Addendum to Report
PDR-CW-20-18 Orchard Pit

July 26, 2018
42-07-060-OPA-142

County Official Plan Amendment Application
Part Lot 15, Concession 1, Divisions 2 - 3
Township of Southgate (geographic Township of Egremont)

This presentation contains a summary of Addendum to Staff Report PDR-CW-20-18. For more details on this application, please see the Staff Report.
Orchard Pit: Subject Lands
Proposed Pit Details

- The proposed County official plan amendment would permit a new gravel pit on the subject property.
- The proposed pit will be approximately 29.8 hectares in size, with an extraction area of 9.9 hectares, in three pockets on the property.
- There is estimated to be approximately 650,000 tonnes of resource on-site, and the license would allow for 100,000 tonnes of extraction per year.
- The proposed license will require extraction to remain at least 1.5 metres above the water table.
- The haul route will be west on Southgate Road 14 to Highway 6 and north or south on Highway 6.
- The Township has already adopted Township official plan amendment # 12, and approved an associated zoning by-law amendment.
- The subject lands are designated as Rural, Agricultural, and Hazard Lands in the County Official Plan, with large portions of Aggregate Resource Area.
- A County official plan amendment was previously submitted for these lands, but staff mistakenly told the proponent an amendment was not needed at that time, and the application was withdrawn.
Proposed Extraction Areas

Site Plan Courtesy K. Smart Associates Ltd.
Aggregate Resource Area Mapping
Historic Saugeen Metis – no objections.

Saugeen Valley Conservation Authority (SVCA) – The proposed amendment is acceptable to the SVCA.

County Transportation Services – no further comments as long as the haul route proceeds west on Southgate Road 14.

Township of Southgate – the Township has already passed the associated zoning by-law amendment, adopted Local Official Plan Amendment 12, and entered into a haul route agreement for the road upgrades. The holding symbol associated with the zoning amendment has not yet been removed.
Summary of Comments Received Continued

- Public comments were received from:
  - Maurits and Robyn Dagelinckx
  - Hilja & Hans Viirlaid
  - Dennis and Lorri Grein

A summary of the comments raised is as follows:
- health concerns,
- dust,
- loss of enjoyment of property,
- the entrance/exit is too close to neighbouring homes,
- the haul route should go east rather than west as currently proposed,
- an eastern haul route would reduce impacts on neighbours and follow the route used by other neighbouring pits,
Grey Road 109 is suitable for truck traffic, and already has trucks on it,
noise of trucks,
safety of haul route,
timing/process of the review and applications,
impact on the environment, including woodlands, valleylands, and the river,
is it still safe to farm during and following extraction,
changes to the water table,
incorrect mapping has been used,
already have enough pits in Southgate,
landowners have not received responses back from the proponent, and
public concerns have not been listened to.
Orchard Pit – Policy Analysis

- Environmental Impacts – the Saugeen Ojibway Nation, the SVCA, and the Ministry of Natural Resources and Forestry have all signed off on the environmental reports prepared for this pit. The woodlands and ponds on-site will remain undisturbed.

- Too many pits? – the Provincial Policy Statement no longer permits the demonstration of need as a consideration when looking at new pits/quarries.

- Rehabilitation / Safety of Agriculture – the lands will be farmed during and following extraction. A maximum disturbed area provision of 4 hectares has been added to the license. The pit will remain 1.5 metres above the water table, which has been deemed safe for farm purposes on other aggregate applications across the province.
Resource available on-site – the majority of the site is already mapped as an Aggregate Resource Area by the County. The proponent has determined there to be sufficient resources on other portions of the lands sufficient for extraction.

Traffic / Haul Route - a Traffic Impact Study was completed for the pit. Hourly truck loads would generally range from 1 – 4 trucks an hour. County and Township Transportation Staff have identified the westerly haul route as the preferred option. Highway 6 is of a construction level to better accommodate heavier traffic. Grey Road 109 has some sections which were not designed to carry such heavy trucks, even though there are some heavy trucks that use it currently.
Orchard Pit – Summary

- A haul route agreement has been signed with the Township for upgrades to Southgate Road 14, to help minimize impacts on neighbours and the road.

- Public agencies have provided sign-off on the proposed pit either through the current amendment process, or as part of the earlier associated applications.

- With the recommended conditions on the license, planning staff have concluded that the subject official plan amendment application;
  - has regard for matters of Provincial Interest under *the Planning Act*,
  - is consistent with the Provincial Policy Statement, and
  - conforms to the goals and objectives of the County Official Plan.
Recommendation

1. That all written and oral submissions received on Official Plan Amendment Number 142 were considered and helped to make an informed recommendation and decision;
2. That Addendum to Report PDR-CW-20-18 be received; and
3. That Amendment Number 142 to permit a gravel pit on lands described as Part Lot 15, Concession 1, Divisions 2 – 3 geographic Township of Egremont, in the Township of Southgate, be supported, to re-designate the subject lands to the ‘Mineral Resource Extraction with Exceptions’ designation on Schedule B to the Plan, while remaining in the ‘Rural’, ‘Agricultural’, and ‘Hazard Lands’ designations on Schedule A, and that a by-law to adopt the County Official Plan Amendment be prepared for consideration by County Council.