

Report PDR-PCD-12-16

To: Chair McQueen and Members of the Planning and Community Development Committee
From: Sarah Morrison, Intermediate Planner
Meeting Date: March 15, 2016
Subject: **Conn Pit Official Plan Amendment 135 Merit Report**
Status: Recommendation adopted by Committee as presented per Resolution PCD54-16; Endorsed by County Council April 5, 2016 per Resolution CC46-16;

Recommendations

THAT Report PDR-PCD-12-16 regarding a proposed County Official Plan Amendment be received;

AND THAT the proposal proceed to a Public Meeting to consider an Amendment to the County of Grey Official Plan to re-designate the subject lands from the 'Rural' designation to a 'Rural with Exceptions' designation to allow for an exception to permit a pit operation on the lands described as Part 1, RP 16R9097, Lot 6, Concession 4, geographic Township of Collingwood, in the Town of The Blue Mountains, provided the Town of The Blue Mountains is prepared to hold a joint public meeting in consideration of the necessary Official Plan and Zoning By-law Amendment requirements.

Background

The County of Grey has received an application to amend the County Official Plan to permit a 13.6 hectare pit expansion on the subject property. There is not an identified Aggregate Resource Area on the subject lands and therefore requires an Official Plan amendment to the 'Rural' designation. Aside from the Township and County Official Plan amendments, a zoning by-law amendment is required for this development.

The area proposed for re-designation is 13.6 hectares in size and the area proposed for extraction is 10.7 hectares. The pit is proposed to go below the water table. It is legally described as Part Lot 6, Concession 4, geographic Township of Collingwood, in the

Town of The Blue Mountains. The property is currently farmed; it is immediately adjacent to the existing (approved) Conn Pit (License No. 4945).



Map 1 – Location of the Subject Lands

MHBC Planning Ltd. have submitted a Planning Justification Report in support of the proposed planning applications. A number of supporting reports have been completed and submitted in support of this application including: a Traffic Study, a Hydrogeological Study, a Natural Environment Technical Report, an Archaeological Study and a Noise Study. Copies of all background materials can be found on the County's website at the below link.

[Conn Pit Expansion Background Materials](#)

Analysis of Planning Issues

Planning authorities must have regard to matters of Provincial Interest, the criteria of the Planning Act, and be consistent with the Provincial Policy Statement (PPS). Decisions must also conform to the County of Grey Official Plan and any Municipal Official Plans which are in force and effect.

Section 2.5 of the PPS speaks to Mineral Aggregate Resources and that they should be protected for the long-term use. Extraction is to be undertaken in a manner that minimizes social, economic and environmental impacts. Progressive and final rehabilitation is required to accommodate subsequent land uses.

The County and Township Official Plans contemplate pit operations within the 'Rural' designation. Amendments to the Plans have been triggered based on the proposed pit

being outside the Aggregate Resource Area, as identified on Schedule B of the Official Plan. An amendment is not required where the Aggregate Resource Area is identified.

Section 6.3 of the County Plan contemplates amendments to the Plan, provided that the criteria of the relevant sections of the Plan can be addressed.

The applicant has submitted a Planning Justification Report to address Provincial, County and Township land use policies. In addition to the Planning Justification Report a Hydrogeological Investigation was completed, as well as a Archaeological Study, a Noise Impact Study, a Traffic Impact Study and a Natural Environment Technical Report.

Financial / Staffing / Legal / Information Technology

Considerations

There are no expected financial, staffing or legal considerations beyond those normally encountered in processing an Official Plan Amendment application. The County has received an amendment application fee and peer review deposit with the file.

Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan requires the continued management of growth and the application of sound land use planning principles.

At this stage a fulsome review of the *Planning Act*, Provincial Policy Statement, County/Township Official Plans, County Strategic Plan and County Economic Development Strategy have not been completed. Following the public and agency review process County Planning staff will make recommendations with respect to the above-noted policies and documents.

Attachments

None

Respectfully submitted by,

Sarah Morrison, Hons. BA, MCIP, RPP
Intermediate Planner

Director Sign Off: *Randy Scherzer*