

TRI CITY LANDS LTD. SPENCER PIT


MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

JOINT PUBLIC MEETING

Zoning By-law Amendment Application 02/17
Wellington County Official Plan Amendment
Application OP-2016-11

6939 Wellington Road 124

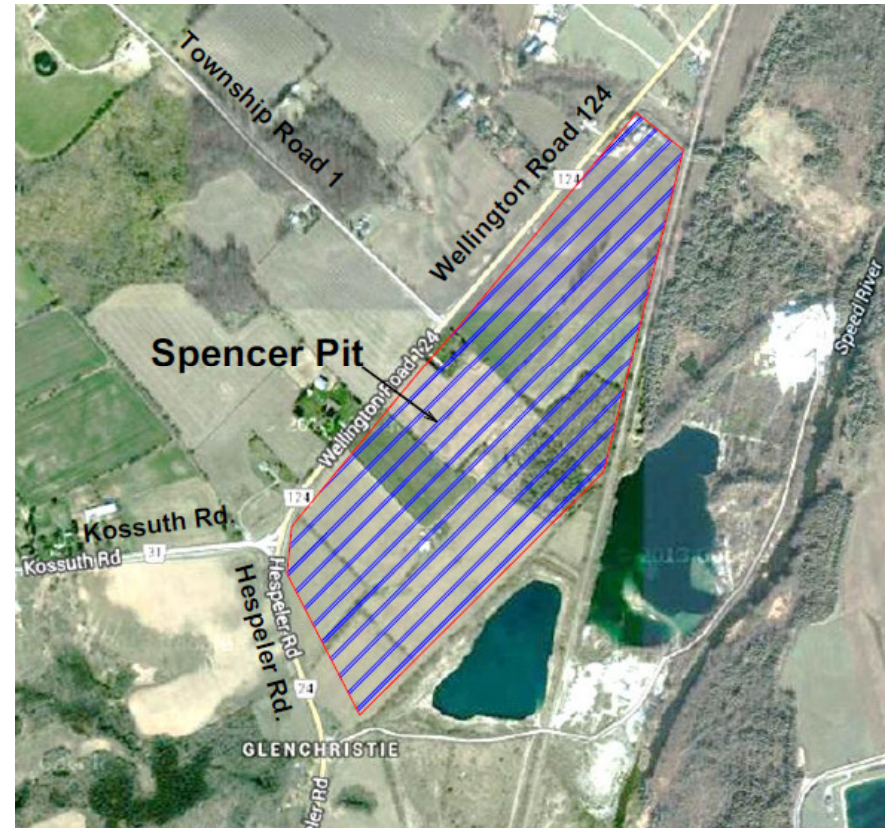
March 6, 2017

Outline

- Site location
- Background
- Overview of proposed applications
- Review of public and agency comments
- Next steps

Site Location

- 6939 Wellington Road 124
- Adjacent to Township of Puslinch, Township of Woolwich and City of Cambridge
- Site area: 51.2 ha (126.5 ac)



Background

- Received rezoning application in 2014 to permit pit
- Township approved rezoning in May 2016 which was appealed to OMB by adjacent landowner
- In August 2016, Township repealed and replaced Comprehensive Zoning By-law
- Subject lands were not zoned for extraction in new by-law due to outstanding OMB appeal

