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Public Meeting

Monday, August 15, 2016 at 7:00 PM

Municipal Office Council Chambers, Kenilworth

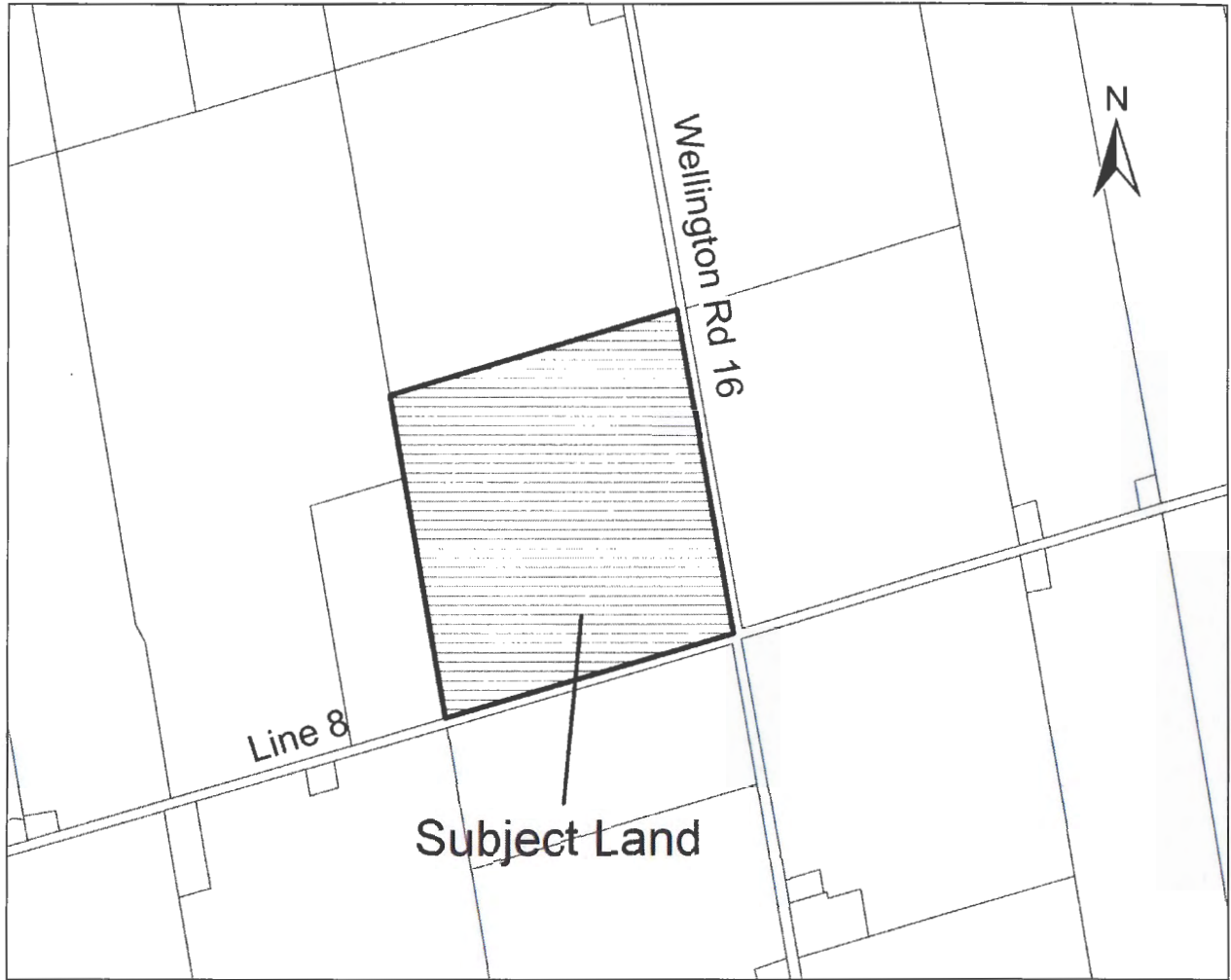
A G E N D A

AGENDA ITEM	PAGE NO.
<u>CALLING TO ORDER</u> - Mayor Lennox	
<u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u> <u>OWNERS/APPLICANT</u> - Marlowe and Wendy Morris	
<u>LOCATION OF THE SUBJECT LAND</u> The property subject to the proposed amendment is described as Part Lot 9, Concession 9, Geographic Township of West Luther, with a civic address of 8388 Line 8. The property is 40.3 hectares (99.58 acres) in size and the location is shown on the map attached.	1
<u>PURPOSE AND EFFECT OF THE APPLICATION</u> The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the retained agricultural portion of property and to permit the existing accessory structures totaling 460m ² (4,951 ft ²) to remain on the severed residential portion of property. This rezoning is a condition of severance application B3/16, that was granted provisional approval by the Wellington County Land	

AGENDA ITEM	PAGE NO.
<p>Division Committee. The consent will sever the existing dwelling 1.3 ha (3.2 acres) from the agricultural parcel under the surplus farm dwelling policies.</p> <p><u>NOTICE</u></p> <p>Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on July 22, 2016.</p> <p><u>PRESENTATIONS</u></p> <p>Elizabeth Martelluzzi, Junior Planner</p> <ul style="list-style-type: none">- See attached report and draft by-law. <p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <p>None.</p> <p><u>REQUEST FOR NOTICE OF DECISION</u></p> <p>The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the by-law must submit a written request.</p> <p><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p> <p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p>	<p>2</p>

