



2223117 Ontario Inc.

B.9.3



PROPOSED GIBRALTAR SAND AND GRAVEL PIT EXPANSION

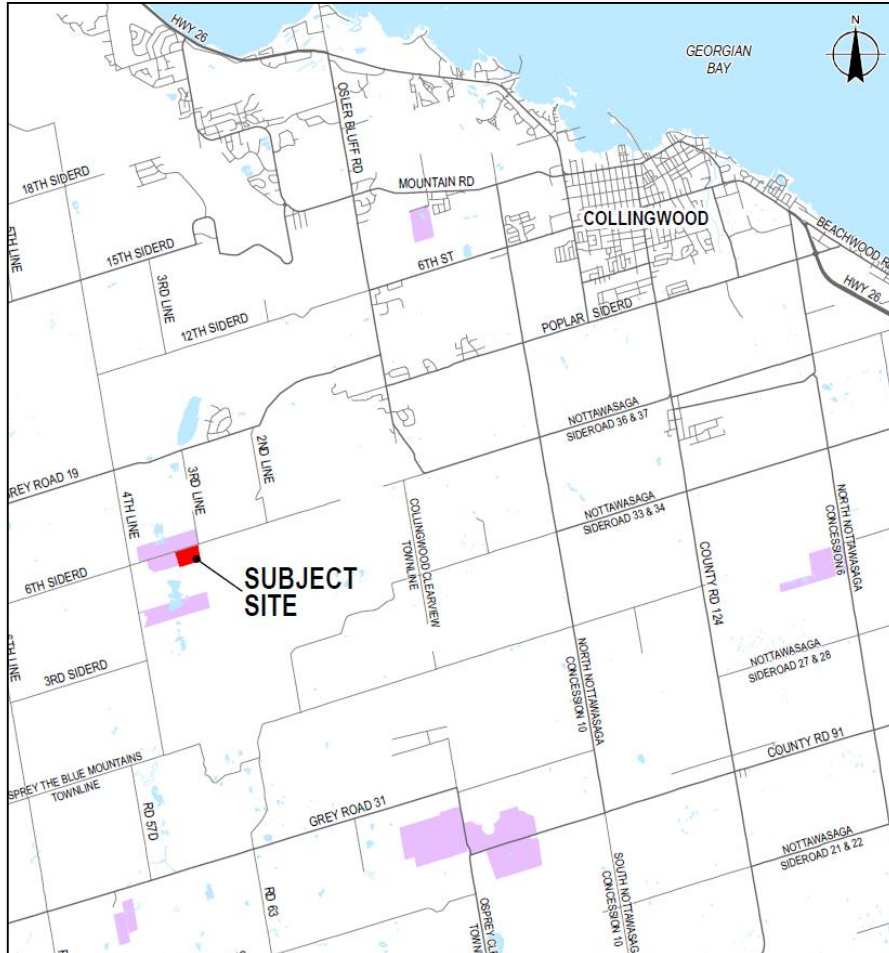
Town of The Blue Mountains

Official Plan Amendment and
Zoning By-law Amendment

Wednesday, April 4, 2018

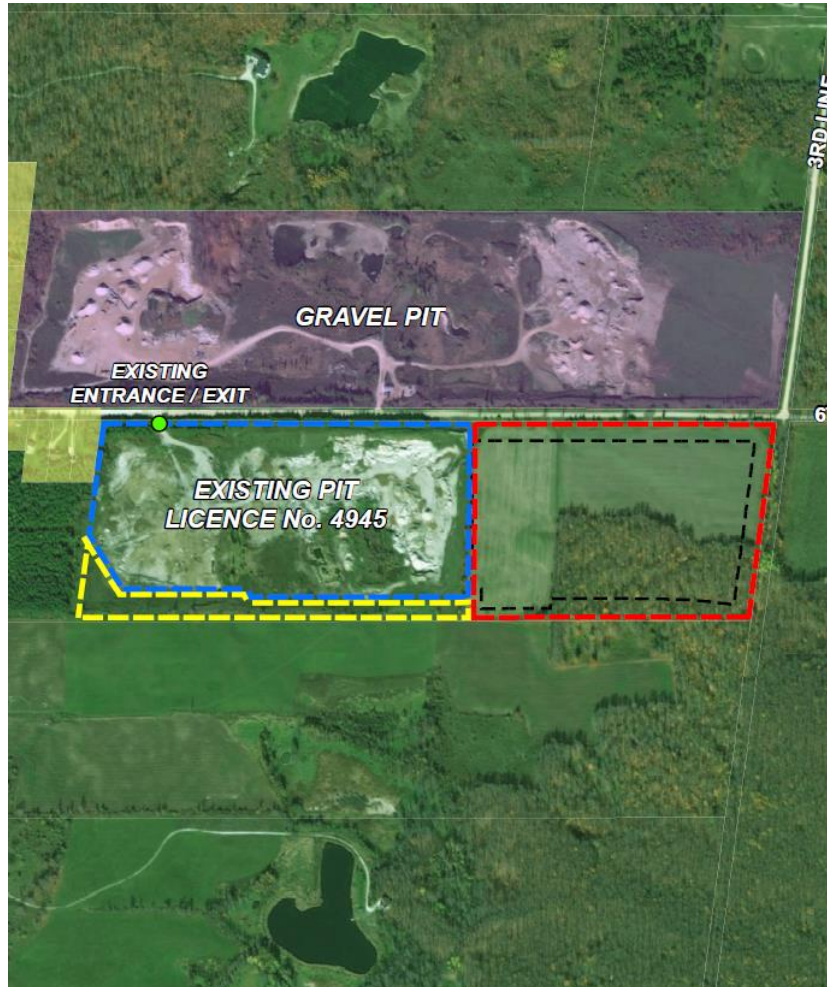
Brian Zeman, BES, MCIP, RPP

Location



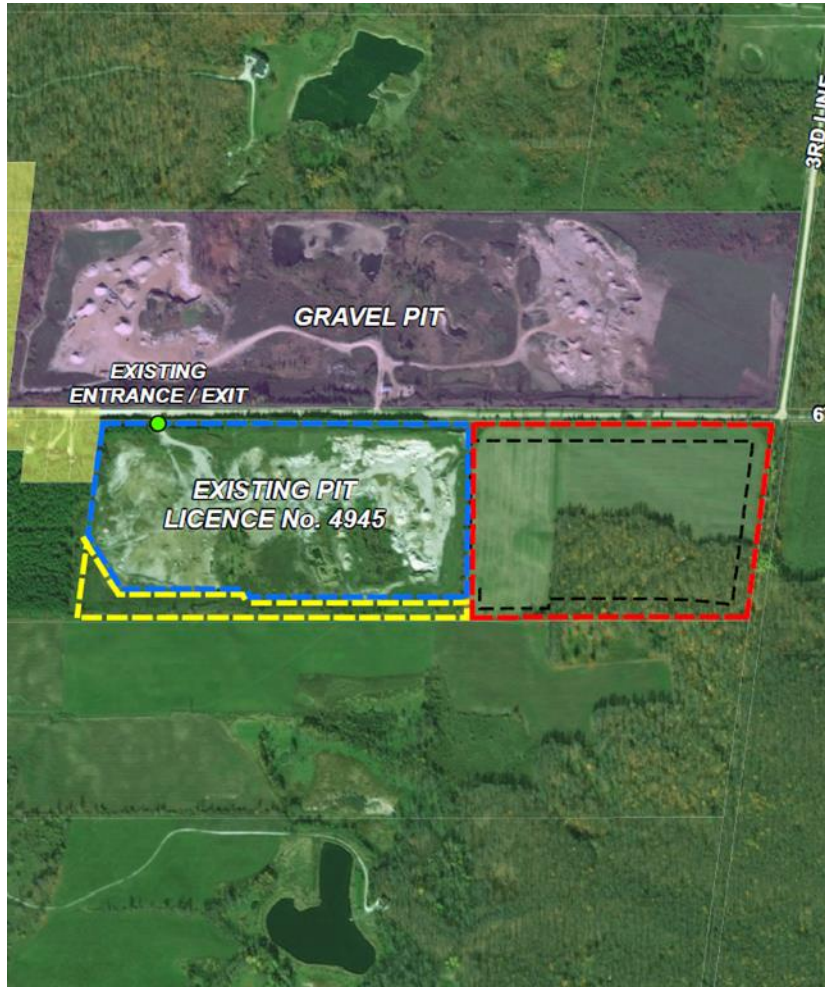
- 6th Sideroad
- Part Lot 6, Concession 4 (former Township of Collingwood)
- Proposed Licensed Area: 13.6 ha
- Proposed Extraction Area: 10.3 ha
- On-site geological investigation confirmed the site contains approximately 2.7 million tonnes of aggregate
- Predominately granular B/ fill with some capability to produce granular A