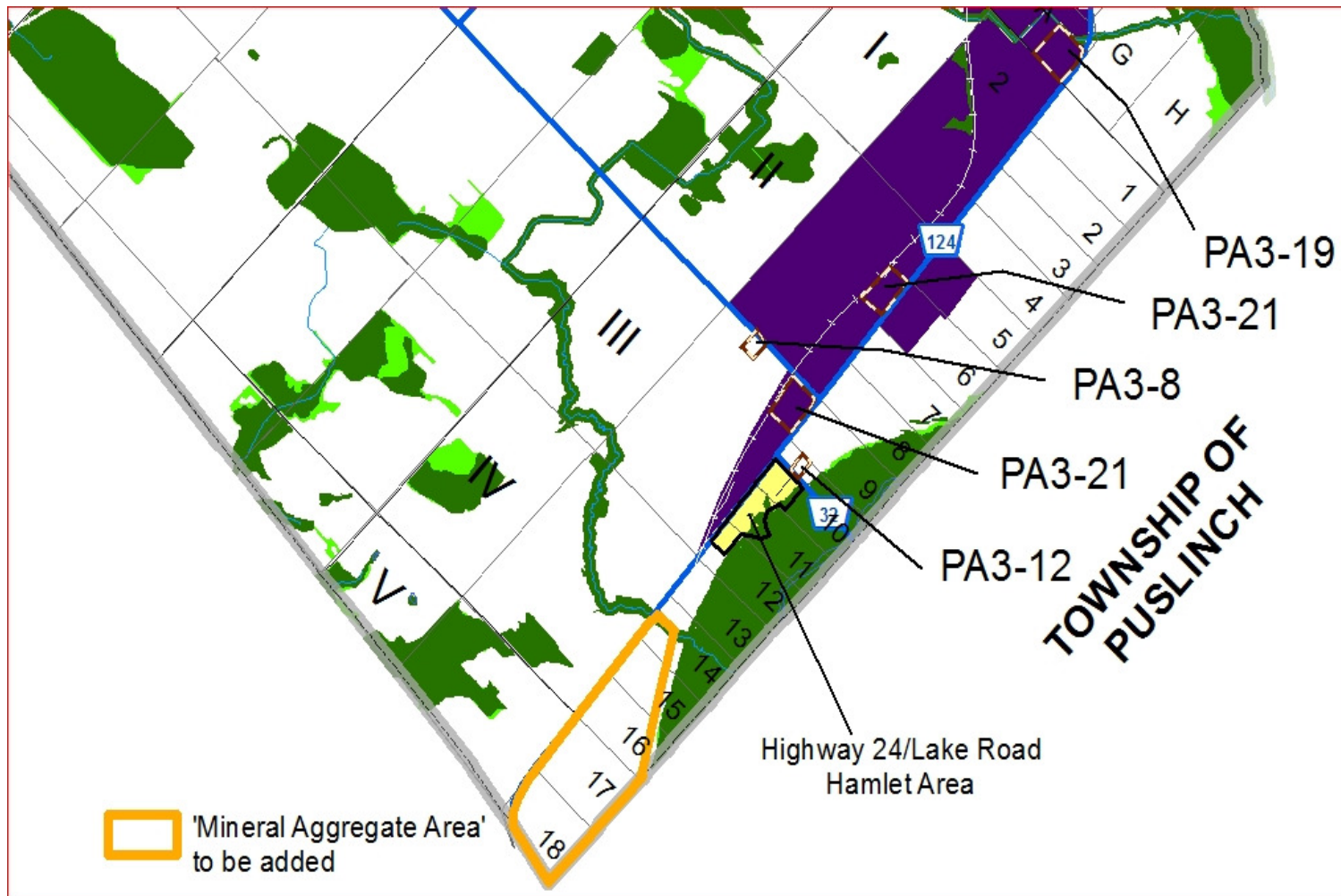
Proposed Applications

- Applicant has submitted “housekeeping amendment” to permit pit under new Comprehensive Zoning By-law 40/2016
- New zoning amendment is essentially same application as the one Council approved last year
- Applicant has also submitted an application to amend County’s Official Plan
- Purpose is to permit the pit and identify the lands within the “Mineral Aggregate Area”

County of Wellington Official Plan

- New or expanded aggregate operations now require an amendment to County's Official Plan (OPA 81)
- Original application was submitted prior to OPA 81 coming into effect so this policy did not apply
- Applicant's experts have addressed new policies in OPA 81

