

Zoning By-law Amendment Application
File No. ZBA 01/14
6939 Wellington Road 124

Dan Currie, MA, MCIP RPP

MHBC PLANNING

February 1, 2016



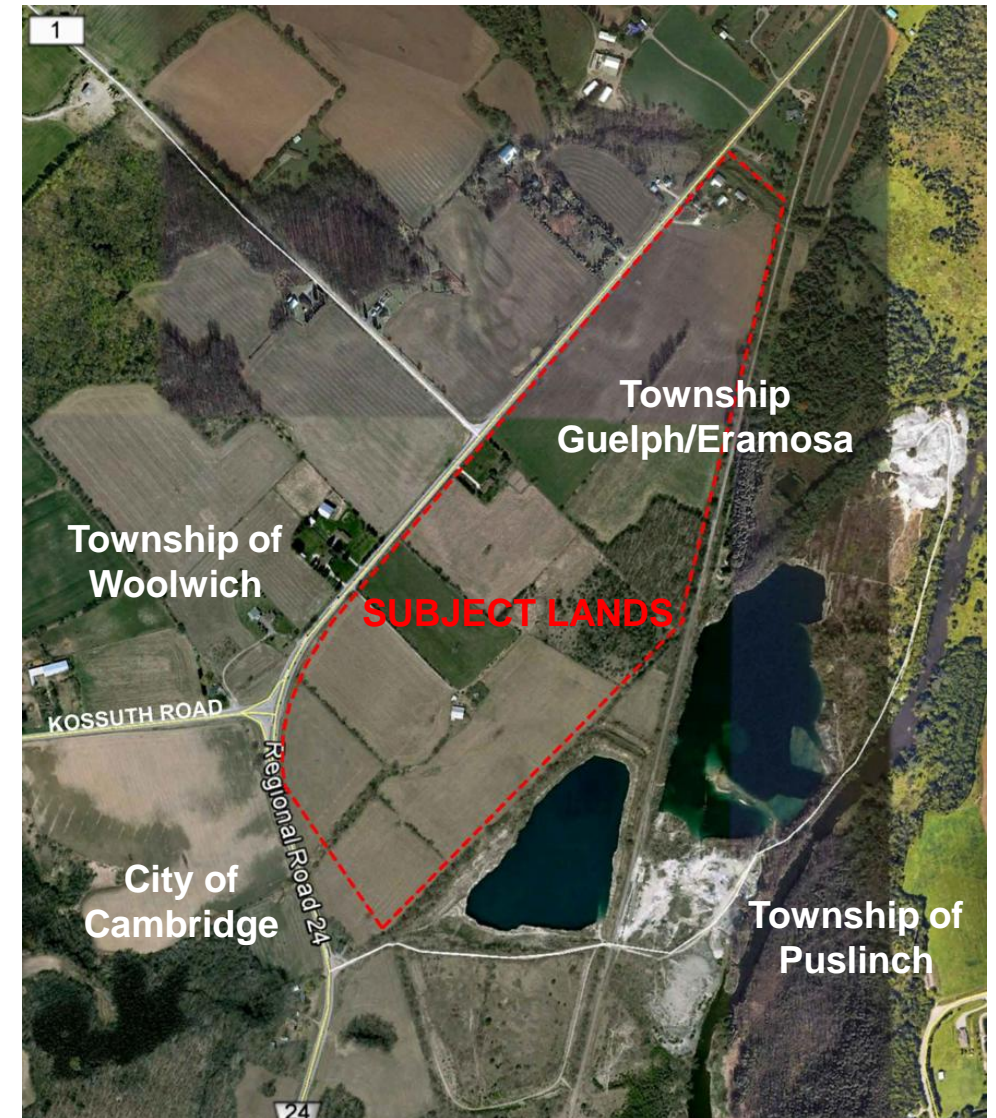
Purpose of Presentation

- To provide a summary overview of the application
- To describe the process and next steps
 - Zoning By-law Amendment to rezone the land from Agriculture (A) to Extractive Industrial (M3) to permit an above the water table pit
 - Related Aggregate Resource Act (ARA) application submitted to Ministry of Natural Resources and Forestry



