



ZBA 09/12
“HIDDEN QUARRY”
JAMES DICK CONSTRUCTION LTD.

March 25, 2013

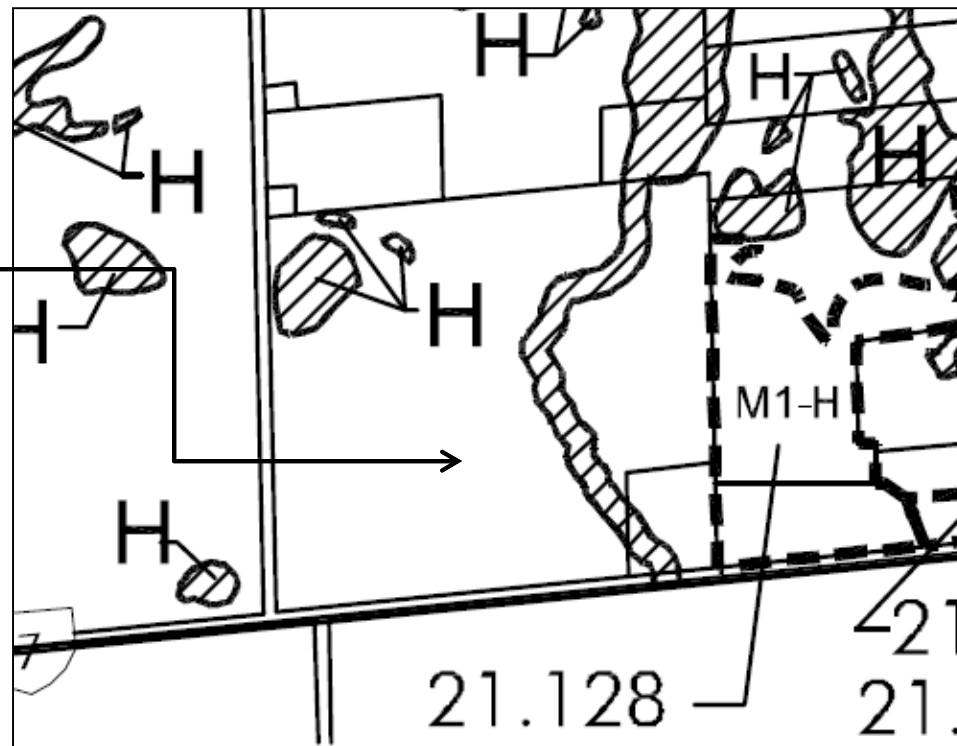


Cuesta Planning Consultants Inc.

ZBA 09/12 - Purpose

- To re-zone subject lands from (A) Agricultural and (H) Hazard to (M3) Extractive Industrial and (H) Hazard

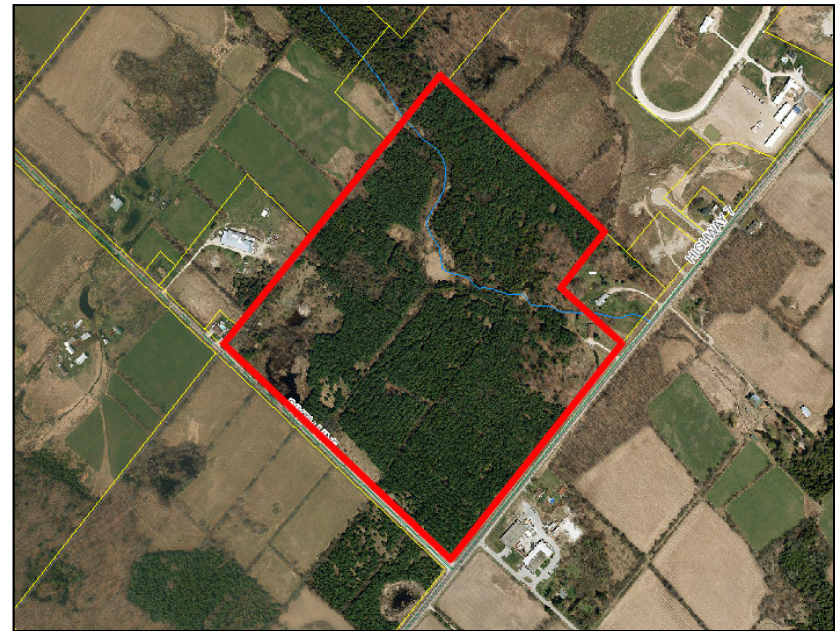
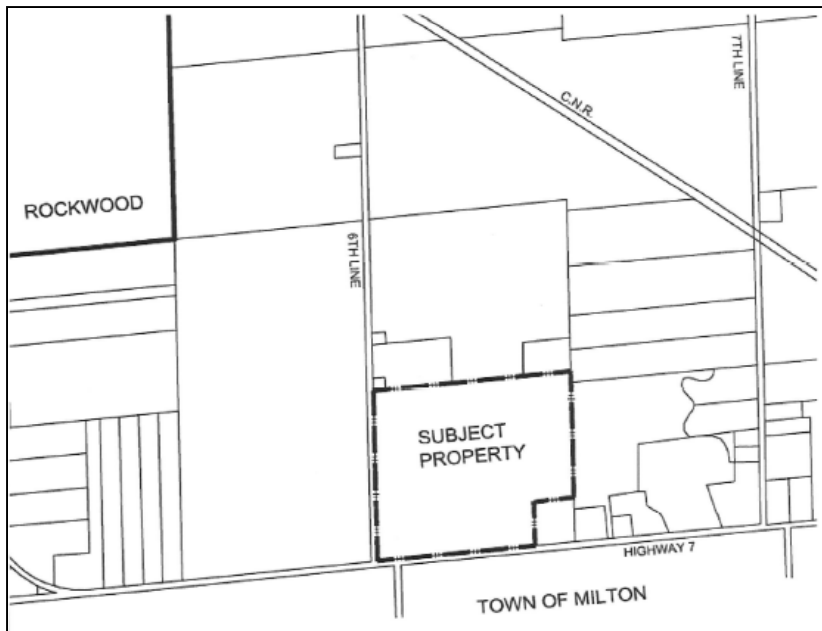
Lands to be re-zoned



