



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW NUMBER 3204-2015**

A BY-LAW TO ADOPT OFFICIAL PLAN AMENDMENT NO. 2

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. 2.

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.2 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. 2 to the Township of Augusta Official Plan.
3. This By-law shall come into force and take effect upon final reading thereof.
4. That By-law 3195-2015 be hereby repealed.

Read a first and second time this 26 day of October, 2015.

Read a third time and adopted this 26 day of October, 2015.



Mayor



Clerk

**AMENDMENT NO. 2
to the
OFFICIAL PLAN
OF THE
TOWNSHIP OF AUGUSTA**

**PART LOTS 30 , CONCESSION 7
TOWNSHIP OF AUGUSTA
UNITED COUNTIES OF LEEDS AND GRENVILLE**

**AMENDMENT NO. 2
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 30, Concession 7 in the Township of Augusta, within the United Counties of Leeds and Grenville.

PURPOSE

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

BASIS

The subject property is located adjacent to an active pit operated by the municipality. Surrounding uses are primarily woodlands and wetlands. There are some residential lots fronting onto Coville Road on either side of the proposed pit operation. As noted earlier the proposed pit will be accessed through the Township pit thereby eliminating the need for a new entrance and minimizing noise and dust impacts. 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:

1. the existing mixed forest land cover will be retained;
2. the nature of the sand pit operation will involve only excavation and loading of trucks;
3. All of the truck traffic will access and egress the site through the existing licensed pit.

The proposed license is for a Pit operation above the water table. Extraction will remain a minimum of 1.5 metres above the water table, thereby ensuring there will be no negative impacts on residential drinking water supplies through private wells in the vicinity of the site.

It is noted that the Proponent (Elmer and Patti Covill) met with the two closest neighbours on January 24th, 2015 to discuss the sand pit project and any concerns they may have. Mr. Covill reported that they did not have any concerns with the project but both did request that a tree screen remain between them and the pit operations. The separation distance between the pit and the nearest residential property lines is shown on the site plan as a minimum of 30 metres however MNR through the licensing process is responsible for setting final setbacks based on the site specific nature of each application.

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. 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. to the Official Plan of the Township of Augusta.

DETAILS OF THE AMENDMENT

1. 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 Rural and Provincially Significant Wetland to Mineral Aggregate Resource Policy Area – Licensed Pit.

SCHEDULE "A"
OFFICIAL PLAN AMENDMENT NO. 2

