

B

Appendix B: Draft Wellington County Official Plan Amendment and Schedule

AMENDMENT NUMBER ____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Applicant: CBM Aggregates, a Division of St. Marys Cement Inc. (Canada)
Proposed Safarik Pit
Part of Lot 29, Concession 7
Township of Puslinch
County File No. OP-2025-XXX

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A – THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location and background information, but does not form part of this amendment.

PART B – THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number ____.

PART C – THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of this proposed amendment is to:

1. Amend Schedule B7 of the Official Plan (the land use schedule for the Township of Puslinch) to allow for an aggregate extraction operation by adding the Mineral Aggregate Area Overlay to the subject lands.
2. Amend Schedule D of the Official Plan (Mineral Aggregate Resource Overlay) to add the subject lands to the Sand and Gravel Resources of Primary and Secondary Significance Boundary.

These amendments represent map changes only.

LOCATION

The subject lands are located at 4275 Concession Road 7, legally described as Part of Lot 29, Concession 7 in the Township of Puslinch.

In conjunction with a licence application under the Aggregate Resources Act, this application proposed to licence 27.6 ha (68.2 acres) of land of which 21.3 ha (52.6 acres) are proposed for extraction.

BASIS

The County Official Plan provides for the establishment of a new aggregate extraction operation subject to consideration of the potential impacts of such land uses on the natural environment, surrounding land uses, and the agricultural operations.

The proposed extraction area contains approximately 5 million tonnes of high-quality sand and gravel resources. Resources will be extracted both above and below the water table.

The maximum annual tonnage limit is proposed to be 1,000,000 tonnes. There will be no aggregate processing on the subject lands as extracted resources will be transported by truck north to the McNally Pit operation for processing and shipment. The existing haul route and main entrance, of the McNally Pit, onto Concession Road 7 will remain the same.

The subject lands are within the Secondary Agricultural, Core Greenlands and Greenlands designation of the County of Wellington Official Plan. The features related to the Core Greenlands designations of the site are identified as unevaluated wetlands which are located outside of the extraction area. The Greenlands designation is related

to a hedgerow that has been identified as a non-significant woodland through field verification.

New mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule 'B' of the Official Plan. To permit a new extraction operation, an Official Plan Amendment is required to include the proposed pit lands within the Mineral Aggregate Area.

The Mineral Aggregate Resource Overlay on Schedule 'D' of the Official Plan generally identifies areas of high potential for mineral aggregate extraction. These lands have been identified based on geological information in the Ministry of Energy and Mines Aggregate Resources Inventory Paper (ARIP No. 162) or are areas licenced for a pit or quarry. The amendment also includes a map change to include the proposed licence area within the Schedule D overlay (approximately 27.6 ha / 68.2 ac).

OTHER APPROVALS

An application for a Class A licence under the Aggregate Resources Act has been submitted to the Ministry of Natural Resources. An application for a Zoning By-law Amendment to permit the pit has also been submitted to the Township of Puslinch.

SUPPORTING INFORMATION

In support of the proposed amendment to the Official Plan, CBM Aggregates has prepared a hydrogeological assessment, archaeological assessment, cultural heritage assessment, heritage impact assessment, natural environment assessment, traffic impact study, noise assessment, dust best management practices plan and planning justification report.

PART B – THE AMENDMENT

All of this part of the document entitled **Part B – The Amendment**, consisting of the following text and maps constitute Amendment No.____ to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. **THAT** Schedule B7 (Puslinch) be amended by changing the designation on portions of Part of Lot 29, Concession 7, in the Township of Puslinch by adding the Mineral Aggregate Area to the subject lands as illustrated on the attached Schedule "A" of this Amendment.
2. **THAT** Schedule D (Mineral Aggregate Resource Overlay) be amended by adding Mineral Aggregate Resource Overlay on Part of Lot 29, Concession 7, in the Township of Puslinch by revising the Sand and Gravel Resources of Primary and Secondary Significance Boundary as it relates to the subject lands as illustrated on the attached Schedule "B" of this Amendment.

**AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

Schedule "A"

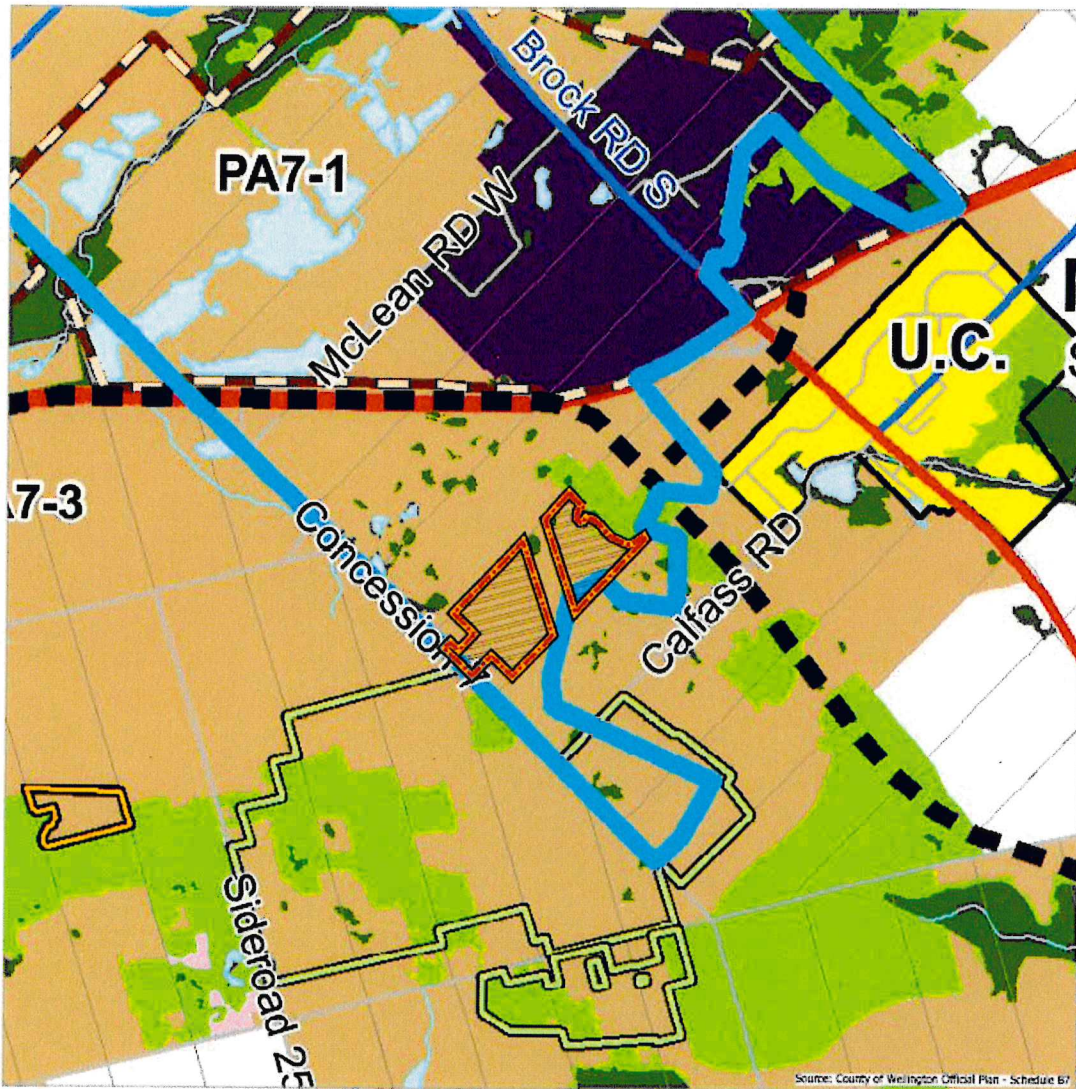


Figure - Official Plan Amendment, Schedule B7 Land Use Puslinch







Amendment to Schedule B7 (Puslinch)

**AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN**

Schedule "B"



Figure - Official Plan Amendment, Schedule D Mineral Aggregate Resource Overlay

-  Subject Lands
-  Sand and Gravel Resources of Primary and Secondary Significance
-  Selected Bedrock Resource Areas
-  Area to be added to the Sand and Gravel Resources of Primary and Secondary Significance

Amendment to Schedule D