

From: planning@grey.ca
To: [Planning Southgate](#); [Lindsey Green](#); [Holly Malynyk](#)
Subject: County comments for C17-22 Clark Construction Management Inc.
Date: September 22, 2022 9:56:16 AM

County comments for C17-22 Clark Construction Management Inc.

Hello Southgate,

Please note that County Staff have reviewed Zoning application C17-22 Clark Construction Management Inc and offer the following comments.

The subject property is the site of a rehabilitated pit operation, which is currently designated as Aggregate Resource Area and Mineral Resource Extraction Area in Schedule B of the County's Official Plan. Notification has been received by the Province that the previous pit has been rehabilitated and the license has been removed. A link to this letter is provided below:

Section 5.6.5 of the County's OP states:

5) When a pit or quarry operation has been depleted and is rehabilitated in-line with the licence, a zoning by-law amendment will be required for any use not permitted in Section 5.6.2 and 5.6.3. Upon the surrender of the licence, and the passing of a zoning by-law amendment, the policies of the applicable land use type for the subject property identified on Schedule A apply. Any rezoning will trigger the requirement to meet Provincial MDS formulae. The lands identified as Mineral Resource Extraction on Schedule B are then removed at the time of the next review of the County Official Plan.

It is noted that the County is currently undertaking an Official Plan Housekeeping Amendment (OPA 11), which proposes to remove the Mineral Resource Extraction Area designation from the subject lands.

Per Schedule A of the County's Official Plan, the lands are designated Rural and Hazard Lands. The proposed development would be located partially within the mapped Hazard Lands. Generally, new development is directed outside of the Hazard Lands. In this case, comments from SVCA have been received, which indicate that the Hazard Lands boundaries may be readjusted to accommodate the development, without any negative impact to the proposed development or surrounding natural heritage features. The County would tend to defer to the Conservation Authority for their technical expertise in this regard, and generally have no concerns. It is requested that SVCA provide revised Hazard Land mapping to County staff at a further GIS mapping update stage.

It is recommended that MDS be applied to the proposed dwelling.

Staff would note that there is an active, licensed pit operation across the road from the subject property. Opportunities to buffer the proposed residential use to reduce the impact of dust, noise, etc. should be explored.

Given that the pit has been fully rehabilitated on the subject property, and positive comments have been received by the Conservation Authority, the County has no further concerns with the subject application.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer