intent of this Plan to protect aggregate resource potential for long term use. As much of the aggregate resource as is realistically possible will be made available to supply aggregate resource needs, as close to markets as possible. In considering the establishment of a new pit or quarry, Council shall have regard to the policies and provisions of this Plan, based on the Amendment application requirements contained under Section 4.24.5, to form the basis of comments to the Ministry of Natural Resources regarding the license application.

Licensing this site for extraction will protect and make available the resource to supply aggregate resource needs.

(5) Council shall consult with the Ministry of the Environment and the Ministry of Natural Resources to ensure that pumping or dewatering, disposal of extractive operation wastes and control of dust, noise and vibration or other pollution will be carried out in accordance with provincial legislation and guidelines.

MOECC and MNRF will be circulated a copy of the application in accordance with the Aggregate Resources Act requirements for review and comment.

(6) Council shall encourage the utilization of resources between proximal or adjacent pits or quarries where feasible and where the overall rehabilitation and after use objectives can thereby be better achieved. Rehabilitation plans should provide for the removal of any separating ridges between adjacent pits.

As described in Section 2.3.2, an application to eliminate the setback between the existing Conn Pit and proposed Conn Pit Extension will be submitted to integrate the operations and improve the rehabilitated landform.

(7) It shall be a policy of this Plan that an applicant who wishes to establish an extractive industrial operation must enter into a development agreement with the Town, prior to a Zoning By-law amendment to remove the holding symbol. Such an agreement shall be in compliance with any licence requirements and approvals obtained from the Ministry of Natural Resources and may address restrictions regarding haul routes, gross load limitations, hours of operation, berming or screening, access, rehabilitation and other matters deemed necessary as a result of the operation.

The applicant is agreeable to enter into a Development Agreement to address issues not governed by the Aggregate Resources Act Site Plans.

(8) Extractive operations, including wayside pits and quarries and haul routes, shall not conflict with the following criteria:

- (a) The protection of sensitive ecological, geological, historic and archaeological sites or areas, with particular regard for the Environmental Constraints considerations contained under Section 8.*
- (b) The protection of surface and groundwater resources.*
- (c) The maintenance of agricultural capabilities.*
- (d) The minimization of the adverse impact of extractive and accessory operations on existing agricultural or residential development.*
- (e) The preservation of the natural and cultural landscapes as much as possible during extraction and after rehabilitation.*
- (f) The minimization of the adverse impact of extractive and accessory operations on parks, open space and trails, including the existing and optimum routes of the Bruce Trail.*

These items are addressed in Section 3.0 of this report.

(9) As a condition of the licence, the extractive operation should be screened while it is in progress and, where possible, prior to extraction in a manner compatible with the surrounding visual environment.

Consistent with the existing Conn Pit, a berm will be installed along the north boundary to screen the operation and vegetation within the setbacks will be maintained. See Section 3.2.2.4

(10) Screening should incorporate the following:

- (a) Overburden material supplemented with native tree and shrub plantings should be utilized for screening purposes.*
- (b) Tree screen plantings are to be of compatible species and sizes to permit only very limited visual contact from the surrounding landscape.*
- (c) All plantings should be properly maintained to ensure continued survival and good growth rates.*
- (d) Where the existing forest is adequate to be considered as an effective screen along the perimeter of the site, no additional artificial berming or stock piling of overburden materials will be permitted within the forested area being used as a natural screen.*

Screening will be implemented with a berm adjacent to 6th Line and vegetation will be maintained in the east and south setbacks. See Section 3.2.2.4.

(11) Wherever possible, rehabilitation should be progressive as the extraction proceeds. Progressive rehabilitation may include the use of off-site material, and where on-site material is not available,

minimal amounts of off-site material required to stabilize and revegetate disturbed areas, but should not include any major regarding toward a planned after-use with the deposition of off-site material.

The operation will be phased and rehabilitation will be progressive as the resource is depleted. No importation of off-site material is permitted. See Aggregate Resources Act Site Plans for additional details.

(12) The use of off-site material for progressive rehabilitation must also be acceptable to the Ministry of Environment and the Ministry of Natural Resources.

No off-site material is permitted for the purpose of rehabilitation.

(13) Off-site material required for the processing of aggregate products being produced, may be transported to the site (e.g., sands to be mixed with existing aggregate to create a specified aggregate product).

The Aggregate Resources Act Site Plans permit the importation of bricks, asphalt and concrete for processing and blending with on-site aggregates.

(14) All accessory uses to the extraction operation shall be discontinued and be required to vacate the property as soon as the rehabilitation has occurred and the license is surrendered or revoked.

The Aggregate Resources Act Site Plans do not permit activities to occur following rehabilitation.

(15) Rehabilitation should incorporate the following:

(a) Excess topsoil and overburden are to be retained and stabilized for future rehabilitation.

(b) All excavated pit walls are to be regraded to a slope of 3 to 1 or less except in regions where topsoil and fill materials are scarce. In such areas, finished slopes may be no steeper than 2 to 1. Exposed sections of pit or quarry faces may be left unrehabilitated for aesthetic or educational purposes as incorporated into an approved after-use plan.

(c) Vegetation, including seeding, crops or trees and shrubs, shall be planted as soon as possible following finished grading.

These requirements are included on the Aggregate Resources Act Site Plans.

(16) New development adjacent to extractive operations should only be permitted where the new development incorporates suitable methods to minimize land-use conflicts (e.g., site design, berming). Additional setbacks may be required to meet the Ministry of the Environment Guidelines for setbacks from Sensitive Land Uses.

Not applicable.

4.24.5 Application Requirements

All applications to establish a new pit or quarry or expand an existing operation shall be accompanied by the following information as appropriate:

(a) the location, area, dimensions, topography and description of the subject site in reference to lot and concession lines and public roads, tree cover, wells and significant natural features on the site and within 120 metres;

See Aggregate Resources Act Site Plans.

(b) the use of all land and the location and use of all buildings and structures lying within 120 metres of the site;

See Aggregate Resources Act Site Plans.

(c) the location, height, dimensions and use of all buildings and structures, existing and proposed, on the site;

See Aggregate Resources Act Site Plans.

(d) the detailed characteristics of the aggregate resources on the site;

See Section 3.1.1 of this report.

(e) existing and anticipated final grades of excavation, location of fences, tree screens, berms, exits, entrances and internal roads;

See Aggregate Resources Act Site Plans.

(f) excavation setbacks;

See Aggregate Resources Act Site Plans.

(g) maximum depth of excavation and whether the excavation will extend below the water table, and drainage provisions;

See Aggregate Resources Act Site Plans.

(h) main transportation routes to and from the site and traffic volumes;

See Section 3.2.2.5 of this report.

(i) sequence of operation, ultimate pit development, progressive and final rehabilitation plan;

See Aggregate Resources Act Site Plans.

(j) as far as possible any water diversion, pumping or storage, location of stockpiles for stripping and products and intended post extractive use and ownership;

See Aggregate Resources Act Site Plans.

(k) any additional information, such as hydrogeological characteristics, geological information, heritage/ archaeological assessment between wildlife or soil studies which may be required due to special concerns related to a specific site. Particular regard shall be given to the Environmental Constraints considerations contained in this Plan, and a Development Report may be required in accordance with the provisions of Section 8.25;

In addition to this report and the Aggregate Resources Act Site Plans, a Hydrogeological Report, Natural Environment Report, Traffic Report and Archaeological Report has been submitted. These were the required reports as determined through pre-consultation with the Town. See Appendix 4.

(l) a justification report shall be submitted by the proponent to address all policies and provisions of the Extractive Industrial designation, as well as the Amendment Criteria under Section 11.16.2., save and except for 11(16.2.(2)(a);

See this section of the report.

(m) Any other studies required in accordance with the Aggregate Resources Act.

All required studies in accordance with the Aggregate Resources Act have been provided to the Town. See Section 4.5 of this report.

4.24.6 Temporary Buildings and Structures

Only portable or temporary buildings, structures or facilities shall be permitted as part of any Extractive Industrial operations, unless specifically included in the rehabilitation plan for a permitted. After Use subject to the permitted uses under Section 4.24.2. Once extraction operations cease, all other such temporary buildings, structures or facilities shall be removed from the site.

No buildings or structures are proposed during or after rehabilitation. See Aggregate Resources Act Site Plans.

4.24.7 After Use

Except for after uses permitted under Section 4.24.6, any change in land use once extraction operations cease shall require Amendment to this Plan, and shall be further subject to the applicable requirements of the County of Grey Official Plan and the Niagara Escarpment Plan. Such Amendment shall not be permitted where there may be an interference with existing or potential extraction operations in the area.

After use of the proposed pit is natural heritage/conservation uses. No building or structures are proposed.

NATURAL HERITAGE AND DEVELOPMENT CONSTRAINTS

8.1 Purpose

(1) General

It is the intent of this Plan to protect the quality and integrity of natural and cultural resources and environmental ecosystems. The policies contained herein are established to provide direction and guidance for development in relation to sensitive and significant resources.

The quality and integrity of the natural environmental ecosystems is protected. See Sections 3.1.3 and 3.2.3 of this report.

8.2 Land Use Controls

(1) The Natural Heritage System approach will be utilized in the review of all development related applications. The Natural Heritage System approach encourages the review of development applications go beyond the protection of specific natural heritage features and areas to consider the overall density and inter-connectivity of natural features or areas. The Natural Heritage Reference Manual will be used as a guide to all development applications.

The application includes tree planting to improve connectivity between two natural features.

(2) Not all Natural Heritage Features have been identified under this Plan. Site-specific investigations are required to properly identify all Natural Heritage features. The policies are intended to provide direction for development within any land use designation and may result in development limitations. Natural Heritage features may be designated under appropriate land use designations, such as Wetland Hazard, Hazard and Escarpment, which are intended to restrict or constrain development. Development which may otherwise be permitted within any land use designation under this Plan shall be prohibited or restricted based on identified Environmental Constraints where any adverse impacts cannot be adequately mitigated. Particular regard shall be given to ensure no negative impact in relation to any Provincially Significant Natural Heritage features and areas.

An Environmental Impact Assessment was completed and identified all natural features on and adjacent to the site.

8.3 Appendix Maps

(1) Certain Natural Heritage features and development constraints are identified on the Appendix Maps, attached to this Plan, as follows:

- *Appendix A Hazard lands, Wetland Hazard, adjacent lands and the Shoreline Floodplain.*
- *Appendix C Aggregate deposits,*
- *Appendix D Deer Yards and ANSI*
- *Appendix E Landfill Sites, Buffer areas, and Thins Overburden.*

(2) Any development within the areas identified on Appendix Maps A to E, may only be permitted where such development conforms to the policies and provisions of this Plan.

As noted on Appendix D. The subject site contains a portion of deer yards which was determined to constitute significant wildlife habitat. An Environmental Impact Assessment was completed and concluded development could occur in this area subject to no negative impacts. See Section 3.1.3 of this report.

8.4 Development Review

(1) All applications for development approval, consents and plans of subdivision/condominium, as well as any application for Amendment to this Plan and/or the implementing Zoning By-law, shall be accompanied by a report addressing all matters set out in Section 8.

This report and the Environmental Impact Assessment address Section 8 of the Town's Official Plan.

The Natural Heritage System can be identified through a variety of approaches, but at a minimum should address the following:

(i) Inventory

Inventory of relevant bio-physical and socio-economic information including:

- *Streams, water bodies;*
- *General topography, steep slopes and land forms (karst);*
- *Forest cover, vegetation, habitat types and areas, fish and wildlife populations;*
- *Soil and geological information;*
- *Areas of existing development;*
- *Headwater and ground water recharge areas;*
- *Surface water management.*

An Environmental Impact Assessment and Water Resources Report was completed and inventoried the above-noted features. See Sections 3.1.3, 3.1.4, 3.2.2.1 and 3.2.3.

(ii) Identify Natural Heritage Features and areas

- *Identify the features and functions of the inventory.*
- *The significance of the resource Provincial, regional or local.*

An Environmental Impact Assessment was completed and all features on and adjacent to the site where identified.

(iii) The identification of areas requiring protection to maintain or enhance where possible the diversity and connectivity. This would include:

(a) identify connecting links, corridors and buffer areas between or adjacent to these areas should be maintained or/and enhanced where possible;

(b) identify other significant natural heritage features or areas that were previously not identified.

An Environmental Impact Assessment was completed and identified linkages, corridors and buffers, including the identification of features not previously mapped.

(iv) The implementation will address how the features and functions of the inventory will be maintained and a monitoring program to keep the information up to date and current.

Other factors to be considered should include:

- *Public consultation.*
- *Economic benefits and costs of conserving natural heritage features/areas.*
- *Size, scale and overall extent of the areas identified for protection or restoration.*
- *The representation of indigenous species, biotic communities and landscapes.*
- *The feasibility of connecting, maintaining or improving natural heritage features and areas within the context of social and economic considerations.*

The proponent shall be responsible for the provision of all required information in support of an application, including relevant supporting studies and consultants reports, where appropriate. A detailed development Report may be also required in accordance with Section 8.25.

An Environmental Impact Assessment includes recommendations to protect and enhance ecological features. These recommendations have been included on the Aggregate Resources Act Site Plans.

(2) Development shall be located in accordance with a Natural Heritage System Approach. In addition, the following policies shall apply:

(a) the proponent shall submit a detailed site plan showing all proposed development, including all buildings and structures, the removal or placement of fill and vegetation, and details of grading and drainage, and the relationship of any applicable on-site or off-site Natural Heritage features or function or other development constraints;

(b) only development which is considered necessary or appropriate and in conformity with the intent of the Natural Heritage considerations, in addition to all other policies and provisions contained in this Plan, may be permitted;

(c) the Town shall review the development proposal in consultation with the applicable agencies;

(d) the proposed development must incorporate all structural, landscaping and surface drainage requirements, and any remedial measures or works, as may be identified appropriate under any relevant studies, or as otherwise determined appropriate by the municipality or applicable agency;

A detailed Site Plan has been prepared which identifies natural features, setbacks, tree planting requirements and other mitigation measures to protect adjacent natural features.

8.8 Groundwater and Watershed Management

(1) Development approvals shall ensure appropriate measures are taken to protect environmentally sensitive water resources, including head waters of streams and water recharge areas. No significant change in the natural grade or drainage shall be permitted where such alteration may adversely affect surface or groundwater resources. Regard shall also be given to drainage impacts on neighbouring properties and downstream water quality, quantity and riparian rights. Where a potential groundwater or surface water drainage or pollution problem exists, the proponent may be required to prepare relevant studies indicating how the detrimental effects will be mitigated.

Water resources will be protected and monitored. See Sections 3.1.4, 3.2.2.1 and 3.2.3 of this report.

(2) Monitoring and assessment of performance criteria, measures and mitigation procedures shall be established to determine watershed and groundwater performance criteria in subwatershed studies in consultation with Conservation Authorities, the County, the Municipality, the Ministry of Natural Resources, the Ministry of the Environment, and other public agencies having jurisdiction, and adjacent municipalities. Such matters such as hydrogeology, water quality and quantity and habitat conditions shall be included in monitoring and assessment; and utilized in assessing new development proposals.

Groundwater monitoring, a well complaint procedure and spills contingency plan is proposed to ensure water resources are protected. See Aggregate Resources Act Site Plans.

(3) All new development, except agricultural uses, shall be required to prepare groundwater and surface water management plans to assess the impacts of development that may affect water resources. Agricultural uses shall be subject to Section 8.13, and shall include any appropriate mitigation measures.

A Water Resources Assessment Report was prepared and the recommendations ensure water resources are protected. These recommendations are included on the Aggregate Resources Act Site Plans.

(7) The municipality shall consult with applicable agencies, including the Ministry of Environment or its designated agent, County of Grey, Niagara Escarpment Commission and the Ministry of Natural Resources, and/or the applicable Conservation Authority, to determine applicable agency permit requirements, agency water resource management policies or activities, and appropriate protection measures to safeguard water resources and impacts.

MOECC, MNRF, Grey Sauble Conservation Authority and the County will all be circulated the application for review and comment.

8.9 Wooded Areas and Forest Management

(1) Woodlands should be considered significant for many reasons. They perform important ecological functions such as erosion control, nutrient and sediment reductions, and maintaining cold water for fisheries. Wooded areas are also important for wildlife, as further provided under Section 8.10. It is the intent of the Plan to promote good forest management of significant woodlands, including the potential for commercial harvesting potential.

(2) Development should be located and designed to minimize disturbance of wooded areas. Provision should be made for the protection of trees including fencing, wrapping or other means during construction and for the stabilization of vegetation on steep slopes.

(3) Wooded areas on lands designated under this Plan to permit development should also be protected and incorporated within any required open space component of subdivision design, where appropriate. The Plan recognizes, however, that development areas may result in the loss of wooded areas in order to accommodate the development potential.

(4) Tree cutting methods should be designed to minimize effects on the natural environment including surface and groundwater resources and plant and animal habitat.

(5) Tree cutting programs should retain the diversity of tree species and the extent of cutting at any one time, or over a period of time, should not substantially change the external or internal appearance of the forest and should retain or enhance the quality and productivity of the forest.

(6) Tree cutting within highly sensitive areas such as steep slopes, unstable soils, stream valleys, wetlands, headwaters and high groundwater infiltration and discharge areas should be minimized. Existing tree cover or other stabilizing vegetation should be maintained on slopes in excess of 25%.

(7) Reforestation using native tree species shall be encouraged, particularly in areas of shallow and unstable soils, steep slopes, stream valleys and headwaters and infiltration areas critical to the maintenance of the quality of natural streams and water supplies, and also to restore abandoned sub-marginal agricultural land to productivity by growing forest crop. Where appropriate, final rehabilitation of any tree-cutting program should include reforestation.

In total the site contains 3.6 ha of a 1000 ha woodland. The woodland can be removed without negative impact and the Site plan includes provisions to plant 4.6 ha of forest. See Section 3.1.3 for mitigation measures related to the removal of the on-site woodland.

(8) Forest management will be encouraged on both public and private lands, in accordance with harvest and management techniques recommended by the Ministry of Natural Resources. All tree cutting shall be in accordance with any "Tree Cutting By-law" of the County of Grey.

Activities approved under the Aggregate Resources Act are exempt from the County of Grey Tree Cutting By-law.

Within the Niagara Escarpment Development Control Area, tree cutting shall also be subject to regulation by the Niagara Escarpment Commission through administration of the Development Permit Regulations.

The site is not located within the Niagara Escarpment Development Control Boundary.

8.10 Fisheries, Threatened and Endangered Species and Significant Wildlife

(1) Threatened and endangered species habitat, significant wildlife habitat, deer yards and cold water streams have been generally identified on Appendix Map "D" and subject to their respective constraint policies contained within 8.10 herein and shall be subject to Sections 8.4 and 8.25.

A detailed site investigation has been completed. See Figure 3 for environmental features on and adjacent to the site.

(2) The limited extent of permitted development within many parts of the Town, including the extensive Rural, Agricultural, Public Lands, Escarpment and Hazard Lands, Special Agriculture and Wetland Hazard designations under this Plan, is generally considered to be conducive to the maintenance of large, contiguous blocks of natural habitat and wildlife corridors, including deer yards. Major development proposals within such designations, which would require amendment to this Plan, shall have regard for the importance of preserving areas of significant wildlife habitat, deer yards and corridors as much as possible by means of retention of natural wooded areas, as further provided under Section 8.9.

See Sections 3.1.3 and 3.2.3 of this report.

(3) Particular regard shall be given to the promotion of the conservation of the natural environment. Where possible, all development should provide for ample amounts of recreational and open space to be left in a natural state or subsequently improved. The open landscape character of many parts of the Town should be protected by directing major development to those concentrated areas designated under this Plan, as further described under Section 3.11. Hazard Lands, Open Space and other appropriate land use designations under this Plan shall be applied to those areas deemed to be significant due to the evidence of unique wildlife, habitats and/or natural features, and where deemed necessary to ensure protection of the quality of the environment.

The rehabilitated site will create a landform suitable for recreational and open space opportunities.

(4) It shall be the policy of the Plan to ensure, wherever possible, the protection, preservation, and enhancement of the natural heritage system from incompatible development.

See Sections 3.1.3 and 3.2.3 of this report.