ZBA 09/12 – Geographic Context

Subject Lands

- 39.4 hectares (100 acres)
- West Half Lt 1, Con 6 (Eramosa)



- Lands currently exist as a managed conifer plantation

ZBA 09/12 – The Proposal

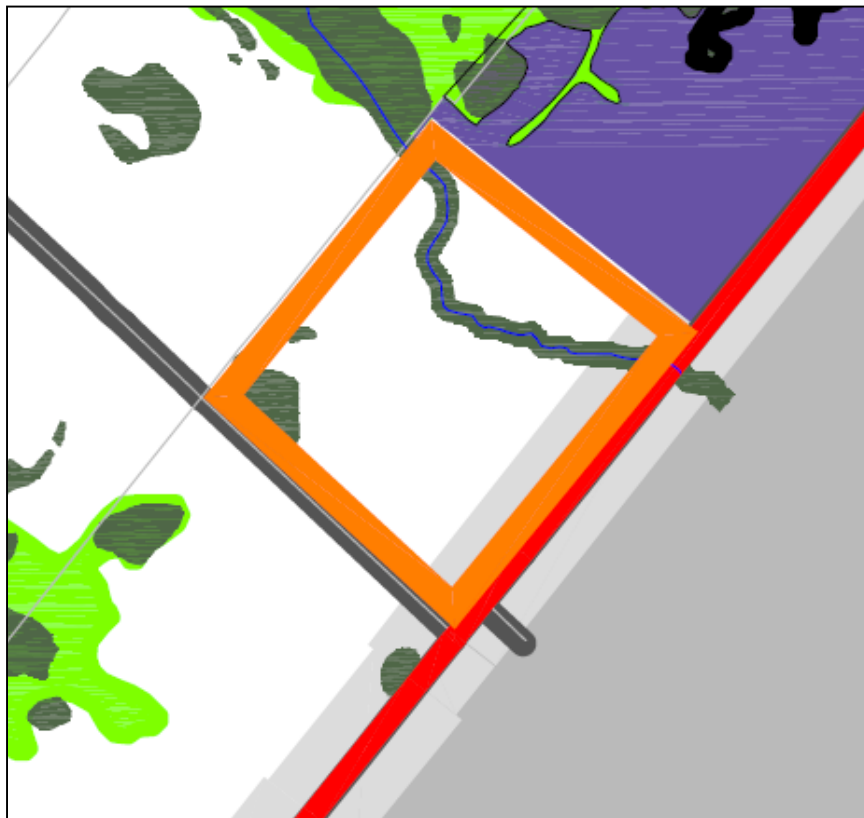
Area of extraction:	24.8 hectares (61.3 acres)
Annual extraction:	700,000 tonnes
Depth of extraction:	30 metres below established groundwater table

Notes:

- 12 million tonnes of sand, gravel & dolostone
- Aggregate material to be processed on site
- Shipped off-site via the 6th line and east on Highway 7 towards GTA
- Site will be progressively rehabilitated to natural area with two primary ponds

ZBA 09/12 - Planning Designations

Wellington County Official Plan



-  - Prime Agricultural
-  - Core Greenlands
-  - Mineral Aggregate Area¹
-  - Provincial Highways

Approvals Required



Aggregate Resources Act:

- Class 'A' Category 2 License

Approval Authority: Minister of Natural Resources

Planning Act:

