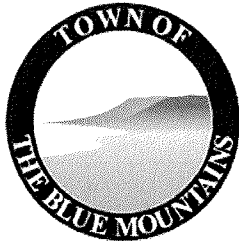


C.8

STAFF REPORT: PLANNING DEPARTMENT



REPORT TO: Council
MEETING DATE: June 2, 2008
REPORT NO.: PL.08.60
SUBJECT: Site Plan Amendment – Eden Oak Aggregates – Conn Pit Part Lot 6, Concession 4
Town of The Blue Mountains
PREPARED BY: Robert Armstrong, Manager of Development Planning and IS

A. Recommendations

THAT Council receive Planning Staff Report PL.08.60, "Site Plan Amendment for Eden Oak Aggregates – Conn Pit located on Part Lot 6, Concession 4, Town of The Blue Mountains"; and

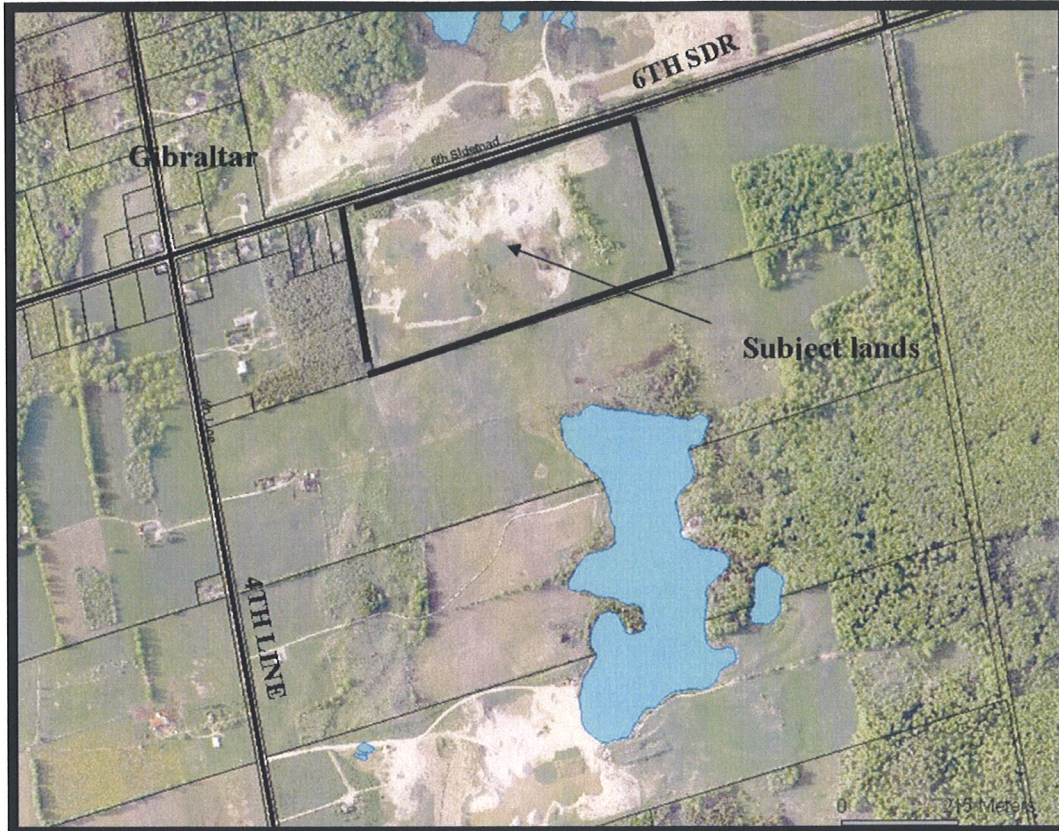
THAT Council advise the Ministry of Natural Resources that the Town has no objection to the Site Plan revision under the Aggregate Resources Act for Licence Number 4945 based on the submission received May 2, 2008 provided the applicable agencies are satisfied with the with supporting Hydrogeological Report and inclusion of the Monitoring and Contingency Plan being incorporated into the Licence.

