

# MEMO

KITCHENER  
WOODBRIDGE  
LONDON  
KINGSTON  
BARRIE

<b>To:</b>	<b>Kim Wingrove, Meaghen Reid, Kelsey Lang, Jordan Dolson</b>
<b>From:</b>	<b>Bernie Hermsen / Emily Elliott</b>
<b>Date:</b>	<b>March 31, 2014</b>
<b>File:</b>	<b>9902IZ</b>
<b>Subject:</b>	<b>Zoning By-law Amendment Application (ZBA 01/14) Tri-City Materials (Spencer Sand and Gravel) REVIEW FOR COMPLETE APPLICATION 6939 Wellington Road 124</b>

The Township of Guelph/Eramosa has received the above-noted Zoning By-law Amendment application. The application is briefly summarized below:

Application No.:	ZBA 01/14
Landowner:	Tri City Lands Ltd.
Agent:	Glenn Harrington, Harrington McAvan Ltd.
Location:	6939 Wellington Road 124 (Part of Lots 14, 15 and 16 and Lots 17 and 18, Concession B, Township of Guelph/Eramosa, County of Wellington)
Request:	An amendment to the Township of Guelph/Eramosa Zoning By-Law 57/1999 to rezone the site Extractive Industrial (M3) to permit aggregate extraction on the site. The application will permit a Category 3 – Class ‘A’ Licence, Pit Above Water Table, to remove more than 20,000 tonnes of aggregate a year.  The area of the proposed extraction is 42.25 hectares. Upon completion of the extraction operations, the area of the extraction is proposed to be rehabilitated to agriculture.  Surrounding land uses are generally agricultural, with scattered non-farm residences along Wellington Road 124. The adjacent property to the south, within the Township of Puslinch, is an inactive quarry, licensed to Carmeuse Lime (Canada) and contains two large ponds in two of the areas of the extraction.
Current Official Plan:	Prime Agricultural and Mineral Aggregate Area
Current Zoning By-law:	Agricultural (A)

Application Requirements	We have undertaken a review of the policy direction for new aggregate operations set out at Section 6.6.5 of the County of Wellington Official Plan and are generally satisfied that the matters to be considered have been included in the following reports and drawings.
Plans and Drawings Submitted	<ul style="list-style-type: none"> <li>• Existing Features Plan, prepared by Harrington McAvan Ltd, dated February 2014;</li> <li>• Operational Plan Phase A, prepared by Harrington McAvan Ltd, dated February 2014;</li> <li>• Operational Plan Phases B-E, prepared by Harrington McAvan Ltd, dated February 2014;</li> <li>• Section and Details, prepared by Harrington McAvan Ltd, dated February 2014;</li> <li>• Rehabilitation Plan, prepared by Harrington McAvan Ltd, dated February 2014.</li> </ul>
Additional Materials Submitted:	<ul style="list-style-type: none"> <li>• Application Form</li> <li>• Summary Report, prepared by Harrington McAvan Ltd, dated February 2014. <ul style="list-style-type: none"> <li>○ This report is intended to satisfy Section 2.1 of the <i>Aggregate Resources of Ontario: Provincial Standards, Version 1.0</i> for a Category 3 – Class ‘A’ Pit Above Water Table. It summarizes the information and conclusions of the reports listed below.</li> </ul> </li> <li>• Hydrogeological Level 1 Assessment, prepared by Groundwater Science Corp., dated February 2014. <ul style="list-style-type: none"> <li>○ This report presents the results of a hydrogeologic assessment and is intended to address the current groundwater standards in addition to general Environmental Impact Study type requirements.</li> </ul> </li> <li>• Natural Environment Level 1 and 2 Technical Report, prepared by Stantec Consulting Ltd., dated February 25, 2014. <ul style="list-style-type: none"> <li>○ This report identifies natural features located on the site and on adjacent lands and evaluates the impact of the proposed operation on these features. This report is intended to fulfil the ARA requirements for a Level 1 and 2 Natural Environment Technical Report and address Environmental Impact Study requirements.</li> </ul> </li> <li>• Archaeological Assessment, Stage 1-2, prepared by Stantec Consulting Limited, dated November 6, 2013. <ul style="list-style-type: none"> <li>○ This report evaluates the archaeological potential and cultural heritage significance of the site.</li> </ul> </li> <li>• Acoustic Assessment Report, prepared by Consetoga-Rovers &amp; Associates, dated February 2014. <ul style="list-style-type: none"> <li>○ This study provides an evaluation of potential off-site noise impacts from the proposed facility’s significant environmental noise sources and provides technical recommendations necessary to ensure that on-site noise generation and the off-site environmental noise impacts meet and do not exceed levels estimated in the report.</li> </ul> </li> <li>• Traffic Impact Assessment, prepared by GHD, dated February 2014. <ul style="list-style-type: none"> <li>○ This study assesses the extent of traffic-related impacts on the</li> </ul> </li> </ul>