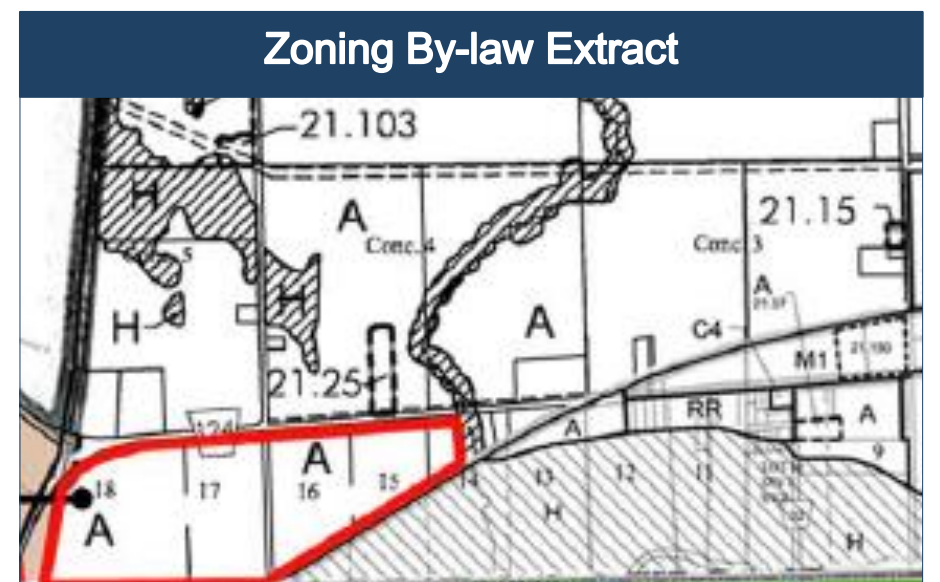
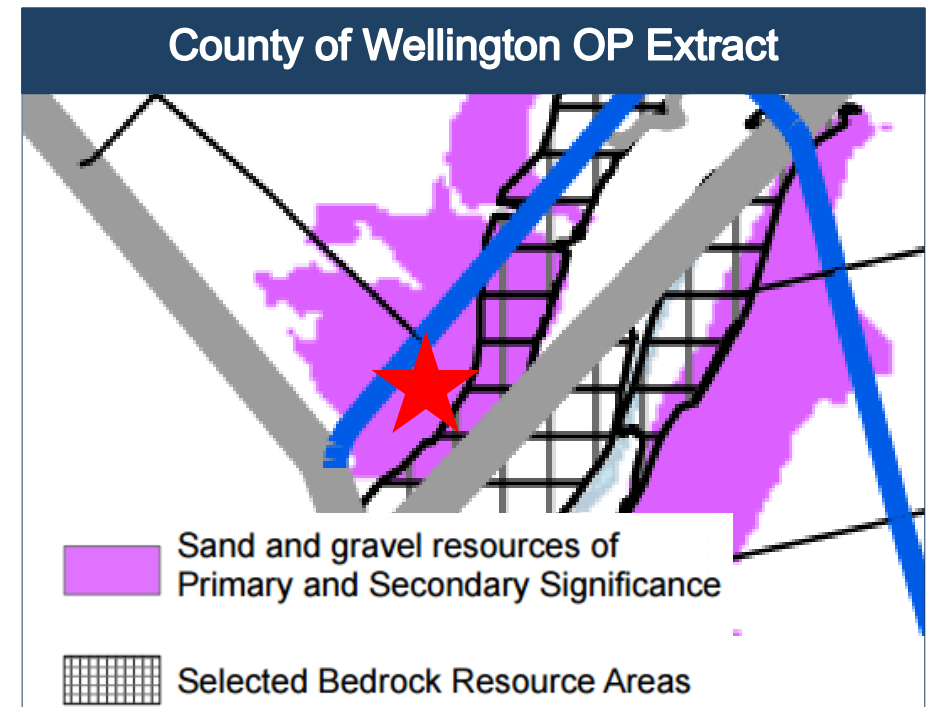
Subject Lands

- Area of 51.16 ha (126.4 acres)
- Lands currently used for agriculture
- Surrounding area primarily comprised of agricultural uses
- Lands north of inactive quarry, CNR line, and Speed River
- Lands bisected by a high voltage transmission corridor



Policy Context

- Lands designated *Prime Agricultural* by County of Wellington Official Plan and subject to a Mineral Aggregate Resource Overlay
- Aggregate extraction and associated uses are permitted by Official Plan, subject to rezoning
- No Official Plan Amendment required



Aggregate Resource Act Application

- Extraction proposed at a rate of up to 650,000 tonnes of aggregate material annually
- No extraction proposed within 1.5 metres of established groundwater table
- Extraction to be phased with a total of 2.0 million tonnes of aggregate to be extracted
- Each phase to be progressively rehabilitated back to agriculture
- Proposed vehicle access from Wellington Road 124, aligned with existing intersection with Kossuth Road
- Berms to be constructed along Wellington Road 124 to mitigate noise and dust impacts



Process Timeline

- Zoning Bylaw Amendment (ZBA) and Aggregate Resource Act application (ARA) proceed concurrently

Date	Event
March 10, 2014	ZBA application received by Township
April 17, 2014	Application deemed complete by Township
April 18, 2014	Application circulated to commenting agencies
April 24, 2014	Revised ZBA application received by Township
May, 2014	Related ARA application deemed complete by MNRF
May 20, 2014	45-day ARA public consultation process commences
June 11, 2014	ARA public information session (Approx. 30 people attended)
June 12, 2014	County files objection to ARA licence application
June 18, 2014	Township files objection to ARA licence application
July 4, 2014	ARA public consultation process concludes
January 12, 2016	Revised zoning by-law amendment submission received by Township
January 18, 2016	Applicant's response to Burnside comments received by Township
February 1, 2016	Recommendation to schedule public meeting considered by Council
March 7, 2016	<i>Public Meeting (no decision on zoning by-law amendment application)</i>
TBD	<i>Recommendation on application considered by Council</i>



Next Steps

**Council schedules Public Meeting
(February 1, 2016)**

Planning Report regarding process



Public Meeting (March 7, 2016)

Planning Report for information purposes



Council Meeting (date TBD)

*Planning Report providing recommendation
Council decision on ZBA application*



Recommendation

- The Township of Guelph/Eramosa conduct a public meeting pursuant to the *Planning Act* to consider the request to amend the Township of Guelph/Eramosa Zoning By-law.



Attachment