B. Background

The Town is in receipt of a request for comments from Eden Oak Aggregates with regard to a proposed Amendment to their Site Plan under Aggregate Resources Act. The primary purposes of their Amendments to the Site plan are as follows:

- References to the "Water Level" have been removed throughout the Site Plans;
- The plan and site plan note has been revised from 499 to 495 metres above sea level to indicate below water extraction;
- A backhoe and dragline have been added to the list of permitted extraction equipment;
- A monitoring well location schematic has been added to show the locations of the 5 monitoring wells;
- Monitoring notes and well complaint / response program notes have been added;
- The surface water discharge note has been revised but still does not permit discharge of surface water off-site;
- Directional arrows for below water extraction have been added to the plan and the mining patterns note has been revised to state that below water extraction will occur from west to east;

- The final rehabilitation notes have been revised from farmland to a pond with vegetated side slopes;
- The cross-sections have been revised to show below water extraction and the final water table elevation;
- The progressive rehabilitation to farmland schematic has been removed; and
- Applicant / client names have been updated throughout the Site Plans.



Town Planning Documents

The lands are currently designated Extractive Industrial within the Town of The Blue Mountains Official Plan and zoned Extractive Industrial M4 within the Township of Collingwood Zoning By-law No. 83-40. The proposed Amendment would comply with both the Official Plan and Zoning By-law and therefore no amendments are required from the Town.

Comments

The two main issues with this Amendment are the extraction below the water table and the change in the rehabilitation from farmland to a pond. With regard to extraction below the water table, the application is supported by a Level 1 / Level II Hydrogeological investigation prepared by Waterloo Geoscience Consultants Ltd. which states that “the nature of the proposed operation (no dewatering) exerts only a minor stress to the shallow water table , and will exert

no influence on the deeper bedrock aquifer. As a result, there is no measurable risk to existing water supply wells, or to any of the local natural functions.

In addition the investigation includes a number of recommendations for ongoing monitoring and a contingency plan in the event of any issue arising from the extraction. These recommendations have been incorporated onto the Site Plan, which will form part of the Licence. The Town Planning and the Director of Engineering and Public Works have conducted a cursory review of the documentation and are not aware of any problems with the report.

It should be noted that the enforcement of the Licence fall within the sole jurisdiction of the Ministry of Natural Resources and potentially with the Ministry of the Environment with regard to the hydrology. Therefore the support of the Town should be contingent upon the approval of the applicable agencies. This should also include the applicable Conservation Authority.

The other issue is that the lands will no longer be rehabilitated to farmland. In that the surrounding lands are designated Rural with the Official Plan, there is a recognition that the lands are not located in a significant agricultural area worthy of protection under the Provincial Policy Statement (PPS). A pond located in the rural area could be considered compatible with the rural character and therefore we would have no objection to this modification. Further, the side slopes will be revegetated with topsoil, grass and legumes to improve the aesthetics.

Based on the foregoing, Planning Staff would have no objection this Amendment based on the comments contained in this report.

C. The Blue Mountains' Strategic Plan

Strategic Plan Goal #1:

"Managing growth to ensure the ongoing health and prosperity of the community."

D. Environmental Impacts

The proposed Site Plan Amendment does not appear to generate any significant environmental impacts that can be regulated by the Town.