AGENDA ITEM	PAGE NO.
<p><u>OWNERS/APPLICANT</u></p> <ul style="list-style-type: none">- Laverne B and Erma Weber	
<p><u>LOCATION OF THE SUBJECT LAND</u></p> <p>The location of the subject land that the amendments relate to are described as Part Lot 4, Concession 5, Geographic Township of Arthur and the location is shown on the map attached.</p>	7
<p><u>PURPOSE AND EFFECT OF THE APPLICATION</u></p> <p>The purpose is to amend Schedule A6 of the County Official Plan by adding a Mineral Aggregate Area overlay designation to a 13.31 hectare area. At the same time, Schedule C – Mineral Aggregate Resource Overlay is to be amended to show this same area. The proposed Zoning By-law Amendment is to rezone this same area from Agricultural (A) to Extractive Industrial (EI). This will permit development of a gravel pit operation, through a license approval by the Ministry of Natural Resources and Forestry.</p> <p><u>NOTICE</u></p> <p>Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on July 19, 2016.</p> <p><u>PRESENTATIONS</u></p> <p>Mark Van Patter, Senior Planner</p> <ul style="list-style-type: none">- See attached report and draft by-law.	8
<p><u>CORRESPONDENCE FOR COUNCIL'S REVIEW</u></p> <p>Candace Hamm, Environmental Planning Coordinator, Saugeen Valley Conservation Authority</p> <ul style="list-style-type: none">- Proposed amendments are acceptable to SVCA staff.	17
<p><u>REQUEST FOR NOTICE OF DECISION</u></p> <p>The by-law will be considered at a future regular council meeting. If you wish to be notified of the adoption of the proposed Official Plan Amendment</p>	

AGENDA ITEM	PAGE NO.
<p>(OP-2015-06.) or of the refusal of a request to amend the official plan, you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9. If you wish to be notified of the decision of the Township of Wellington North regarding the proposed Zoning By-law Amendment, you must make a written request to the Clerk, Township of Wellington North, 7490 Sideroad 7 West, P.O. Box 125, Kenilworth, Ontario N0G 2E0.</p> <p><u>MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS</u></p> <p><u>COMMENTS/QUESTIONS FROM COUNCIL</u></p> <p><u>ADJOURNMENT</u></p>	



Marlowe and Wendy Morris



PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: July 22, 2016
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Elizabeth Martelluzzi, Junior Planner
County of Wellington
SUBJECT: **Morris/Spanton**
8388 Line 8
Zoning By-law Amendment

Planning Opinion The zoning amendment is required as a condition of provisional consent (B3/16) by the Wellington County Land Division Committee. The purpose of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot. We have no objections to implementing this decision. Both the PPS and County Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential dwellings.

Additional zoning relief is also required for the existing accessory structures on the severed residential parcel. The existing driveshed, garage, and new shop occupy a total lot coverage of 460m² (4,952 ft²). We would generally have no concerns with the relief requested provided Council is satisfied that the accessory buildings are intended for personal use and not for commercial purposes.

INTRODUCTION

The property subject to the proposed amendment is described as Lot 9, Concession 9, Geographic Township of West Luther, with a civic address of 8388 Line 8. The proposal is a condition of a recent severance application on the property, B3/16. The retained portion of the property is 39 hectares (96 acres) and the severed portion is 1.3 hectares (3.2 acres) in size.

PROPOSAL

The purpose of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot and to permit the existing accessory structures totaling 460 m² (4,951 ft²) the severed residential lot. This rezoning is a condition of



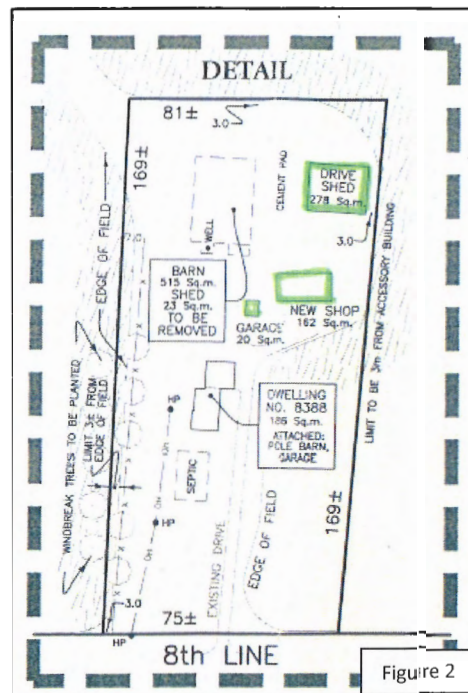
severance application B3/16, that was granted provisional approval by the Wellington County Land Division Committee on March 10, 2016. The consent will sever the existing dwelling and accessory structures (1.3 hectares) from the agricultural parcel under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE. This application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.



ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). Section 6.1.4 allows a maximum lot coverage of 111.5 m² (1,200 ft²) for a lot of this size, whereas the existing driveshed, new shop and garage have a combined lot coverage of 460 m² (4, 952 ft²).

