

PART A – THE PREAMBLE

PURPOSE

The purpose of this proposed Amendment is to:

1. **Amend Schedule B1 of the Official Plan** (the land use schedule for the Township of Centre Wellington) to establish an aggregate extraction operation by adding the Mineral Aggregate Area overlay to the Lands.

This amendment represents a map change only.

LOCATION

The lands located south of Ponsonby described as Part of Lots 11 and 12, Concession 4 West (Geographic Township of Pilkington), Township of Centre Wellington, County of Wellington. The lands are municipally addressed as 5999, 6043 8th Line East, and 7190 Sideroad 12, Township of Centre Wellington (See Figure 1). The subject lands are approximately 42.7 ha in size.

The subject lands are located on the east and west sides of Sideroad 12, just north of 8th Line East. The subject lands have an area of approximately 42.7 hectares (105.5 acres) proposed to be licensed, with approximately 28.4 hectares proposed for extraction.

BASIS

The County Official Plan provides for the establishment of new or expanded aggregate extraction operations 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 includes three properties consisting of agricultural fields.

The proposed extraction area contains approximately 1.2 million tonnes of high-quality sand and gravel resources. Resources will be extracted above the water table. The site will be progressively rehabilitated to an agricultural condition.

The maximum annual tonnage limit is proposed to be 100,000 tonnes. The aggregate processing on the subject lands will be guided by recommendations from the Noise Impact Assessment. An entrance will be constructed on Sideroad 12. The entrance provides good sight lines. There will be no extraction into the adjacent woodland and wetland areas.

The subject lands and Official Plan context

The subject lands are designated mainly Prime Agricultural. Core Greenlands and Greenlands designations are mapped on the subject property but there are no wetlands or woodlands with the proposed area to be licensed.

New or expanded mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule 'A' of the Official Plan. To permit a new mineral aggregate operation, an Official Plan Amendment is required to include the subject 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 associated with Schedule D have been identified based on geological information in the Ministry of Northern Development and Mines Aggregate Resources Inventory Paper (ARIP No. 162) or are areas licensed for a pit and quarry. The subject lands are entirely included on Schedule D and no proposed edits to this Schedule are required.

OTHER APPROVALS

An application for a Category 3, 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 will also be submitted to the Township of Centre Wellington.

SUPPORTING INFORMATION

In support of the proposed amendment to the Official Plan, James Thome Construction Ltd. has prepared a hydrogeological assessment, archaeological assessment, natural environment assessment, agricultural impact assessment, noise impact study and planning justification report.

PART B – THE AMENDMENT

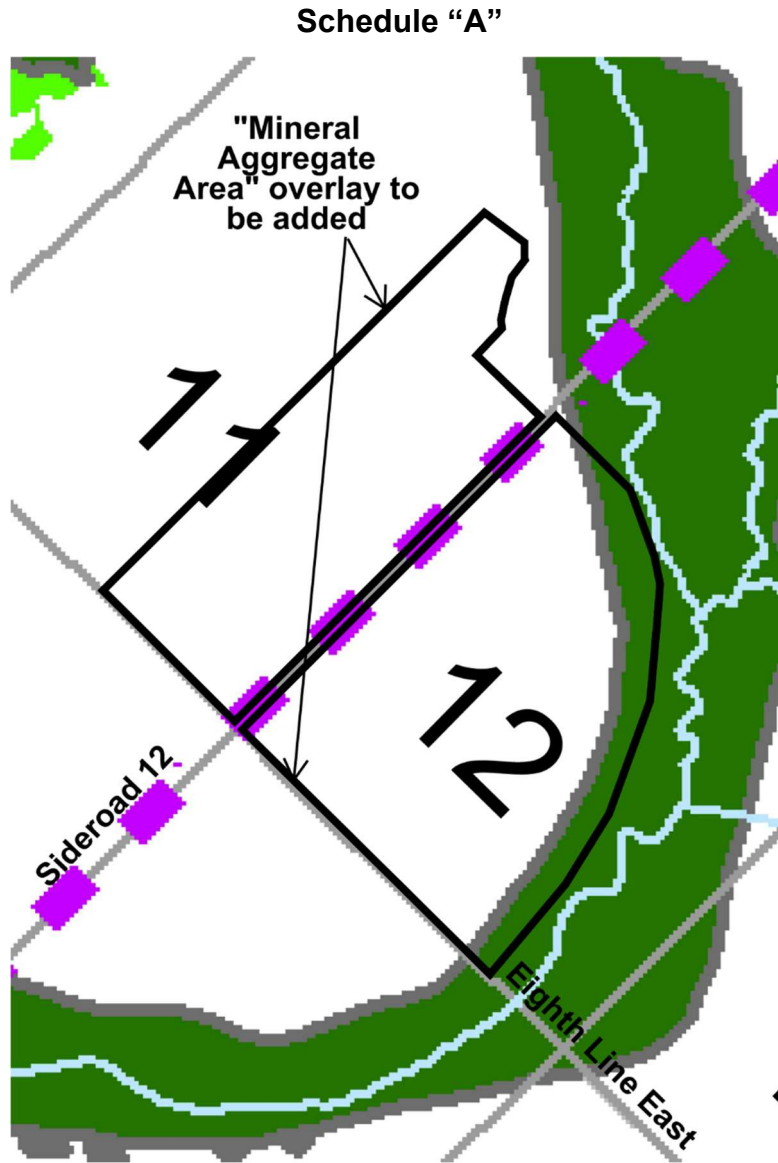
All of this part of the document entitled Part B – The Amendment, consisting of the following text and maps constitute Amendment No. ____ to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

