To: Council
From: Rob Stovel
Date: May 11 2015
Applicant: Robert Long, on behalf of Tri-County Aggregates Ltd. ("Tri-County")
Subject: Applications to amend the Official Plan and the Zoning By-law
   To allow for the establishment of a gravel pit
   Township File Numbers: {OPA1-15 and Z1-15}
   Part of Lots 2 and 3, Concession 18

Official Plan Designation: Agricultural to Extractive Industrial
Zoning: Agricultural to Extractive Industrial

1. PURPOSE OF APPLICATION

The proposed Official Plan Amendment and Zoning By-law Amendment applications are requested in order to permit the establishment of a gravel pit on the subject properties. In addition to the planning applications, Tri-County has also made application to the Ministry of Natural Resources and Forestry ("MNRF") for a Class A Pit – Category 3 Licence (Extraction to Remain 1.5 m above the Established Water Table). The maximum yearly extraction limit for the proposed pit is 1,000,000 tonnes per year with provision to incorporate 100,000 tonnes of processing of concrete for recycling purposes. It is anticipated that processing will include the provision for a wash plant.

Tri-County has submitted several technical reports in support of the planning amendment applications, including the following:

- Planning Report,
- Excerpt from Aggregate Resource Evaluation – Nodwell Estate
- Air Quality Assessment,
- Surficial Soils Study,
- Water Resources Assessment,
- Level 1 and 2 Natural Environment Assessment,
- Stage 1 and 2 Archaeological Assessment,
- Traffic Impact Study,
- Noise Control Plan, and
- Site Plans.

The Township of East Garafraxa ("Township") has retained consultants to peer review the application and associated technical reports. The Township does not anticipate receiving comments from the peer review team or the commenting agencies for several weeks.

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2. DESCRIPTION OF THE SUBJECT LANDS AND THE OPERATION

The Tri-County pit is approximately 62.3 ha in size and consists of portions of two farm parcels as described below:

a) Tri-Kamp Farm is located along the western portion of the proposed pit (West ½ of Lot 3, Concession 18). Approximately 12.6 ha of the Tri-Kamp Farm are included in the proposed aggregate licence and associated OPA/ZBA. The Tri-Kamp Farm provides access to 17th Line. The Tri-Kamp Farm is an active livestock farm.

b) Tri-County Farm (formerly the Nodwell Estate) is located on the eastern and central portion of the proposed pit (East ½ of Lot 2 and Part of the East ½ of Lot 3, Concession 18). The proposed extraction area is approximately 50 ha of the Tri-County Farm. There are natural areas associated with the local reach of Shawa Creek, including an intermittent stream and woodlot with the the 21 ha of the Applicant's adjacent property, located north of the proposed licence area.

3. ADJACENT AGGREGATE OPERATIONS

Greenwood Construction Ltd. ("Greenwood") operates its main pit on an abutting parcel, south and west of the proposed Tri-County Pit. The Greenwood main pit has frontage on 17th Line and this road operates as the main haul route for the Greenwood pit operation. Greenwood has proposed to utilize the existing approved entrance on 17th Line to provide a haul route for the proposed pit expansions. The Township peer review team anticipates that the Greenwood pit expansion applications will be ready for Council to consider by mid-June, 2015.

4. RECOMMENDATIONS

It is recommended that the MNRF be advised that the Township is presently considering OPA and ZBA applications for the lands in question, and until the zoning is in place to permit aggregate extraction, a licence should not be approved. The last day to object is June 15th, 2015. As the planning approval process has just started on the Tri-County pit proposal, it is anticipated that the Township will require several months to schedule the public meeting and obtain input from the public, government agencies and the Township peer review team.

In the interim, it is noted that Tri-County will be hosting a public information session from 4-8 pm at the Marsville Community Hall. It is recommended that a member of the Township peer review team attend the meeting and make note of the concerns/comments from the public.

Respectfully submitted,

[Signature]

Robert P. Stovel, M.C.P., R.P.P.
Consulting Planner to the Township of East Garafraxa

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