Two site specific zonings are required in order to accommodate the proposal. The first site specific (A-184) will prohibit a dwelling on the retained agricultural parcel. The second site specific (A-185) will address the floor area of the three accessory buildings with a total lot coverage of 460 m² (4, 952 ft²) on the severed residential parcel.

Respectfully submitted
 County of Wellington Planning and Development Department

Elizabeth Martelluzzi, Junior Planner

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended.

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Lot 9, Concession 9 in the geographic Township of West Luther as shown on Schedule "A" attached to and forming part of this By-law from:

- **Agricultural (A) to "Agricultural Exception (A-184)**
- **Agricultural (A) to "Agricultural Exception (A-185)**

2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.184 Lot 9, Con 9	A-184	Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses that are not accessory to a dwelling are permitted subject to MDS 11 conformity
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3. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.185 Lot 9, Conc 9	A-185	Notwithstanding Section 8.3.1 or any other section of this by-law to the contrary, the accessory structures existing on the day of passing of this by-law may have a combined maximum floor area of 460 m² (4,952 sq.ft). And further no other accessory structures including a hobby barn will be permitted on the property without an amendment to this by-law.
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4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.

5. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2016

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2016

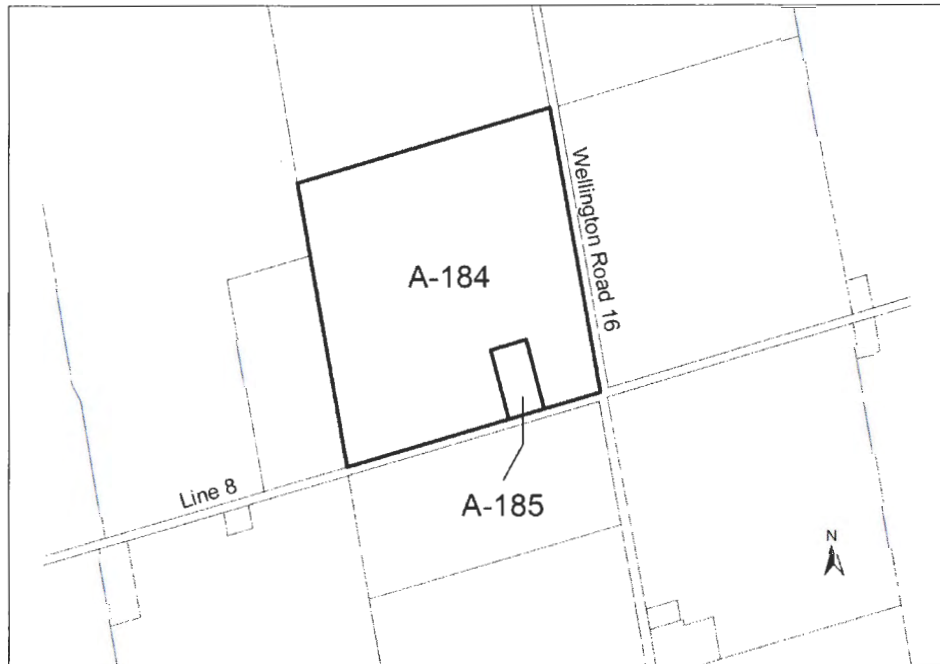
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-184 and A-185)

Passed this ____ day of _____ 2016.