(6) Threatened and Endangered Species Habitat

(i) Development and site alteration within threatened and endangered species habitat, shall not be permitted. Development and site alteration adjacent (50 metres) to threatened and endangered species habitats may be permitted provided an Environmental Impact Study is completed to the satisfaction of the Town and the County of Grey which demonstrates that there will be no negative impacts on the natural features or ecological functions for which the area is identified.

(ii) Threatened and endangered species habitat has been identified generally on Appendix Map "D" to this Plan with a Rare Species Occurrences designation. These areas indicate that all or portions of threatened or endangered species habitat may be located within the area but not necessarily occupy the entire area. The Ministry of Natural Resources should be consulted to assist in the determination of the significant habitat requirements of the affected species. New development shall study the entire area to address any potential impacts.

(iii) This Plan recognizes that the status and location of threatened and endangered species may change as set out under Section 8.10 (1) and such changes will be recognized without an amendment to this Plan.

Two retainable Butternut Trees have been identified on-site and are proposed for removal in accordance with the provisions of the Endangered Species Act and 2014 Provincial Policy Statement. A site specific amendment to this policy is proposed to permit this. See Appendix 2 for a copy of the draft amendment.

(7) Significant Wildlife Habitat

(i) Development and site alteration within or adjacent (50 metres) to significant wildlife habitats will require the completion of an Environmental Impact Study to the satisfaction of the Town

and the County of Grey which demonstrates that there will be no negative impacts on the natural features or ecological functions for which the area is identified.

(ii) Significant wildlife habitats have been identified on Appendix Map "D" with a Rare Species Occurrences. This area indicates that all or portions of the habitat of significant wildlife species as well as rare species are located within the area. However, a significant wildlife habitat may not necessarily occupy the entire area, and as a result, where new development or site alteration is proposed, the Ministry of Natural Resources will assist in the determination of the limits of the significant wildlife habitat.

(iii) This Plan also recognizes that the status of significant wildlife habitat may change, and when new species have been identified, or are no longer vulnerable, and changes should be recognized by an amendment to the Plan to update the Appendix Map.

Significant wildlife habitat has been identified on-site. Development is proposed within the significant wildlife habitat but will not result in a negative impact. See Sections 3.1.3 and 3.2.3 of this report.

(8) Deer Yards

Development or site alteration within or adjacent (50 metres) to deer wintering areas, as shown on Appendix Map "D" may be permitted provided an Environmental Impact Study is completed to the satisfaction of the Town and the County of Grey which demonstrates that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.

A deer yard is identified on-site. An Environmental Impact Assessment has been completed and determined no negative impact. See Sections 3.1.3 and 3.2.3 of this report.

8.11 Cultural Heritage Resources

(1) It shall be the policy of this Plan to ensure, wherever possible, the protection, preservation, and enhancement of cultural heritage features through the use of the provisions of the Ontario Heritage Act, and other applicable government legislation and programs.

(2) Cultural heritage resources comprise those man-made features either on their own or in a man-made or natural setting which are indicative of past human activities, events or achievements. Such resources may include:

- (a) archaeological sites or areas of archaeological potential;*
- (b) lands, buildings and structures of historical value;*
- (c) buildings and structures of architectural value;*
- (d) man-made or modified rural landscapes and their distinguishing features.*

There are no significant cultural resources identified on or adjacent to the site.

8.14 Areas of Natural and Scientific Interest (ANSI)

(1) ANSI areas have been identified within the Town in consultation with the Ministry of Natural Resources and the County of Grey due to their natural and scientific significance. Development permitted under this Plan shall be located in a manner which ensures no negative impact on the ANSI and protects these areas from incompatible uses that would adversely affect the significant elements of the ANSI.

An Earth Science ANSI is located adjacent to the site.

(5) A 50 metre setback for development shall be established on adjacent lands to provincially and regionally significant life science ANSI's or features therein, wherever it may be determined that such setback is necessary to maintain the protection, natural heritage appreciation, scientific study, or educational values of such areas. Development or sight alteration may be permitted in adjacent lands, subject to an Environmental Impact Study in accordance with 8.25.(6).

The adjacent ANSI is not a Life Science ANSI.

8.15 Aggregate Resources

(1) Significant aggregate resource areas within the Town and are identified on Appendix Map "C". Except where provided under paragraph (2), development permitted under this Plan should be located in a manner which protects those areas from incompatible uses that would prevent future extraction potential.

This is an area protected for possible future extraction.

(4) Commercial aggregate resource development shall be subject to the policies and provisions of the Extractive Industrial designation under this Plan and may be located outside the areas identified on Schedule "C". New commercial aggregate resource development shall require Amendment to this Plan and the implementing Zoning By-law. Such Amendment shall be further subject to the requirements of the County of Grey Official Plan.

An Official Plan and Zoning By-law Amendment application has been submitted. See Appendix 2 and 3.

IMPLEMENTATION

11.16 Official Plan/Zoning By-law Amendment

11.16.1 Purpose of the Amendment

(2) In some cases, an Amendment to this Plan is necessary to permit development intended to be reviewed on a site specific basis. Such uses may include an Amendment to establish an Extractive Industrial designation to permit aggregate extraction operations, or a Recreational Commercial designation in association with a golf course. Any such site specific Amendment shall have regard for the general intent and purpose of this Plan.

The application conforms to the Official Plan for the reasons set out in this report.

(3) Amendments to the implementing Zoning By-law shall only be considered if they conform to this Plan or, where appropriate, are proposed in relation to an Amendment to this Plan. Particular attention shall be given to the principle of development, with appropriate limitations and controls, as further described under Section 11.2.

The proposed Zoning By-law conforms to the proposed Official Plan Amendment. See Appendix 2 and 3.

11.16.2 Amendment Criteria

(1) Where an Amendment is proposed, each application must be fully supported with pertinent technical information which assesses the merits and potential impacts of the proposed change(s) to this Plan or the implementing Zoning By-law. Accordingly, the application should be supported by a report including technical data and plans prepared by qualified persons relating to the criteria which in addition to all other supporting information, reports or documentation required under this Plan.

All required studies as determined through pre-consultation have been submitted. See Appendix 4.

(2) In considering the merits of and prior to approving an application to redesignate land for another use, or to amend the implementing Zoning By-law, Council shall have regard for and be satisfied that the following criteria is adequately addressed:

(a) the need for the proposed use;

The Provincial Policy Statement establishes the need for new sources of mineral aggregate resources.

(b) the extent to which the existing areas in the proposed land use categories are developed, the nature and adequacy of such existing development and the adequacy and availability of other vacant lands designated for such use;

Mineral aggregate operations are an appropriate rural use and the Official Plan contemplates them occurring in this location. The proposed Conn Pit Extension is the expansion of an established use in the area.

(c) the compatibility of the proposed development with adjoining uses and uses permitted by this Plan in the surrounding area;

The application has been designed to minimize impacts on summary land uses. See Section 3.0 of this report.

(d) the conformity of the proposed development with the principle of development permitted under this Plan, including the general land use objectives and the development policies applicable to the land use designation in question;

The application conforms to the Official Plan and the Plan contemplates future aggregate operations in this area.

(e) the physical suitability of the land for such proposed use with respect to:

(i) the existing environmental and/or physical hazards, with particular regard for the Environmental Constraints considerations under Section 8;

(ii) the potential impacts of these hazards;

(iii) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.

There are no hazards on or adjacent to the site. See Figure 13.

(f) the location of the area under consideration with respect to:

(i) the adequacy of the existing and proposed highway system in relation to the development of such proposed areas;

(ii) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto;

(iii) the adequacy of drainage, erosion control, and storm water management;

(iv) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 5 of this Plan.

The site proposes to use an existing entrance/exit at the Conn Pit and the existing haul route. Surface water will be contained on-site and there is no requirement for water or sewage facilities.

(g) The potential financial implications of the proposed use on the Town, in that all costs of the proposal which affect the municipality whether on or off site, whether capital, maintenance or operating will be met by the developer either through levies, property taxes, user fees or other charges.

The proposed pit will not increase demand on municipal services. The proposed pit uses an existing haul route and will result in additional taxes and levies for the Town.

(h) The effect of such proposed use on the surrounding area and the environment in respect of minimizing of any possible depreciating or deteriorating effect upon adjacent properties, natural resources or quality visual landscapes.

The operation has been designed to minimize impacts on surrounding land uses. See Section 3.0 of this report.

(i) The conformity of the proposed use or development with the development with the County of Grey Official Plan.

An Official Plan Amendment is also required to the County of Grey Official Plan. See Section 4.2 and Appendix 1 of this report.

(j) The proposed use or development is not in conflict with the Niagara Escarpment Plan.

The proposed use is outside of the Niagara Escarpment Plan.

(3) No Amendment proposal will be considered by Council unless the application is accompanied by adequate information in support of the application, including a report addressing the matters described in paragraph (2) and a detailed site plan. An Amendment proposal must be justified in relation to the intent and purpose of this Plan detailed site plan and a report addressing the matter describe in paragraphs 11.16.2, above, except items 11.16.2 (2)(a) and 11.16.2 (2)(b) for those amendments for the establishment of aggregate operations. Nonconforming uses shall be further subject to the considerations under Section 11.12. Where appropriate, Council may also require a market analysis in accordance with Section 3.3, and a landscape analysis in accordance with Section 3.10, and any other relevant studies or information required by this Plan. The need for proposed aggregate resource operations shall be determined on the basis of the policies and provisions of Section 4.24, with particular regard for the provisions of Section 4.24.4(4). Proposed aggregate resources' operations shall be evaluated on the basis of the policies and provisions of Section 4.24, with particular regard for the provision of Section 4.24.4 (4). Redesignation of any lands to permit intensification of land uses, including Deferred Development lands, shall have regard for the municipal servicing staging priorities and redesignation provisions identified under Section 5.4.3. A Development Report shall be required to address Section 8. The extent of information required shall reflect the scale and nature of the proposed Amendment.

The applicant pre-consulted with the Town and submitted all of the required studies. See Appendix 4.

4.4 Town of The Blue Mountains Zoning By-law

The Town of the Blue Mountains utilizes the former Township of Collingwood Zoning By-law 83-40. The subject site is zoned General Rural (A1-209) through By-law No. 2006-110 and is proposed to be zoned Extractive Industrial (M4) to permit extractive industrial uses such as an aggregate operation.

The proposed Conn Pit Extension complies with Section 2.2.1 "Permitted Uses" and the Site Plans comply with Regulation 2.2.2 of the Zoning By-law. Section 2.2.3 of the By-law does not apply to the subject site since the site does not front onto a Provincial or County road.

See Appendix 3.

4.5 Aggregate Resources Act Summary Statement

2223117 Ontario Inc. is applying for a Category 1, Class A pit below water under the Aggregate Resources Act (ARA). The proposed Conn Pit Extension is located on Part Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue Mountains, County of Grey. The existing Conn Pit operation is located directly to the west of the proposed extension, which is

approved for below water extraction, including a licensed area of 15.39 hectares and an extraction area of 12.10 hectares under the ARA License No. 4945. The proposed licensed area for the Conn Pit Extension is 13.6 hectares and the proposed extraction area is 10.7 hectares.

The aggregate from the proposed Conn Pit Extension will be transported to the existing Conn Pit via internal haul routes and the material will be shipped to market from the existing entrance / exit onto an existing haul route.

The Conn Pit is permitted to ship a maximum of 150,000 tonnes per annum and the proposed Conn Pit Extension will not increase this. The maximum amount that is proposed to be shipped from the Conn Pit and the proposed Conn Pit Extension combined is 150,000 tonnes per year. As a result there will be no increase in permitted truck traffic onto the existing haul routes.

The complete Licence application consists of the following:

4.5.1 Site Plans

The Site Plans provide details of existing features, the operational plan, progressive rehabilitation, planned final rehabilitation and cross-sections of existing conditions and planned final rehabilitation of the site. The site plans are included in the application package.

4.5.2 Reports

The following sections fulfill the study requirements of the Aggregate Resources Act:

- | | |
|---------------|---|
| 2.2.1 & 2.2.2 | Hydrogeological Level 1 and Level 2 Technical Report Proposed Conn Pit Expansion, MTE Consultants Inc. |
| 2.2.3 & 2.2.4 | Natural Environment Level 1 and 2 Technical Report, Conn Pit Proposed Expansion, AECOM; |
| 2.2.5 & 2.2.6 | A Stage 1-2 Archaeological/Heritage Assessment, Gibraltar Pit Expansion, York North Archaeological Services Inc.; |
| 2.2.7 | A Stage 3 and 4 Cultural Heritage Resource Report was not required; |
| 2.2.8 | A Noise Impact Analysis, Conn Pit, Proposed Pit Extension, Valcoustics Canada Ltd.; |
| 2.2.9 | Each report includes the qualifications and experience of the individual (s) that have prepared the report. |

In addition to the required studies a Traffic Impact Assessment was completed by Cole Engineering for the Conn Pit Extension.

4.5.3 Summary Statement: Required Information

The following sections are structured to provide information required under the Provincial Standards Version 1.0 for a Category 1 - Class A Pit Below Water, Aggregate Resources Act Summary Statement.

4.5.3.1 Planning and Land Use Considerations – Standard 2.1.1

The proposed Conn Pit Extension represents good planning and is consistent with the Provincial Policy Statement (PPS) and conforms to the County of Grey Official Plan and Town of The Blue Mountains Official Plan for the following reasons:

- Aggregate extraction is an established use in the area and gravel pits have been a longstanding and permitted use on both the north and south sides of the 6th Sideroad.
- The site contains approximately 2.7 million tonnes of a high quality resource suitable for most road-building and construction projects.
- The site is located directly adjacent to the approved Conn Pit (License No. 4945) and licensing the proposed Conn Pit Extension will allow for an integrated operation and rehabilitation plan.
- The site will be progressively rehabilitated for natural heritage purposes, including the establishment of a pond and forested side slopes.
- There will be no negative impact to significant natural features taking into consideration proposed mitigation measures and the rehabilitation plan.
- There are no surface water features on-site or in the vicinity.
- Surface water features are distant from the site, and extraction of the site will not impact sensitive groundwater or sensitive surface water features.
- There are 2 residential uses within 500 m of the subject site. Due to the separation distance the operation is appropriately designed, buffered and/or separated from sensitive land uses to minimize impacts.
- The proposed extension to the east of the existing Conn Pit is moving extraction activities away from the Village of Gibraltar and away from the existing residential dwellings.
- The subject site is located within the Rural designation of both the County of Grey and Town of The Blue Mountains Official Plans and is not considered a prime agricultural area.
- The aggregate from the proposed Conn Pit Extension will be shipped to market from the existing entrance / exit onto the 6th Sideroad and the existing haul routes will be utilized.
- The existing Conn Pit is permitted to ship a maximum of 150,000 tonnes per annum and the proposed Conn Pit Extension will not increase this. The maximum amount that is proposed to be shipped from the Conn Pit and the proposed Conn Pit Extension combined is 150,000 tonnes per year. As a result there will be no increase in permitted truck traffic onto existing haul route.
- The proposed Conn Pit Extension will be screened by a along the north portion of the property.

- There are no significant cultural heritage resources on-site.

See Sections 2.0, 3.0 and 4.0 of this report for additional information.

4.5.3.2 Agricultural Classification of the Proposed Site – Standard 2.1.2

The proposed Conn Pit Extension is mapped as Class 3 agricultural land. The subject site is located within the Rural designation of both the County of Grey and Town of The Blue Mountains Official Plans and is not a Prime Agricultural Area as confirmed by the County and Town. Extraction is proposed below the water table and rehabilitation back to agriculture is not feasible or required based on Provincial, County and Town policies.

4.5.3.3 Quality and Quantity of Aggregate On-site– Standard 2.1.3

The site contains 2.7 million tonnes of aggregate on-site. The aggregate is predominately granular B/fill with some capability to produce granular A. See Section 3.1.1 of this report for additional information.

4.5.3.4 Main Haulage Routes – Standard 2.1.4

The Conn Pit Extension site is located on the east side of the existing Conn Pit, on the 6th Sideroad. The 6th Sideroad is currently being utilized as a haul route for the existing Conn Pit and the licensed pit on the north side of the 6th Sideroad.

The aggregate from the proposed Conn Pit Extension will be transported to the existing Conn Pit and the material will be shipped to market from the existing entrance / exit onto the 6th Sideroad.

The existing Conn Pit is permitted to ship a maximum of 150,000 tonnes per annum and the proposed Conn Pit Extension will not increase this. The maximum amount that is proposed to be shipped from the Conn Pit and the Conn Pit Extension combined is 150,000 tonnes per year. As a result there will be no increase in permitted truck traffic.

4.5.3.5 Progressive and Final Rehabilitation – Standard 2.1.5

Rehabilitation of the site will be progressive and the site will be returned to a natural heritage end use. The majority of the subject site will be rehabilitated to a pond with treed side slopes and setbacks. The proposed Rehabilitation Plan is illustrated on Figure 5.

5.0 Conclusions

The proposed Conn Pit Extension is a logical expansion of the existing Conn Pit and will utilize existing infrastructure such as the existing entrance / exit haul route.

For the reasons set out in this report, the proposed Conn Pit Extension represents good planning and:

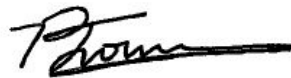
- Is consistent with the Provincial Policy Statement
- Conforms to the County of Grey Official Plan
- Conforms to the Town of The Blue Mountains Official Plan
- Complies with the Aggregate Resources Act requirements.

Respectfully submitted,

MacNaughton Hermesen Britton Clarkson Planning Limited



Brian Zeman, BES, MCIP RPP
President



Patrick Townes, BA, Bed
Planner

APPENDIX

APPENDIX 1

**COUNTY OF GREY OFFICIAL PLAN
AMENDMENT NO. XX
“CONN PIT AND CONN PIT EXTENSION”**

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of Amendment No. XX to the County of Grey Official Plan is to propose both mapping and text changes to permit a mineral aggregate operation for the Conn Pit Extension.

2.0 LOCATION

The subject property is located on the 6th Sideroad east of the 4th Line/6th Sideroad intersection and legally described as Part of North ½ Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue Mountains, County of Grey.

The western portion of the subject property contains the existing Conn Pit which is currently approved under the Aggregate Resources Act (License No. 4945). The existing Conn Pit is approved for below water extraction.

The existing Conn Pit is proposed to be extended to the east to the remainder of the subject property. The proposed Conn Pit Extension is located directly to the east of the existing Conn Pit operation and represents a logical extension of the existing extractive operation.

The lands subject to Amendment No. XX are shown on Schedule ‘A-1’ of this Amendment.

3.0 BASIS

3.1 MAPPING/SCHEDULE CHANGE

The existing Conn Pit is currently designated as “Mineral Resource Extraction” on Schedule ‘B’ – Map 2 to the County of Grey Official Plan, however the Conn Pit Extension site is currently not designated as an “Aggregate Resource Area” therefore requiring this Amendment. The Conn Pit Extension site is proposed to be designated as “Mineral Resource Extraction” on Schedule ‘B’ – Map 2 to permit an extractive operation.

3.2 TEXT CHANGES

Section 2.7.3 (10) of the County of Grey Official Plan permits the removal of significant woodlands subject to demonstrating no negative impact and the woodland is restored in the same location as part of rehabilitation. An amendment to this policy is required due to the landform created by below water extraction that would prevent the rehabilitation of the woodland onsite in the same location. The woodland is proposed to be rehabilitated greater in area on another portion of the Conn Pit Extension site.

Section 2.8.6 (2) of the County of Grey Official Plan currently does not permit development and site alteration within threatened and endangered species habitat. Two retainable Butternut Trees have been identified on the Conn Pit Extension site and are proposed for removal in accordance with the provisions of the Endangered Species Act and 2014 Provincial Policy Statement. A site specific amendment to this policy is proposed to permit the removal of the Butternut Trees.

**COUNTY OF GREY OFFICIAL PLAN
AMENDMENT NO. XX
“CONN PIT AND CONN PIT EXTENSION”**

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

1.1 MAP/SCHEDULE CHANGES

Schedule ‘A-1’ is hereby deemed to form part of this Amendment.

Schedule ‘B’ – Map 2 to the County of Grey Official Plan is hereby amended to give effect to this Amendment.

With respect to Schedule ‘B’ – Map 2 of the County of Grey Official Plan, the proposed Conn Pit Extension is proposed to be designated “Mineral Resource Extraction” as shown on Schedule ‘A-1’ to this Amendment to permit a mineral aggregate operation.

