



NOTICE OF STATUTORY PUBLIC MEETING

Proposed Zoning Bylaw Amendment Application ZC-03/20 Dufferin Aggregates, 1662 Alps Road, Township of North Dumfries

TAKE NOTICE that the Township of North Dumfries has received a “complete application” for a proposed Zoning By-law Amendment located at 1662 Alps Road, lands legally described as Part lot 21, Concession 10, Township of North Dumfries.

Township Council will hold a Statutory Public Meeting in accordance with the Planning Act, as amended, to consider the merits of a Zoning By-law Amendment filed by Brian Zeman of MHBC Planning Consultant, on behalf of Dufferin Aggregates a Division of CRH Canada Group, Inc.

Please note that because of the COVID-19 pandemic this will be a virtual meeting only and public attendance at the Township Offices will not be permitted. This meeting will be held through remote electronic participation in accordance with the Municipal Act, 2001, as amended.

Information in terms of how to register and participate in the virtual meeting is included as Appendix A to this Notice. Please refer to Appendix A so that you can be engaged and have the ability to directly participate in this upcoming Statutory Public meeting.

Application(s)	Zoning By-law Amendment ZC-03/20
Related Application(s)	n/a
Owner(s):	747752 Ontario, Ltd.
Applicant / Agent	Brian Zeman, MHBC Planning Consultant
Legal Description:	Part lot 21, Concession 10
Civic Address:	1662 Alps Road
Assessment Roll No:	300 103000 415800
Public Meeting (Date/ Time)	Public Meeting – Tuesday October 27th, 2020 at 7:00 p.m.
Location:	Virtual Meeting - See Appendix A as to how to participate in the virtual meeting.

PURPOSE OF STATUTORY PUBLIC MEETING

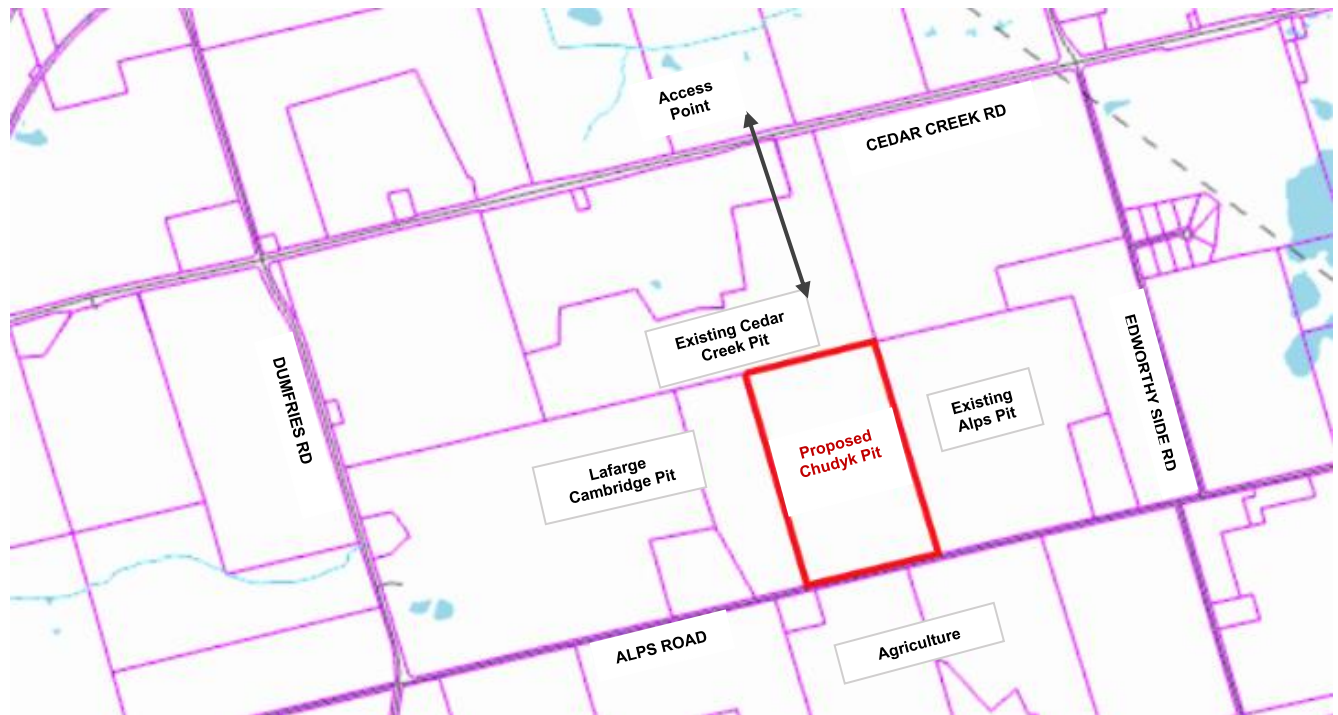
The purpose of the Public Meeting is to present background information and to receive public and agency input on the proposed zone change application. Any person may participate in the virtual Statutory Public Meeting (see Appendix A to this Notice) and/or provide written comments on the proposal and/or may make verbal representation at the time of the meeting.