MAYOR

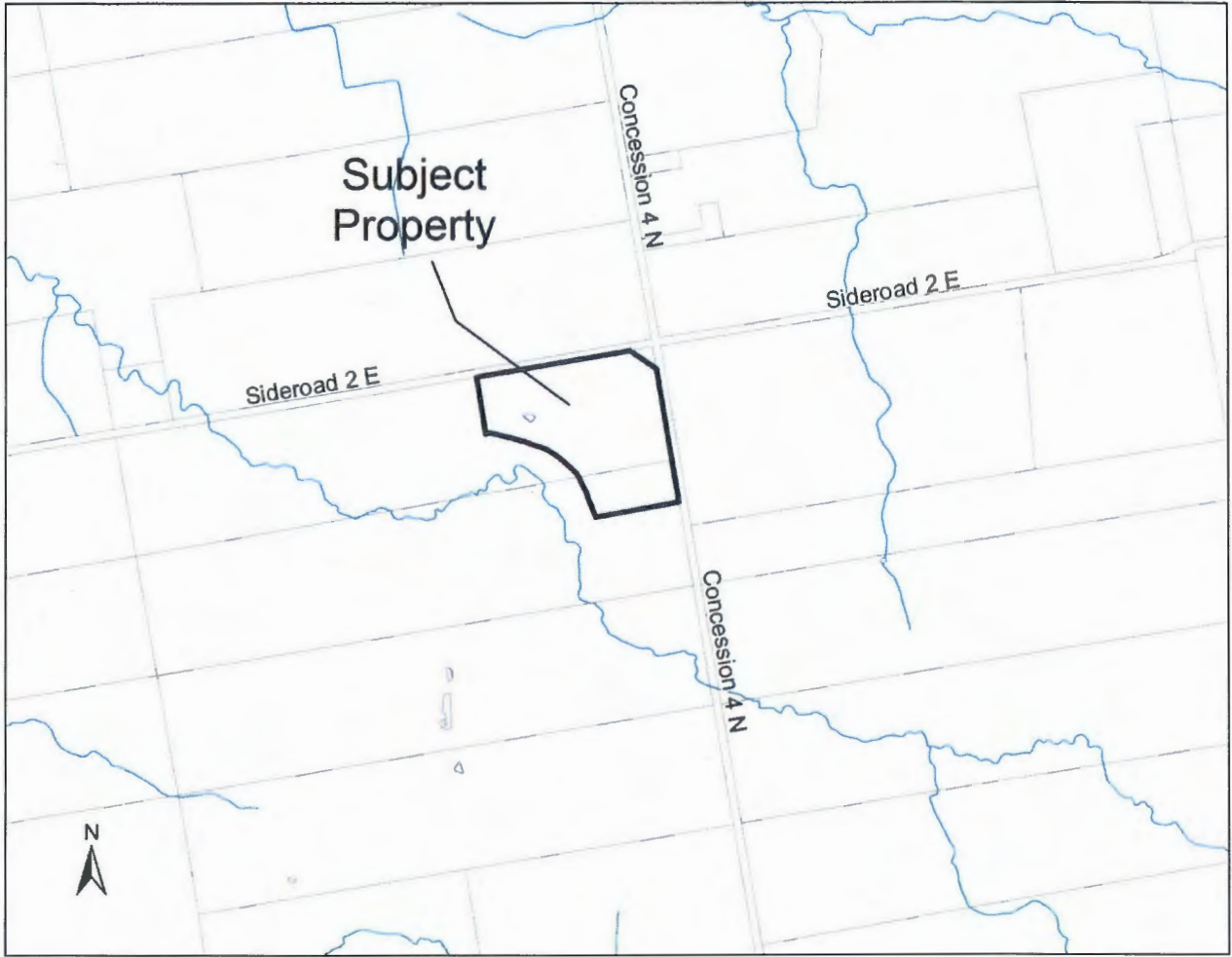
CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is Lot 9, Concession 9, Geographic Township of West Luther, with a civic address of 8388 Line 8. The lands subject to the amendment are 40.3 (99.6 acres) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development and to permit the existing accessory structures totaling 460 m² in size on the severed residential lot. This rezoning is a condition of severance application B3/16, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling (1.3 acres) from the agricultural parcel under the surplus farm dwelling policies.



Laverne B and Erma Weber



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
T 519.837.2600
F 519.823.1694
1.800.663.0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

August 5, 2016
Mike Givens, C.A.O.
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Dear Mr. Givens:

**Re: Stack Gravel Pit – Laverne & Erma Weber
Part Lot 4, Concession 5
Official Plan and Zoning By-law Amendments**

The purpose of this report is to provide the Township with an overview of the proposed amendments. Please consider these comments as preliminary; I will be providing further comments after the public meeting.

LOCATION

The amendments relate to Part Lot 4, Concession 5, Geographic Township of Arthur, southwest corner of Sideroad 2E and Concession 4N. The subject lands are approximately 80.94 ha. (200 acres) in size. An airphoto of the property is shown on the following page. The photo also shows the proposed, nearby Ghent Pit to the south.

THE PURPOSE AND EFFECT OF THE APPLICATIONS

The purpose of the application is to amend Schedule A6 of the County Official Plan, by adding a Mineral Aggregate Area overlay designation 13.31 ha. (32.89 acres) in size. At the same time, Schedule C – a Mineral Aggregate Resource Overlay designation is to be amended to show this same area. Some minor revision to the Core Greenlands designation may be required as per the detailed environmental report accompanying the application.

The proposed Zoning By-law Amendment is to rezone this same area from Agricultural (A) to Extractive Industrial (EI). This will permit development of a gravel pit operation.

