

Appendix A

Wellington County
Draft Official Plan
Amendment

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Applicant: CBM Aggregates, a Division of St. Marys Cement Inc. (Canada)
Proposed Lanci Pit Expansion
Part Lot 25, Concession 1
Township of Puslinch
County File No. OP-2020-##

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

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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 this proposed Amendment is to:

1. Amend Schedule A7 of the Official Plan (the land use schedule for the Township of Puslinch) to allow for expansion of an aggregate extraction operation by adding the Mineral Aggregate Area overlay to the expansion lands with the exception of a portion of the Greenlands designation to be retained.
2. Amend Schedule A7 of the Official Plan to remove a portion of the Greenlands designation from the proposed extraction area and replace it with the Secondary Agricultural designation. Conversely, remove a portion of the Secondary Agricultural designation from outside of the proposed extraction area and replace it with the Greenlands designation.
3. Amend Schedule C of the Official Plan (Mineral Aggregate Resource Overlay) to add missing portions of the proposed extraction area to the Sand and Gravel Resources of Primary and Secondary Significance boundary.

These amendments represent map changes only.

LOCATION

The subject lands are located immediately south of the existing CBM Lanci Pit which is approximately 24.7 ha (61 ac) in size. The lands are located on the west side of Sideroad 25 South on Part of Lot 25, Concession 1 in the Township of Puslinch.

In conjunction with a licence application under the Aggregate Resources Act, this application proposes to licence 14.8 ha (36.6 ac) of land of which 10.2 ha (25.2 ac) are proposed for extraction.

BASIS

The County Official Plan provides for the establishment of new or expanded aggregate extraction operations subject to consideration of the potential impacts of such land uses on the natural environment, surrounding land uses, and the agricultural operations. The proposed extraction area includes three properties consisting of two dwellings, woodlands and open areas.

The proposed extraction area contains approximately 3 to 4 million tonnes of high quality sand and gravel resources. Resources will be extracted both above and below the water table similar to the existing pit.

The maximum annual tonnage limit is proposed to be 1,000,000 tonnes in combination with the existing Lanci Pit. There will be no aggregate processing on the subject lands as extracted resources will be transported by truck north to the Aberfoyle South Main Pit operation for processing and shipment. The existing haul route and main entrance onto Concession Road 7 will remain the same.

The subject lands are within the Secondary Agricultural and Greenlands designation of the County of Wellington Official Plan. The features related to the Greenlands designation of the site are identified as significant woodlands which are located outside of the proposed extraction area.

New or expanded mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule 'A' of the Official Plan. To permit an expanded extraction operation, an Official Plan Amendment is required to include the proposed expansion lands within the Mineral Aggregate Area.

As part of this application, a request has also been made to revise the boundary of the Greenlands designation which would result in a total net increase of the Greenlands designation of approximately 0.13 ha (0.32 ac). These changes are being made to more closely align with the field-verified boundary of the adjacent significant woodlands which will be protected from aggregate extraction.

The Mineral Aggregate Resource Overlay on Schedule 'C' of the Official Plan generally identifies areas of high potential for mineral aggregate extraction. These lands have been identified based on geological information in the Ministry of Northern Development and Mines Aggregate Resources Inventory Paper (ARIP No. 162) or are areas licensed for a pit and quarry. The amendment also includes a map change to include the southern portion of the proposed extraction area within the Schedule C overlay (approximately 2.1 ha / 5.2 ac). The Greenlands designation to be retained and added to on the subject lands has not been included within the overlay.

OTHER APPROVALS

An application for a Category 1, Class A licence under the Aggregate Resources Act has been submitted to the Ministry of Natural Resources and Forestry. An application for a zoning by-law amendment to permit the pit has also been submitted to the Township of Puslinch.

SUPPORTING INFORMATION

In support of the proposed amendment to the Official Plan, CBM Aggregates has prepared a hydrogeological assessment, archaeological assessment, natural environment assessment, noise assessment and planning justification report.

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 County of Wellington Official Plan.

