



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
By-law No. 3070-2014**

BEING A BY-LAW TO ADOPT OFFICIAL PLAN AMENDMENT NO. 1

WHEREAS pursuant to the provisions of Section 17 of the Planning Act, R.S.O. 1990, as amended, the Corporation of the Township of Augusta considers it desirable to adopt Official Plan Amendment No. 1.

AND WHEREAS the Council of the Corporation of the Township of Augusta is required to prepare, adopt and submit an Official Plan Amendment to the Minister of Municipal Affairs and Housing for approval.

NOW THEREFORE BE IT ENACTED by the Council of the Corporation of the Township of Augusta that:

1. That the Township of Augusta Official Plan Amendment No.1 consisting of the attached text and map Schedule 'A' is hereby adopted.
2. The Clerk is hereby authorized to make application to the Minister of Municipal Affairs and Housing for approval of Official Plan Amendment No. 1 to the Township of Augusta Official Plan.
3. This By-law shall come into force and take effect upon final reading thereof.

Read a first and second time this 23 day of June, 2014.

Read a third time and adopted this 23 day of June, 2014.



Reeve



Clerk

**AMENDMENT NO. 1
to the
OFFICIAL PLAN
OF THE
TOWNSHIP OF AUGUSTA**

**PART LOT 3, CONCESSIONS 2 & 3
TOWNSHIP OF AUGUSTA
UNITED COUNTIES OF LEEDS AND GRENVILLE**

**AMENDMENT NO. 1
to the
OFFICIAL PLAN
of the
TOWNSHIP OF AUGUSTA**

PART A THE PREAMBLE does not constitute part of this Amendment.

PART B THE AMENDMENT, consisting of the explanatory text and attached Schedule, constitutes Amendment No. 1 to the Official Plan of the Township of Augusta

PART A – THE PREAMBLE

LOCATION

The area affected by Official Plan Amendment No. 1 is located on Parts of Lot 32 & 33, Concession 8 in the Township of Augusta, being all of Park Lot 23, 27 & 31 and Part of Park Lot 35 of Registered Plan No. 4, Village of North Augusta, within the United Counties of Leeds and Grenville.

PURPOSE

The purpose of this Amendment is to allow the rezoning of a property within the North Augusta Settlement Area in order to permit an aggregate extraction operation consisting of a licensed Category 7, Class B Pit above water.

BASIS

The applicant owns and operates an existing sand pit immediately adjacent on the east side of the proposed Bowman Pit. The existing sand pit is licensed under the Aggregate Resources Act as a Class B – Pit Above Water. It has a licensed area of 19.8ha and an extraction area of 17.1 ha. Most of the sand extracted as part of the existing pit originates from a large sand dune which extends onto the new parcel that is designated Settlement Area.

The applicant has retained qualified engineers and other professionals to undertake the required studies to address the issues raised in the Township's Official Plan. A copy of a summary report which provides an overview of the findings of the various technical studies is attached as Appendix 1 to this Official Plan Amendment.

In essence the applicant has demonstrated that there will be little or no impacts due to noise, dust, vibration, haulage routes for the following reasons:

5. the site is located more than 250 metres from the nearest sensitive receptor;
6. the existing mixed forest land cover will be retained;
7. the nature of the sand pit operation will involve only excavation and loading of trucks;
8. All of the truck traffic will access and egress the site through the existing licensed pit.

The applicant has also demonstrated that there will be no environmental impacts related to groundwater or natural heritage features or any cultural impacts related to archeological features.

