

**AMENDMENT NUMBER ____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON**

DRAFT

**James Dick Construction Limited
Proposed Hidden Quarry
Part of West ½ Lot 1, Concession 6,
in the Township of Guelph/Eramosa**

County File No. OP-2016-09

November 28, 2016

This draft amendment to the County of Wellington Official Plan was prepared by the applicant in support of their application. Please be advised that the amendment may be revised prior to final consideration by County Council.

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PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan, which constitute Official Plan Amendment Number ____.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of the proposed Official Plan Amendment is to revise Schedule A3 of the County's Official Plan (Township of Guelph/Eramosa) by adding a new Mineral Aggregate Area designation to the subject lands to permit the establishment of a mineral aggregate operation (pit/quarry).

LOCATION

The proposed amendment applies to Part West ½ Lot 1, Concession 6 in the Township of Guelph/Eramosa (8532 Highway 7).

BACKGROUND

James Dick Construction Limited has owned the subject property since 1989. The subject property has been formerly extracted for municipal and local construction projects. The subject property contains both an unconsolidated sand and gravel resource and a consolidated bedrock resource. The resource is considered to be provincially significant.

James Dick Construction Limited applied for a licence under the Aggregate Resources Act, and a Zoning By-law Amendment and Official Plan Amendments to permit aggregate extraction on the subject lands. Approval of the planning applications would permit the establishment of a mineral aggregate operation on the subject lands.

BASIS

The County's Official Plan states that significant aggregate deposits will be identified and policies established to protect the resource and provide for appropriate extraction activities. The subject lands were identified by the Mineral Aggregate Area boundary prior to OPA 81 and included within the Mineral Aggregate Resource Overlay on Schedule "C" of the current County Official Plan. Pursuant to changes introduced by OPA 81, all new and expanded aggregate operations require an amendment to the County of Wellington Official Plan.

Existing licenced aggregate operations are permitted uses in Prime Agricultural Areas. Section 6.6.5 states that new or expanded aggregate operations shall only be established through amendment to the Mineral Aggregate Area shown on Schedule 'A' of the County Official Plan. James Dick Construction Limited has applied for an amendment to the County Official Plan to permit the proposed mineral aggregate operation by establishing the Mineral Aggregate Area designation on Schedule A3 (Guelph/Eramosa) for the subject lands.

The existing Core Greenlands designation applies to a wetland in the northwestern portion of the subject property. As well, the Core Greenlands designation applies to the central portion of the subject property as this relates to an intermittent watercourse and associated flood lands. A portion of the subject property is designated Greenlands. The subject property includes a plantation that was established and continuously managed for the sole purpose of complete removal at rotation without a reforestation objective. The Official Plan recognizes and provides an exception to the Greenlands designation for such situations.

Schedule 'C' of the County of Wellington Official Plan is the Mineral Aggregate Resource Overlay and identifies areas of high potential for mineral aggregate extraction. This amendment also proposes to amend Schedule 'C' by removing those portions of the subject property that are not proposed for aggregate extraction. Therefore, those areas of the subject property where extraction is not to take place will be removed from Schedule 'C'.

The operational design of the pit incorporates the recommendations of the technical reports prepared for the application in order that the proposed pit/quarry can operate within the Provincial guidelines and minimize social and environmental impacts. The proposed Hidden Quarry represents the wise use and management of provincially significant resources, is consistent with the Provincial Policy Statement, and conforms to the Greenbelt Plan, and the County of Wellington Official Plan.

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and maps constitute Amendment No. ___ to the Official Plan for the County of Wellington.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

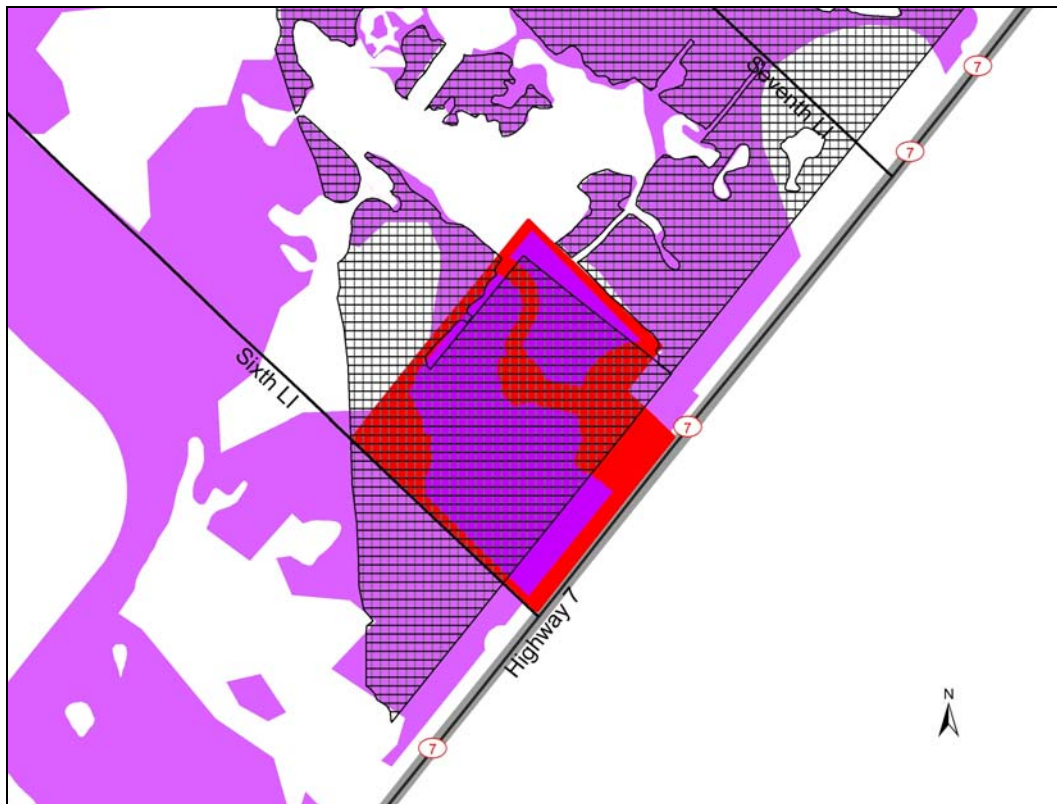
1. THAT **SCHEDULE A3 (Guelph/Eramosa)** is amended as shown on Schedule “A” to this Amendment:

**SCHEDULE “A”
OF
OFFICIAL PLAN AMENDMENT NO. ___**



2. THAT **SCHEDULE “C” (Mineral Aggregate Resource Overlay)** is amended as shown on Schedule “B” to this Amendment:

**SCHEDULE “B”
OF
OFFICIAL PLAN AMENDMENT NO. ____**



 **Area to be removed from Schedule ‘C’ - Mineral Aggregate Resource Overlay**