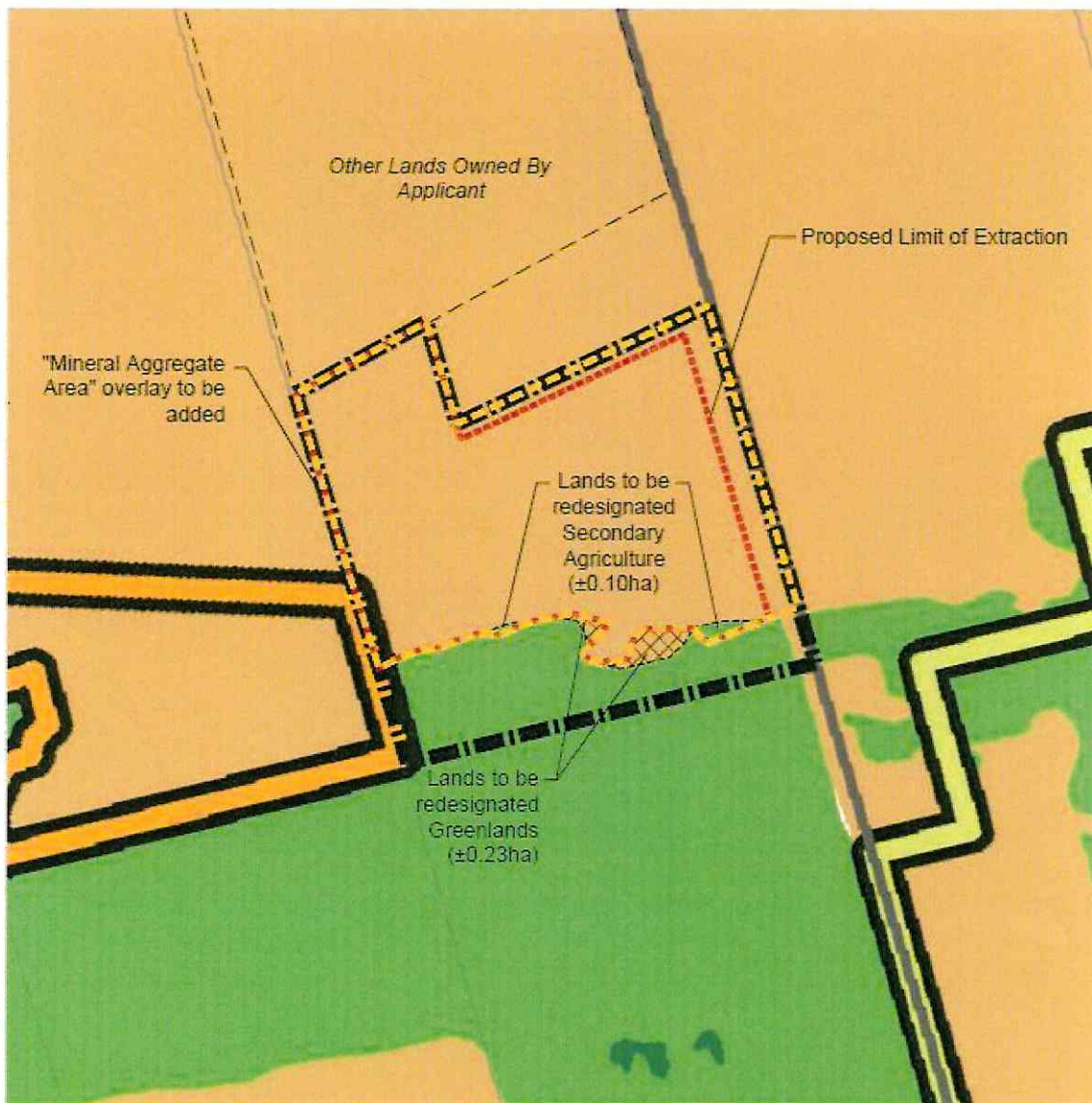
DETAILS OF THE AMENDMENT

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

1. THAT **Schedule A7 (Puslinch)** be amended by changing the designation on portions of Part Lot 25, Concession 1, in the Township of Puslinch from Greenlands to Secondary Agricultural, Secondary Agricultural to Greenlands, and by adding the Mineral Aggregate Area to the subject lands as illustrated on the attached Schedule “A” of this Amendment.
2. THAT **Schedule C (Mineral Aggregate Resource Overlay)** be amended by expanding the Mineral Aggregate Resource Overlay on Part Lot 25, Concession 1, in the Township of Puslinch by revising the Sand and Gravel Resources of Primary and Secondary Significance boundary as it relates to the subject land as illustrated on the attached Schedule “B” of this Amendment.