LOCATION OF THE PROPOSED DEVELOPMENT

The proposed Chudyk Pit is located on Part Lot 21, Concession 10, on the north side of Alps Road and is municipally known as 1662 Alps Road, Township of North Dumfries.

The property is 40.4 hectares (99.83 acres) in size and has frontage onto Alps Road approximately mid-block between Dumfries Road and Edworthy Side Road. The subject Site is situated surrounded by an existing aggregate pits and agriculture lands as shown on the location map below.

Location Map



PURPOSE AND EFFECT OF THE PLANNING APPLICATION

Application (File No. ZC-03/20) has been made to the Township of North Dumfries for an Amendment to General Zoning By-law No. 689-83. The proposed zone change application facilitates the establishment of an aggregate pit.

The proposed pit is referred to as the Chudyk Pit. The Chudyk Pit would represent an extension to the existing Cedar Creek Pit and Alps Pit operated by Dufferin on the adjacent lands. The three pits sites will be operated together. The proposed Chudyk Pit will be sharing the total permitted tonnage limit, the central processing facility within the Cedar Creek Pit, and access to Cedar Creek Road. There will be no access to the Chudyk Pit via Alps Road. The subject lands currently contain an agricultural farm complex, rural residential use, and woodlands southwest portion of the site.

The majority of the subject land is currently zoned as Zone Z.1 (Agriculture) with site-specific exemption 20.1.320. The site-specific exemption 20.1.320 permits the transportation of aggregate material from the Alps Pit to the Cedar Creek Pit. A small portion to the north-east corner of the lands is zoned as Zone Z.12b (Environmental Protection 2).