Highway 89



Sideroad 2 E

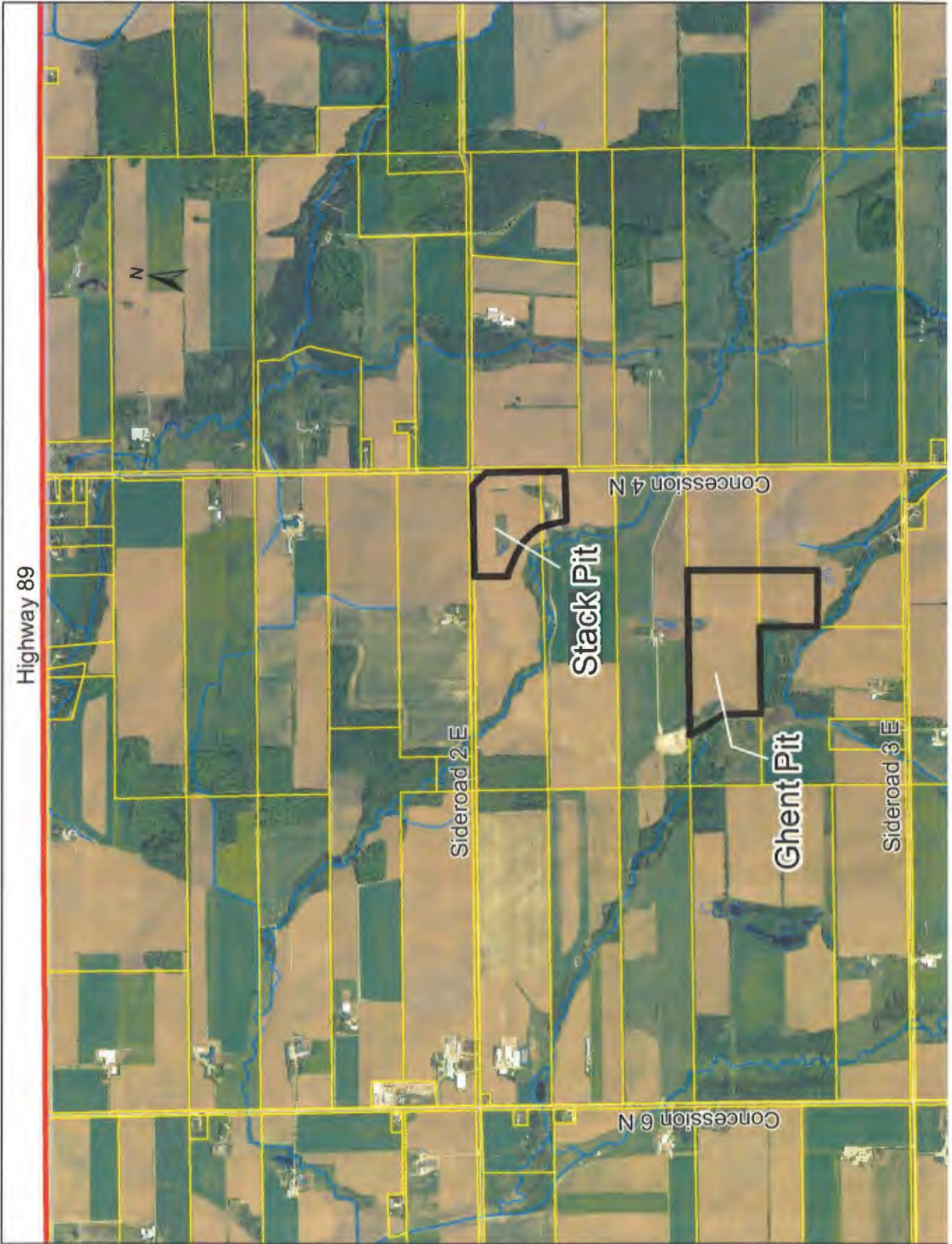
Stack Pit

Concession 4 N

Ghent Pit

Sideroad 3 E

Concession 6 N



BACKGROUND

A pit license application was filed in 2015 with the Ministry of Natural Resources and Forestry (MNRF). The licensed area is proposed to be 13.31 hectares and the area of extraction would be 11.10 hectares. The proposal is for a Category 3 Class “A” pit, meaning it will maintain a distance of 1.5 metres above the ground water level which is estimated to be at 442.5 metres.

The maximum annual volume to be extracted in the license application is 75,000 tonnes per year. It is estimated that approximately 1 million tonnes of aggregate are present.

The pit is to operate 7:00 am to 6:00 pm, Monday to Friday and from 9:00 am to 2:00 pm on Saturday. No processing equipment shall be located within 300 metres of a residence.

The primary haul route shall be east on Sideroad 2E, then north on Concession 4N to Highway 89.

The final rehabilitation of the site will mainly be to agricultural land with some environmental improvements provided along the watercourse.

SUPPORTING STUDIES

As part of the application, the applicants have provided the following supporting studies:

- Executive Summary (Bruce Fulcher)
- Summary Statement (April, 2015) GM Blueplan Engineering
- Planning Report (May, 2016) Cuesta Planning Consultants Ltd.
- Level 1 Hydrogeology Study (April 14, 2015) GM Blueplan Engineering
- Level 1 & 2 Natural Environment Technical Report (March, 2015) SPL Consultants Ltd.
- Stage 1-2 Archeological Assessment (May, 2015) York North Archaeological Services
- Acoustic Assessment Report (April, 2016) WSP Canada Inc.
- Transportation Review (July, 2015) CC Tatham & Associates Ltd.
- Transportation Review Addendum (March, 2016) CC Tatham & Associates Ltd.
- Site Plans for Class A Pit License (July, 2015) GM Blueplan Engineering

