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Municipal Affairs

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Affaires municipales

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March 20, 2017

(E-mail Only)

Mark Paoli
Planning and Development Department
County of Wellington
markp@wellington.ca

Re: Proposed Official Plan Amendment No. OP-2016-11 and
Zoning By-law Amendment ZBA 02/17
Part Lots 14, 15, &16, Lots 17 &18, Conc. B, Township of Guelph/Eramosa
(Former Township of Guelph) County of Wellington
Spencer Pit – Tri-City Lands Limited

Dear Mr. Paoli,

Thank you for circulating the above-noted applications to the Ministry of Municipal Affairs (MMA) for review and comment. These applications were further circulated through the One Window Planning Service to the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) for their review. MMA and OMAFRA staff have reviewed these applications and offer the following comments for the consideration of the County of Wellington and the Township of Guelph/Eramosa.

The subject lands are located at 6939 Wellington Road 124 and are legally described as Part Lots 14, 15, & 16, and Lots 17 & 18, Conc. B, Township of Guelph/Eramosa (Former Township of Guelph) County of Wellington. The subject lands are currently designated 'Prime Agricultural Area' and are zoned 'Agricultural'.

It is understood that the proposed Amendment (OP-2016-11) to the County of Wellington Official Plan would add a 'Mineral Aggregate Resource Area' overlay designation to the subject lands on Schedule A-3; however, the current 'Prime Agricultural Area' designation would remain. The proposed Zoning By-law Amendment (ZBA 02/17) would rezone the subject lands from 'Agricultural' to 'Extractive Industrial'.

As discussed, the Provincial Policy Statement, 2014 (PPS) policy 2.3.5 sets out that planning authorities may only remove land from prime agricultural areas for settlement area expansions or identifications. PPS policy 2.3.6 (Non-Agricultural Uses in Prime Agricultural Areas) states, in part, that non-agricultural uses, such as the extraction of mineral aggregate resources, may be permitted within prime agricultural areas in accordance with certain PPS policies.

MMA and OMAFRA staff are supportive of the methodology proposed by the County to add a 'Mineral Aggregate Resource Area' overlay designation to the subject lands without removing the 'Prime Agricultural Area' designation from the lands.

Additionally, MMA and OMAFRA staff have no comments to offer at this time regarding the proposed Zoning By-law Amendment or licence application under the *Aggregate Resources Act*, as the County has stated that it is satisfied that the site will be progressively rehabilitated back to prime agricultural land.

Thank you again for the opportunity to review and comment on these applications. Should you have any questions, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink that reads "Tyler Shantz". The signature is written in a cursive style with a long horizontal stroke extending from the end of the name.

Tyler Shantz, BES
Planner

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