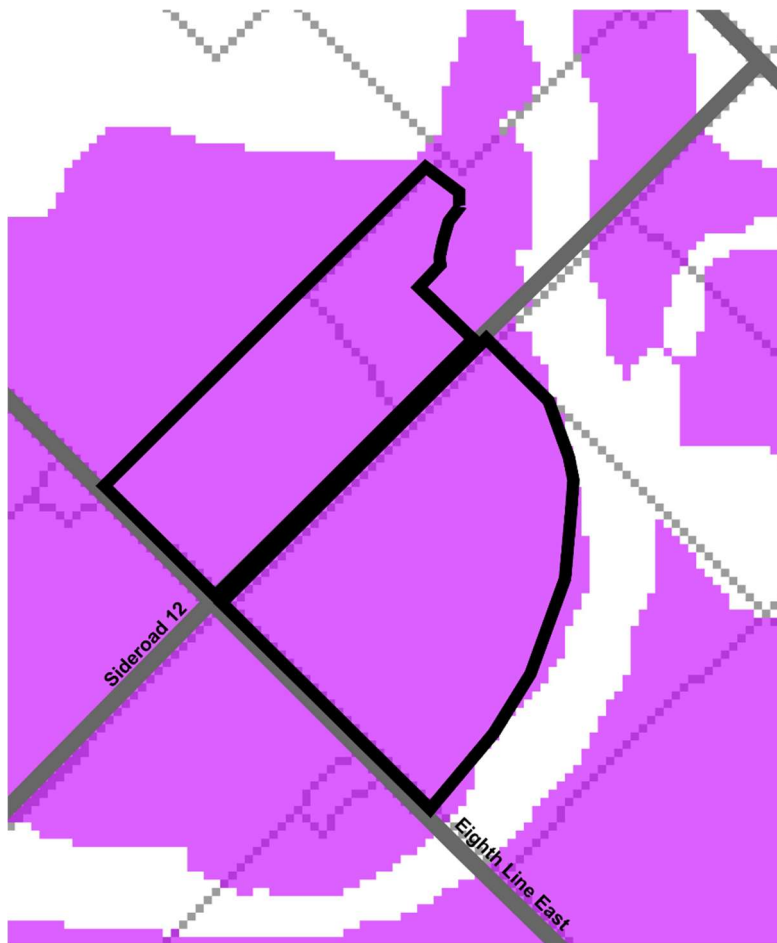
THAT Schedule A1 (Centre Wellington) be amended by changing the designation on portions of Part of Lots 11 and 12, Concession 4 West (Geographic Township of Pilkington), in the Township of Centre Wellington by adding the Mineral Aggregate Area to the subject lands as illustrated on the attached Schedule “A” of this Amendment.

AMENDMENT NUMBER _____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN



Amendment to Schedule B1 (Centre Wellington)

AMENDMENT NUMBER _____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN
(For Information Purposes)
Schedule "B"



Note: The location of the proposed Lichy Pit is illustrated on this schedule. The proposed pit limits are entirely included in the Mineral Aggregate Area Overlay.