	<p>abutting roadway system generated by the proposal and reviews the application in the context of applicable Official Plan policies.</p> <ul style="list-style-type: none"> <li>• Planning Analysis Report, prepared by Harrington McAvan Ltd. <ul style="list-style-type: none"> <li>○ This report analyses the planning and land use considerations of the application.</li> </ul> </li> <li>• Resource Assessment, prepared by Applicant and Harrington McAvan Ltd. <ul style="list-style-type: none"> <li>○ This report contains the test pit log data.</li> </ul> </li> </ul>
<p>Related Applications:</p>	<p>An <i>Aggregate Resources Act</i> (ARA) application for a new pit licence has been filed with the Ministry of Natural Resources (“MNR”). The purpose of this application is to obtain a Category 3 – Class ‘A’ licence to permit a pit above water table with extraction of more than 20,000 tonnes of material annually on private lands.</p> <p>An application for a Class ‘A’ licence must meet the requirements of the <i>Aggregate Resources of Ontario: Provincial Standards Version 1.0</i>, including acceptance of site plans and technical reports. The reports and plans listed above were all included with the application.</p> <p>In addition, notification and consultation is required as part of the licence application process. This includes: a public information session; written notice to adjacent landowners; notice published in the local newspaper; circulation of the application to prescribed agencies; and submission of a consultation package to the MNR. Any member of the public or circulated agency, including municipalities, may provide comments or objections to the applicant and MNR within the 45-day notification period. If a member of the public files an objection letter, the applicant must try to resolve all issues raised.</p> <p>A decision with respect to the ARA licence application can be issued by the MNR. If there are unresolved objections or if MNR fails to render a decision or refuses to issue the licence, the application may be referred or appealed to the Ontario Municipal Board for a hearing.</p>

This application has been reviewed in terms of the *Planning Act* requirements for a complete application (Regulation 545/06, Schedule A) and the applicable provisions of the zoning by-law. **The application is deemed to be complete.** It is noted that as a result of agency comments, additional information may be required to address any issues or concerns that may arise.

**Recommendation:**

It is recommended that:

