



The Corporation of the Township of Southgate

STAFF REPORT

NO. OF REPORT: PL2012.032

TITLE OF REPORT: Peyton Pit – Staff Summary Report
OPA 13 & C15/12

COUNCIL DATE: Dec 5, 2012

TO: COMMITTEE OF THE WHOLE

FROM: Denise Whaley, M.Sc.
Planner and EDO

RECOMMENDATION:

THAT the Council of the Township of Southgate hereby:

1) Receive the staff summary report PL2012.032 concerning lands described as Part of Lots 3 & 4 of Concessions 15 & 16, (geographic Township of Egremont), *for information.*

PROPOSAL:

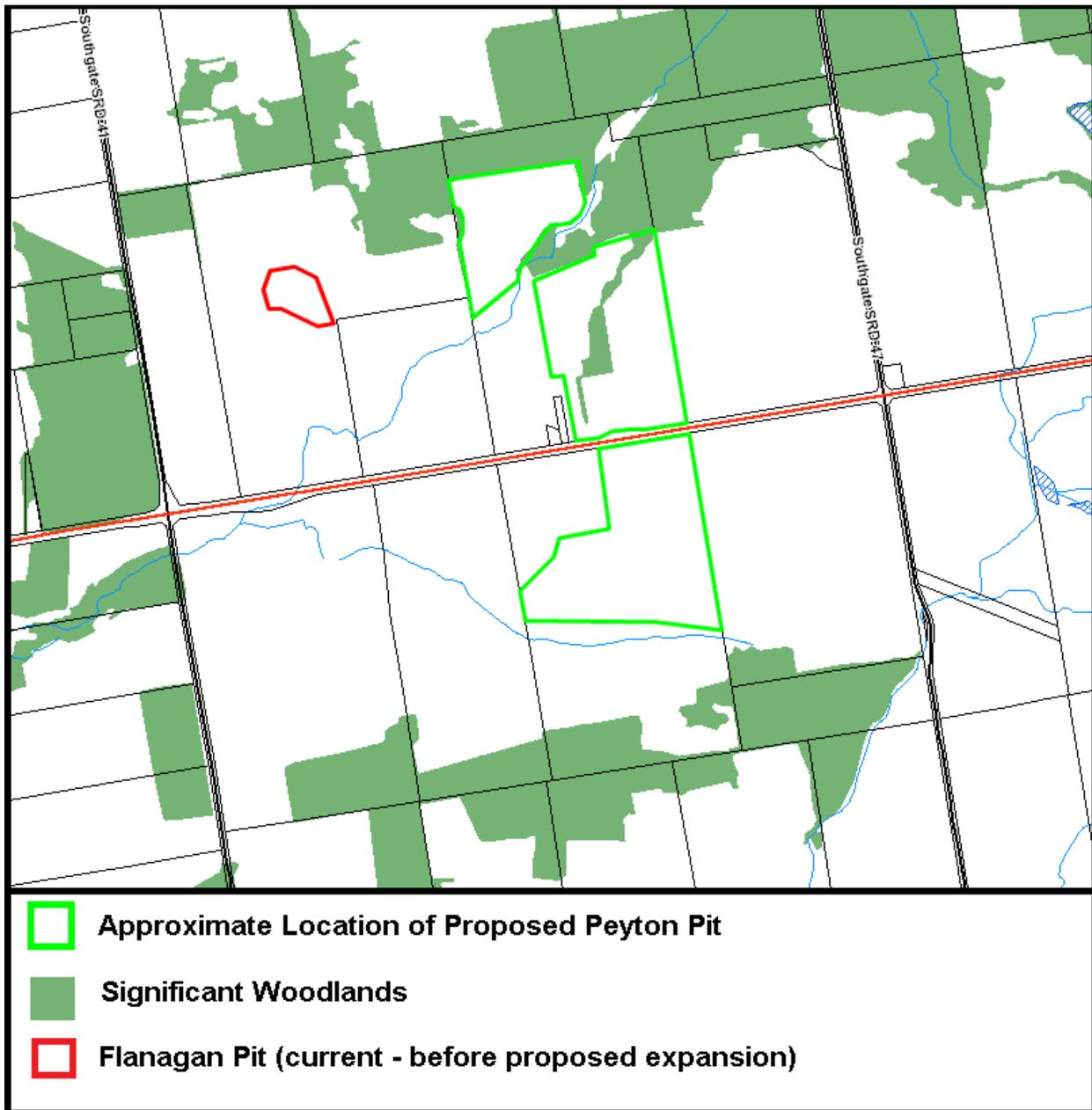
This public meeting is to consider a Southgate Official Plan amendment and Zoning By-law Amendment for a new aggregates operation known as **PEYTON PIT**.

The purpose and effect of the Township of Southgate Official Plan is to re-designate a portion of the subject lands from "AGRICULTURE" to "MINERAL RESOURCE EXTRACTION", to permit the establishment of a pit operation on the lands. The purpose and effect of the proposed zoning by-law amendment is to permit and regulate a pit operation on the subject lands by changing the zoning symbol on a portion of the property from Agricultural (A1) Zone to the Extractive Industrial (M4) Zone.

The subject lands comprise two properties – one on the north side of Grey Road 9 (Concession 16) and one on the south side of Grey Road 9 (Concession 15). Both properties have frontage on Grey Road 9 (see Figure 1). The total area proposed to be re-designated and re-zoned is approximately 55.6 hectares. Access to these properties is from Grey Road 9.

Figure 1 shows the **general area** in green which is the location for the proposed Peyton Pit.

Figure 1



Please be advised that *Township staff* have delineated this area in Figure 1. Submitted Site Plan drawings received from the planning consultant, Stovel & Associates more precisely identifies the area subject to the applications.

Official plan

The subject properties are currently designated AGRICULTURE and HAZARD LANDS in the Southgate Official Plan. The site area identified in Figure 1 also contains both AGRICULTURE and HAZARD LANDS. The subject properties are also almost entirely identified as "Primary Aggregate Resource Area" in the Southgate Official Plan.

Within the County of Grey Official Plan Schedule "B", the properties are identified as "Aggregate Resource Extraction Area", which means the properties are recognized as having a *high potential mineral aggregate resources*, and as such, no County Official Plan Amendment is required.

The subject properties and site area also contains "Significant Woodlands" within the County of Grey Official Plan.

Zoning By-law

The subject properties and site area are zoned Agricultural (A1) and Environmental Protection (EP). The proposal is to rezone a portion of the lands to Extractive Industrial (M4) to permit and regulate the operation of a pit.

Aggregate Potential

The estimates provided by the proponent identified that the site has potential for 1.8 million tonnes of aggregate available for extraction. The proponent has also applied for, as part of the license, a total volume of material to be extracted at 250,000 per year. At the proposed rate, the life of the pit would be approximately eight (8) years.

Haul Route

The proposed Haul Route utilizes Grey Road 9 and as such, Council should receive comments from the County of Grey TAPS department prior to making a decision on the applications.

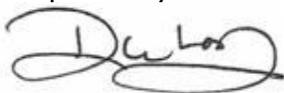
CONCLUSIONS:

This proposal is for a Category 3 Pit operation, Class A (above the water Table) in an area previously identified in the County Official Plan as an Aggregate Resources Area. This proposal is the largest pit proposed within the Township of Southgate to date.

Subject to comments from agencies and the public, staff will review the proposal and provide planning analysis on the project and the issues identified, for Council to review before making a decision.

Since this proposal still includes an amendment to the Southgate Official Plan, it will be subject to approval by the County of Grey.

Respectfully Submitted:



Denise Whaley, M.Sc.
Planner & Economic Development Officer