Expansion to an Established Use



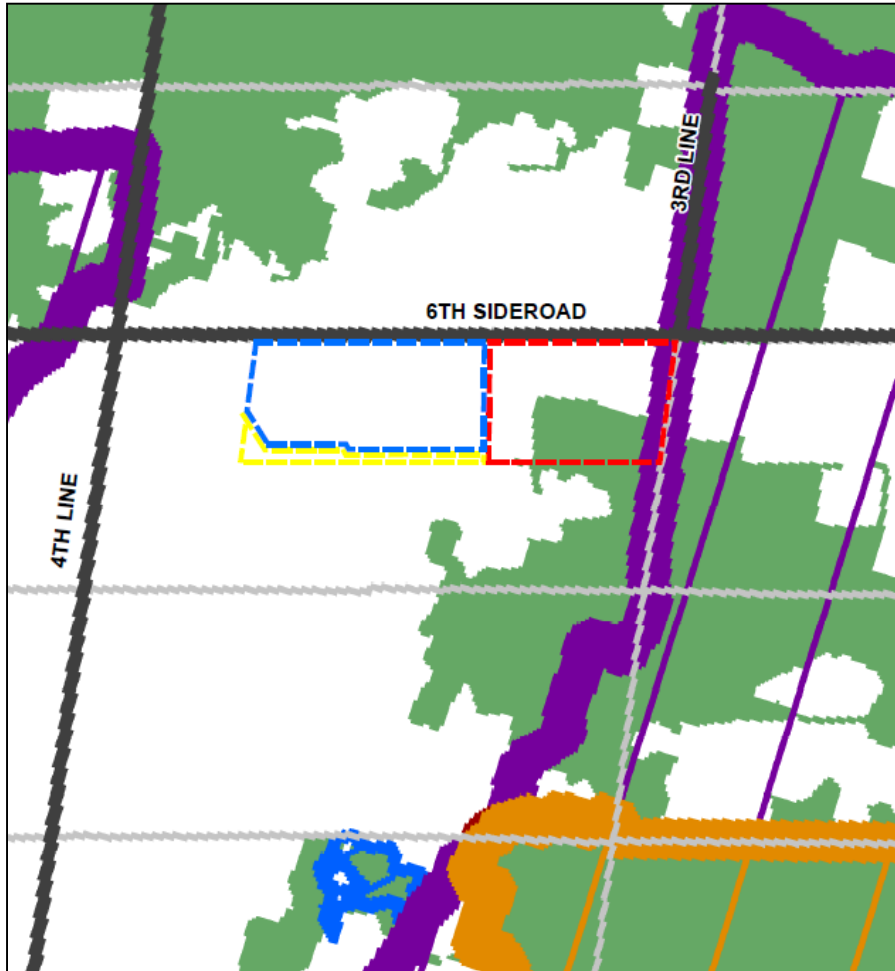
- Expansion of existing Pit (License No. 4945)
- Existing License Area: 15.4 ha
- Existing Extraction Area: 12.1 ha
- Category 1 Pit Below Water – Class A
- Permitted to ship a maximum of 150,000 tonnes of aggregate per year