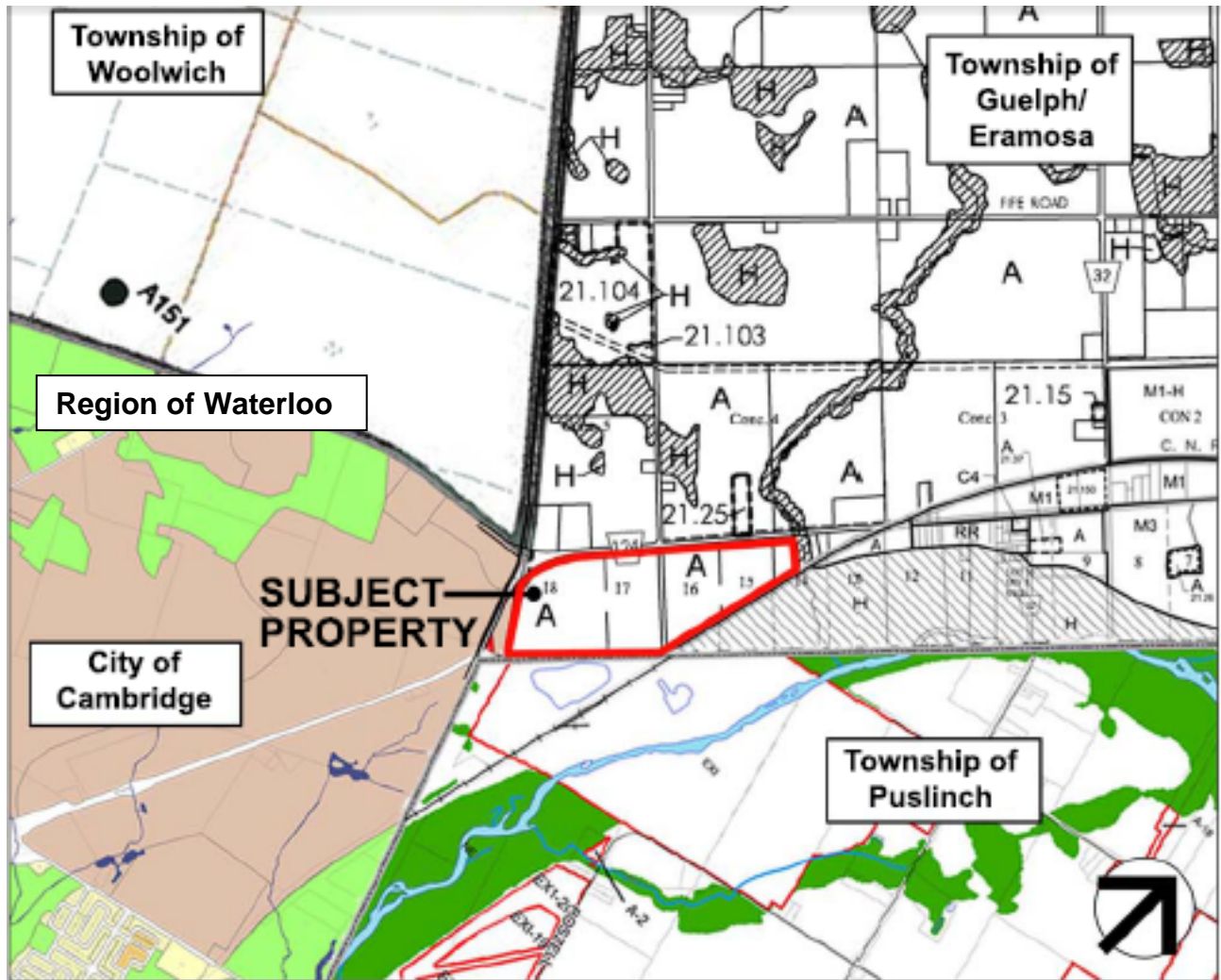
1. The Township proceed with the required notice of a complete application, as per section 34(10.7)(a) of the *Planning Act* and Ontario Regulation 545/06;
2. The Zoning By-law Amendment application be circulated to the required agencies for comments as per the *Planning Act*; and,
3. The application be forwarded to the Township’s Planners, MHBC Planning, for a preliminary planning report.

Yours Truly,  
**MHBC**

A handwritten signature in black ink that reads "Bernie Hermsen". The signature is written in a cursive style with a large initial 'B' and a long, sweeping tail.

Bernie Hermsen, MCIP, RPP

Encl. Zoning Map



Corporation of the Township of Woolwich Zoning By-law No. 55-85, Key Map 'A', July 2012; Corporation of the City of Cambridge Zoning By-Law, Cambridge General Zoning Map, February 8, 2013; Township of Guelph/ Eramosa Zoning By-Law 57/1998, Schedule 'A' Map 1 & 1B, December 2009; Township of Puslinch Zoning ByLaw No. 19/85, Schedule A, Consolidation dated September 27, 2012

# Zoning Map



## Legend

### Township of Woolwich

- Rural Site Specific - See Section Noted
- ▭ Township Boundary
- Unless otherwise indicated lands are zoned Agricultural

### City of Cambridge

- Open Space
- Medium High Density Residential
- Low Density Residential
- Commercial
- Agricultural

### Township of Guelph/ Eramosa

- A Agricultural
- RR Rural Residential
- C4 Highway Commercial
- M1 Rural Industrial
- M3 Extractive Industrial
- Hazard
- ▭ Special Provisions

### Township of Puslinch

- A Agricultural Zone
- EXI Extractive Industrial Zone
- NE Natural Environmental Zone