

7. Public Meeting – Official Plan and Zoning By-Law Amendment Files L-2021-004 and Z-2021-034, 180 Fieldside Rd (Crigger)

7.1 Presentation of Report by Bruce County Planning Staff

Planner Steele explained that the purpose of the application is to consider the expansion an existing quarry operation, subject to the issuance of a license under the ARA. The proposal is for 2 hectares of land and proposes to amend the Official Plan by changing the designation from Potential Extractive Industrial and Rural to Extractive Industrial. The proposed changes to the Zoning By-Law are from General Rural to Extractive Industrial. The Provincial Policy Statement states that mineral aggregate resources are to be protected for long-term use and should be made available close to the market area. This application proposes to expand an area located between two operating sites. The Hydrogeology Study identified the location of the water table and it is going to be above ground extraction and will have no effect on water courses or ground water flows. GSCA has no objections to the Hydrogeology Study findings provided that the recommendations in the report are implemented. There are heritage features within the property, but they are outside of the extraction area. Extraction is proposed to be undertaken in phases and each phase would be rehabilitated back to pasture land. The extraction amount is 20,000 tonnes per year for all extraction on the site. There is no proposed increase in annual tonnage from the site. There is no anticipated increase in traffic and they will use the current haul route. Neighbours had concerns about the haul route. Planner Steele explained the OMB hearing which took place when the pit was originally implemented – the neighbours currently objecting, objected to the original application. A Stage 1 and 2 Assessment was completed and there are no archaeological concerns. Bruce County Planning recommends approval subject to public comments at the meeting.

7.2 Declare the Public Meeting Open to Consider Official Plan and Zoning By-Law Amendment Files L-2021-004 and Z-2021-034, 180 Fieldside Rd (Crigger)

Mayor Jackson declared the public meeting to be open.

Time 9:08 am

7.3 Comments from Members of Council

A member of Council asked what the next process is for a pit to go into the water table. Planner Steele explained that there are different classes of operations under the ARA. To go under the water table, the applicant would need to apply for a different type of license and provide the required studies.

A member of Council asked if the public is still involved in a below the water table extraction application. Planner VanDorp explained the notification process through the ARA and the Town's Official Plan. The Town can increase the number of public meetings if required to provide additional public engagement. The ARA has a process for dealing with disputes and public meetings.

A member of Council asked about the traffic concerns. Director of Public Works Widdifield explained that the existing haul route is adequate for what is being proposed as there is no increase to the tonnage or number of trucks.

7.4 Comments from Members of the Public

Ron Davidson – filed the application on behalf of Mr. Crigger. Eleven or twelve years ago, they filed applications which were appealed by a person in the area. The extraction area in this application will continue to be a class B license with extraction of 20,000 tonnes. Last year the pit extracted 8,000 tonnes; this is a small operation. GM Blue Plan has taken the application through the ARA process. MNRF will not issue the license without confirmation that the Official Plan and Zoning are in place. Mr. Davidson clarified that the complainant indicated twelve years ago that he had hearing problems. This was stated on record so he can't claim that this would be as a result of the pit. With the previous application, the Public Works Department were in support of the haul route.

A member of Council asked about changing the haul route and what would be required. It was confirmed that the alternate route is not open year round. Mr. Davidson explained that there would be limited truck traffic using the other route seasonally.

A member of Council asked for clarification of the extraction amount. Mr. Davidson confirmed that it is 20,000 tonnes for the entire pit, including the newly proposed area.

7.5 Read Written Submissions Received (If Not Discussed in Presentation of the Planning Report)

None.

7.6 Declare the Public Meeting to be Closed

Mayor Jackson declared the public meeting to be closed.

Time 9:17 am

7.7 Consideration of Decision

R-483-2021

It was **Moved** by J. Kirkland, **Seconded** by T. Bell and **Carried**

That Council received and considered the planning report for Official Plan and Zoning By-Law Amendment Files L-2021-004 and Z-2021-034, 180 Fieldside Rd (Crigger);

And that a public meeting was held on October 5, 2021;

And that all comments received were considered by Council as part of its deliberations on this matter;

And that the necessary by-law to amend the Official Plan as it relates to Amendment File L-2021-004 Crigger, Concession 1 Part Lots 4 and 5 is placed on the agenda of an upcoming Council meeting for consideration;

And further that the necessary by-law to amend the Zoning By-Law as it relates to Amendment File Z-2021-034 Crigger, Concession 1 Part Lots 4 and 5 is placed on the agenda of an upcoming Council meeting for consideration once the Official Plan amendment is in full force and effect.