Proposed Expansion



- Similar to existing operation – extraction is proposed below the water table
- Utilize existing entrance/exit and haul route
- No increase in permitted truck traffic/maximum tonnage

On-Site Environmental Features



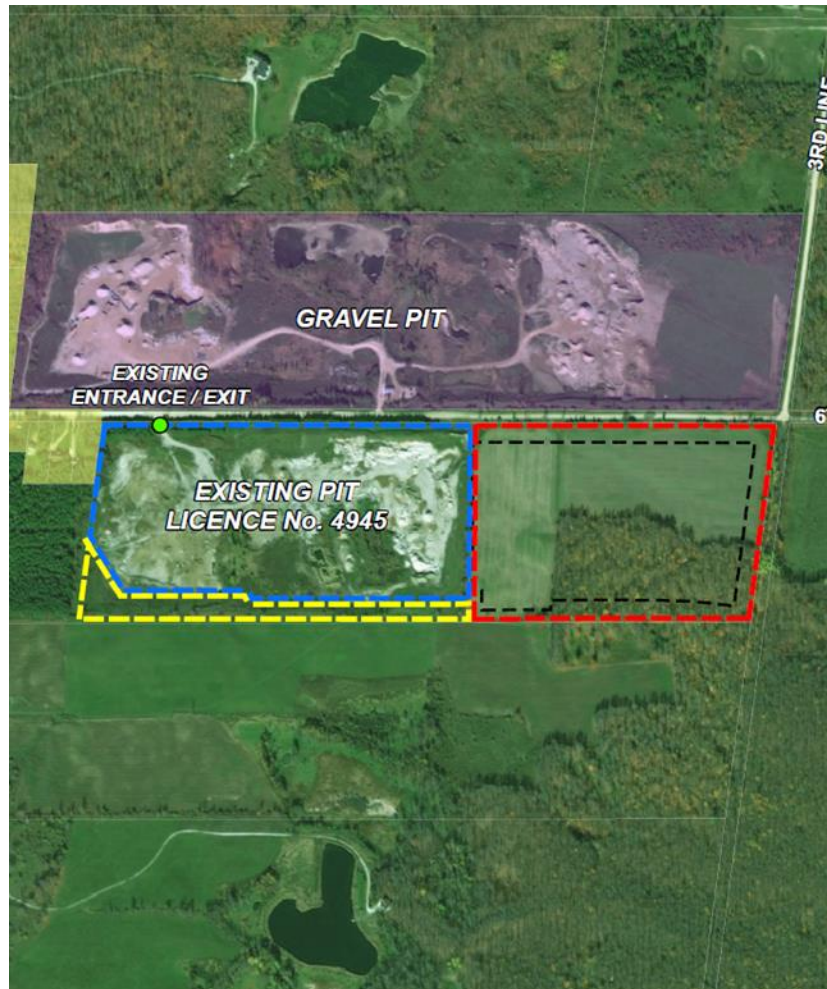
- Extraction area contains 3.2 ha of a 1,000 ha woodland (0.4% of total woodland)
- Ecological Study completed – woodland can be removed without negative impact to the woodland
- Application includes 4.6 ha of woodland planting to increase forest cover and connects north-south woodlands
- MNRF and GSCA have no objections to the removal of on-site woodland based on lack of ecological function and proposed planting plan to enhance wildlife corridors