1.2 TEXT CHANGES

The Official Plan of the County of Grey, as amended, is hereby further amended by adding the following to Section 2.7.2 of the Official Plan:

Section 2.7.2 (4)

Notwithstanding Sections 2.7.3 (10), Section 2.8.6 (2) or any other policy of this Plan, on the lands located at Part of North ½ Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue Mountains, County of Grey, locally known as the Conn Pit Extension, a mineral aggregate operation shall be permitted to allow for rehabilitation of the onsite woodland on another portion of the site and permit in accordance with the provisions of the Endangered Species Act and 2014 Provincial Policy Statement the removal of Butternut trees on the site.

2.0 IMPLEMENTATION

Subsequent to the adoption of this Amendment, Council shall pass an Official Plan Amendment amending the Town of The Blue Mountains Official Plan, as it relates to the subject lands being designated to permit a mineral aggregate operation.

3.0 INTERPRETATION

The provisions of the Official Plan as amended from time to time shall apply to this Amendment.

**COUNTY OF GREY OFFICIAL PLAN
AMENDMENT NO. XX
“CONN PIT AND CONN PIT EXTENSION”**

PART C – THE APPENDIX

Planning Justification Report, prepared by MHBC Planning Limited

**COUNTY OF GREY OFFICIAL PLAN
AMENDMENT NO. XX
“CONN PIT AND CONN PIT EXTENSION”**

PART D – SCHEDULE ‘A-1’

Attached

Schedule 'A-1'

Official Plan Amendment No. XX

Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey



 Area Subject to Official Plan Amendment No. XX

 Subject Lands to be Designated as "Mineral Resource Extraction"
on Schedule B - Map 2 of the County of Grey Official Plan

This is Schedule 'A-1' to Official Plan XX
Passed this ____ day of _____, 2016

Mayor

Clerk

APPENDIX 2

**THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN
AMENDMENT NO. XX
“CONN PIT AND CONN PIT EXTENSION”**

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of Amendment No. XX to the Town of The Blue Mountains Official Plan is to propose both mapping and text changes to permit an extractive operation for the Conn Pit Extension; and additionally proposes to “clean-up” the mapping on the existing Conn Pit to reflect the existing Aggregate Resources Act approval and County of Grey Official Plan.

2.0 LOCATION

The subject property is located on the 6th Sideroad east of the 4th Line/6th Sideroad intersection and legally described as Part of North ½ Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue Mountains, County of Grey.

The western portion of the subject property contains the existing Conn Pit which is currently approved under the Aggregate Resources Act (License No. 4945).

The existing Conn Pit is proposed to be extended to the east to the remainder of the subject property. The proposed Conn Pit Extension is located directly to the east of the existing Conn Pit operation and represents a logical extension of the existing extractive operation.

The lands subject to Amendment No. XX are shown on Schedule ‘A-1’ of this Amendment.

3.0 BASIS

3.1 MAPPING/SCHEDULE CHANGE #1 – EXISTING CONN PIT

The existing Conn Pit is currently licensed under the Aggregate Resources Act (License No. 4945) and is approved for below water extraction. As a part of Amendment No. XX, a housekeeping mapping amendment is proposed to the Town of The Blue Mountains Official Plan to accurately identify the boundaries of the approved Conn Pit based on the Aggregate Resources Act approval and the County of Grey Official Plan. The existing Conn Pit is incorrectly mapped and is designated as “Extractive Industrial” and “Rural” on Schedule ‘A’ to the Official Plan. Through this Amendment, the entire Conn Pit is proposed to be designated as “Extractive Industrial” which will correct the mapping in the Official Plan to reflect the approved existing extractive operation as identified on Schedule ‘A-1’ to this Amendment.

3.2 MAPPING/SCHEDULE CHANGE #2 – CONN PIT EXTENSION

The proposed Conn Pit Extension site is currently designated as 'Rural' on Schedule 'A' to the Town of The Blue Mountains Official Plan. Amendment No. XX proposes to redesignate the Conn Pit Extension site from the "Rural" designation to the "Extractive Industrial" designation as identified on Schedule 'A-1' of this Amendment to permit extractive operations on the Conn Pit Extension site.

3.3 TEXT CHANGE

Section 8.10 (6) (i) of the Town of The Blue Mountains Official Plan currently does not permit development and site alteration within threatened and endangered species habitat. Two retainable Butternut Trees have been identified on the Conn Pit Extension site and are proposed for removal in accordance with the provisions of the Endangered Species Act and 2014 Provincial Policy Statement. A site specific amendment to this policy is proposed to permit the removal of the Butternut Trees.

**THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN
AMENDMENT NO. XX
“CONN PIT AND CONN PIT EXTENSION”**

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

1.1 MAP/SCHEDULE CHANGES

Schedule ‘A-1’ is hereby deemed to form part of this Amendment.

Schedule ‘A’ to the Town of The Blue Mountains Official Plan is hereby amended to give effect to this Amendment.

With respect to Schedule ‘A’ of the Town of The Blue Mountains Official Plan, a portion of the existing Conn Pit and the proposed Conn Pit Extension are to be designated as “Extractive Industrial” as shown on Schedule ‘A-1’ to this Amendment.

1.2 TEXT CHANGES

The Official Plan of the Town of The Blue Mountains, as amended, is hereby further amended by adding the following to Section 4.24 of the Official Plan:

Section 4.24.2 (5)

Notwithstanding Section 8.10 (6) (i) or any other policy of this Plan, on the lands located at Part of North ½ Lot 6, Concession 4, former Town of Collingwood, now in the Town of The Blue Mountains, County of Grey, locally known as the Conn Pit Extension, an aggregate operation shall permit in accordance with the provisions of the Endangered Species Act and 2014 Provincial Policy Statement the removal of Butternut trees on the site.

2.0 IMPLMENTATION

Subsequent to the adoption of this Amendment, Council shall pass a By-law amending Zoning By-law 83-40 as amended, as it relates to the subject lands being rezoned into an appropriate zoning category.

3.0 INTERPRETATION

The provisions of the Official Plan as amended from time to time shall apply to this Amendment.

**THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN
AMENDMENT NO. XX
“CONN PIT AND CONN PIT EXTENSION”**

PART C – THE APPENDIX

Planning Justification Report, prepared by MHBC Planning Limited

**THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN
AMENDMENT NO. XX
“CONN PIT AND CONN PIT EXTENSION”**

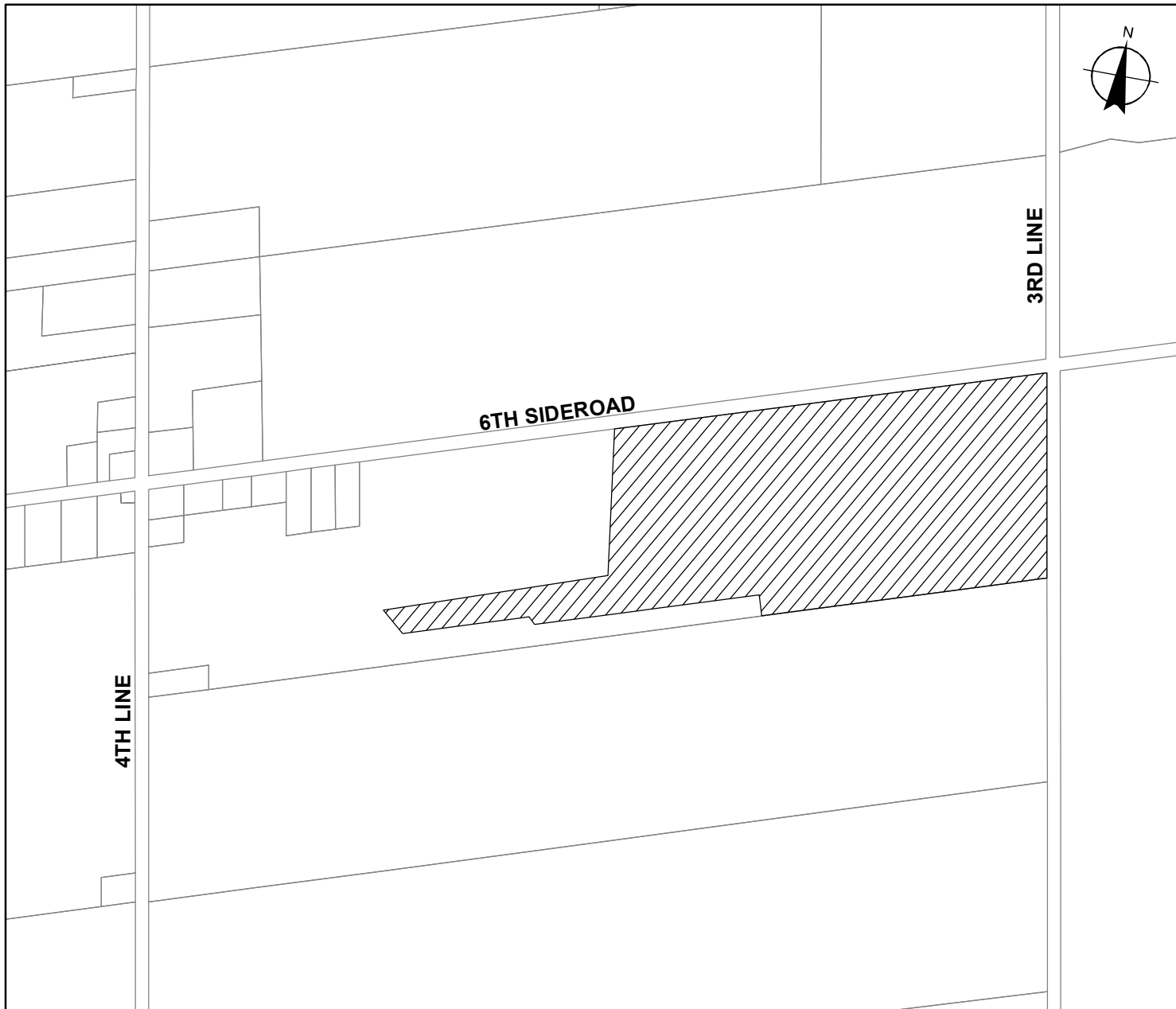
PART D – SCHEDULE ‘A-1’

Attached


Schedule 'A-1'

Official Plan Amendment No. XX

Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey



 Area Subject to Official Plan Amendment No. XX

 Subject Lands to be Redesignated from the "Rural" Designation to the "Extractive Industrial" Designation on Schedule A of the Town of The Blue Mountains Official Plan

This is Schedule 'A-1' to Official Plan XX
Passed this ____ day of _____, 2016

Mayor

Clerk

APPENDIX 3

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2015 - XX

A By-law to amend the zoning which applies to the lands within Part of Lot 6, Concession 4 (Former Township of Collingwood), Town of The Blue Mountains, County of Grey

WHEREAS the Council of the Corporation of the Town of The Blue Mountains is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13;

AND WHEREAS Council deems it appropriate to rezone the subject lands, in accordance with Section 4.24.1 of the Town of The Blue Mountains Official Plan;

NOW THEREFORE the Council of the Town of The Blue Mountains hereby enacts as follows:

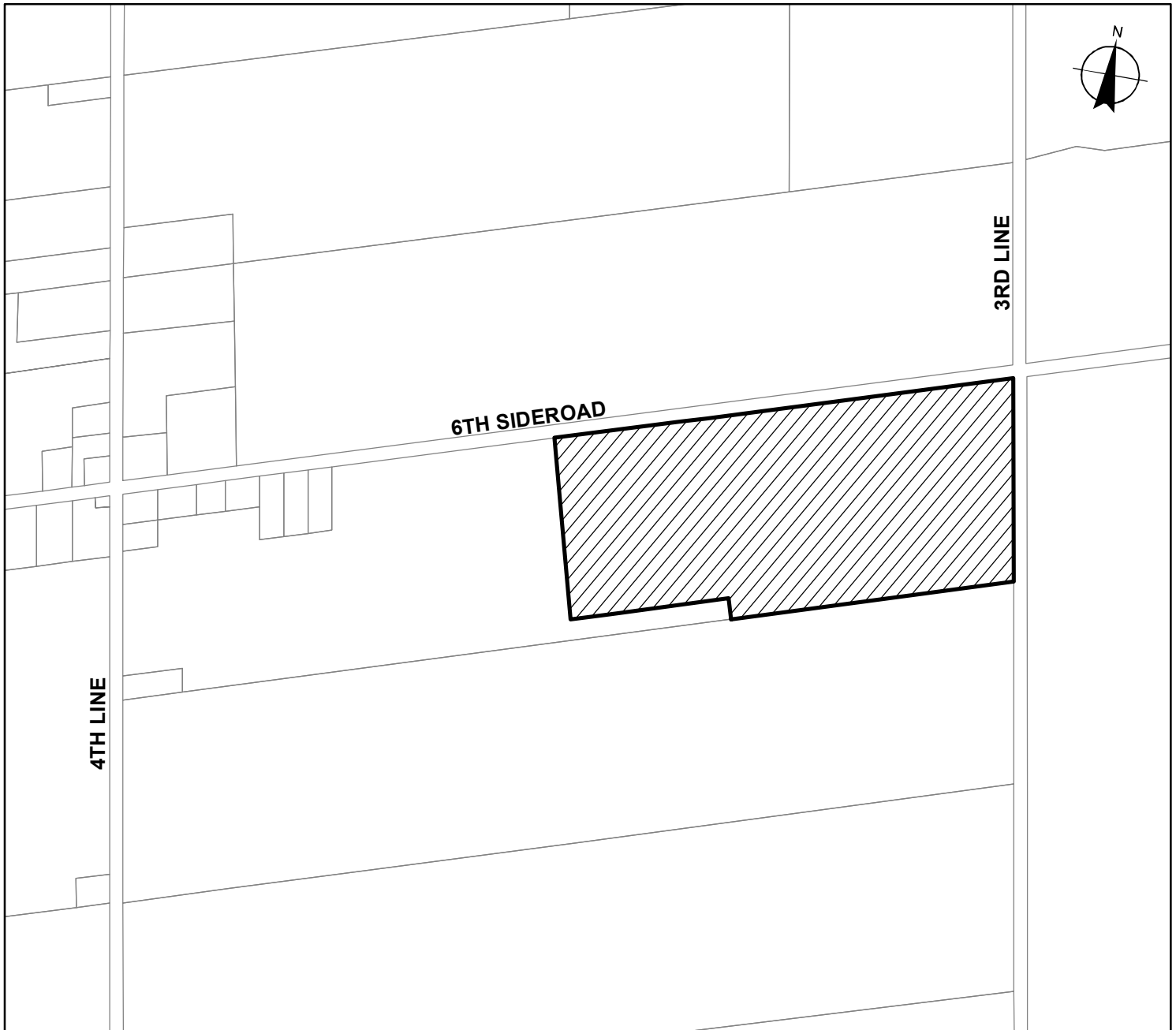
1. Map 18 to Zoning By-law 83-40, as amended, is hereby further amended by changing the zone symbol applying to the lands located in Part of Lot 6, Concession 4 (Former Township of Collingwood), Town of The Blue Mountains, County of Grey, from the General Rural Exception Two Hundred and Nine (A1-209) Zone to the Extractive Industrial (M4) Zone as shown on Schedule 'A-1' attached hereto and forming part of this By-law.

Schedule 'A-1'

Town of the Blue Mountains

Zoning By-law No. XX

Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey



Lands to be Rezoned from the General Rural Exception 209 (A1-209) Zone
to the Extractive Industrial (M4) Zone

This is Schedule 'A-1' to Zoning By-law XX
Passed this ____ day of _____, 2016

Mayor

Clerk

APPENDIX 4

Patrick Townes

From: Patrick Townes
Sent: June-04-15 12:18 PM
To: 'spostma@thebluemountains.ca'; 'planningservices@thebluemountains.ca'
Cc: Brian Zeman; 'Romas Kartavicius'
Subject: Pre-Consultation Request - Conn Pit Expansion
Attachments: Pre-Consultation Application Package - Conn Pit Expansion.pdf

Hi Shawn,

Please find the attached request for a pre-consultation meeting regarding the Conn Pit expansion located on the North Half of Part Lot 6, Concession IV, Town of Collingwood.

Please feel free to contact myself or Brian Zeman with further questions or concerns.

Thank you in advance,

Patrick

PATRICK TOWNES, BA, BEd | Planner

MHBC Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 231 | F 705 728 2010 ptownes@mhbcplan.com
| www.mhbcplan.com



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PLANNING & BUILDING SERVICES DEPARTMENT
32 Mill Street
Thornbury, ON N0H 2P0
519.599.3131
www.thebluemountains.ca

PLANNING ACT PRE-CONSULTATION APPLICATION

To arrange a *Planning Act* pre-consultation, please complete this form and return same to The Planning Division, Planning & Building Services Department at planningservices@thebluemountains.ca. In accordance with Town Policy, a Pre-consultation will be arranged within 10 business days on a first come, first serve basis. Confirmation will be provided by way of e-mail communication only to the applicant.



DATE:	June 3, 2015	
PROJECT NAME:	Conn Pit Expansion (Eden Oak Aggregates)	
LEGAL DESCRIPTION:	North Half of Part Lot 6, Concession IV, Town of Collingwood	
OWNER'S NAME:	Eden Oak Aggregates Inc. c/o Romas Kartavicius	
OWNER'S ADDRESS:	1443 Hurontario Street Mississauga, Ontario L5G 3H5	
APPLICANT OR AGENT'S NAME:	MHBC Planning c/o Brian Zeman	
APPLICANT'S OR AGENT'S E-MAIL ADDRESS:	bzeman@mhbcplan.com	
APPLICANT'S ADDRESS:	113 Collier Street Barrie, Ontario L4M 1H2	
PROPOSAL TYPE:	<input checked="" type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Draft Plan of Subdivision/Condominium <input checked="" type="checkbox"/> Zoning By-law Amendment <input type="checkbox"/> Site Plan Approval	
PROJECT DESCRIPTION:	Expansion of the existing pit on the south side of the 6th Sideroad which is currently approved for below water extraction. The expansion is proposed to the south and east of the existing approved pit. Please see attached Site Environs map.	
REQUEUST FOR WAIVING OF PRE-CONSULTATION:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
JUSTIFICATION TO WAIVE PRE-CONSULTATION: (Attach an Addendum if necessary)		



Site Environs

PT N ½ LOT 6, Concession IV
Township of Collingwood

Legend

-  Existing Conn Pit
-  Proposed Extension



Scale 1 : 9,000±





KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

June 16, 2015

Denise Whaley, Msc, MCIP, RPP
Planner 1 – Planning Services
Town of The Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario
N0H 2P0

Sarah Morrison, MCIP, RPP
Intermediate Planner
Planning & Development Department
595 9th Avenue East
Owen Sound, Ontario
N4K 3E3

Dear Ms. Whaley & Ms. Morrison:

**RE: Pre-Consultation for the Proposed Conn Pit Expansion (Eden Oak Aggregates)
North Half of Part Lot 6, Concession IV, Town of Collingwood
OUR FILE: Y537K**

Thank you for meeting with us on Tuesday, June 9, 2015, to discuss the proposal to expand the existing Conn Pit for below water extraction located on the North Half of Part Lot 6, Concession IV, Town of Collingwood (Town of The Blue Mountains). The expansion to the existing pit is proposed to the east of the licensed site.

Required Studies/Reports

As discussed during our meeting, the following studies/reports will be required for the Conn Pit expansion:

- Hydrogeology
- Natural Environment
- Noise
- Archeology (previously completed - confirmation from the Ministry of Tourism, Culture and Sport will be required)
- Site Plans
- Planning Justification Report + ARA Summary Statement
- Traffic

Official Plans

It is our understanding that the Town of The Blue Mountains Official Plan has been endorsed by Council; however, is currently awaiting approval from Grey County. The Town of The Blue Mountains currently have two Official Plan documents, one dated 2007 and the latest one dated 2014. The following

considerations are provided in advance of the approval of the Town of The Blue Mountains Official Plan from the County:

1) Existing Conn Pit Site

The existing Conn Pit is currently approved for below water extraction. Both the 2007 and the 2014 Town of The Blue Mountains Official Plan Land Use Schedules only show a portion of the existing site within the Extractive Industrial designation in the 2007 Official Plan, and the Mineral Resource Extraction Area designation in the 2014 Official Plan. Both of these areas are shown on Schedule 'A' of each respective Official Plan.