E. Budget Impact

Nil

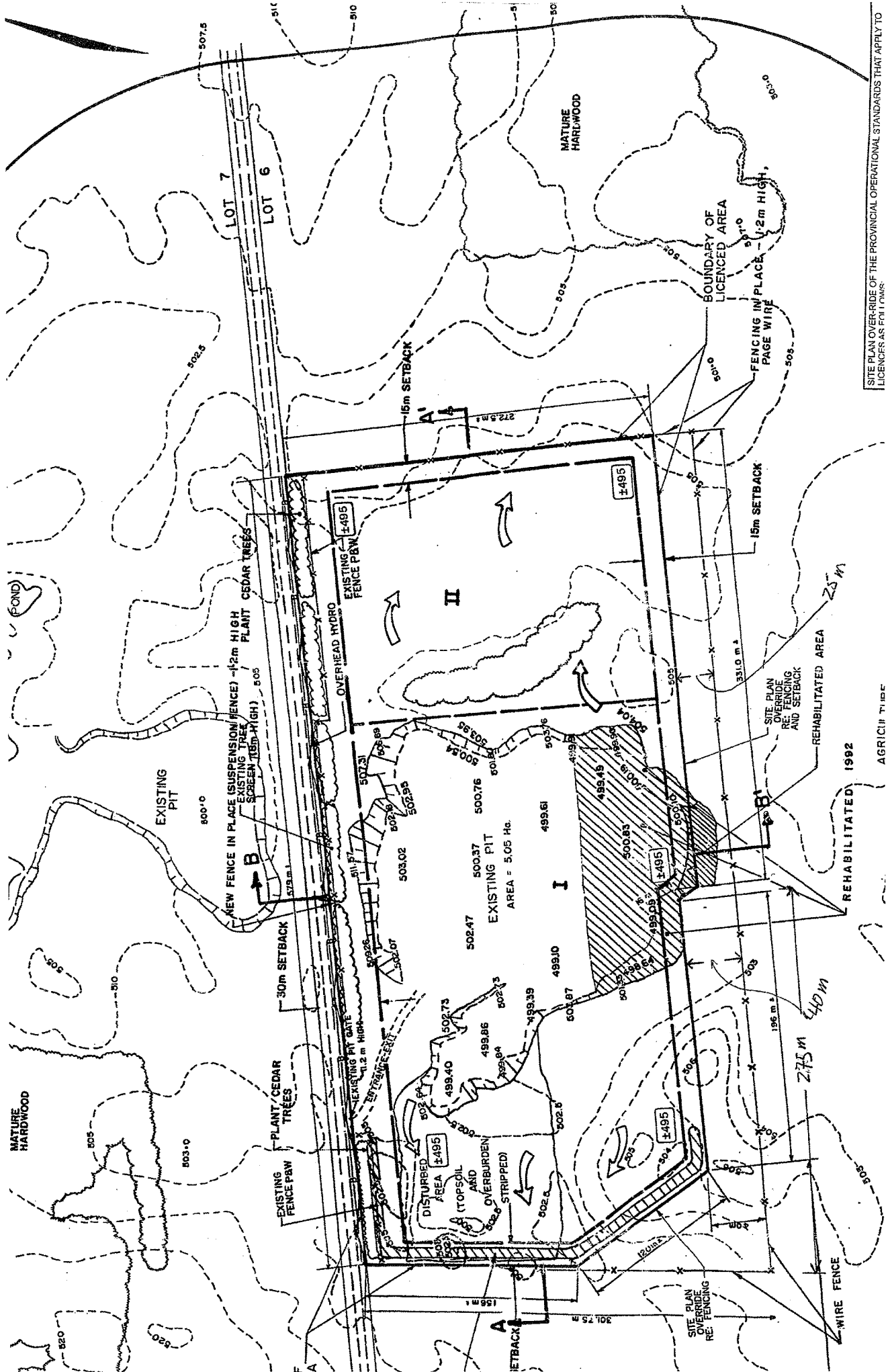
F. Attached

1. Site Plan

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Robert Armstrong", is written over a solid horizontal line.

Robert Armstrong, MCIP, RPP, CPT
Manager of Development Planning & IS
26 Bridge Street, PO Box 310
Thornbury, ON NOH 2PO
Phone: 519-599-3131 ext.242
Fax: 519-599-3018
ramstrong@thebluemountains.ca



SITE PLAN OVERSIDE OF THE PROVINCIAL OPERATIONAL STANDARDS THAT APPLY TO LICENCES AS FOLLOWS

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AGRICULTURE