Site Not Considered a Prime Agricultural Area



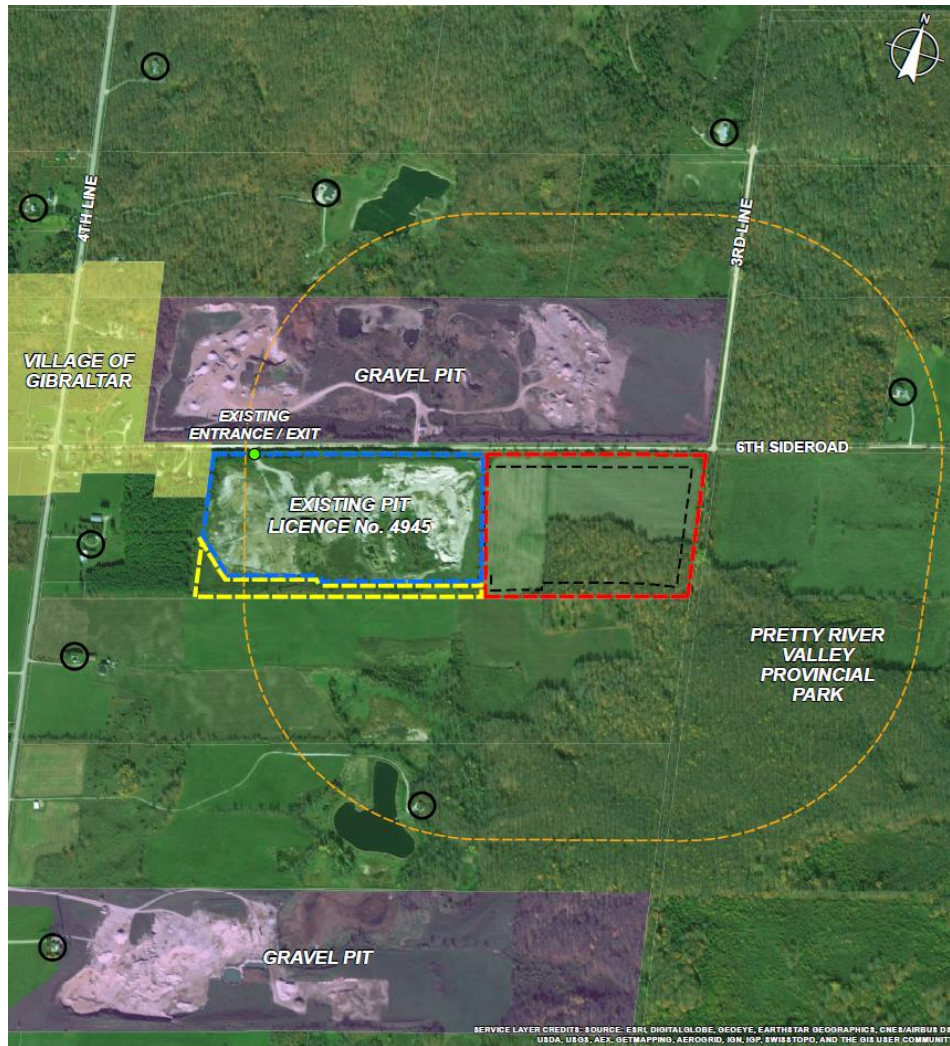
- Site is designated Rural in both the County of Grey Official Plan and the Town of The Blue Mountains Official Plan
- Site is not considered a Prime Agricultural Area and agricultural rehabilitation is not required