The correct boundary for the site is shown on Schedule 'B' – Map 2 of the Grey County Official Plan, and on the schedule entitled 'Constraint Mapping' from the 2014 Town Official Plan.

Prior to approval of the new Town of The Blue Mountains Official Plan, we would request that the County modify Schedule 'A' to reflect the correct boundary.

2) Conn Pit Expansion

The expansion to the Conn Pit is proposed to the east of the existing site. On Appendix C of the 2007 Official Plan, only a small portion of the proposed expansion area is identified as a Secondary Significant Sand and Gravel area. On the schedule entitled 'Constraint Mapping' from the 2014 Official Plan, only a small portion of the proposed expansion area is identified as a Mineral Resource Extraction area, similar to Schedule 'B' – Map 2 of the Grey County Official Plan.

For new or expanding sand and/or gravel pits proposed within the Aggregate Resource designation, Section 2.7.4 (2) of the Grey County Official Plan states,

"For new or expanding sand and/or gravel operations proposed within the Aggregate Resource Area identified on Schedule B, a County Official Plan Amendment and a local official plan amendment will not be required. Should the proposed operation receive a license under the Aggregate Resources Act, the Mineral Resource Extraction area will be identified on Scheduled B without an amendment to this Plan. A Zoning by-law amendment shall be required."

The Grey County Official Plan and the 2014 Town of The Blue Mountains Official Plan allow for interpretation of mapping boundaries. Section 6.1(1) of the Grey County Official Plan recognizes that the land use designation boundaries are approximate and that Council may permit minor changes to these boundaries where it is satisfied that the intent of the Plan is being met, without an Amendment to the Plan. Section E8.2 of the 2014 Town Official Plan recognizes that the land use boundaries including the Special Constraint area mapping are approximate, and where the general intent of the document is maintained, minor adjustments to these boundaries would not require an amendment to the Plan.

If we provide the County and the Town with geological information to confirm that the deposit is the same on the proposed expansion area as the existing operation and surrounding lands which is included as an Aggregate Resource area, would the County

consider modifying Schedule 'B' – Map 2 to show this area as an Aggregate Resource area?

If the County and the Town do agree to modify the schedule prior to approval, please confirm that in accordance to Section 2.7.4(2) of the Grey County Official Plan, that an Official Plan Amendment would not be required.

The above referenced Land Use Schedules have been attached to this letter.

Zoning

A portion of the existing Conn Pit site is zoned General Rural (A1) rather than Extractive Industrial (M4). It is our understanding the zoning on the existing site can be "cleaned up" through the Zoning By-law Amendment required for the expansion to the east. The Zoning By-law Amendment for the proposed expansion will rezone the area from A1 to M4.

Prime Agricultural Lands

Based on our discussions at our meeting, it is our understanding that the proposed expansion area would not be considered as Prime Agricultural Area. This conclusion was based on the expansion area being designated as Rural and not located within the Agricultural designation of the County or the Town.

Ownership to the East

Thank you for confirming the ownership of the property to the east adjacent to the proposed expansion area. This parcel of land was confirmed to be owned by the Ministry of Natural Resources and Forestry forming a part of the Pretty River Valley Provincial Park System.

Again, we wanted to thank you for the pre-consultation meeting to discuss the proposed expansion of the Conn Pit. It was a great opportunity to discuss the proposal with both the County and the Town during one meeting to ensure everyone is on the same page moving forward. Please review and consider the comments provided and please feel free to contact me with further questions or comments.

Yours truly,

MHBC



Brian A. Zeman, BES, MCIP, RPP
President

cc. Romas Kartavicius
Rick Lloyd
Patrick Townes

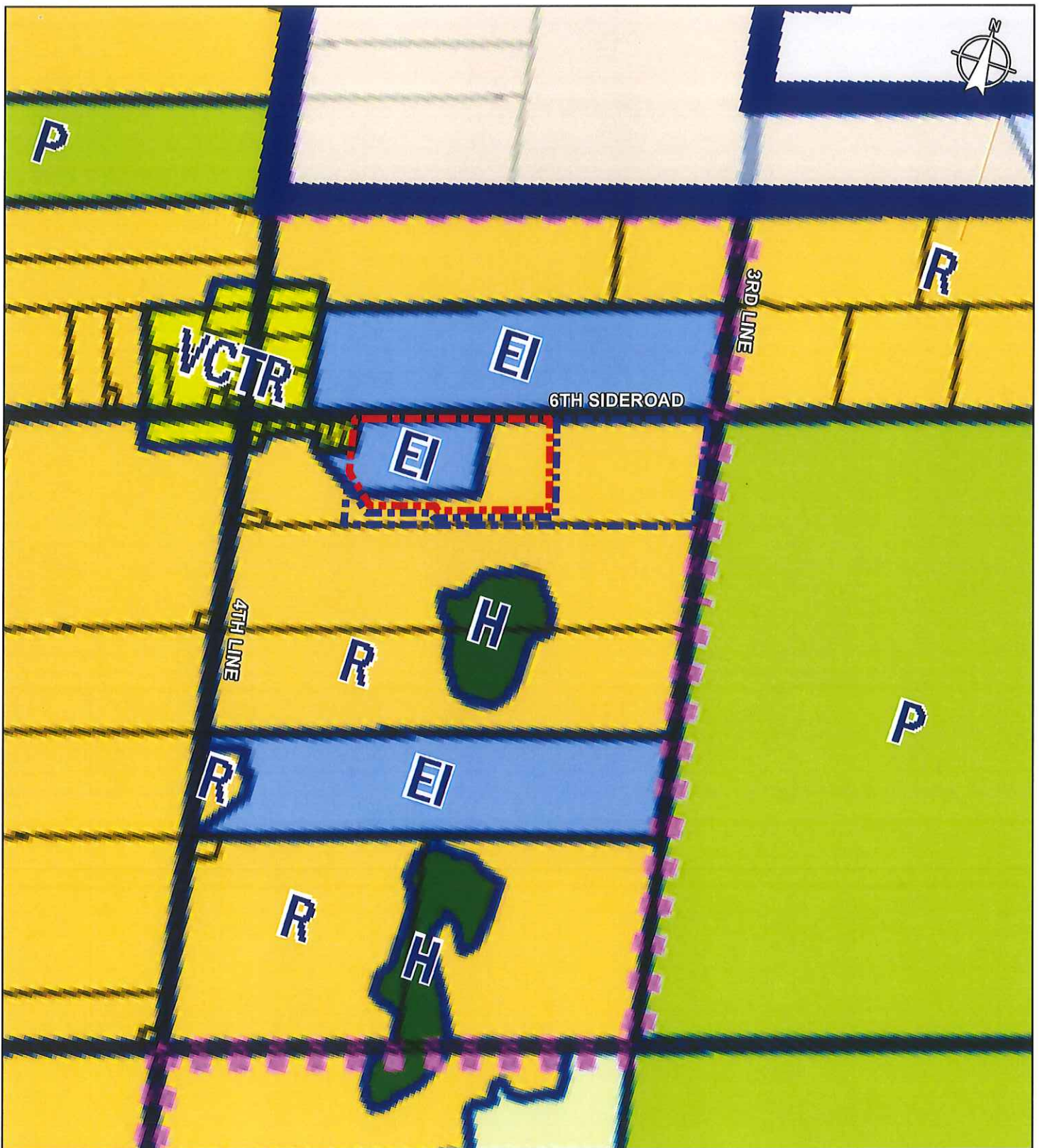


FIGURE #

SCHEDULE 'A' **LAND USE PLAN**

TOWN OF BLUE MOUNTAINS
OFFICIAL PLAN (2007)

Conn Pit

Part North ½ Lot 6, Concession IV
Town of Blue Mountains
County of Grey

LEGEND



Existing Conn Pit

Proposed Extension

Rural

Village Centre

Extractive Industrial



Escarpment

Public Open Space

Hazard

NEC Plan Area

Community Improvement Area

DATE

June 8, 2015

SOURCES

Contains information licensed under the
Open Government Licence - Ontario
Corporation of the Town of Blue Mountains

0 80 160 240 320 400
Metres

N:\Briant\Y537K - Conn Pit Due Diligence\Drawings\Report Figures\GIS\Fig_BlusOP2007_ScheduleA_8Jun2015

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

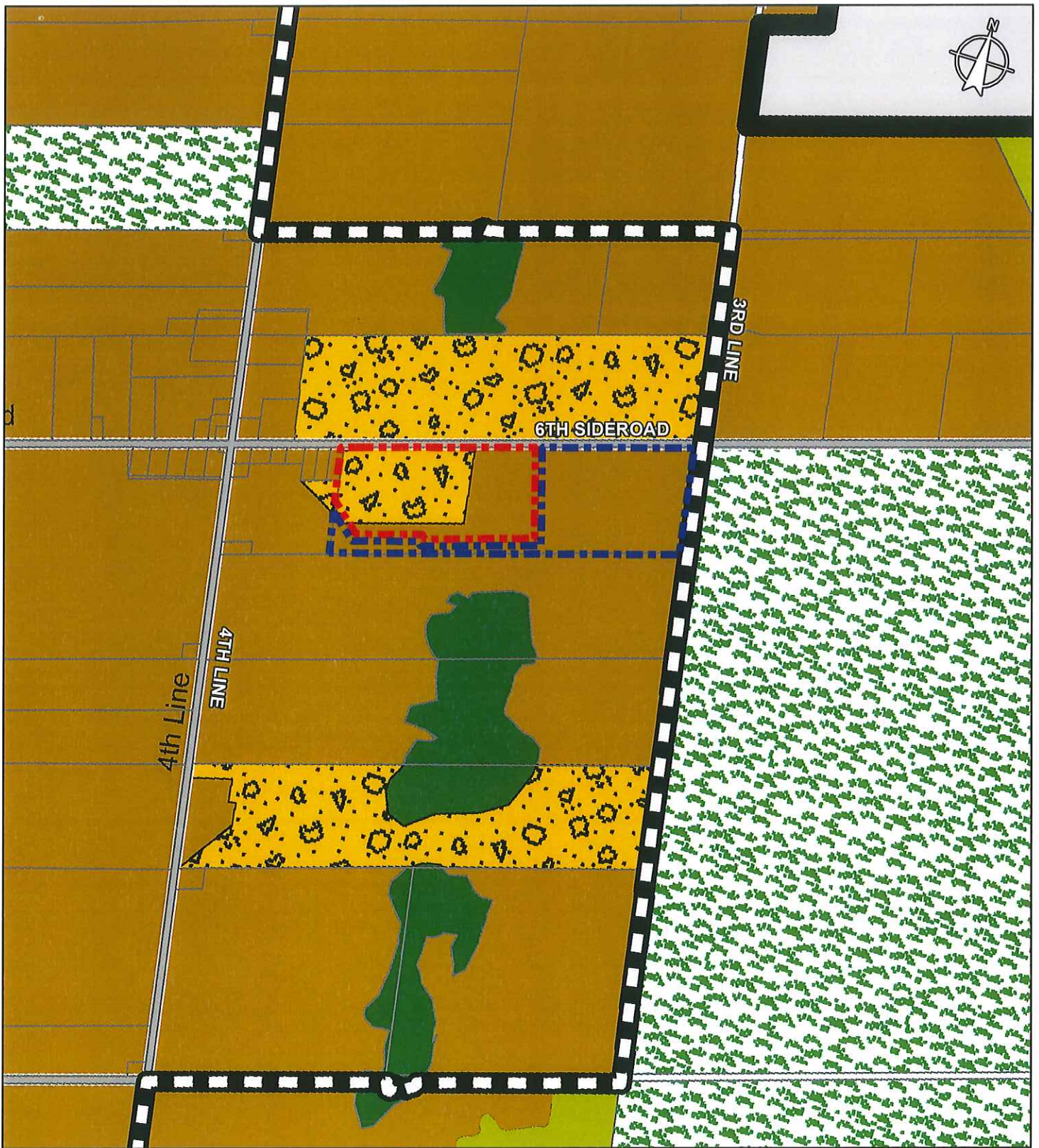


FIGURE #

SCHEDULE 'A' OP DESIGNATIONS

TOWN OF BLUE MOUNTAINS
OFFICIAL PLAN (2014)

Conn Pit

Part North ½ Lot 6, Concession IV
Town of Blue Mountains
County of Grey

LEGEND



Existing Conn Pit

Proposed Extension

Hazard

Rural



Major Open Space



Mineral Resource Extraction Area



Niagara Escarpment Plan Boundary

DATE

June 8, 2015

SOURCES

Contains information licensed under the
Open Government Licence - Ontario
Corporation of the Town of Blue Mountains

0 80 160 240 320 400
Metres

N:\Briant\Y537K - Conn Pit Due Diligence\Drawing\et
Report Figures\GIS\Fig_BlueOP2014_ScheduleA_8Jun2015



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

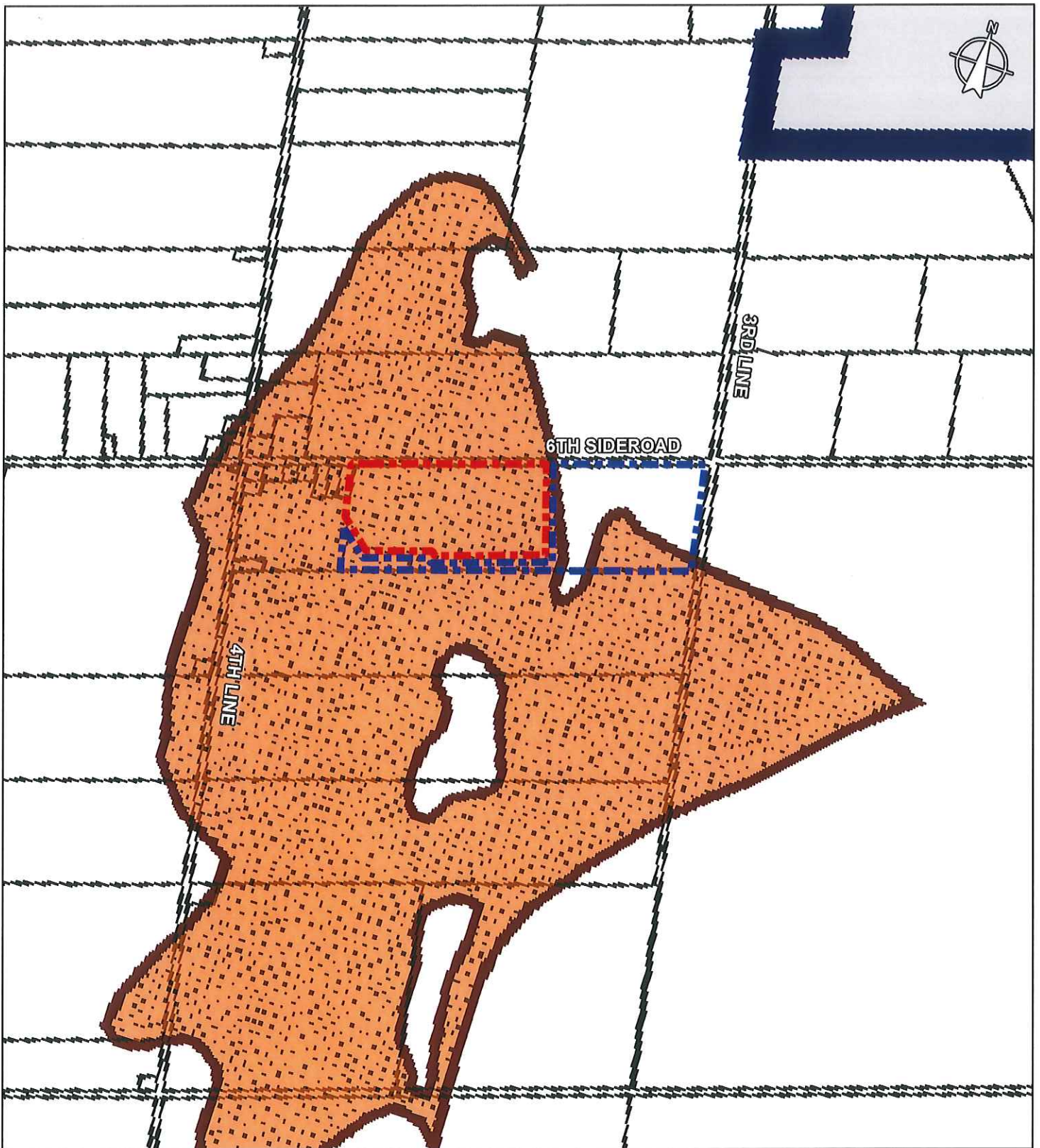





FIGURE #
APPENDIX MAP C
AGGREGATE RESOURCES

TOWN OF BLUE MOUNTAINS
 OFFICIAL PLAN (2007)

Conn Pit

Part North ½ Lot 6, Concession IV
 Town of Blue Mountains
 County of Grey

LEGEND

-  Existing Conn Pit
-  Proposed Extension
-  Secondary Significant Sand and Gravel

DATE June 8, 2015

SOURCES
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 Corporation of the Town of Blue Mountains

0 80 160 240 320 400
 Metres

N:\Briant\Y537K - Conn Pit Due Diligence\Drawings\1
 Report Figures\GIS\Fig_BlueOP2007_AppendixC_8Jun2015



FIGURE #

CONSTRAINT MAPPING

TOWN OF BLUE MOUNTAINS
OFFICIAL PLAN (2014)

Conn Pit

Part North ½ Lot 6, Concession IV
Town of Blue Mountains
County of Grey

LEGEND

- | | | | |
|--|-------------------------|--|----------------------------------|
| | Existing Conn Pit | | Woodlands |
| | Proposed Extension | | Other Wetlands |
| | Aggregate Resource Area | | Mineral Resource Extraction |
| | Deer Wintering Yard | | Permanent Water Area |
| | Karst Topography | | Niagara Escarpment Plan Boundary |
| | ANSI | | |

DATE June 8, 2015

SOURCES
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Corporation of the Town of Blue Mountains

0 80 160 240 320 400
Metres

H:\Briant\Y537K - Conn Pit Due Diligence\Drawings\Report Figures\GIS\Fig_BlueOP2014_Constraint_8Jun2015

**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

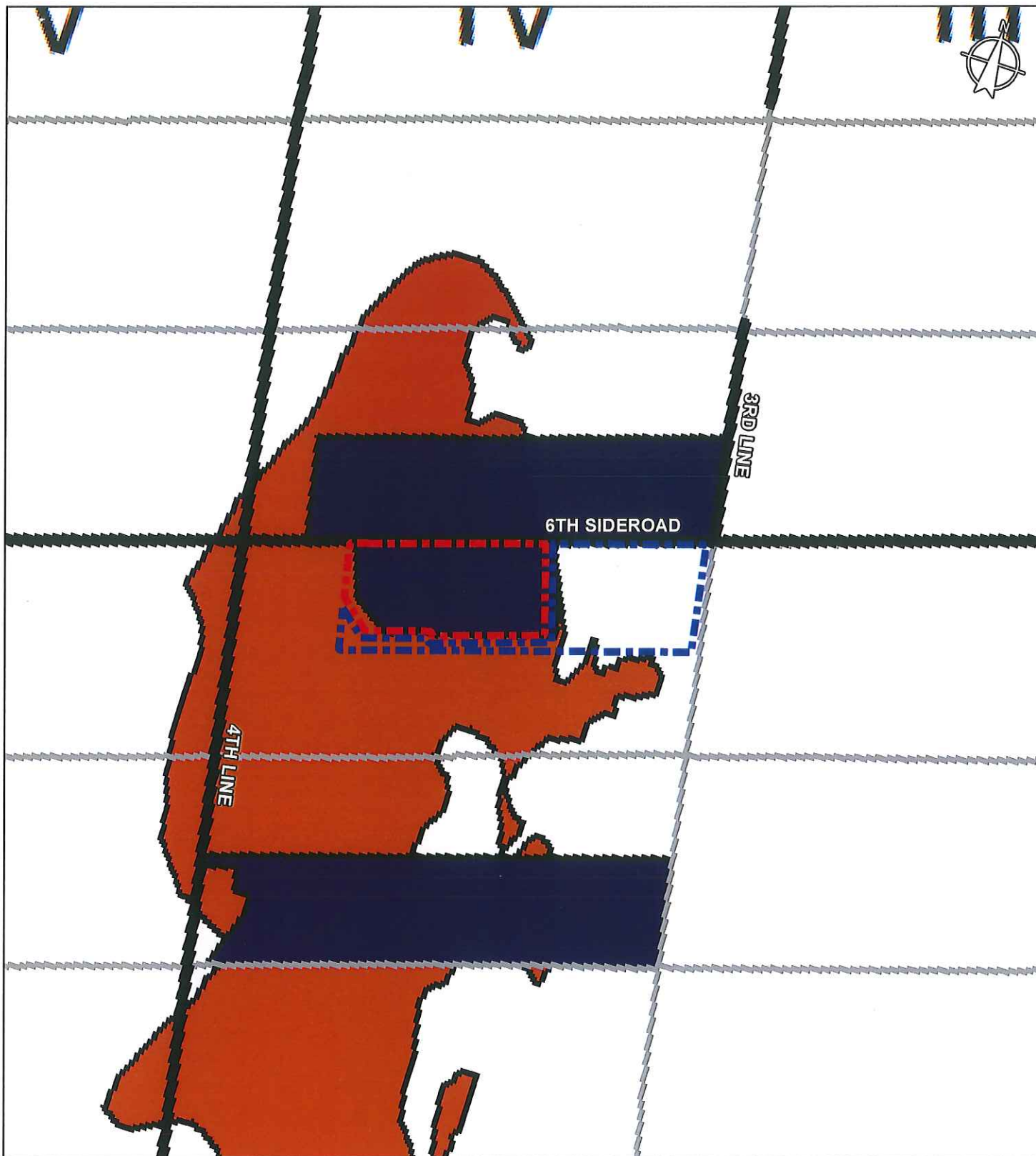


FIGURE #

SCHEDULE 'B' - MAP 2 MINERAL AGGREGATE

COUNTY OF GREY
OFFICIAL PLAN (2013)