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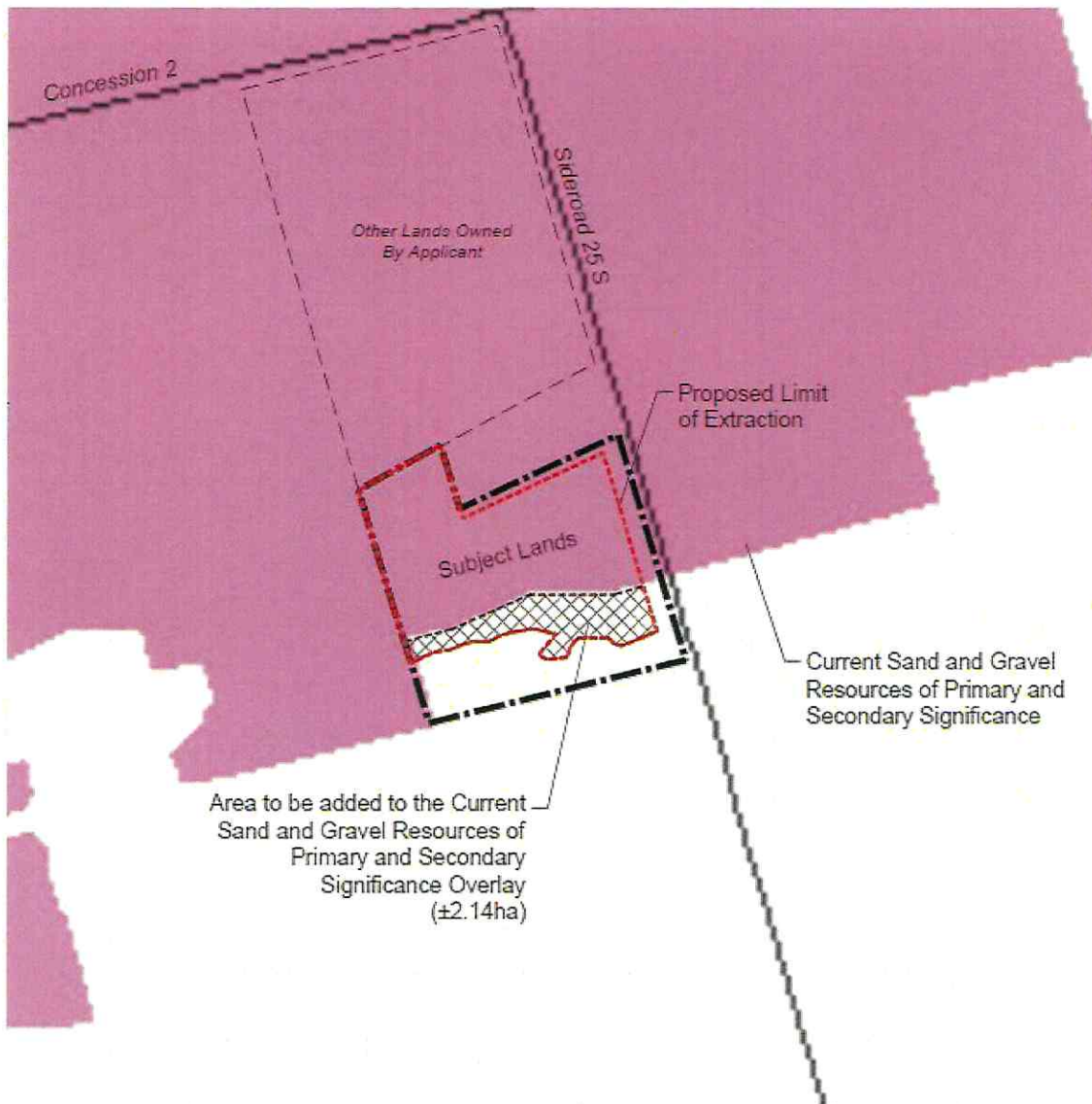
Schedule "A"



Amendment to Schedule A7 (Puslinch)

**AMENDMENT NUMBER ____
TO THE
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Schedule "B"



Amendment to Schedule "C"