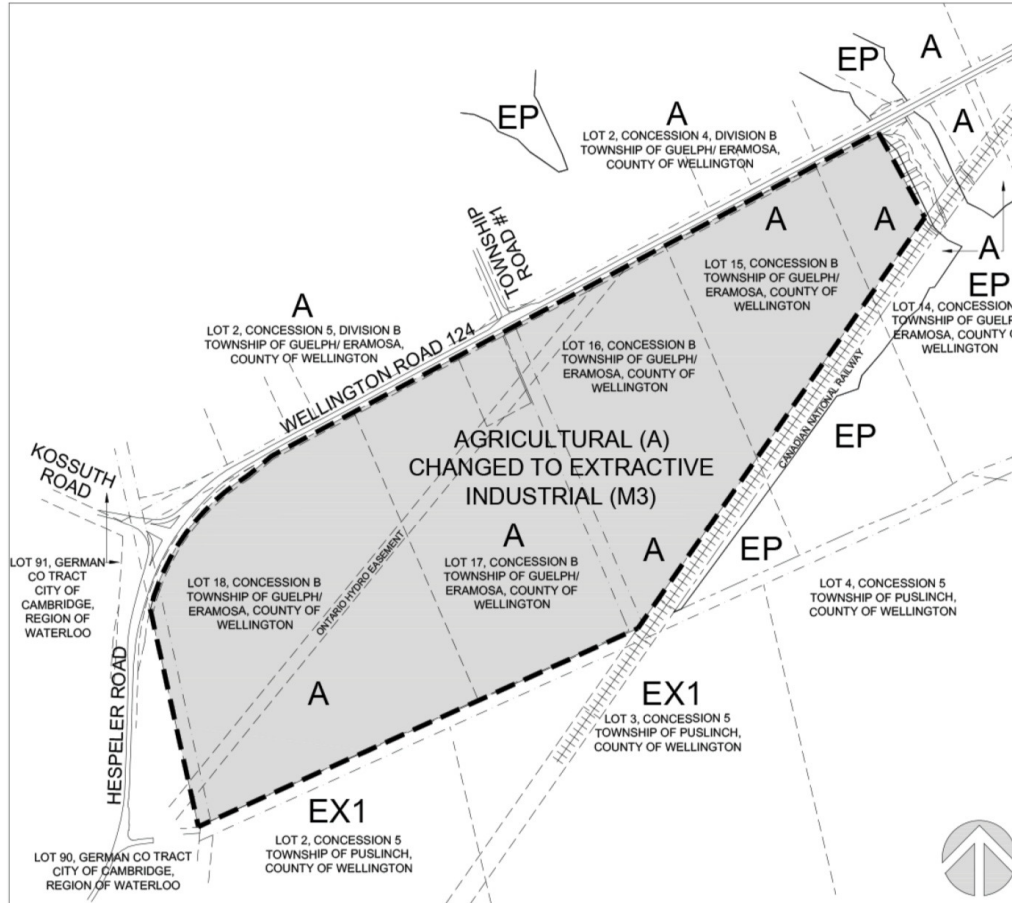
County Official Plan Amendment Schedule








Township Zoning By-law 40/2016

- Similar to previous application, proposed amendment would rezone lands to Extractive Industrial (M3)
- Same zoning provisions apply within M3 Zone as they did in previous Zoning By-law 57/1999

Zoning By-law Amendment Schedule



LEGEND

	AREA TO BE REZONED FROM AGRICULTURAL (A) TO EXTRACTIVE INDUSTRIAL (M3)		CANADIAN NATIONAL RAILWAY
H	HAZARD		ROAD ALLOWANCE
A	AGRICULTURAL		ONTARIO HYDRO EASEMENT
M3	EXTRACTIVE INDUSTRIAL		LOT LINE
			ZONE LINE



SCALE 1:7500

Status of Applications

- January 10, 2017: County deemed Official Plan Amendment application complete
- February 6, 2017: Township deemed rezoning application complete and resolved to host joint public meeting
- January / February 2017: Township and County circulated respective applications to agencies and the public

Review of Agency Comments

- **GRCA:** no objection...proposed extraction will not have adverse impact on significant natural features (provided advisory comments on bat habitat in woodland)
- **MNRF:** no longer an objector to ARA application and have no outstanding concerns
- **City of Guelph:** no concerns

Review of Agency Comments

- **Upper Grand District School Board:** no objection provided notice sign is posted on site advising drivers of bus routes
- **Township (Engineering & Public Works):** no concerns
- **CN:** provided same comments as last year which applicant already responded to

Review of Agency Comments

- **County Planning:** comments remain essentially unchanged except for following:
 - Protecting bat habitat in woodlot
 - Mining below the water table
 - Wellington Road 124 drainage
- Asking Township to consider the application of holding zones. Staff will evaluate the County's requests and provide a recommendation for Council's consideration at a future meeting

Review of Agency Comments

- **County Roads:** agreement will be required prior to entrance permit. Conveyance of additional land may be required for future widening. Site plan should identify existing culverts under 124 and current drainage rights will have to be maintained.
- Comments and requests have been brought to applicant's attention

Review of Public Comments

- Six members of the public provided comments to the proposed applications (see Attachment 4 of report)
- Concerns included negative economic impacts, loss of agricultural land, impacts to wells, truck traffic, dust, visual impacts and environmental impacts
- Concerns are similar to those raised in the previous application

Review of Public Comments

- Public will be provided with additional opportunity to provide comments on the applications through this public meeting
- Any comments received including those at tonight's meeting will be considered prior to providing a recommendation to Township Council on the proposed zoning application

Next Steps

- A final planning report will be provided to Council following the public meeting with a recommendation on Zoning By-law Amendment Application 02/17
- Recommendation will also be provided with respect to Council's position on County Official Plan Amendment Application OP-2016-11
- The Official Plan Amendment application will be reviewed by the County and a recommendation will be presented to the County's Planning Committee at a future date to be determined by County planning staff