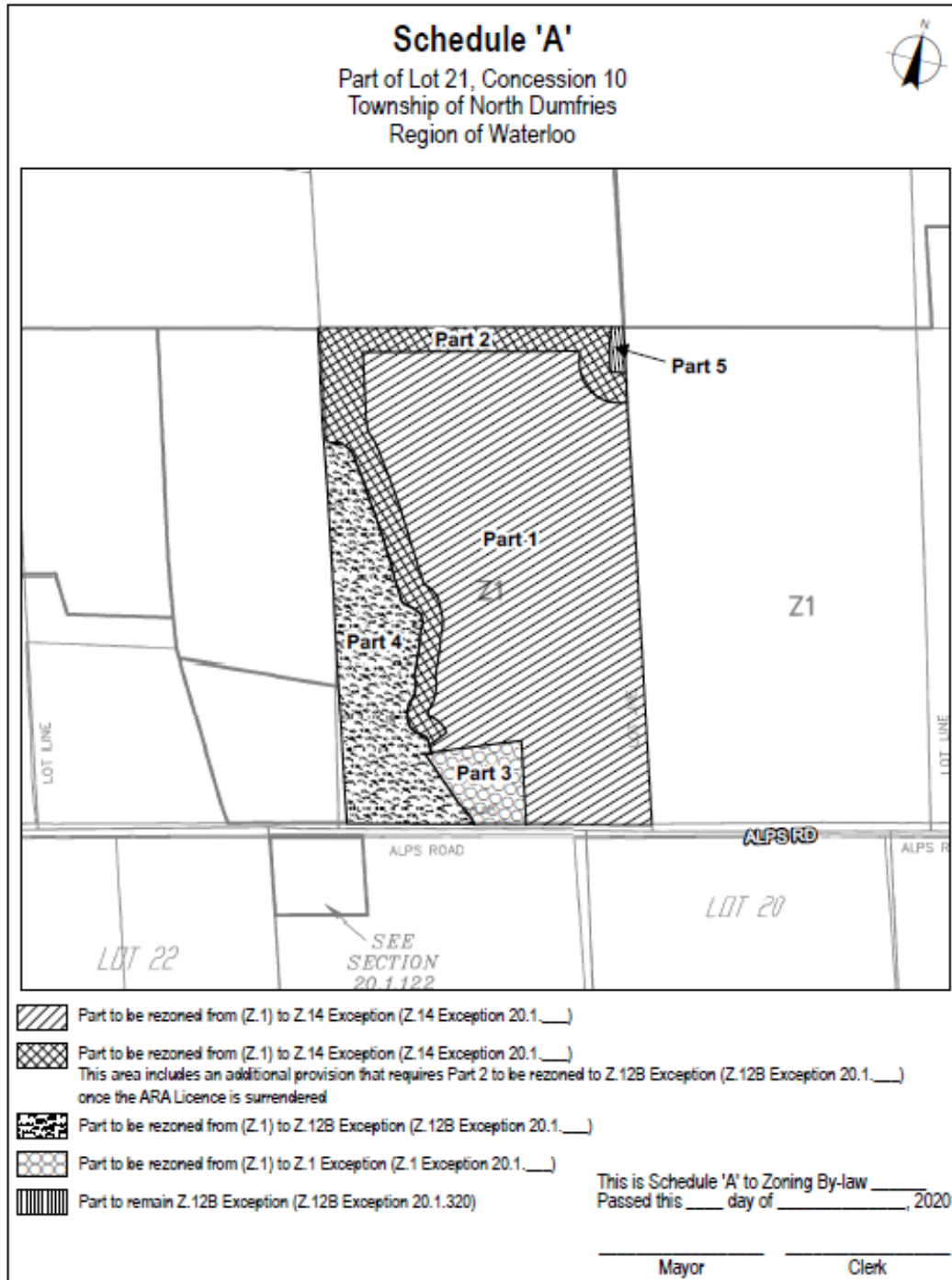
The proposed zone change is from Zone “Z.1 Agriculture exception 20.1.320” to Zone Z.14 “Mineral Aggregate Extraction.” Zone Z.12b (Environmental Protection 2) recognize the existing environmental features on the site and will remain as Zone Z.12b.

The land proposed to be licensed under the Aggregate Resources Act is 40.4 hectares (99.83 acres) and the proposed extraction area will be 30.6 hectares (76.61 acres). The Applicant proposes specific provision to Zone “Z.1 Agriculture” and Zone 12b subject to the certain restriction as identified within Part 1 - 5 on the Schedule “A” attached on the next page for reference purposes. The lands identified as Part 1-5 on Schedule A as below:

- The lands identified as Part 1 and 2 on Schedule “A” propose the land as Zone Z.1 (Agriculture) to Z.14 (Mineral Extraction).
- The lands identified as Part 2 on Schedule “A” propose additional provisions upon the surrender of the Aggregate Resources Act license, Part 2 will be zoned to as Z.12b (Environmental Protect 2).
- The lands identified as Part 3 on Schedule “A” may be licenced under the Aggregate Resources Act license. However, the extraction within Part 3 will be prohibited.
- The lands identified as Part 4 on Schedule “A” may be licensed under the Aggregate Resources Act license. However, the extraction within Part 4 will be prohibited.
- The lands identified as Part 5 on Schedule “A” recognizes the existing zone Z.12b (Environmental Protection 2). Therefore, extraction within Part 4 will be prohibited.