Conn Pit

Part North ½ Lot 6, Concession IV
Town of Blue Mountains
County of Grey

LEGEND



Existing Conn Pit

Proposed Extension

Aggregate Resource

Mineral Resource Extraction (Licensed Pits and Quarries)

DATE

June 8, 2015

SOURCES

Contains information licensed under the
Open Government Licence - Ontario
Corporation of the County of Grey

0 80 160 240 320 400
Metres

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Report Figures\GIS\Fig_GreyOP2013_ScheduleB_8Jun2015

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Town of The Blue Mountains

32 Mill Street
Box 310
THORNBURY, ON N0H 2P0
www.thebluemountains.ca

July 9, 2015

VIA E-MAIL

MHBC Planning Ltd.
c/o Brian Zeman, BES, MCIP, RPP, President
113 Collier Street
Barrie, ON
L4M 1H2
705-728-0045 x231

**RE: Conn Pit – Expansion Proposal (new License)
Concession 4, North Part of Lot 6, RP16R9097 Part 1 (geographic
Township of Collingwood)**

Thank you for following up with us by letter regarding our informal pre-consultation meeting on June 9, 2015, held at the Town of the Blue Mountains, to discuss the proposed Conn Pit Expansion. This letter provides consolidated Town and County of Grey summary information and follow up to the questions in your letter of June 16, 2015.

It is our understanding that the existing below the water table pit is dormant at this time and that the new proposal would mean a new license under the Aggregates Act for an adjacent area of the property. At the meeting you did not provide detailed or specific information about the proposal other than a map of the lands and proposed pit area and we understand that the project is still early in the process. We discussed the uses of adjacent areas, Planning Applications requirement and accompanying studies/materials, existing mapping and the applicable Official Plans.

In your follow up letter, you also provided a list confirming the studies as discussed at the meeting, that are required as part of a complete application. We understand that clearance was previously provided for the Archaeological Assessment for the existing pit license. We will require a clearance letter from MTCS that indicates the archaeological study already provided is sufficient based on current standards and is applicable to the new pit area.

Town of The Blue Mountains

As we also discussed at the meeting, approval of this proposal currently requires an amendment to the Town of the Blue Mountains Official Plan and a zoning by-law amendment.

You noted the mapping of the existing aggregates operation area, for both the designated Extractive Industrial (EI) of the Town's current 2007 Official Plan and adopted 2014 Official Plan, as well as the Extractive Industrial (M4) area in the Zoning By-law, is in error and does not accurately reflect the licensed area of the pit. Town planning staff supported your request to have the 2014 Official Plan license area mapping corrected now, while modifications are currently being made through the

County's approval process. We anticipate the mapping will be corrected to match that of the County's Official Plan Schedule B – Map 2 Mineral Resource Extraction area.

County of Grey Application

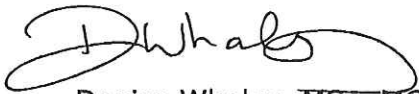
With regard to your request for the need of an OPA at the County level, County staff are of the opinion that it will be required for this proposal. The geological information that has been completed for the site will act as justification for the request. Section 6.1 (1), as referenced to in your letter of June 16, 2015, speaks to land use designations on Schedule A and minor boundary adjustments; aggregate resource areas are found on Schedule B and therefore this policy does not apply and an amendment would be required.

Moving forward, once applications are received, County and Town approval processes can happen concurrently and we are happy to combine meetings where possible. We would anticipate a joint public meeting could be scheduled sometime shortly after complete applications are received. You should note that a formal pre-consultation meeting will be still required prior to submission of any required applications. This meeting may be scheduled once more detailed information about the proposal is prepared and may include other agencies and staff as appropriate.

If you have any questions with respect to the foregoing, please do not hesitate to contact us at (Town) 519-599-3131 x262 or (County of Grey) 519-372-0219 x1241.

Yours truly,

TOWN OF THE BLUE MOUNTAINS



Denise Whaley, MSC, MCIP, RPP
Planner I

CC: Sarah Morrison, MCIP, RPP, Intermediate Planner, County of Grey
Patrick Townes, BA, BEd, Planner, MHBC Planning Ltd.

Patrick Townes

From: Patrick Townes
Sent: December-03-15 9:39 AM
To: 'Denise Whaley'
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd; Morrison, Sarah; Sharon Long
Subject: RE: Conn Pit Extension
Attachments: Y537K_PreconDraft_ExistingFeatures_2015-12-02.pdf

Hi Denise,

We are looking forward to the pre-consultation meeting and confirmation from Sharon.

Attached is a draft schematic showing the footprint of the site and additional details, including the extraction area, license boundary, etc.

Best regards,

Patrick

PATRICK TOWNES, BA, BEd | Planner

MHBC Planning, Urban Design & Landscape Architecture
113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 231 | F 705 728 2010 ptownes@mhbcplan.com
| www.mhbcplan.com



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From: Denise Whaley [mailto:dwhaley@thebluemountains.ca]
Sent: November-26-15 4:14 PM
To: Patrick Townes
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd; Morrison, Sarah; Sharon Long
Subject: RE: Conn Pit Extension

Hi Patrick,

Yes, we will need a formal pre-consultation meeting as we didn't have enough details about the pit expansion last summer when we met. Because it needs a County OPA as well, we will need County Planning staff there also, so I have cc'd Sarah Morrison on this email, as well as Sharon Long who schedules pre-consultation meetings for us.

Sharon will be in touch further to arrange the preconsultation meeting. If you could have info about the size of pit/type of license and any other parts of the project that would be changing on the site (such as location of the entrance, any increase in traffic expected etc) it would be very helpful.

Kind Regards,

Denise Whaley, MSc MCIP RPP
Planner

Town of The Blue Mountains - Planning and Development Services
PO Box 320, 32 Mill Street
THORNBURY, ON N0H 2P0
Phone: 519-599-3131 Extension 262
Toll Free: 1-888-258-6867 (1-888-BLU-MTNS)
www.thebluemountains.ca

From: Patrick Townes [<mailto:ptownes@mhbcplan.com>]
Sent: November 26, 2015 4:08 PM
To: Denise Whaley
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd
Subject: Conn Pit Extension

Hi Denise,

We are currently finalizing our application package in order to submit to MNRF prior to year's end. The previous pre-consultation correspondence indicated that a further meeting would be required. We just wanted to confirm if this was still necessary, and if so, we will be looking to schedule a meeting in December.

Thank you in advance,

Patrick

PATRICK TOWNES, BA, BEd | Planner

MHBC Planning, Urban Design & Landscape Architecture
113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 231 | F 705 728 2010 ptownes@mhbcplan.com
| www.mhbcplan.com



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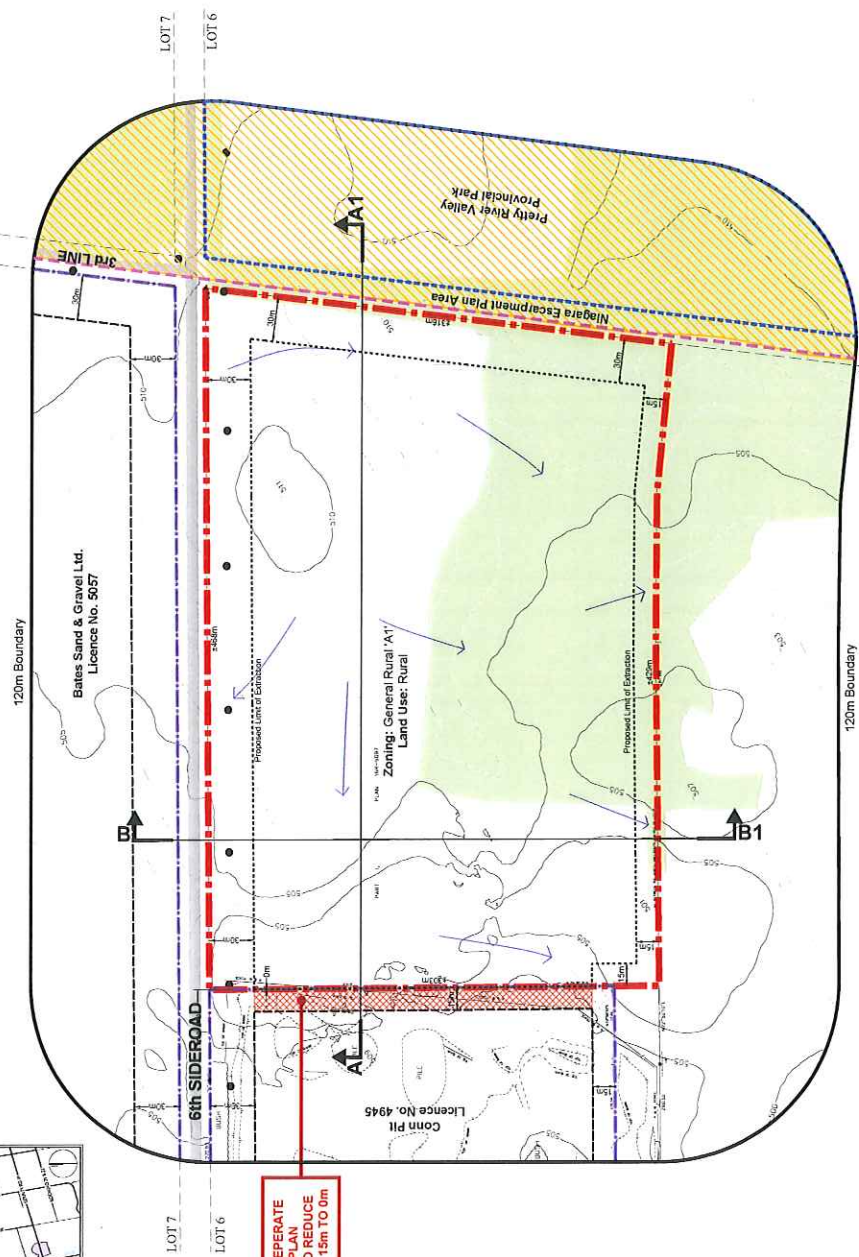
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Key Plan



PRE-CONSULTATION DRAFT FOR DISCUSSION



SUBJECT TO SEPARATE
AREA SITE PLAN
AMENDMENT TO REDUCE
SETBACK FROM 15m TO 0m

Legal Description

RP 169087 PART 1,
NORTH PART LOT 6, CONCESSION 4
TOWN OF THE BLUE MOUNTAINS,
COUNTY OF GREY

Legend

- Niagara Escarpment Plan Area
- Property Line
- Phase Boundary
- Paved Road
- Hydro Pole
- Elevation Contour
- Spot Elevation
- Surface Water Drainage
- Cross-Sections
- Boundary of Area to be Licensed
- Proposed Limit of Extraction
- Existing Licence Boundary
- Existing Extraction Limit
- Existing Vegetation
- Area of Natural and Scientific Interest (ANSI)
- Pretty River Valley Provincial Park

Site Plan Amendments

No.	Date	Description	By

**PLANNING
URBAN DESIGN
& LANDSCAPE
MHBC ARCHITECTURE**

113 COLLEGE STREET, SUITE 101, LAMARCA, ONTARIO L6Y 4P3 | P: 905.728.0000 | WWW.MHBCAN.COM

MR Approval Stamp



CONN PIT EXTENSION

MNS License Reference No.	Pre-approval review
Plan Scale: 1:500 (A3/D)	Plot Scale: 1:1 (A3/D)
Drawn By: M.M.	Checked By: B.Z.
File Name: Y537K	
Drawing No:	

EXISTING FEATURES

1 OF 4

NOTES

1. OPERATIONAL INFORMATION PROVIDED BY SUBMITTER, INCLUDING: 1. NUMBER OF PITS: 200 AS WELL AS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE. OPERATIONAL INFORMATION IS 10 METRE AND WERE INTERPOLATED FROM 5 METRE CONTOUR INTERVAL.
 2. PROPOSED BOUNDARY DESCRIPTION WAS COMPILED FROM SURVEY INFORMATION COMPLETED FOR THE CON PIT.
 3. SUBJECT LANDS ARE PRESENTLY ZONED GENERAL RURAL A1. ZONING INFORMATION OBTAINED FROM THE TOWN OF THE BLUE MOUNTAINS BY-LAW 97-95.
 4. LAND USE INFORMATION COMPILED FROM AERIAL PHOTOGRAPHY THE EXISTING VEGETATION LICENCE - ONWARD.
 5. AREA TO BE LICENSED: 13.9m (23.9m)
 6. AREA TO BE EXTRACTED: 15.7m (28.9m)
- ALL MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES

OPERATIONAL DETAILS SUMMARY

- AREA TO BE LICENSED: 13.9 HA
- NO INCREASE IN MAXIMUM ANNUAL TONNAGE OF 100,000 TONNES (IN COMBINATION WITH EXISTING PITS)
- CATEGORY 1, CLASS 1 BELOW WATER PIT
- UTILIZE EXISTING INFRASTRUCTURE ON THE 6TH SIDEROAD FROM LICENSE NO. 645
- PORTABLE PROCESSING PLANT ON SITE
- FINAL REHABILITATION WITH POND AND FORESTED SIDE SLOPES

REQUIRED PLANNING ACT APPLICATIONS

- CONTRIBUTION TO ENVIRONMENTAL IMPACT ASSESSMENT
- SITE SPECIFIC AMENDMENT TO SECTION 2.3.3 (B)
- TO ALLOW FOR REHABILITATION OF WOODLAND AND WATER EXTRACTED FROM THE MOUNTAINS OFF COAL PITS AMENDMENT
- TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW AMENDMENT

TECHNICAL REPORTS COMPLETED

- PLANNING JUSTIFICATION REPORT AND AGGREGATE RESOURCE ACT SUMMARY STATEMENT
- NOISE IMPACT ASSESSMENT
- ARCHAEOLOGICAL

Patrick Townes

From: Patrick Townes
Sent: December-04-15 11:13 AM
To: 'Denise Whaley'
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd; Morrison, Sarah
Subject: RE: Conn Pit Extension
Attachments: Fig_SiteEnvirons_2015-12-04.pdf

Hi Denise,

Please find the attached figure that shows the existing entrance/exit on the approved Conn Pit (License No. 4945) site.

Best regards,

Patrick

PATRICK TOWNES, BA, BEd | Planner

MHBC Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 231 | F 705 728 2010 ptownes@mhbcplan.com
| www.mhbcplan.com



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From: Denise Whaley [<mailto:dwhaley@thebluemountains.ca>]
Sent: December-03-15 11:16 AM
To: Patrick Townes
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd; Morrison, Sarah
Subject: RE: Conn Pit Extension

Thanks for this Patrick,

I know we discussed this when we had our last meeting, but it was my understanding that the new license would access the street through the existing licensed area's entrance. Do you have a drawing that shows this?

Denise

From: Patrick Townes [<mailto:ptownes@mhbcplan.com>]
Sent: December 3, 2015 9:39 AM
To: Denise Whaley
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd; Morrison, Sarah; Sharon Long
Subject: RE: Conn Pit Extension

Hi Denise,

We are looking forward to the pre-consultation meeting and confirmation from Sharon.

Attached is a draft schematic showing the footprint of the site and additional details, including the extraction area, license boundary, etc.

Best regards,

Patrick

PATRICK TOWNES, BA, BEd | Planner

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113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 231 | F 705 728 2010 ptownes@mhbcplan.com
| www.mhbcplan.com



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From: Denise Whaley [<mailto:dwhaley@thebluemountains.ca>]

Sent: November-26-15 4:14 PM

To: Patrick Townes

Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd; Morrison, Sarah; Sharon Long

Subject: RE: Conn Pit Extension

Hi Patrick,

Yes, we will need a formal pre-consultation meeting as we didn't have enough details about the pit expansion last summer when we met. Because it needs a County OPA as well, we will need County Planning staff there also, so I have cc'd Sarah Morrison on this email, as well as Sharon Long who schedules pre-consultation meetings for us.

Sharon will be in touch further to arrange the preconsultation meeting. If you could have info about the size of pit/type of license and any other parts of the project that would be changing on the site (such as location of the entrance, any increase in traffic expected etc) it would be very helpful.

Kind Regards,

Denise Whaley, MSc MCIP RPP
Planner

Town of The Blue Mountains - Planning and Development Services
PO Box 320, 32 Mill Street

THORNBURY, ON N0H 2P0
Phone: 519-599-3131 Extension 262
Toll Free: 1-888-258-6867 (1-888-BLU-MTNS)
www.thebluemountains.ca

From: Patrick Townes [<mailto:ptownes@mhbcplan.com>]
Sent: November 26, 2015 4:08 PM
To: Denise Whaley
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd
Subject: Conn Pit Extension

Hi Denise,

We are currently finalizing our application package in order to submit to MNRF prior to year's end. The previous pre-consultation correspondence indicated that a further meeting would be required. We just wanted to confirm if this was still necessary, and if so, we will be looking to schedule a meeting in December.

Thank you in advance,

Patrick

PATRICK TOWNES, BA, BEd | Planner

MHBC Planning, Urban Design & Landscape Architecture
113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 231 | F 705 728 2010 ptownes@mhbcplan.com
| www.mhbcplan.com



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FIGURE # SITE ENVIRONS

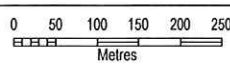

Conn Pit

Part North ½ Lot 6, Concession IV
Town of Blue Mountains
County of Grey

LEGEND

-  Proposed Extension
-  Existing Conn Pit
-  Additional Lands Owned by Applicant

DRAFT - FOR ILLUSTRATION PURPOSES ONLY

DATE	December 4, 2015
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<small>N:\Brian\Y537K - Conn Pit Due Diligence\Drawings\Report Figures\GIS\Fig_SiteEnvirons_2015-12-04</small>	
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

Brian Zeman

From: Morrison, Sarah [Sarah.Morrison@grey.ca]
Sent: December-18-15 3:36 PM
To: Denise Whaley; Patrick Townes
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd
Subject: RE: Conn Pit - Pre-Consultation Summary

It all looks good to me.

Sarah Morrison

Intermediate Planner

Phone: +1 519-372-0219 ext. 1241



From: Denise Whaley [mailto:dwhaley@thebluemountains.ca]
Sent: December-17-15 11:27 AM
To: Patrick Townes; Morrison, Sarah
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd
Subject: RE: Conn Pit - Pre-Consultation Summary

Hi Patrick,

I have confirmed that our application fees won't likely change until March of 2016 so the application form and fees will stand until that time. Let me know if you the timing gets close to that time and we will get new fee amounts for you.

Please find our contact information for Aboriginal Peoples Consultation below.