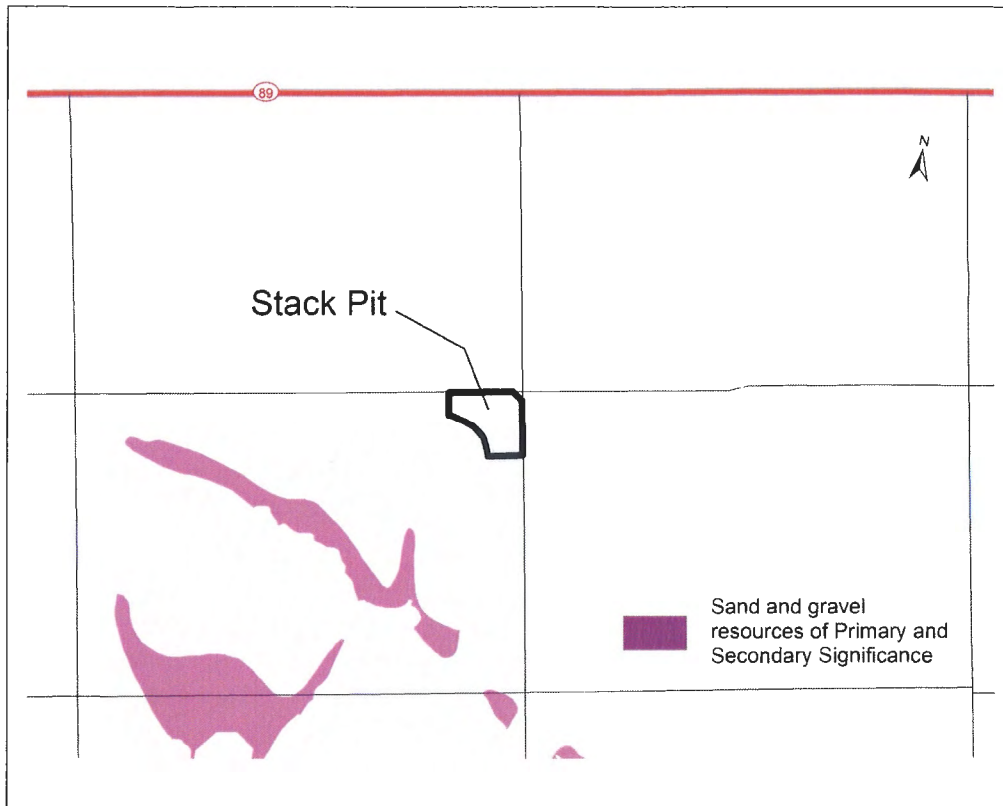
CURRENT PLANNING STATUS

The site is currently designated Prime Agricultural and Core Greenlands in the Wellington County Official Plan. These areas are zoned Agricultural and Natural Environment in the Wellington North Zoning By-law. The site is not in a Well Head Protection Area – Schedule B6 of the Official Plan.

PLANNING CONSIDERATIONS

Aggregate Resources

The County Official Plan's Schedule C identifies Sand and Gravel Resources of Primary and Secondary Significance below.



The Official Plan relies on the Province's Aggregate Resources Inventory Paper (ARIP) for areas of potential sand and gravel resources. While the subject land is not identified as "Primary" or "Secondary", the GM Blueplan Summary Statement indicates that the quality and quantity of the aggregate resource has been estimated through testhole excavations and lab analysis. The volume of aggregate is estimated to be approximately 435,700 m³ or 1,050,037 metric tonnes. The aggregate is assumed to be associated with an esker deposit, where there is "...good potential for coarse-grained and sorted outwash (i.e. sand and / or gravel)".

Section 2.5 of the Provincial Planning Statement as well as Section 6.6 of the County Plan protects aggregate resource areas for extraction. It is important to note that the Provincial Policy Statement in Section 2.5.2 makes it clear that "need" for the resource does not have to be demonstrated:

“As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.”

The proponent, however, does have to demonstrate that aggregate extraction can occur in a manner whereby social, economic and environmental impacts can be mitigated to acceptable levels.

Ground Water

A Hydrogeological Study was prepared by GM Blueplan. The study estimates that the high water table elevation is 442.5 metres above sea level. The investigation has determined that

“there will be no impacts to or interference with groundwater resources. Based on a set-back of 30 m. or more and standard operational design requirements (including no water pumping or discharge), no impacts to Bethel Creek are expected.”

Core Greenlands

The areas designated Core Greenlands in the Official Plan are located to the southwest of the proposed gravel pit. Section 5.6.1 of the Official Plan allows consideration for aggregate development, provided in Section 5.6.2 that:

“there are no negative impacts on provincially significant features and functions and no significant negative impacts on other greenland features and functions;”

SPL Consultants Limited have provided a Level 1 and 2 Natural Environment Technical Report. The report indicates that while there are no provincially significant areas, there is a creek feature and nearby westerly forest. *“We set back the natural areas from pit development in varying dimension based on the area and linkage needs of individual species observed.”*

The applicant is proposing to enhance species habitat by providing:

- Snapping Turtle Habitat
- Grassland Bird Habitat Conservation Zone
- Bat Habitat
- Belted Kingfisher and Bank Swallow Habitat

The above requirements are to be contained in the MNRF site plan, which is part of the license approval and controls the operation of pit.

The Saugeen Valley Conservation Authority (SVCA) made a site visit on October 16, 2015. Subsequent to that, the SVCA provided a letter on October 23, 2015, indicating that they had no objection to the pit application.

Noise - Neighbourhood Compatibility

The closest sensitive receptor (dwelling) is to the west at 7552 Sideroad 2E, approximately 200 m. from the nearest extraction boundary. Section 2.2.6 of the Aggregate Resources of Ontario: Provincial Standards states that "if extraction and / or processing facilities are within 150 metres of a sensitive receptor, a noise assessment is required to determine whether Provincial Guidelines can be satisfied."

WSP has provided an Acoustic Assessment Report in support of the application. The study indicates that:

"The noise assessment indicated that the sound emissions of the Weber Aggregate Extraction Pit are within applicable MOECC sound level limits during the predictable worst-case hours of operation for all the applicable points of receptions".

Traffic Impacts

C.C. Tatham & Associates Ltd. Produced a Transportation Review on behalf of the applicants.

The proposed entrance to the site is on Sideroad 2E, about 350 m. west of Concession 4N. Once trucks leave the site, the preferred haul route is to proceed to Concession 4N and then go north to Highway 89. The distance from the Sideroad 2E / Concession 4N intersection to Highway 89 is approximately 1.8 km., as measured by our air photo.

