

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

Applicant: CBM Aggregates, A Division of St. Marys Cement Inc. (Canada)
Proposed Aberfoyle South Pit Expansion
Part Lot 18-20, Concession 1
Township of Puslinch

County File No. OP-____-23

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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 B7 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 those lands to be maintained in the Core Greenlands and Greenlands designations.
2. Amend Schedule D of the Official Plan (Mineral Aggregate Resource Overlay) to add 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 west of the existing CBM Aberfoyle South Pit. The lands are located on the south side of Concession 2 on Part of Lots 18, 19, and 20, Concession 1 in the Township of Puslinch.

In conjunction with a licence application under the Aggregate Resources Act, this application proposes to licence 44.8 ha (110.7 ac) of land of which 27.5 ha (65.5 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 two properties consisting of an agricultural field.

The proposed extraction area contains approximately 5.5 million tonnes of high quality sand and gravel resources. Resources will be extracted both above and below the water table.

The maximum annual tonnage limit is proposed to be 1,000,000 tonnes. There will be no aggregate processing on the subject lands as extracted resources will be transported by truck on Concession 2 east to the Aberfoyle South Main Pit operation for processing and shipment.

The subject lands are within the Core Greenlands and Greenlands designation of the County of Wellington Official Plan associated with the flooding hazards and adjacent Mill Creek PSW. No portions of the Mill Creek PSW are included in the proposed licensed boundary or extraction area of the pit, and a minimum 30 m setback will be applied to all portions of the adjacent PSW.

New or expanded mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule 'B' 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.

The Mineral Aggregate Resource Overlay on Schedule 'D' 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). The Overlay also contains sites where there is an existing or approved mineral aggregate operation that lies outside of the sand and gravel resource areas of Primary or Secondary Significance and selected bedrock resources. The amendment also includes a map change to include the proposed extraction area within the Schedule C Overlay (approximately 27.5 ha). Licensed lands located outside of the proposed extraction area are not proposed to be included within the Overlay.

OTHER APPROVALS

An application for a 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 (File #####) 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, traffic impact assessment, planning justification report, dust best management practices plan and agricultural review.

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.XX to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

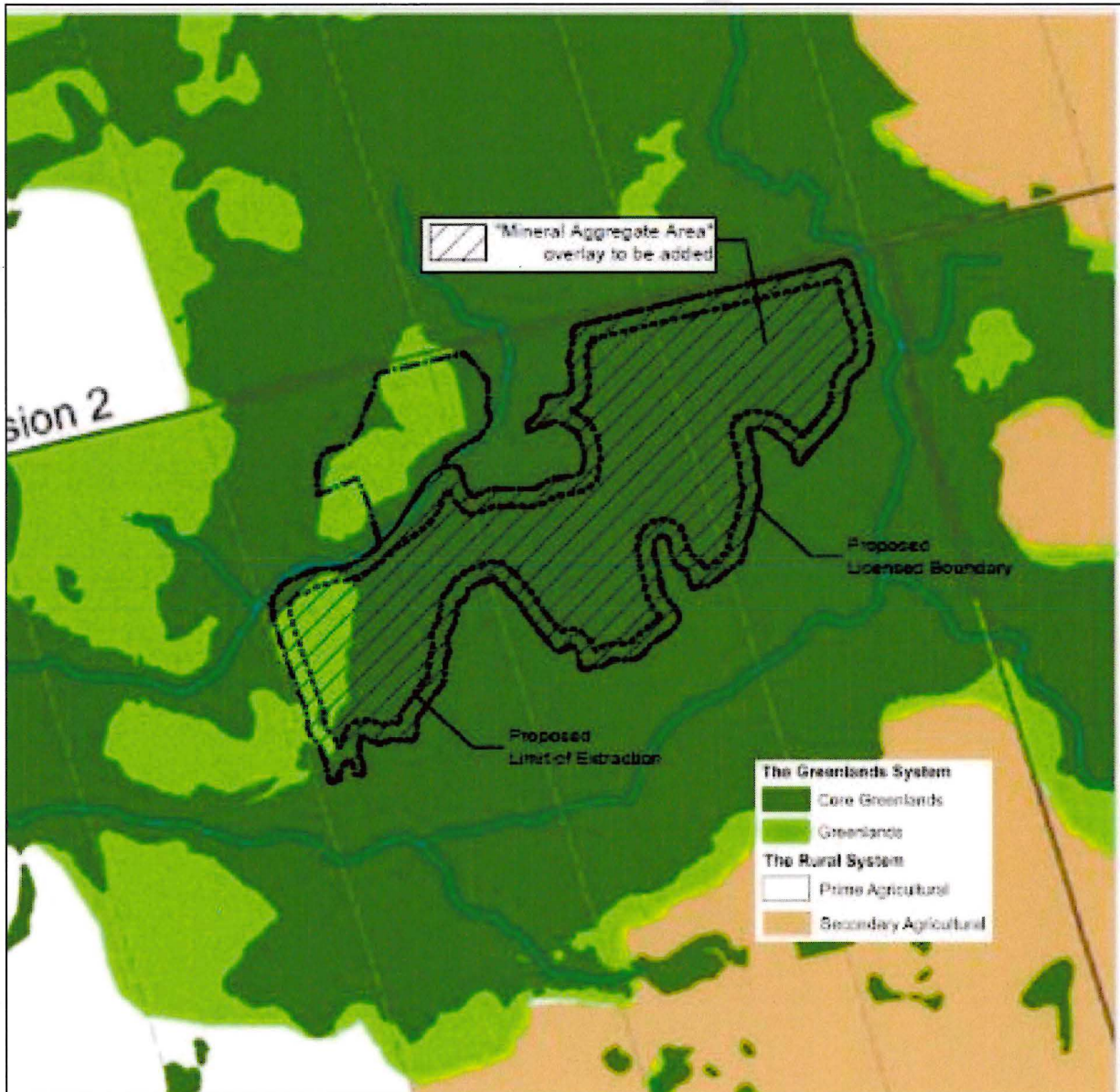
The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule B7 (Puslinch)** be amended on portions of Part of Lots 18-20, Concession 1 in the Township of Puslinch by adding the Mineral Aggregate Area to the subject lands as illustrated on the attached Schedule "A" of this Amendment.
2. THAT **Schedule D (Mineral Aggregate Resource Overlay)** be amended on portions of Part of Lots 18-20, Concession 1, in the Township of Puslinch by adding the Mineral Aggregate Resource Overlay (Sand and Gravel Resources of Primary and Secondary Significance) to the subject land as illustrated on the attached Schedule "B" of this Amendment.

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TO THE
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Schedule "A"

Amendment to Schedule B7 (Puslinch)



**AMENDMENT NUMBER _____
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Schedule "B"

Amendment to Schedule D