Sarah ~ if you have anything to add, please do!

For Saugeen Ojibway Nation Environment Office (aka SON), I usually speak with Janna for aggregates, however I have heard she may be on leave of absence – Perhaps you can check with their office. If Janna is away, it is likely Doran who you would consult with.

Saugeen Ojibway Nation Environment Office
(on behalf of both Chippewas of Nawash Unceded First Nation and Saugeen First Nation)
ATT: Janna Chegahno (Aggregates/Territorial Resources)
j.chegahno@saugeenojibwaynation.ca
ATT: Doran Ritchie (Subdivisions/Land Use Planning)
d.ritchie@saugeenojibwaynation.ca
25 Maadookii Subdivision
Neyaashiinigmiing, ON N0H 2T0

Métis Nation of Ontario
ATT: Jesse Fieldwebster, Consultation Assessment Coordinator
consultations@metisnation.org 705-526-6335 ext.220
355 Cranston Crescent PO Box 4
Midland, ON L4R 4K6

Historic Saugeen Métis
ATT: George Govier, Coordinator Lands, Resources & Consultation
saugeenmetisadmin@bmts.com
204 High Street, Box 1492
Southampton, ON N0H 2L0

Kind Regards,

Denise Whaley, MSc MCIP RPP
Planner

Town of The Blue Mountains - Planning and Development Services
PO Box 320, 32 Mill Street
THORNBURY, ON N0H 2P0
Phone: 519-599-3131 Extension 262
Toll Free: 1-888-258-6867 (1-888-BLU-MTNS)
www.thebluemountains.ca

From: Patrick Townes [<mailto:ptownes@mhbcplan.com>]
Sent: December 15, 2015 4:36 PM
To: Denise Whaley; Morrison, Sarah
Cc: Brian Zeman; Romas Kartavicius; Rick Lloyd
Subject: Conn Pit - Pre-Consultation Summary

Denise and Sarah,

Thank you for consolidating the pre-consultation meeting today with MHBC and Rick Lloyd to discuss the proposed extension to the Conn Pit. The below includes a brief summary of some of the items that were discussed during today's meeting:

1) Required Technical Studies/Reports

As confirmed during our meeting, the following technical studies/reports are required to form a complete application to both the County of Grey (Official Plan Amendment) and the Town of The Blue Mountains (Official Plan Amendment and Zoning By-law Amendment):

- Hydrology
- Natural Environment
- Noise
- Archeology
- Traffic
- Planning Justification Report/ARA Summary Statement
- ARA Site Plans

2) County of Grey Official Plan – Section 6.3: Official Plan Review and Amendment

Section 6.3 (1) of the County of Grey Official Plan references criteria that is considered when applying for an Official Plan Amendment. In order to address Section 6.3 (1) (f) of the County of Grey Official Plan, the County will confirm if a monitoring study and annual report was prepared and provided to the Planning and Development Committee.

3) Application Fees

Once fee schedules are finalized in the new year, both the County of Grey and the Town of The Blue Mountains will confirm the fees for the following applications:

- County of Grey Official Plan Amendment (Small Scale)
- Town of The Blue Mountains Official Plan Amendment (Small Scale)
- Town of The Blue Mountains Zoning By-law Amendment (Small Scale)

Any additional fees (i.e. engineering review) will also be confirmed in the new year.

4) First Nations Consultation

The Town of The Blue Mountains has agreed to provide their contact list in order to consult with First Nations.

Thank you again for today's meeting. Please feel free to contact myself or Brian with any additional questions or concerns.

Best regards,

PATRICK TOWNES, BA, BEd | Planner

MHBC Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 231 | F 705 728 2010 ptownes@mhbcplan.com
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APPENDIX 5

CURRICULUM **VITAE**

Brian A. Zeman, BES, MCIP, RPP

EDUCATION

1998
Bachelor of Environmental Studies,
Honours, Urban and Regional
Planning, University of Waterloo

Brian Zeman, President of MHBC, joined MHBC as a Planner in 1998 after graduating from the University of Waterloo with a Bachelors Degree in Urban and Regional Planning.

Mr. Zeman provides planning services for all aspects of the firm's activities including residential, commercial and industrial uses while specializing in aggregate resource planning. He has experience in aggregate site planning and licensing and processes relating to aggregate applications.

Mr. Zeman is a member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

PROFESSIONAL ACCREDITATIONS / ASSOCIATIONS

- Full Member, Canadian Institute of Planners
- Full Member, Ontario Professional Planners Institute
- Member, Rotary Club of Barrie
- Member, Ontario Expropriation Association
- Certified by the Province of Ontario to prepare Aggregate Resources Act Site Plans

PROFESSIONAL HISTORY

2014 - Present	President , MacNaughton Hermsen Britton Clarkson Planning Limited
2010 - 2014	Vice President and Partner , MacNaughton Hermsen Britton Clarkson Planning Limited
2005 - 2009	Partner , MacNaughton Hermsen Britton Clarkson Planning Limited
2004 - 2005	Associate , MacNaughton Hermsen Britton Clarkson Planning Limited
2001 – 2004	Senior Planner , MacNaughton Hermsen Britton Clarkson Planning Limited
1998 - 2001	Planner , MacNaughton Hermsen Britton Clarkson Planning Limited

CONTACT

113 Collier Street
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F 705 728 2010
bzeman@mhbcplan.com
www.mhbcplan.com

CURRICULUM **VITAE**

Brian A. Zeman, BES, MCIP, RPP

PUBLICATIONS

- Co Author of the “State of the Aggregate Resource in Ontario Study Paper 2 – Future Aggregate Availability & Alternatives Analysis, Prepared for the Ministry of Natural Resources dated December 2009.

SELECTED PROJECT EXPERIENCE

- Research, preparation and co-ordination of reports / applications under the Planning Act, Niagara Escarpment Planning and Development Act, Oak Ridges Moraine Conservation Act, and the Aggregate Resources Act.
- Facilitate public meeting on major development applications.
- Project management for major development applications.
- Undertake aggregate Compliance Assessment Report inspections and preparation of reports.
- Planning evaluations and analysis for mineral aggregate development and resource management.
- Conduct notification and consultation procedures under the Aggregate Resources Act.
- Aggregate Resources Act site plan amendments.
- Planning evaluations for residential developments.
- Registration and planning of residential developments.
- Planning assessment for commercial, retail, office and industrial developments.
- Restoration planning for pits and quarries and preparation of recreational afteruse plans.
- Research and preparation of reports /evidence for hearings before the Ontario Municipal Board, Environmental Review Tribunal, Joint Board.
- Provide expert planning evidence before the Ontario Municipal Board, Environmental Review Tribunal and the Joint Board.

CONTACT

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bzeman@mhbcplan.com
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CURRICULUM **VITAE**

Brian A. Zeman, BES, MCIP, RPP

SAMPLE PROJECT LIST

- Activa Group - Laurentian Subdivision, Kitchener
- Adventure Farm – Kirkwall Subdivision, Hamilton
- Aecon - Oliver Pit - Site Plan Amendment/Compliance Assessment Report
- Aggregate Producers Association of Ontario - Caledon Official Plan
- Aggregate Producers Association of Ontario - PPS Review
- Aggregate Producers Association of Ontario - Region of Halton Official Plan
- Blue Mountain Aggregates-Pit Deepening and Expansion
- Brampton Brick - Cheltenham Quarry Site Plan Amendment
- Brampton Brick - Niagara Escarpment Development Permit
- Cayuga Material & Construction - Property Investigation
- Cliff's Natural Resources – Chromite Aggregate Project
- Crisdawn Construction Inc. – Barrie Annexation Lands
- Dufferin Aggregates - Acton Quarry Afteruse Plan
- Dufferin Aggregates - Acton Quarry Expansion
- Dufferin Aggregates – City of Hamilton Official Plan
- Dufferin Aggregates - Milton Comprehensive Zoning By-law
- Dufferin Aggregates - Milton Quarry Afteruse Plan
- Dufferin Aggregates - Milton Quarry Extension
- Dufferin Aggregates - Property Investigations
- Dufferin Aggregates - Region of Halton Official Plan
- Dufferin Aggregates - Town of Halton Hills Official Plan
- Dufferin Aggregates – Town of Halton Hills Zoning By-law
- E.C. King Contracting - Sydenham Quarry Expansion Erie Sand & Gravel - Pelee Quarries
- Gies Construction - Old Chicopee Drive, Waterloo
- Hazad Construction - Conestoga Golf Course Subdivision Hallman Construction Limited - Consent for Church Site
- Home Depot - Barrie, Kitchener, Markham, Mississauga, Richmond Hill and Whitby
- J.C. Duff - Property Investigations
- Kulmatycky Rezoning/Plan of Subdivision/Area Study - Town of Paris
- Lafarge Canada – Brechin Quarry Site Plan Amendment
- Lafarge Canada – City of Hamilton Official Plan
- Lafarge Canada - Dundas Quarry Expansion
- Lafarge Canada - Lawford Pit
- Lafarge Canada – Limbeer Pit
- Lafarge Canada – Mosport Pit Site Plan Amendments
- Lafarge Canada - Oster Pit

CONTACT

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bzeman@mhbcplan.com
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CURRICULUM **VITAE**

Brian A. Zeman, BES, MCIP, RPP

- Lafarge Canada - Property Investigations
- Lafarge Canada - Warren Merger Due Diligence
- Lafarge Canada-Wawa Site Plans
- Lincoln Village Subdivision - Phase 2 and 3, Waterloo
- Livingston Excavating - Simcoe Pit
- Nelson Aggregates Co., Burlington Quarry Extension
- Ontario Stone, Sand & Gravel Association – Region of Halton Aggregate Strategy
- Ontario Stone, Sand & Gravel Association - Region of Halton Official Plan
- Paris Land Development Limited - Subdivision
- Pitway Holdings - Brillinger Pit
- Pitway Holdings - Naylor/Forman Pit
- Pine Valley Homes - Ainsley Estates, Town of Wasaga Beach
- Pioneer Construction-Aggregate Resources Act Licensing-Thunder Bay
- Region of Durham - Homefounders Subdivision Riverbank Estates Inc. - Subdivision, Kitchener
- St. Marys Cement – Alternative Fuels
- St. Marys Cement - Bowmanville Quarry Deepening
- St. Marys Cement - Bowmanville Quarry Site Plan Amendment
- St. Marys Cement - Clarington Comprehensive Zoning By-law
- St. Marys Cement – Westside Marsh Project
- Steed & Evans - Contractor's Yard/Site Plan Amendment
- Tanem Developments - Bridge Street Subdivision University of Guelph - Canadian Tire
- University of Guelph - Commercial Centre University of Guelph - Office/Research Park
- YMCA – Redevelopment of Site, Barrie
- Zavarella Construction Ltd. - Consent/Rezoning/Plan of Subdivision/Area Study, Town of Paris

CONTACT

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F 705 728 2010
bzeman@mhbcplan.com
www.mhbcplan.com

CURRICULUM **VITAE**

Patrick Townes BA, BEd

EDUCATION

2011
Honours Bachelor of Arts,
Geography and
Bachelor of Education,
Nipissing University

Patrick Townes, BA, BEd, Planner provides advice to private and public sector clients on a variety of land use planning issues. Mr. Townes assists in the preparation and review of Official Plans, Zoning By-laws, Subdivisions, Site Plans, Consents and Minor Variances.

Mr. Townes' past experiences include working with a Conservation Authority where he coordinated development application review, approval monitoring and natural heritage management. Mr. Townes has over three years of extensive experience dealing with development and planning matters pertaining to Conservation Authorities.

PROFESSIONAL ASSOCIATIONS / ACCREDITATIONS

- Provisional Member, Canadian Institute of Planners (CIP) and Ontario Professional Planners Institute (OPPI)

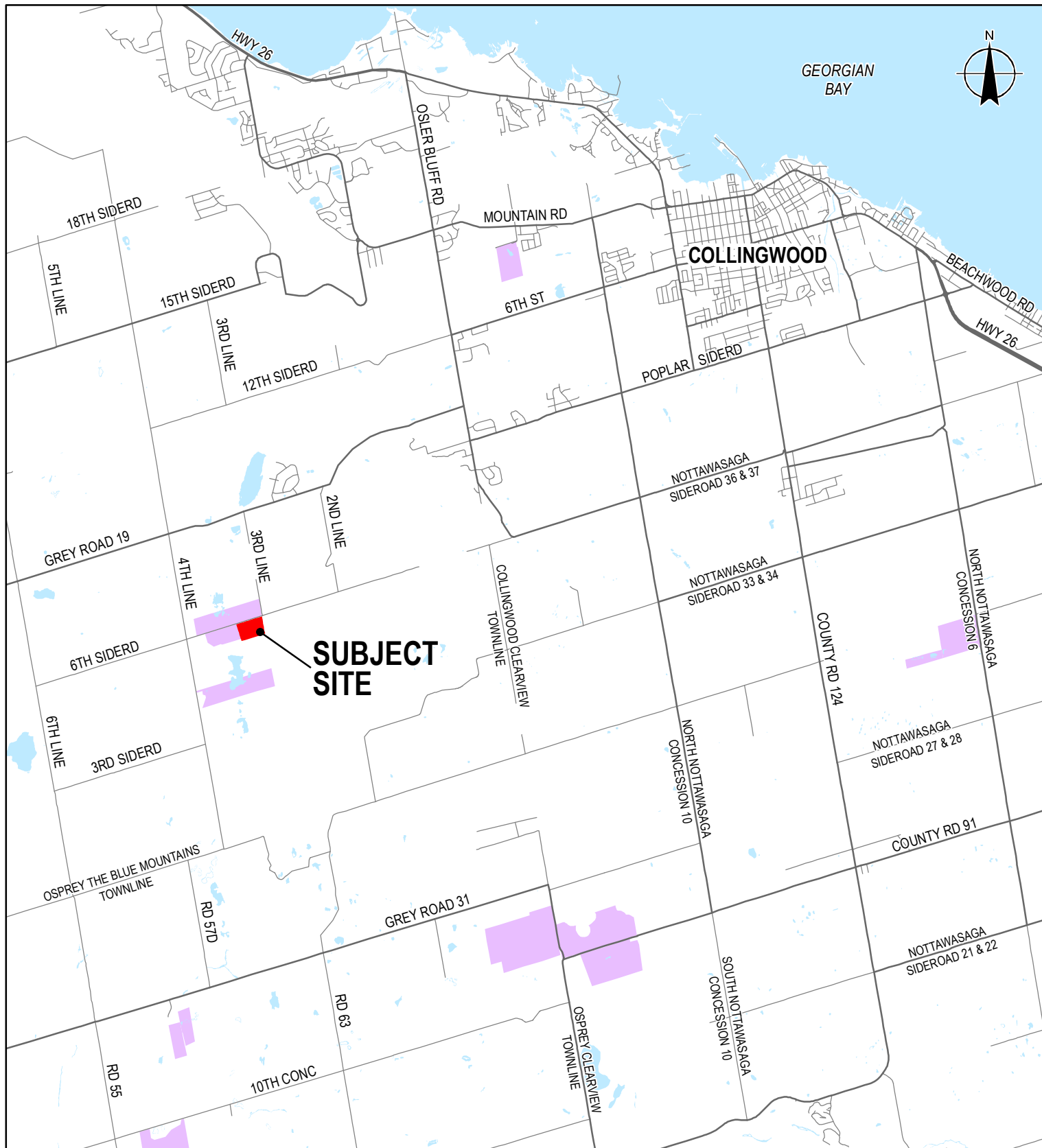
PROFESSIONAL HISTORY

2014 – Present	Planner , MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC), Barrie
2014	Planning & Regulations Officer , Nottawasaga Valley Conservation Authority
2011 - 2013	Planning Assistant , Nottawasaga Valley Conservation Authority
2010 – 2011	Planning Assistant , Township of Springwater

CONTACT

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ptownes@mhbcplan.com
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FIGURES



**FIGURE 1
LOCATION MAP**

Conn Pit

Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey

LEGEND

- Subject Site
- Existing Licenced Pits

DATE December 22, 2015

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0 600 1,200 1,800 2,400 3,000
Metres

N:\Brian\Y537K - Conn Pit Due Diligence\Drawings\
Report Figures\GIS\Fig1_Location_2015-12-22

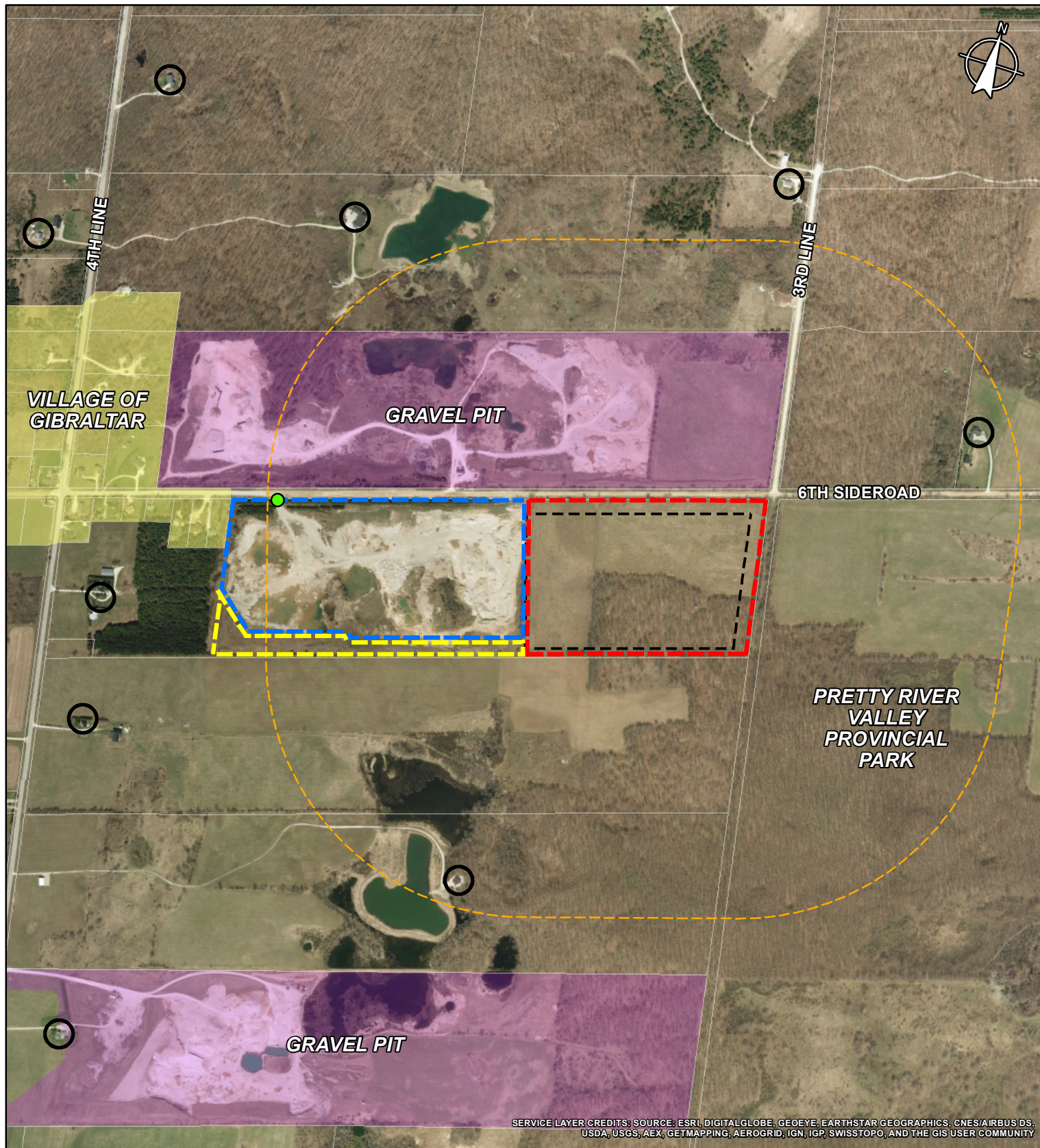


FIGURE 2 SITE ENVIRONS & SURROUNDING LAND USES

Conn Pit

Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey

LEGEND

- Proposed Extension
- Existing Conn Pit
- Additional Lands Owned by Applicant
- Proposed Extraction Limit
- 500m Boundary from Subject Site
- Other Existing Gravel Pits
- Village of Gibraltar
- Existing Entrance / Exit
- Surrounding Residents