The review calculates that the average number of loads leaving the site in Peak Season will be 1.6 per hour, with a peak number of loads being 3 to 4 per hour. These numbers are doubled to include both trucks coming as well as going.

The County requested that the applicants' consultant prepare an Addendum to review the cumulative truck traffic from both the Ghent Pit and the Stack Pit. It estimates a total of 20 trucks during peak hours (10 trucks in, 10 trucks out). The report goes on to note that both Highway 89 and Concession 4N are operating well below their capacities.

The above traffic is based on both pits extracting 100% of their annual license limits, 75,000 tonnes per year each. This may not be the case in that the quantity of gravel used will reflect market demand, which might be less.

I would recommend that Council receive comments from Mr. Aston, Director of Public Works, on the physical suitability of Sideroad 2E and Concession 4N to handle the traffic and whether any improvements, or a maintenance agreement, might be required.

Stage 1 – 2 Archaeological Assessment

An assessment was carried out by York North Archaeological Services Inc. *“There were no archaeological resources of either a historic or prehistoric nature with any significance ... no further archaeological assessment is warranted...”*. Pursuant to Section 48(1) of the Ontario Heritage Act, if any archaeological resources are found during extraction, work must cease and further fieldwork by an archaeologist undertaken.

ZONING BY-LAW AMENDMENT

In addition to the County of Wellington Official Plan Amendment, the applicant has applied to the Township of Wellington North for a zone amendment to consider rezoning the same area from Agricultural (A) to Extractive Industrial (EI). The Extractive Industrial zoning would limit extraction to 1.5 metres above the water table. As per the Planning Act, the Township cannot approve the associated zoning until adoption of the Official Plan Amendment by the County occurs. A separate draft zoning amendment will be presented in the near future.

DRAFT OFFICIAL PLAN AMENDMENT

The draft Official Plan amendment is appended to this report for Council’s review. Please note that the Mineral Aggregate Area shown reflects the proposed license boundary.

Sincerely,



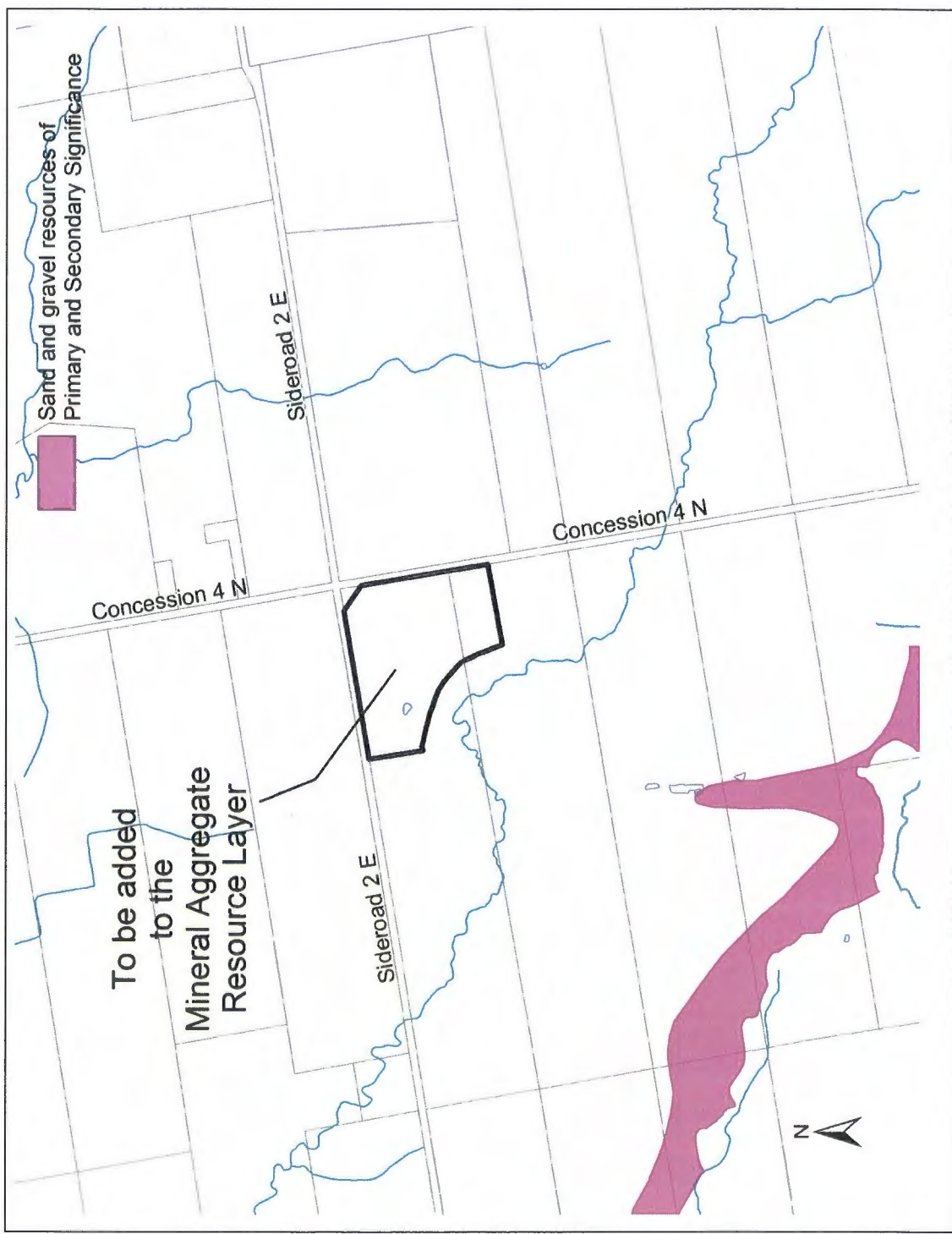
Mark Van Patter, RPP, MCIP
Manager of Planning and Environment
markv@wellington.ca
519.837.2600 Ext. 2080

