



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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ADMINISTRATION CENTRE
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GUELPH, ONTARIO
N1H 3T9

February 26, 2016

Meaghen Reid
Clerk/Director of Legislative Services
Township of Guelph/Eramosa
8348 Wellington Rd 124
P.O. Box 700
Rockwood, ON
N0B 2K0

Dear Ms. Reid:

**Re: Zoning By-law Application - File ZBA 01/14
To permit an aggregate extraction operation
Part Lot 14, 15 & 16, and Lots 17 & 18, Con. B
6939 Wellington Road 124 (Former Township of Guelph)
Proposed Spencer Pit – Tri City Lands Limited**

This office provided comments in 2014 in response to your circulation of the Notice of Complete Application. At that time, we raised some preliminary comments and concerns regarding the proposed driveway entrance, woodland feature, proposed recycling facility, and site rehabilitation. The proponent has since responded with additional reports and information and we provide the Township with these updated comments.

Entrance on County Road

The applicant is proposing to establish a truck entrance onto Wellington Road 124 and early discussions between the applicant and County Engineering Services have taken place. It is our understanding that an initial review by County Engineering suggests that the proposed pit entrance location is suitable. If the proposed land use is approved, detail design and entrance approval will need to be addressed through the submission of a commercial entrance permit with the County.

Woodland Feature

This office previously noted that the proposed aggregate extractive use would result in the removal of a large woodland area on the south side of the property. This woodland is not part of the GREENLANDS designation of the County Official Plan and our comment was based on the policy that "smaller woodlands may also have local significance and, where practical, these smaller woodlands should be protected". In response to our comment, the proponent's environmental consultant (Stantec) provided a supplementary review (August 19, 2015).

In that review, Stantec indicated that the woodland feature was assessed against the criteria for ecological functions for significant woodlands as provided in the Natural Heritage Reference Manual and concluded that "no criterion for significance is met". The Grand River Conservation Authority also reviewed this matter and agreed with Stantec's assessment. With that, our comments regarding the woodland feature are resolved.

Notwithstanding the above, the Township may wish to consider tree replacement at this site with the proponent. A tree replanting or ecological enhancement initiative at appropriate locations on the property could form part of the site plans of the aggregate licence currently under review.

Proposed Recycling Facility

According to the applicant, the proposed “recycling facility” identified on the Operational Plan, is solely for the purposes of processing/stockpiling of granular material from recycled asphalt and concrete from road beds. Further, it was suggested that the equipment used for this activity is essentially the same type of equipment that would be used elsewhere on the licenced site. We generally support the recycling of aggregate products and thus have no objection to this activity as an ancillary use.

Rehabilitation of Prime Agricultural Land

Our initial comments related to the proposed rehabilitation plans for the subject property have been addressed. We are satisfied that substantially the same areas for agriculture that currently exist can be restored to agriculture post-extraction as required by Provincial and County policy.

We trust that these additional comments are helpful in Council’s consideration of this application. We would appreciate a notice of decision and copies of any amending documents for our files.

Yours truly,

A handwritten signature in black ink, appearing to read 'A. Salis', with a long horizontal line extending to the right.

Aldo L. Salis, M.Sc., MCIP, RPP
Manager of Development Planning