DATE December 23, 2015

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0 50 100 150 200 250
Metres

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Report Figures\GIS\Fig2_SiteEnvirons_2015-12-23

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ARCHITECTURE

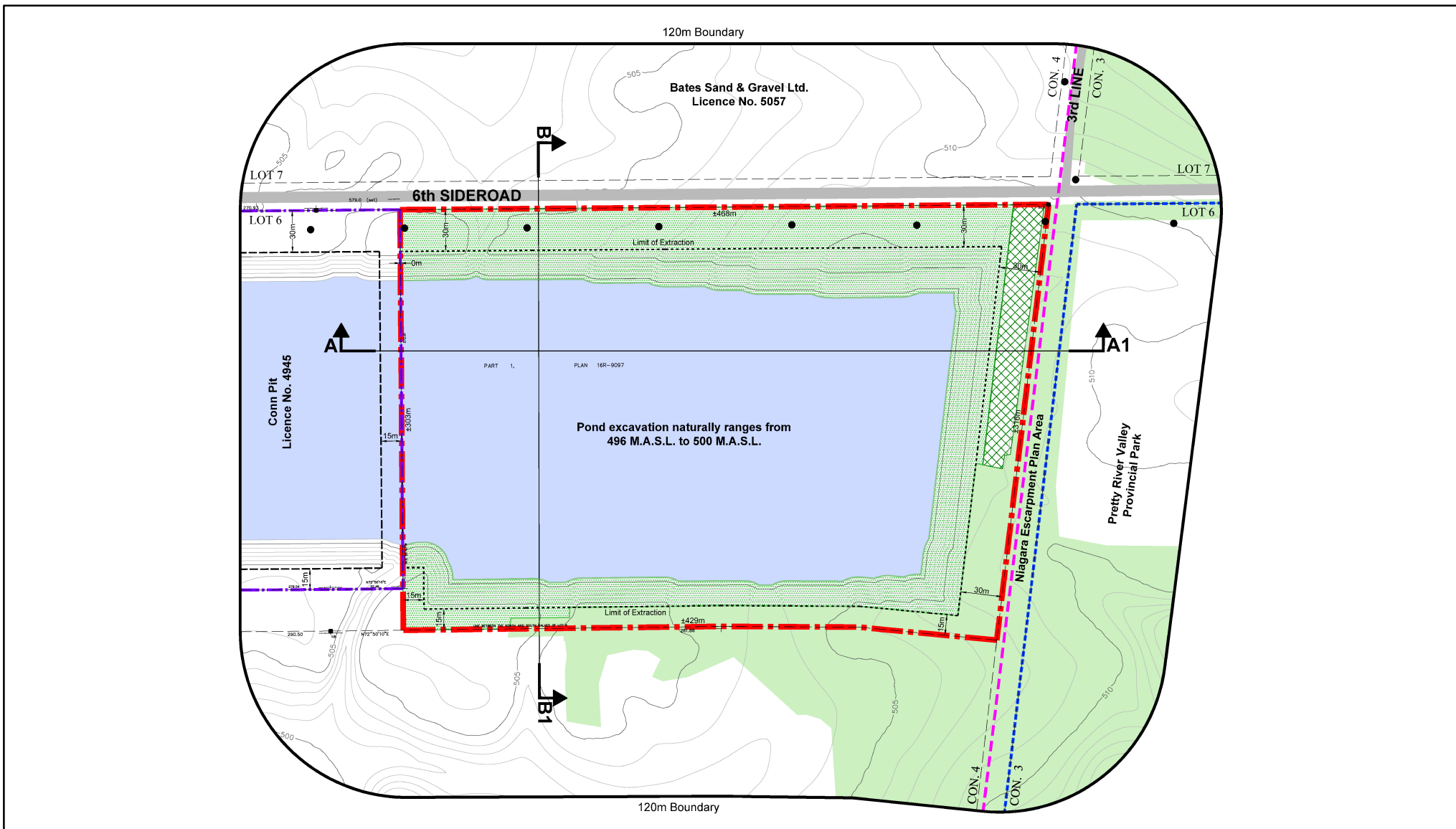


FIGURE 5 REHABILITATION PLAN

Conn Pit

Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey

LEGEND

- Boundary of Area to be Licenced
- Limit of Extraction
All Setbacks are Drawn to Scale & Show Labelled Distances
- Existing Licence Boundary
Licence Reference No. 4945
- Existing Extraction Limit
Licence Reference No. 4945

- Niagara Escarpment Plan Area
- Pretty River Valley Provincial Park
- X Area Planted Prior to Phase 2
- . Woodland

- Paved Road
- Property Line
- Existing Vegetation
- Elevation Contour
Metres Above Mean Sea Level

- Hydro Pole

DATE
December 23, 2015

SOURCES

Conn Pit Extension - Rehabilitation Plan
December 23, 2015

N:\Brian\Y537K - Conn Pit Due Diligence\Drawings\
Report Figures\GIS\Fig5_RehabPlan_2015-12-23

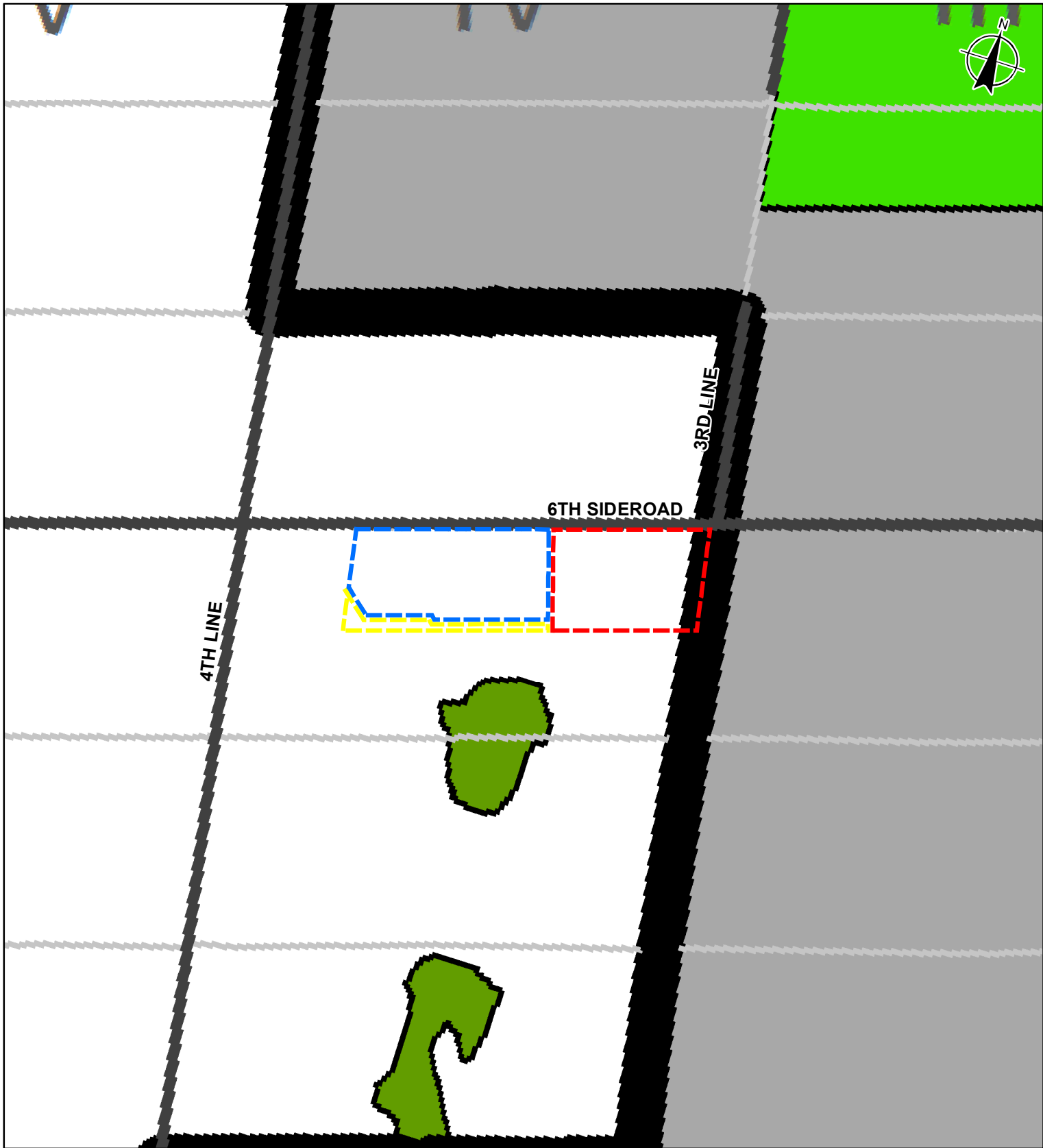


FIGURE 6 SCHEDULE 'A' - MAP 2 LAND USE

COUNTY OF GREY
OFFICIAL PLAN (2013)

Conn Pit

Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey

LEGEND

- Proposed Extension
- Existing Conn Pit
- Additional Lands Owned by Applicant
- Rural
- Recreational Resort Area
- Hazard Lands
- Niagara Escarpment Development Control Area

DATE December 22, 2015

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0 80 160 240 320 400
Metres

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Report Figures\GIS\Fig6_GreyOP2013_LandUse_2015-12-22

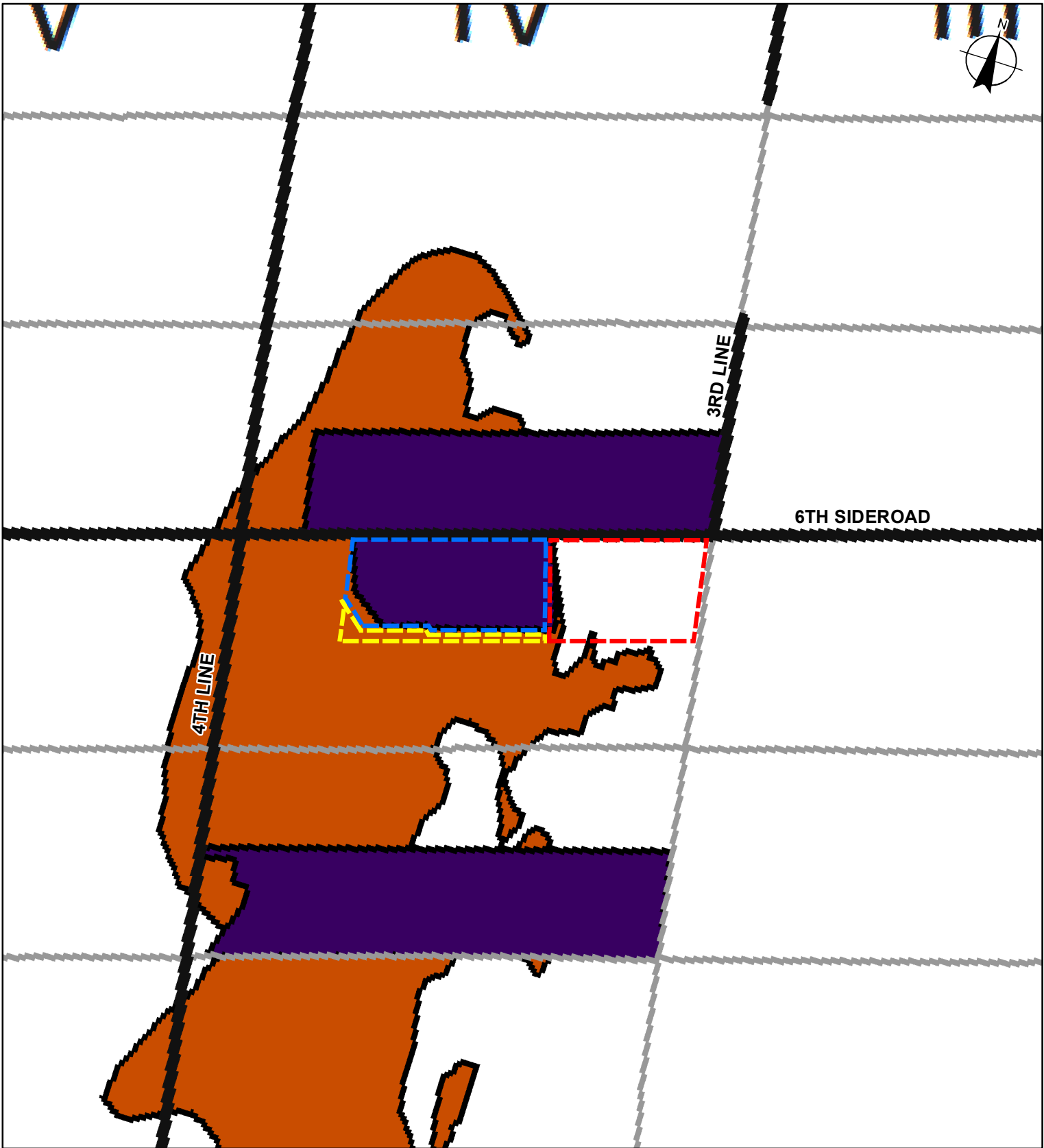


FIGURE 7
SCHEDULE 'B' - MAP 2
MINERAL AGGREGATE
 COUNTY OF GREY
 OFFICIAL PLAN (2013)
Conn Pit
 Part North ½ Lot 6, Concession IV
 Town of The Blue Mountains
 County of Grey

- LEGEND**
- Proposed Extension
 - Existing Conn Pit
 - Additional Lands Owned by Applicant
 - Aggregate Resource Area
 - Mineral Resource Extraction

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	N:\Brian\Y537K - Conn Pit Due Diligence\Drawings\Report Figures\GIS\Fig7_GreyOP2013_MineralAggregate_2015-11-22
<div style="display: flex; align-items: center; justify-content: center; margin-bottom: 5px;"> <div style="text-align: center; margin-right: 10px;"> <p style="margin: 0;">MHBC</p> </div> <div> <p style="margin: 0; font-size: 10px; letter-spacing: 1px;">PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p> </div> </div>	

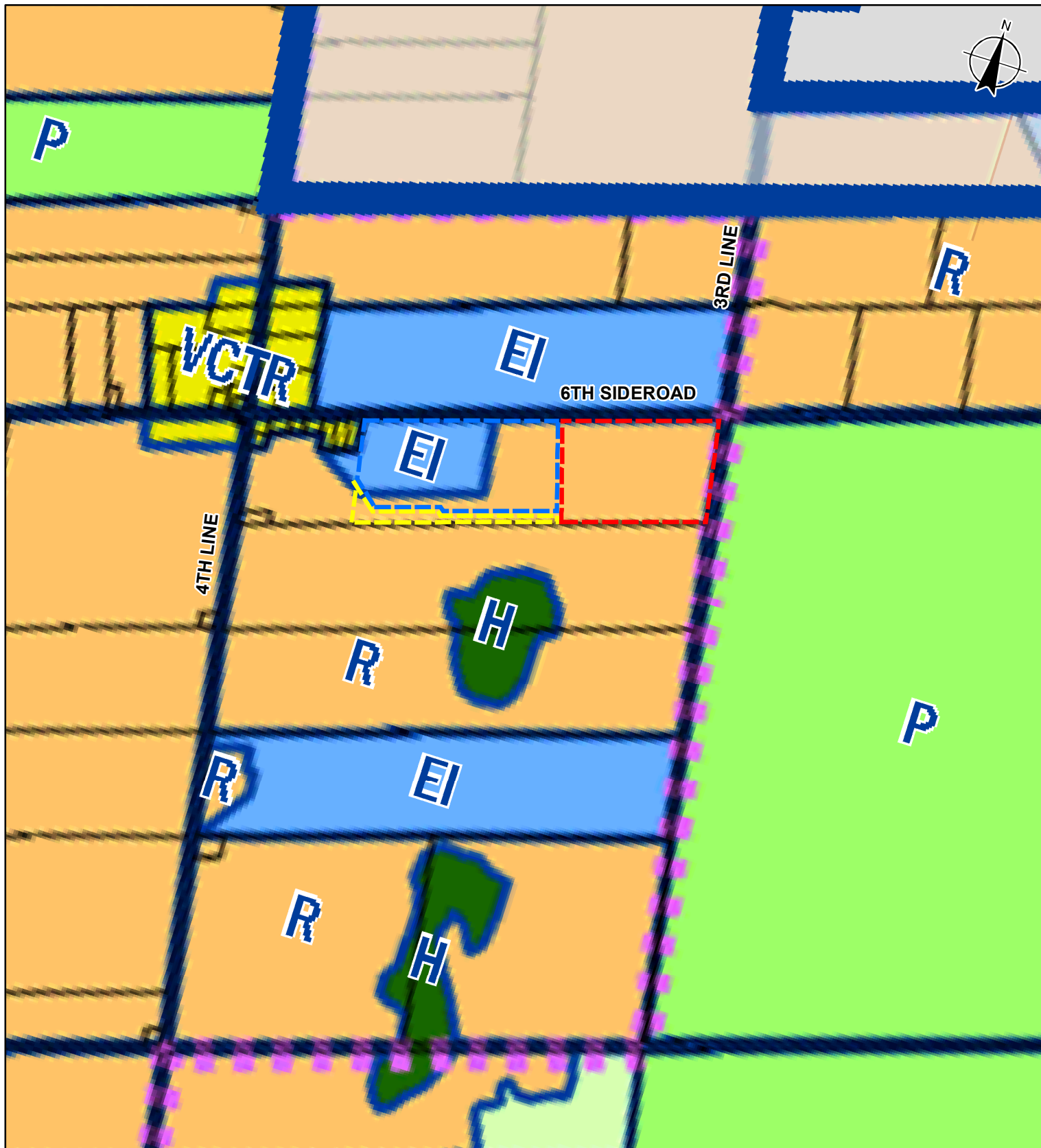


FIGURE 8 **SCHEDULE 'A'** **LAND USE PLAN**

TOWN OF BLUE MOUNTAINS
OFFICIAL PLAN (2007)

Conn Pit

Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey

LEGEND

- Proposed Extension
- Existing Conn Pit
- Additional Lands Owned by Applicant
- Rural
- Village Centre
- Extractive Industrial
- Escarpment
- Public Open Space
- Hazard
- NEC Plan Area
- Community Improvement Area

DATE December 22, 2015

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0 80 160 240 320 400
Metres




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Report Figures\GIS\Fig8_BlueOP2007_LandUse_2015-11-22

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& LANDSCAPE
ARCHITECTURE

Town of The Blue Mountains

Key Map Schedule A-1

By-Law No. 2006-110

-  Area affected by this Amendment
-  Area to be rezoned from General Rural (A1) to Rural Estate Residential (RERa)
-  Area to be rezoned from General Rural (A1) to General Rural (A1-209)