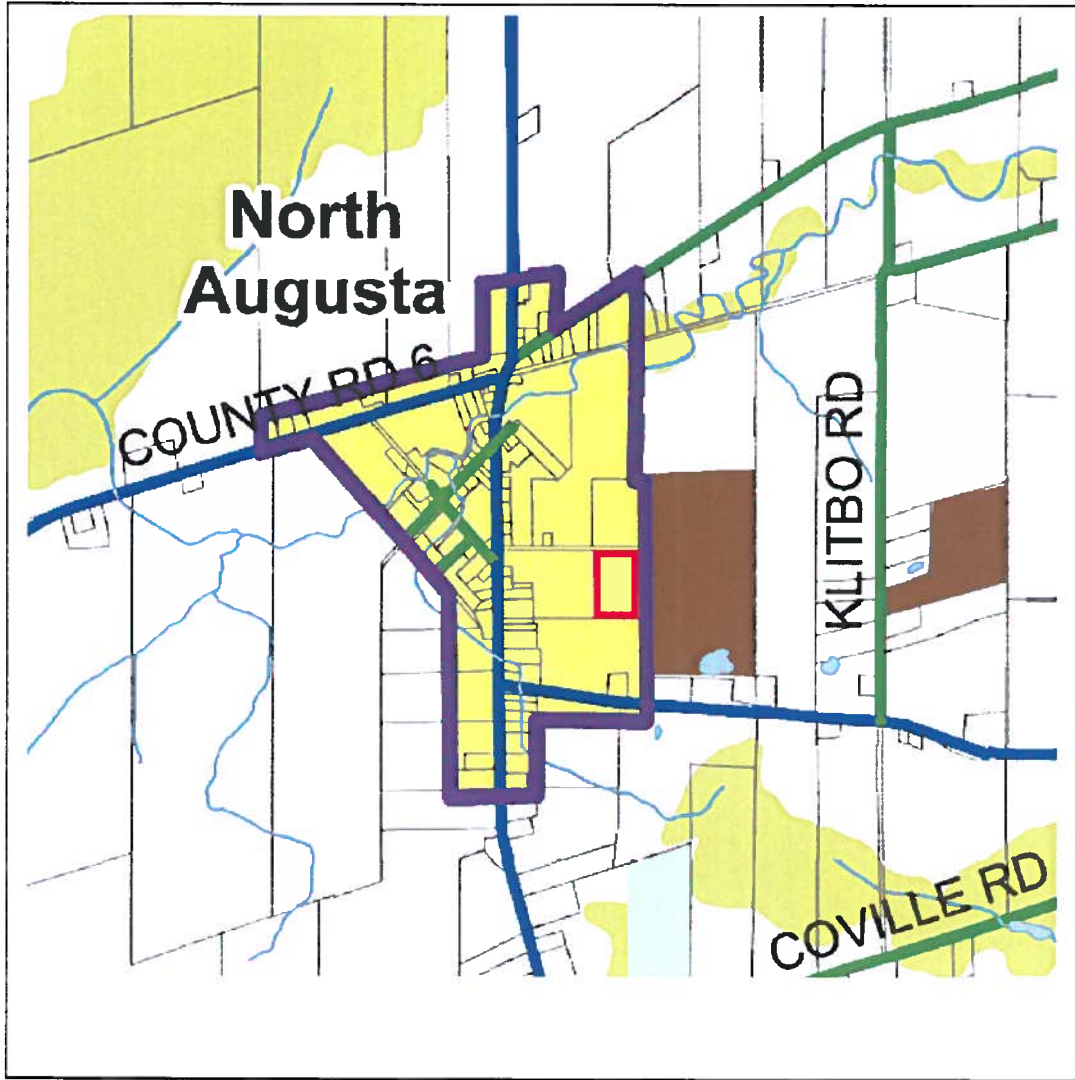
PART B- THE AMENDMENT

All of this part of the document entitled Part B – THE AMENDMENT, consisting of the attached map (Schedule A) and the explanatory text, constitutes Amendment No.1 to the Official Plan of the Township of Augusta.

DETAILS OF THE AMENDMENT

1. The following new section shall be inserted immediately following section 4.2.7.6:
 1. Notwithstanding the above list of permitted uses, on lands designated Settlement Area Special Exception, a Category 7, Class B Pit Above Water shall also be permitted subject to the issuance of a license under the *Aggregate Resources Act*.
 2. Schedule A Land Use, Infrastructure and Natural Heritage Plan is hereby amended by designating those lands, as shown on Schedule "A" of this Amendment, from Settlement Area to Settlement Area Special Exception.

SCHEDULE "A"
OFFICIAL PLAN AMENDMENT NO. 1



 Area to be re-designated from Settlement Area to Settlement Area Special Exception