



By-law Number 2022-XX

A by-law to adopt Amendment Number C-2021-008 to the County of Bruce Official Plan

Authority is provided in Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended.

The Council for the Corporation of the County of Bruce enacts By-law 2022-XX as follows:

1. Amendment Number C-2021-008 to the County of Bruce Official Plan attached and forming part of this by-law is approved.
2. That this By-law come into force and take effect on the day of the final passing thereof, subject to the provisions of the Planning Act, R.S.O. 1990, as amended.

Passed this ____ day of _____, 2022

Janice Jackson
Warden

Donna Van Wyck
Clerk

Part B – The Amendment

Introductory Statement

All of this part of the document entitled “Part B – The Amendment” and consisting of the following text, and attached map designated as Schedule “A”, constitutes Amendment Number C-2021-008 to the Bruce County Official Plan.

The Official Plan Amendment is to add a site-specific ‘Licenced Aggregate / Quarry Operation’ overlay to a portion of the subject property to enable an Aggregate Resources Act licence to be issued.

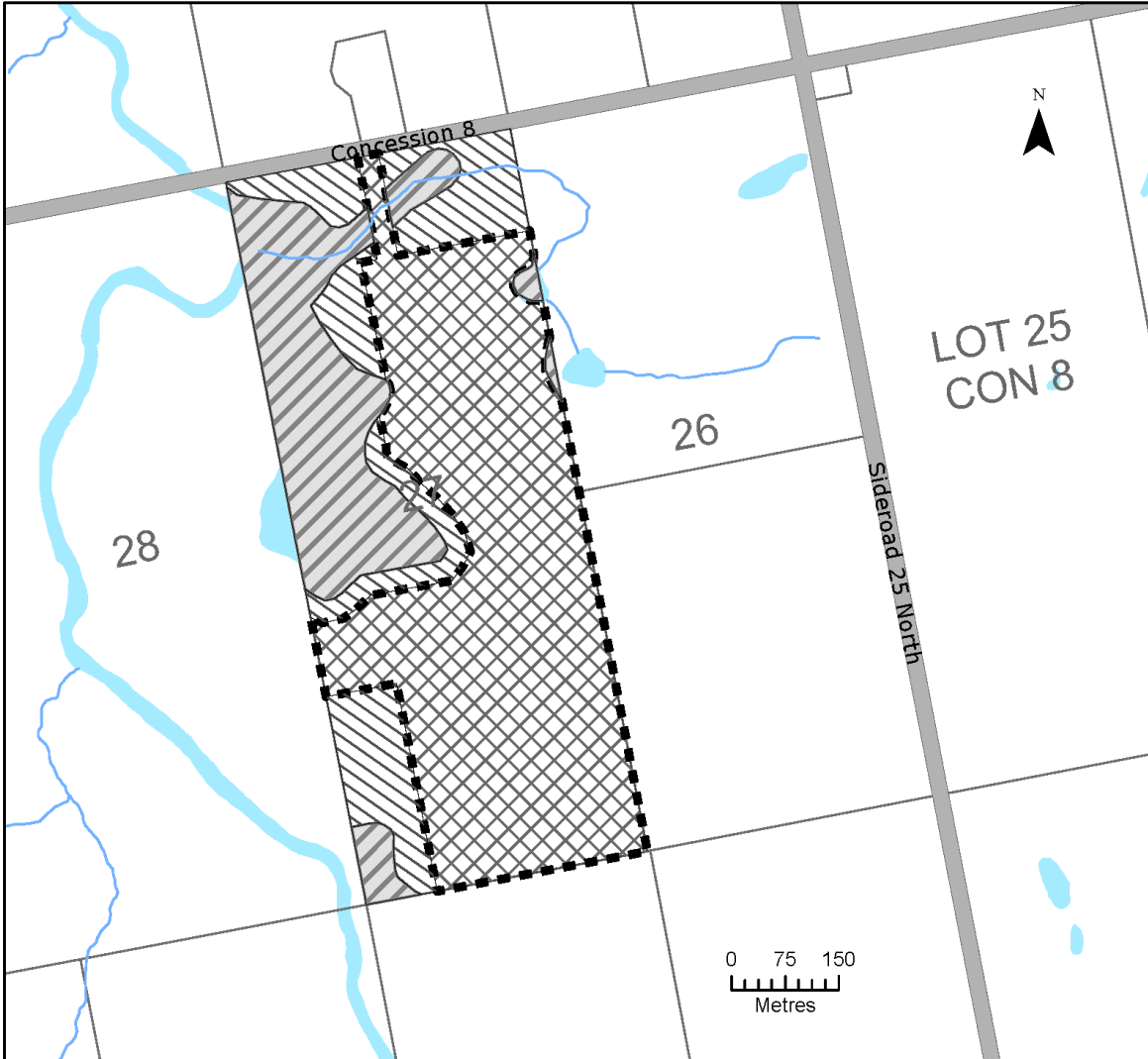
The Amendment

1. Schedule A: Land Use is amended by changing the designation on the lands at CON 8 LOT 27 (Culross), Municipality of South Bruce, as shown on the attached Schedule ‘A’.
2. The Bruce County Official Plan is amended by adding the following subsection to Section 4.8.7 – Exceptions – Mineral Resource Area:

“Teeswater Concrete (C-2021-008)

Notwithstanding the policies of Section 4.8 [Mineral Resource Area] of this Plan, the lands subject to Site Specific Policy Area **4.8.7.27** at CON 8 LOT 27 (Culross), Municipality of South Bruce, shall be subject to the following:

- i. The Licenced Area shall be no greater than 24.56 hectares;
- ii. The Extraction Area shall be no greater than 17.97 hectares;
- iii. Extraction shall not occur within 1.5 metres of the established high water table;
- iv. A Primary Access may be permitted to be established from the east side of the property and extend over neighbouring lands to the east once an access agreement with the eastern adjacent property owner is achieved;
- v. Access shall be on the north side of the property until such time as an access agreement with the eastern adjacent property owner is achieved (this access may also continue as a Secondary Access);
- vi. The dwelling, barns and accessory structures as they exist as of July 14, 2022 may remain on the site and be used for storage or office purposes in support of the extraction activities;
- vii. Extraction shall not occur within 30 metres of the retained buildings and structures;
- viii. Extraction shall not occur within 30 metres of lands designated or zoned as Hazard Land Area; and,
- ix. The Extraction Area shall be rehabilitated progressively so as to return the Areas(s) to their pre-extraction soil quality (i.e., Class 1 soils based on the Canada Land Inventory Soil Capability for Agriculture) as soon as possible following the completion of extraction.”



Schedule 'A'
to
Amendment NO. C-2021-008
Bruce County Official Plan

1185 Concession 8
Concession 8 Lot 27
Roll Number 410506000219900
Municipality of South Bruce
(Township of Culross)
County of Bruce



Lands subject to Section 4.8.7.27
- Exceptions - Mineral Resource Area



Lands designated Agricultural Areas



Lands designated Hazard Areas

File: C-2021-008
Applicant: Teeswater Concrete Ltd
c/o Ron Davidson Land Use Planning
Consultant Inc.

Date: July, 2022