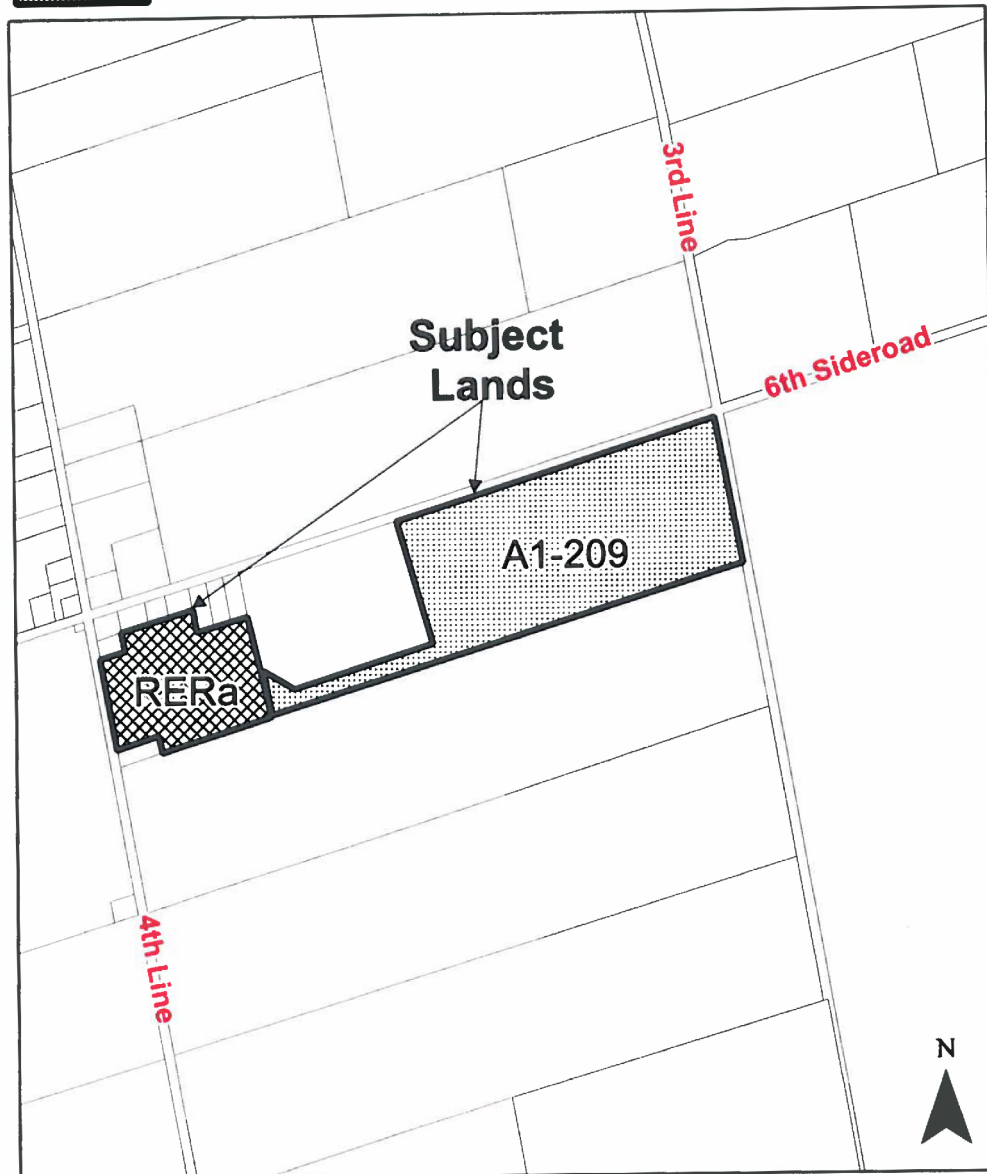


FIGURE 9
KEY MAP SCHEDULE A-1
BY-LAW No. 2006-110
TOWN OF THE BLUE MOUNTAINS
ZONING BY-LAW
Conn Pit
Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey

DATE December 22, 2015

SOURCES

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Report Figures\GIS\Fig9_Blue_ZBA_2015-12-22

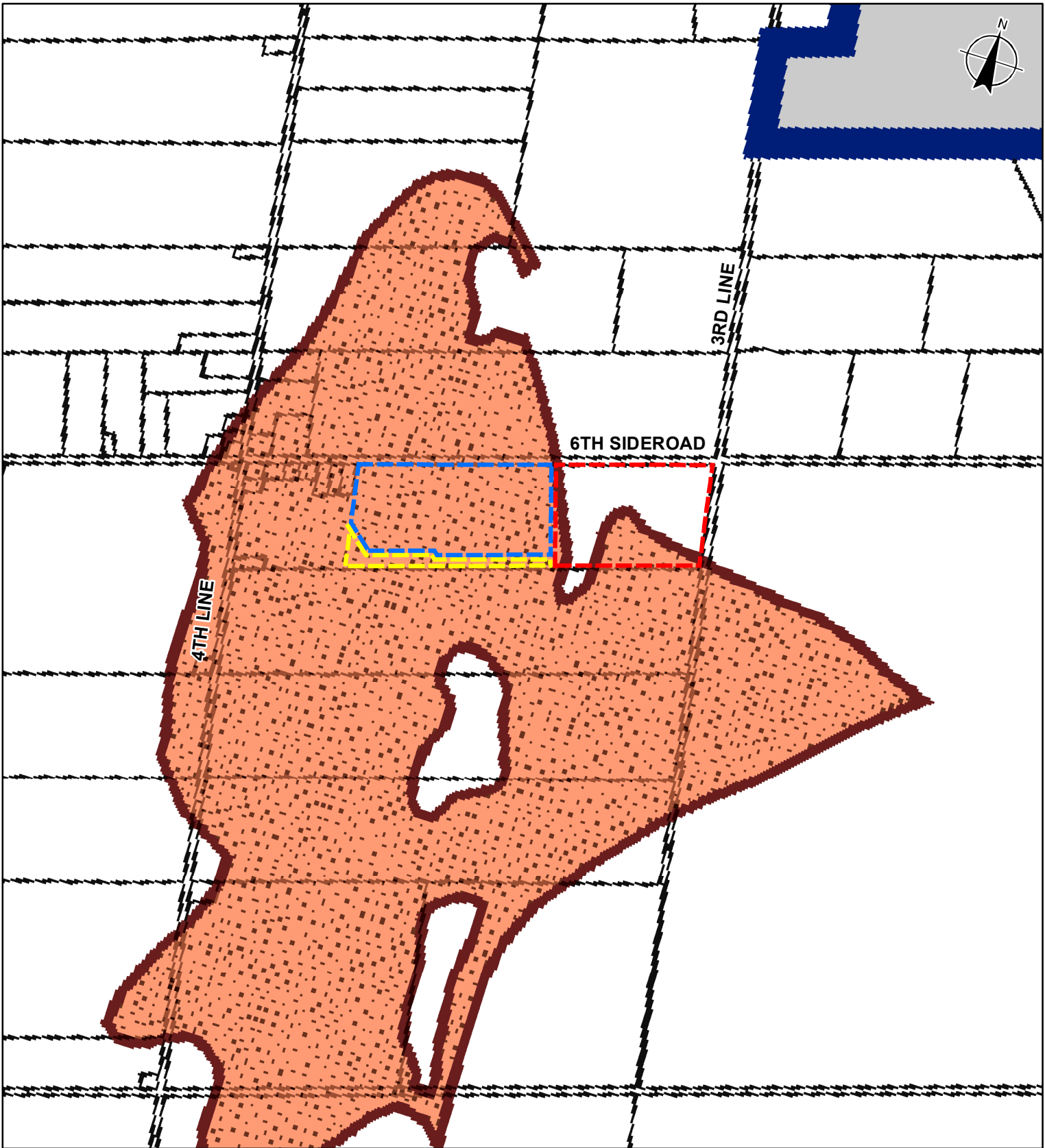


FIGURE 10
APPENDIX MAP C
AGGREGATE RESOURCES
 TOWN OF BLUE MOUNTAINS
 OFFICIAL PLAN (2007)
Conn Pit
 Part North ½ Lot 6, Concession IV
 Town of The Blue Mountains
 County of Grey

- LEGEND**
- Proposed Extension
 - Existing Conn Pit
 - Additional Lands Owned by Applicant
 - Secondary Significant Sand and Gravel

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<div style="display: flex; align-items: center; justify-content: flex-end;"> <div style="text-align: center; margin-right: 10px;"> <p>MHBC</p> </div> <div> <p>PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p> </div> </div>	

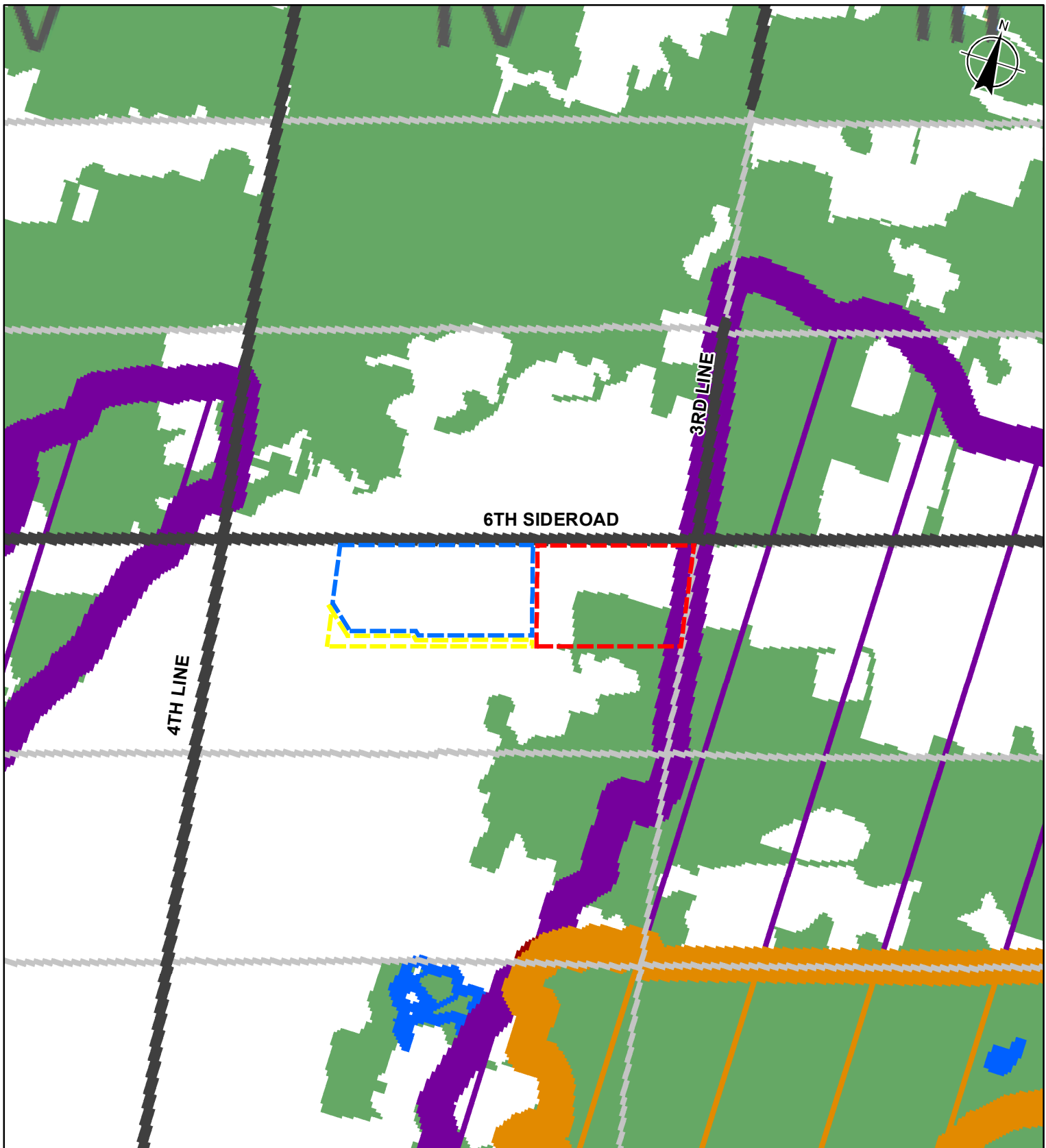









FIGURE 11
APPENDIX 'B' - MAP 2
CONSTRAINT MAPPING

COUNTY OF GREY
 OFFICIAL PLAN (2013)

Conn Pit

Part North ½ Lot 6, Concession IV
 Town of The Blue Mountains
 County of Grey

LEGEND

- | | |
|---|---|
|  Proposed Extension |  Other Identified Wetlands |
|  Existing Conn Pit |  Earth & Life ANSI |
|  Additional Lands Owned by Applicant |  Earth ANSI |
|  Significant Woodlands | |

DATE December 22, 2015

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0 80 160 240 320 400
 Metres

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MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

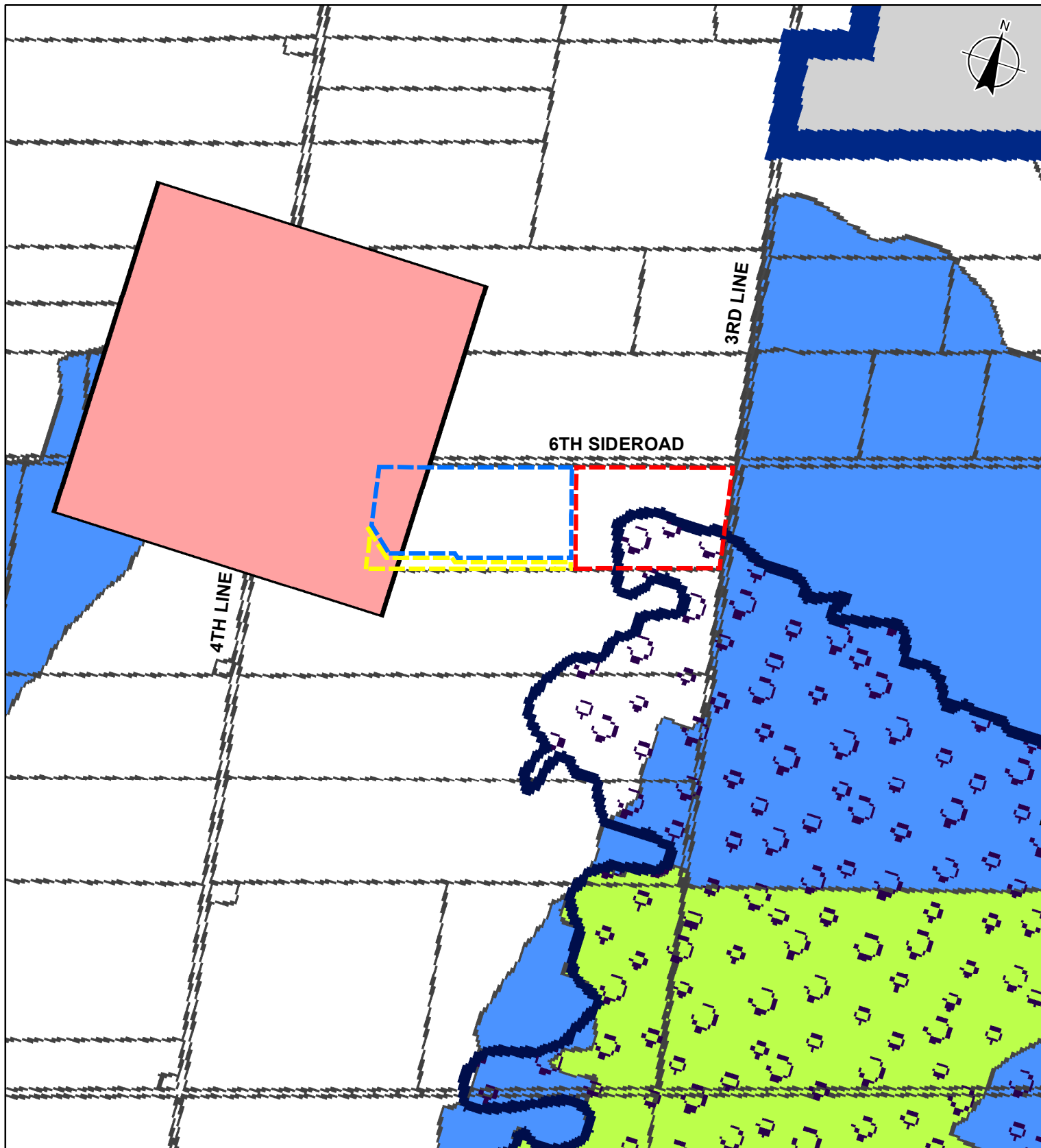


FIGURE 12

APPENDIX MAP D NATURAL HERITAGE

TOWN OF BLUE MOUNTAINS
OFFICIAL PLAN (2007)

Conn Pit

Part North ½ Lot 6, Concession IV
Town of The Blue Mountains
County of Grey

LEGEND

- | | | | |
|--|-------------------------------------|--|----------------------|
| | Proposed Extension | | ANSI - Life Science |
| | Existing Conn Pit | | ANSI - Earth Science |
| | Additional Lands Owned by Applicant | | Deer Wintering Yard |
| | Rare Species Occurances | | |

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0 80 160 240 320 400
Metres

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Figures\GIS\Fig12_BlueOP2007_NaturalHeritage_2015-11-22

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

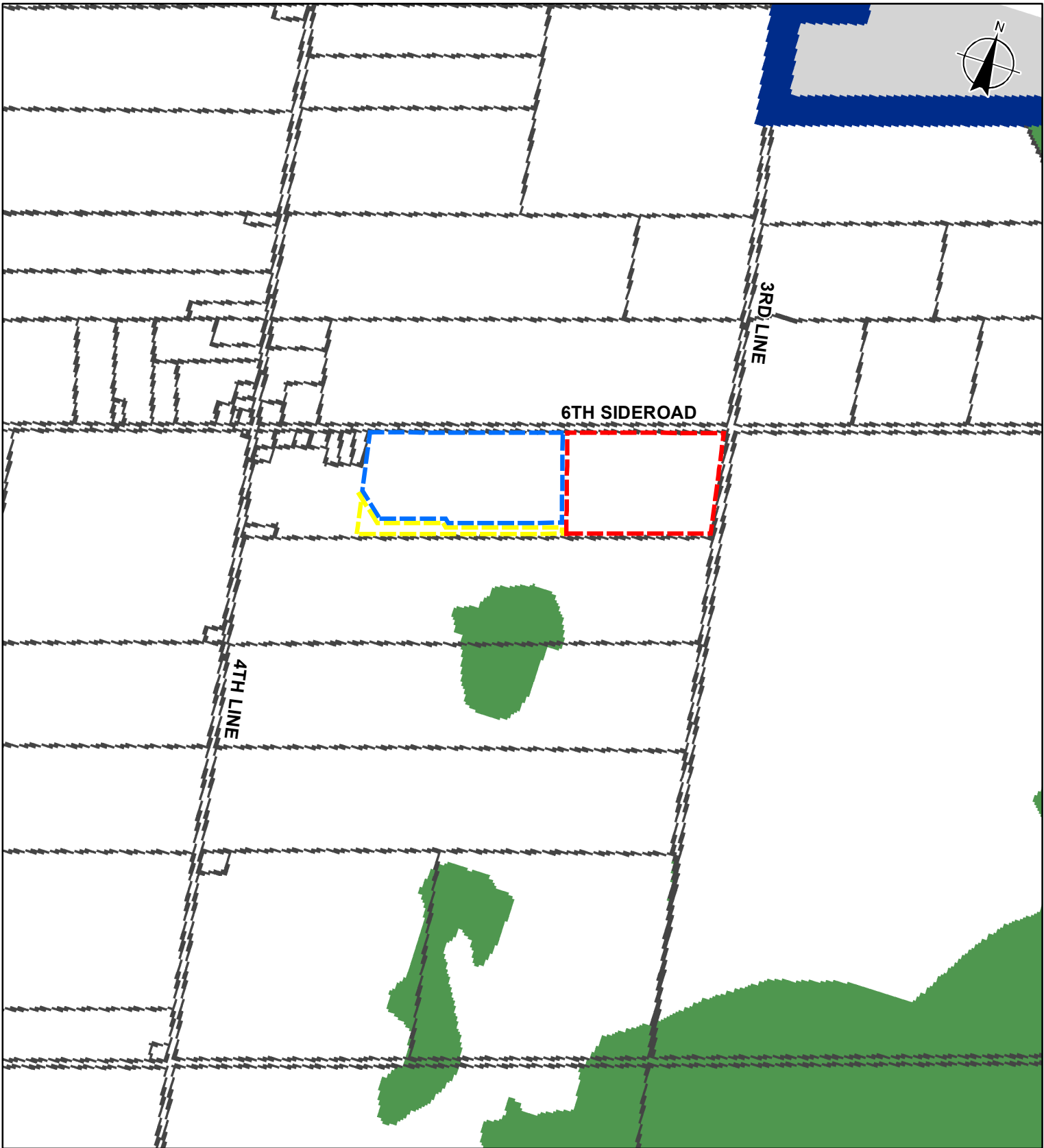


FIGURE 13
APPENDIX MAP A
HAZARD, FLOODPLAIN & PSW
 TOWN OF BLUE MOUNTAINS
 OFFICIAL PLAN (2007)
Conn Pit
 Part North ½ Lot 6, Concession IV
 Town of The Blue Mountains
 County of Grey

- LEGEND**
- Proposed Extension
 - Existing Conn Pit
 - Additional Lands Owned by Applicant
 - Slope, Floodplain and Shoreline Hazards

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<div style="text-align: center;"> 0 80 160 240 320 400 Metres </div>	
<small>N:\Brian\Y537K - Conn Pit Due Diligence\Drawings\Report Figures\GIS\Fig13_BlueOP2007_Hazard_2015-12-23</small>	
PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	