C: Bruce Fulcher, applicants’ agent
Gary Williamson, County Ward 3

SCHEDULE "A"



SCHEDULE "B"





1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY (*garyc@wellington.ca*) and (*djones@wellington-north.com*)

August 10, 2016

County of Wellington
Planning and Development Department
Administration Centre
74 Woolwich Street
Guelph, ON
N1H 3T9

AND

Township of Wellington North
7490 Sideroad 7, W
Kenilworth, ON
N0G 2E0

ATTENTION: Gary Cousins, Director of Planning and Development, County of Wellington, and
Darren Jones, Building/Zoning Department, Township of Wellington North

Dear Mr. Cousins & Mr. Jones,

RE: Proposed County Official Plan Amendment OP-2016-03, and
Proposed Zoning By-law Amendment
Part Lot 4, Concession 5
Geographic Township of Arthur
Township of Wellington North (Laverne and Erma Weber - Stack Pit)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the proposed amendments in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review.

The purpose of the proposed Official Plan Amendment is to add a Mineral Aggregate Area overlay on top of the existing Prime Agricultural. This will permit the extraction of sand and gravel from the property. In addition, this same area is to be added to Schedule C – Mineral Aggregate Resource overlay. It is the understanding of SVCA staff that some minor revisions to the Core Greenlands designation may be required as per the environmental report accompanying the application.

The proposed Zoning By-law Amendment is to rezone this same area from Agricultural (A) to Extractive



Watershed Member Municipalities
Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Industrial (EI). This will permit development of a gravel pit operation, through a license approved by the Ministry of Natural Resources and Forestry.

The following supporting documents were included as part of the application:

- Executive Summary prepared by Bruce A. Fulcher
- Level 1 Hydrogeological Study prepared by GM Blueplan Engineering, dated April 14, 2015
- A Stage I-II Archaeological Assessment, prepared by York North Archaeological Services, Revised May 25, 2015
- Level 1 and 2 Natural Environment Technical Report, prepared by SPL Consultants Limited, Updated January 11, 2016
- Transportation Review, prepared by C.C. Tatham & Associated Ltd., dated July 15, 2015
- Summary Statement, prepared by Gm Blueplan Engineering, dated April 15, 2015
- 3rd Revision of the Site Plan Information (Drawings 1 to 4), prepared by GM Blueplan Engineering, dated April 14, 2015 (revised per MNRF Comments January 14, 2016)

Please be advised that in preparing these comments, SVCA staff only reviewed the supporting documents relevant to our current mandate and policies.

The proposed amendments are acceptable to SVCA staff, and the following comments are offered.

Natural Hazard

In the opinion of SVCA staff, the lands to be re-designated and re-zoned to allow for the proposed pit are not designated Core Greenlands or Greenlands in the County of Wellington Official Plan, and are not zoned Natural Environment (NE) in the Township of Welling North Zoning By-law. The Core Greenlands designation and the NE zone for the area generally coincides with the hazardous lands mapping originally plotted by SVCA staff. However, SVCA staff is of the opinion that it would be acceptable to revise the Core Greenlands designation and/or the NE zone in accordance with the recommendations of the Level 1 and 2 Natural Environment Technical Report, Updated January 11, 2016.

Natural Heritage

SVCA staff are of the opinion that provided the mitigation measures outlined in the Updated Level 1 and 2 Natural Environment Technical Report are implemented, the natural heritage features affecting the subject property will be appropriately addressed.

SVCA Regulation

Lands outside of the License Area Boundary are within the areas of interest associated with the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act* R.S.O, 1990, Chap. C. 27.

County of Wellington / Township of Wellington North
Weber – Stack Pit
OP-2016-03 and Proposed Zoning By-law Amendment
August 10, 2016
Page 3 of 3

To determine where the SVCA's areas of interest are located associated with our Regulation, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

Permission for Development

Permission from the SVCA is not required for operations within a Pit where a License has been approved by the Ministry of Natural Resources and Forestry.

If development or alteration including construction, reconstruction, conversion grading, filling or excavation is proposed within the areas of interest associated with our Regulation outside of the License Area Boundary, the SVCA should be contacted, as permission may be required.

Conclusion

All of the plan review functions listed in the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review have been assessed by SVCA staff with respect to this proposal. The proposed amendments are acceptable to SVCA staff.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Candace Hamm

Candace Hamm
Environmental Planning Coordinator
Saugeen Conservation

CH/

cc: Karen Wallace, Clerk, Township of Wellington North (via e-mail)
Bruce Fulcher, Agent (via e-mail)
Steve McCabe, Authority Member, SVCA (via e-mail)