- Amendment to Twp. Of Guelph/Eramosa Zoning By-law
57/1999

Approval Authority: Township Council

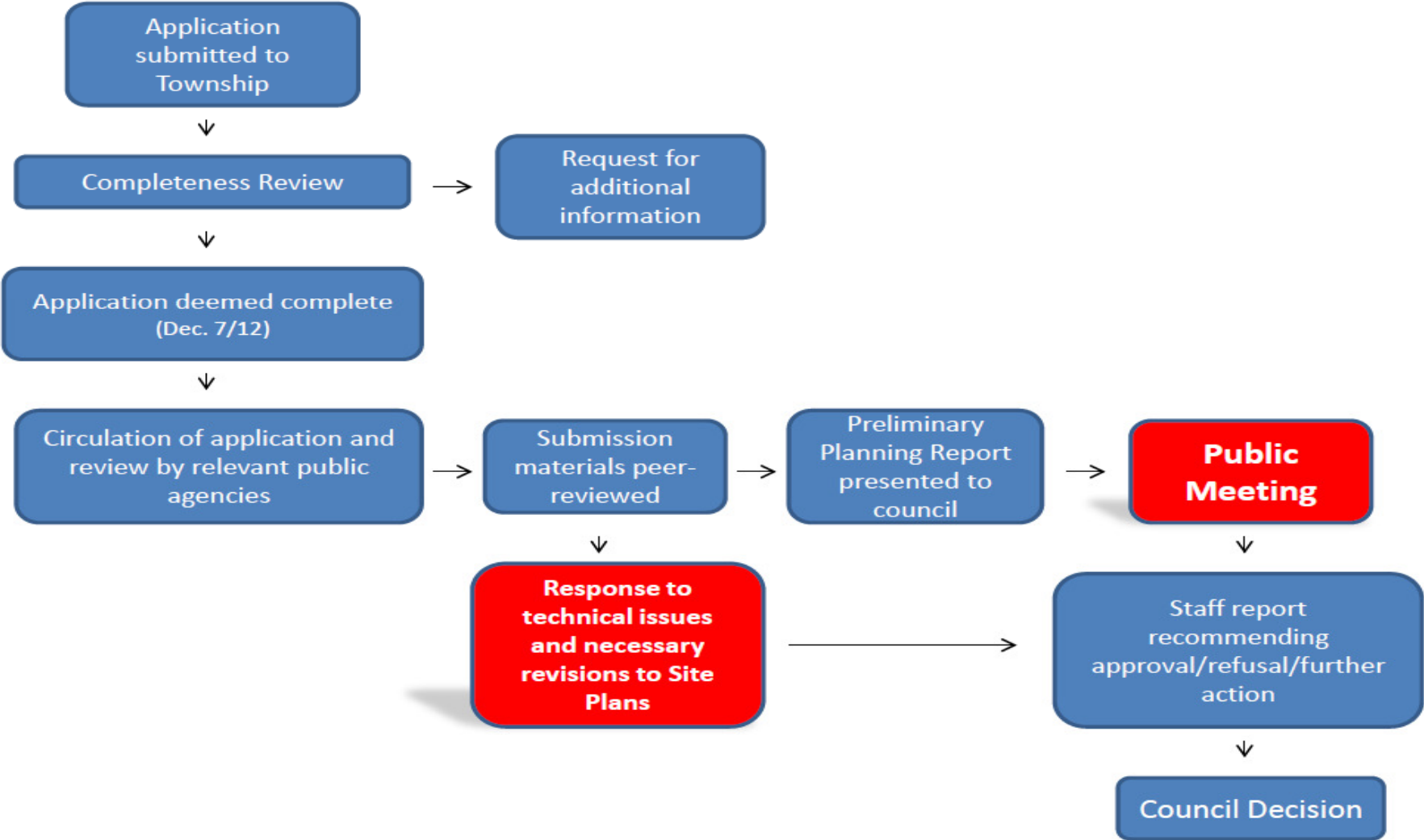
**Appeal body – Ontario Municipal Board*

Regulatory/Policy Framework



- Aggregate Resources Act Provincial Standards
- Provincial Policy Statement
- Wellington County Official Plan
- MOE Guidelines (Noise, Dust)

ZBA 09/12 - Review Process



ZBA 09/12 - Technical Peer-Review Team

RJ Burnside & Associates

- Site Plans
- Archaeological Assessment Stage 1-2
- Air Quality Assessment
- Traffic Impact Study
- Level 2 Natural Environment Technical Report
- Level 1-2 Hydrogeological Investigation

Grand River Conservation Authority

- Site Plans
- Level 2 Natural Environment Technical Report
- Level 1-2 Hydrogeological Investigation

Novus Environmental

- Noise and Blast Impact Study
- Blast Impact Assessment

ZBA 09/12 - Comments Received

Public Agencies

- Grand River Conservation Authority
- Ministry of Tourism, Culture and Sport
- County of Wellington
- Township Building Department
- Township Public Works Department

Residents

- Several letters received as of March 20, 2013
(Concerns related to Traffic, Noise, Dust, Blasting, Water, Woodlands)

ZBA 09/12 - Future Steps



- Finalize technical review
- Review comments from public
- Preparation of report to Council
- Council decision

Submission of comments



- Written comments regarding ZBA 09/12 can be submitted to the Township Clerk
- Written comments regarding the license application must be submitted to Applicant and Ministry of Natural Resources

ZBA 09/12

Thank you!