No Cultural Heritage Features On-Site



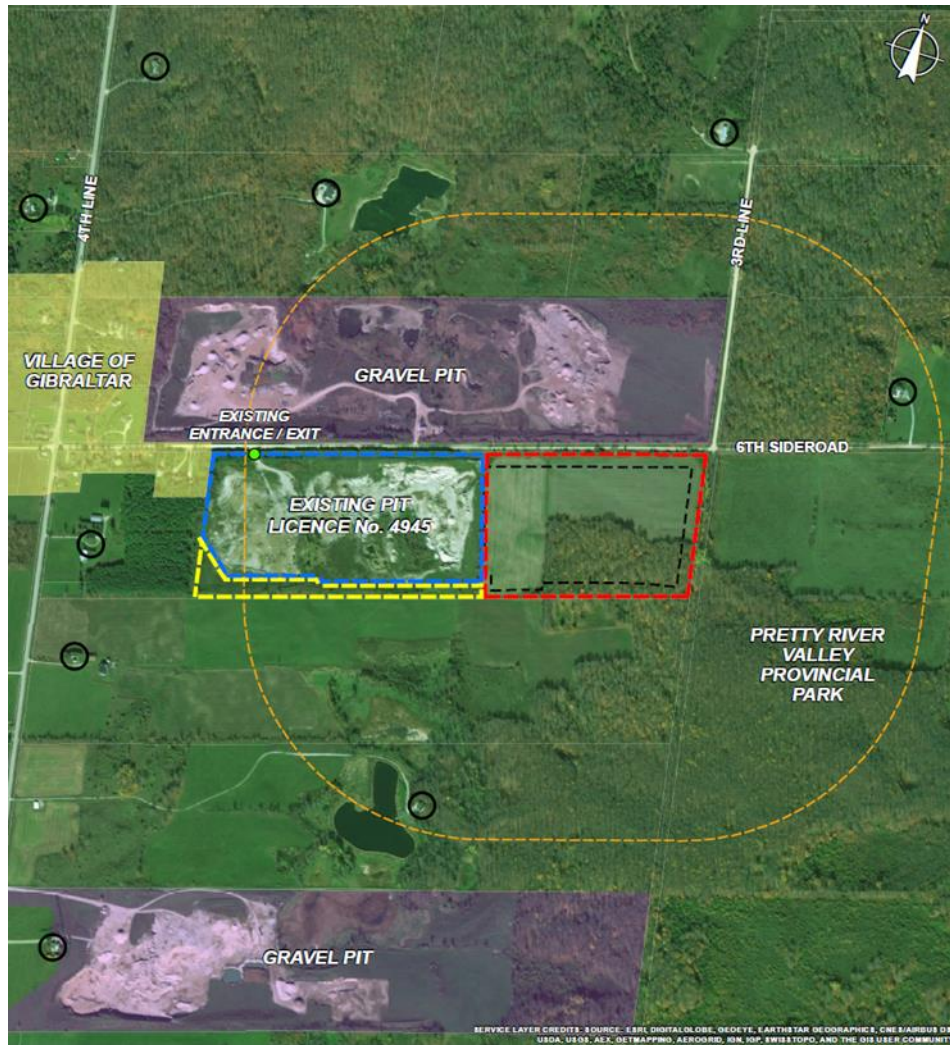
- No significant built heritage features
- No significant archaeological resources
- Not identified as a significant heritage landscape

Surrounding Land Uses



- North – Existing Gravel Pit
- East – Pretty River Valley Provincial Park
- South – Agricultural
- West – Existing Gravel Pit
- There are only 2 residents within 500 metres of the proposed expansion and both are just within the 500 metre radius

Social Impacts are Minimized



- Site has been designed to minimize impacts on surrounding sensitive receptors and meets all provincial standards for air and noise
- Utilizes existing entrance/exit and haul route
- No impacts to residential wells
- Proposed Pit includes comprehensive well monitoring, including monitoring of private wells

Summary of Process

- Pre-consultation meeting held with the County of Grey and with the Town of The Blue Mountains in June, 2015
- Formal submission of ARA application submitted on January 22, 2016 and deemed complete on February 3, 2016
- County of Grey Official Plan Amendment submitted on February 5, 2016 and deemed complete on March 4, 2016
- Town of The Blue Mountains Official Plan Amendment submitted on February 5, 2016 and deemed complete on March 22, 2016
- ARA Public Information Session on April 26, 2016
- County and Township hosted a Public Meeting on May 16, 2016
- ARA agency and consultation process completed on March 1, 2018. There are no remaining objections from the public and all agency issues addressed
- County of Grey Council passed By-law 5009-18 to adopt OPA 135 on March 22, 2018

Status of Agency Review

- Revisions have been made to the application submitted in 2016 to address agency comments.
- Based on the revisions, the following agencies are satisfied and/or have not identified any outstanding concerns:
 - Ministry of Natural Resources and Forestry (MNRF)
 - Grey Sauble Conservation Authority (GSCA)
 - Ministry of the Environment and Climate Change (MOECC)
 - Ministry of Tourism, Culture and Sport (MTCS)
 - Ministry of Agriculture, Food and Rural Affairs (OMAFRA)
 - Niagara Escarpment Commission (NEC)
 - Ontario Parks
 - County of Grey
 - Town of The Blue Mountains Staff



QUESTIONS