Recommendation

That report PL.2020.38 regarding the proposed expansion of the Sarawak Quarry, located at Part Lot 36, Concession 2 (Sarawak), be received for information.

Proposal

Harold Sutherland Construction Ltd. applied to the Ministry of Natural Resources and Forestry for a license under the Aggregate Resources Act for a Category 2, Class “A” quarry below water. Applications for an Official Plan amendment (OPA) and zoning by-law amendment have been submitted to the County and Township. The applications seek to designate the subject lands as ‘Mineral Resource Extraction’ under the County Official Plan and to rezone the lands from ‘A1’ General Agricultural to ‘M2’ Extractive Industrial. The Planning Report by Ron Davidson is appended to this report for additional information on the proposal.
Relevant Consultation

The Notice of Complete Application and Notice of Public Meeting/Public Hearing was circulated to various agencies for review. The following comments were received:

- **Enbridge Gas Inc.** – in comments dated February 12, 2020 Enbridge Gas Inc. notes no objection to the proposed application but reserves the right to amend development conditions.

- **Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)** – the Township is in receipt of comments dated November 13, 2019 and December 18, 2019 from OMAFRA in response to the license application under the Aggregate Resources Act. OMAFRA notes no objection to the license application provided the site plan revisions outlined in the December 11, 2019 response are included in the final version of the plans.

  *Staff comment:* the comments provided by OMAFRA were submitted to the County of Grey.

- **Ministry of Municipal Affairs and Housing (MMAH)** - in comments dated June 1, 2020 MMAH acknowledges the submission of the Stage 1 and 2 Archeological Assessment Report dated October 7, 2017. They note that Section 2.6.1 of the PPS 2020 directs that significant built heritage resources and significant cultural heritage landscapes shall be conserved. MMAH is requiring that the applicant complete the “Criteria for Evaluating Potential Built Heritage Resources and Cultural Heritage Landscapes” and submit any relevant photos for their review.

  *Staff comment:* In an email dated July 30, 2020, the applicant provided a completed evaluation and photos to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) for review. A Ministry response had not been received by the report submission deadline.

- **Grey Sauble Conservation Authority:** in correspondence dated March 16, 2020, the GSCA noted,
  1. Consistency with Section 3.1 of the PPS has been demonstrated.
  2. Ontario Regulation 151/06 does not apply to the subject site. A permit from GSCA will not be required prior to any development or site alteration taking place.
  3. We advise that the mitigation measures as outlined in the NETR and the Hydrogeological Assessment appear to have been implemented through the current proposal, as such we are of the opinion that consistency with Sections 2.1 and 2.2 of the PPS has been demonstrated.
  4. The subject site is not located within an area that is subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.

    The GSCA has no objection to the subject proposal. Please inform this office of any decision made by Grey County and the Township of Georgian Bluffs with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.”

    The comments are attached for Council’s review.

- **Grey County Transportation Services:** note no concerns with the application.

(email correspondence dated February 19, 2020).
Historic Saugeen Metis (HSM) in email correspondence dated February 18, 2020 the HSM note that, "[t]he Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has received a copy of the Proposed County of Grey Official Plan Amendment and Zoning By-law Amendment for the proposed Sarawak Quarry Expansion. HSM has taken the time to review the supporting documents including the Planning Report and the Archaeological Report. HSM has no objection or opposition to the Proposed Official Plan Amendment and Zoning By-law Amendment as presented."

The Notice of Complete Application and Public Meeting was circulated to all property owners within 120 m of the subject property. Written comments are appended for Council’s review. Comments were received from the following residents:

Dale and Christine Mortimer – in comments dated March 30, 2020, the Mortimer’s note, “[w]e are opposed to the expansion of the Sarawak Quarry if it involves any further blasting. We have only been home for a couple of the previous blasts and it is frightening how much our house shakes. We are worried about permanent damage to our house as a result of blasting. If the operator is able to produce aggregate without blasting, we would have no objections.”

Marcia Wilcox and Tim Oakley – expressed concerns related to blasting, property value, dust, privacy, and noise related to the expansion of the quarry. They do not agree with the expansion (email comments dated July 6, 2020).

Supporting Documentation

The application was submitted in hard copy format and is available for viewing in the Planning Office or on the Planning page on the Township website. The application included the following submissions:

1. Cover letter
2. Aggregate Resources Act Application for a Licence
3. Planning Report
4. Stage 1-2 Archeological Assessment
7. Combined Level 1 and 2 Hydrogeological Assessment
8. Karst Assessment
9. Blast Impact Assessment
10. Engineered Drawings:
Conclusion

It is recommended that report PL.2020.38 regarding the proposed expansion of the Sarawak Quarry, located at Part Lot 36, Concession 2 (Sarawak), be received for information.

Respectfully Submitted:

____ Jenn Burnett _______
Jenn Burnett, MSc., MCIP, RPP
Senior Planner