



**TOWN OF ERIN
Special Council Meeting
AGENDA**

**March 25, 2015
7:30 PM**

Municipal Council Chamber

Pages

1. **Call to Order**
2. **Declaration of Pecuniary Interest**
3. **Topics for Discussion**
 - 3.1 Zoning/OPA Amendment - CBM Aggregates, a division of St. Mary's Cement (Canada) Inc 1 - 3
4. **Adjournment**



Corporation of the Town of Erin
5684 Trafalgar Road, (SCR 24)
RR2, Hillsburgh, ON N0B 1Z0
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File: County OPA
 Applicant: CBM St. Mary's Cement

Date: March 11, 2015
 Location: 6033 Trafalgar Road

Effect: The proposal is for the expansion of the existing Hillsburgh Pit owned by CBM St. Mary's Cement. The purpose of the amendments to the County and to the Erin Official Plans is to add an "Mineral Aggregate Resource Overlay" designation on top of the existing Prime Agriculture, Secondary Agriculture and Greenlands designations. Some minor revisions are being made to the existing "Mineral Aggregate Resource Overlay" areas to make them consistent with property boundaries. This will permit the aggregate extraction use. The purpose of the Erin zoning by-law amendment is to permit and regulate the expansion of the gravel pit.

Town of Erin and County of Wellington Official Plan:

The site is currently designated Prime Agricultural, Secondary Agricultural and Greenlands in the two Official Plans.

Town of Erin Zoning By-law:

The existing license is zoned Extractive Industrial (M4) and the new areas to be designated are zoned Agricultural (A).

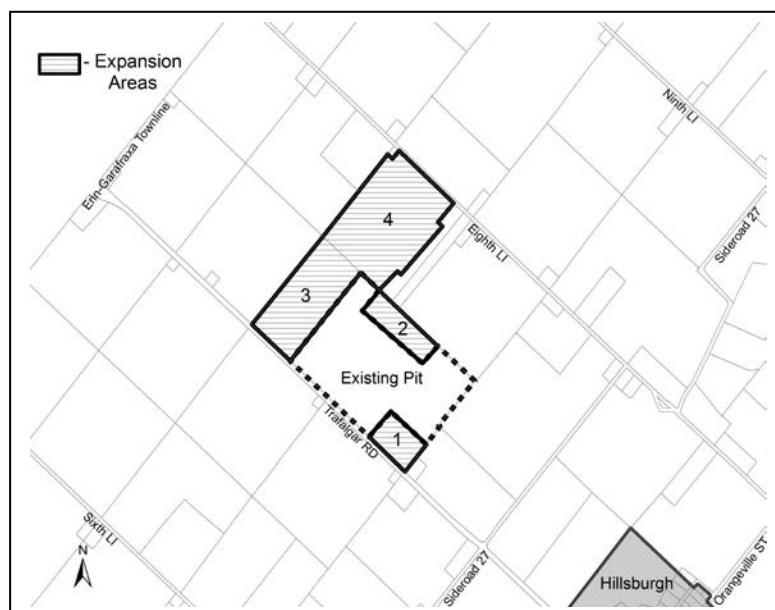
Adjacent Uses:

The surrounding lands for the most part are agricultural and farmed. A 12.6 hectare woodland is present to the north, 5.4 hectares of which are on-site and proposed to be removed. A smaller woodlot is present to the southwest of the site. Two smaller wooded areas are located abutting the site to the east. There are 6 neighbouring dwellings in the vicinity of the site, ranging from 55 to 200 metres away from the proposed area of extraction.

Background:

The application for the County Official Plan amendment was considered complete as of March 19, 2012 and circulated three days later by the County. Note that the Official Plan and Zoning amendments were put on hold, at the request of the applicant, while an amendment to the current license to allow for below water extraction was being processed.

Currently CBM operates the existing Hillsburgh Pit under license # 1543 which consists of a licensed area of 50 hectares (123.5 acres), with an extraction area of 44 hectares. This is an above water license with an annual tonnage limit of 750,000 tonnes. In 2013 CBM received conditional approval from the Ministry of Natural Resources to amend the existing license to permit below water extraction on 11.2 hectares, within the Hillsburgh Pit. The proposed new license areas represent expansions of the existing site, and are shown on the map below.



	Phase 1	Phase 2	Phase 3	Phase 4	Total Area
Location	South Corner	Woodlot	North Frontage	North Interior	
Licensed Area	4.3 ha.	6.0 ha.	13.1 ha.	38.2 ha.	62 ha. (153 ac.)
Extraction Area	3.3 ha.	5.3 ha. to 5.4 ha.	11.5 ha.	29.4 ha.	50 ha. (123 ac.)
Above Water	Yes	Yes	Yes	Yes	
Below Water	Yes	No	No	No	

The proposed new areas to be licensed are approximately 62 hectares (153 acres), with about 50 hectares (123 acres) to be extracted. A combined license tonnage limit of 1 million tonnes is proposed, for both the old pit and new pit together. It is estimated that approximately 13.7 million tonnes of sand and gravel reserves are present.

Approximately 5.4 hectares of woodland will be removed in the north central part of the site. This area is currently designated Greenlands in the Official Plan.

The same access onto Trafalgar Road (Wellington Road 24) will continue to be used.

The final rehabilitation of the site will mainly be to agricultural land to the west. A pond / wetland complex will be created in the southeast corner. Reforestation of 15.5 hectares is to surround much of the pond / wetland, most of the previously forested area as well as improved linkages to off-site natural features.

In support of the application, the CBM has provided the following documents:

- Planning Report & Aggregate Resource Act Summary (MHBC, December, 2011)
- Traffic Impact and Site Access (Grant A. Bacchus Ltd. – September, 2011)
- Level 2 Natural Environment Technical Report (Stantec - December, 2011)
- Noise Report (Aercoustics Engineering Ltd. – November, 2011)
- Archeological Assessment Stages 1 & 2 (Archaeologix Inc. – June, 2007)
- Hydrogeological Assessment (Cambium Environmental – November, 2011)
- Site Plans for Class A Pit License (MHBC Planning - October, 2013)

Note that a pit license from the Ministry of Natural Resources, under the Aggregate Resources Act, will also be required for the pit expansion area. This process cannot be completed by the Ministry until the zoning has been approved by the Town of Erin.

Comments Received:

Ministry of Natural Resources (December 18, 2013)
Objects. Concern with woodland removal.

Credit Valley Conservation (October 20, 2014)
Concern with woodland removal.

Wellington County Office of the Engineer (May 28, 2012)
Ok with Traffic Impact. Entry requirements.

Hydrogeological peer review – Blackport (April 17, 2012)
Ok with Hydrogeological. Recommend additional monitoring.

Natural Environment peer review – GWS (December 5, 2013)
Critical of Natural Environment Study and woodland removal. Rehabilitation OK – suggests some changes to improve.