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Map-8 of the Township Official Plan identifies the subject lands as the “Mineral Aggregate Resources Area” and consistent with an existing aggregate pit operation to the surrounding area of the subject lands.



FOR MORE INFORMATION

The Township Municipal Offices have restricted access attributed to the COVID-19 pandemic. Members of the Public are encouraged to contact Township Staff to secure more information about the proposed planning applications, and/or, to learn more about the Public Meeting process and how to be engaged in the review / decision making process.

The supporting documents submitted by the Applicant for the proposed zoning bylaw amendment have been posted onto the Township's website [www.northdumfries.ca]. To view/download these documents/plans, please follow the "Doing Business" tab on the home page, click to the "planning" tab, then the Chudyk Pit -1662 Apls Road icon will be one of the listed under the "Current Planning Applications".

For more information about this matter, including information about appeal rights, please contact Shahid Mughal via Phone: (519) 632-8800 ext. 132, Fax: (519) 632-8700 or Email: smughal@northdumfries.ca during regular business hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

IMPORTANT INFORMATION ABOUT MAKING A SUBMISSION AND APPEALS

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of North Dumfries to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Dumfries before the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make an oral submission at the public meeting or make written submissions to the Township of North Dumfries before the zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in opinion of the Tribunal, there are reasonable grounds to do so.

Please note that under the Freedom of Information and Protection of Privacy Act, unless otherwise stated in the submission, any personal information such as name, address, telephone number and property location included in the submission will become part of the public record files for this matter and will be released, if requested, to any person.

PROVIDING COMMENTS AND REQUESTING FURTHER NOTIFICATION

The purpose of the public meeting is to present information and to receive input on the proposal. Any person or agency may attend the meeting virtually, provide written comments on the proposal and/or may make verbal representation virtually at the time of the meeting.

You may provide comments about the proposed changes in writing to the Township. Any comments received on or before 4:30 p.m. October 27th, 2020 will be presented at the public meeting. Any comments received after the meeting, but prior to Township Council making a decision on the planning application, will be considered.

This information is collected and maintained for creating a record that is available to the public. Please note that while the Township may redact personal information such as your email addresses and phone number, your submissions will otherwise be made public in its entirety.

Should you wish to be notified of future meetings, reports or a decision regarding this application, please:

- Submit a written request, noting that you wish to be kept informed, to the Township of North Dumfries Planning Department, 2958 Greenfield Road, Ayr, ON, N0B 1E0;
- Email your request noting that you wish to be kept informed to Shahid Mughal, Township Planner at smughal@northdumfries.ca

APPENDIX “A”

PARTICIPATION IN A VIRTUAL STATUTORY PUBLIC MEETING

Due to the COVID-19 Pandemic, the Council meeting scheduled for Tuesday, October 27th, 2020 to deal with Zoning By-law Amendment Application ZC-03/20 will be a virtual meeting only. Public attendance at the Township Municipal Office will not be permitted.

Below is information on how you can submit comments, view or participate in the meeting. You may also contact the Clerk by sending an email to clerk@northdumfries.ca or by phone at 519-632-8800 ext.122 if you have any questions.

HOW TO PARTICIPATE

As in-person Public Meetings are not a practical option at this time, you can view or participate in the meeting as follows:

1. **Watch the livestream** via the Township of North Dumfries YouTube site. Members of the public are invited to view this open meeting electronically by accessing the meeting stream at: <https://calendar.northdumfries.ca/council>. Under the Video column, click on the link for the meeting date that you wish to watch. Note - you do not need a YouTube account to watch the livestream. You cannot directly participate in the Public Meeting via the livestream YouTube feed. **This is for viewing only.**
2. **To participate directly in the Public Meeting**, please **REGISTER with the Clerk on or before 7:00 p.m. on Monday, October 26th, 2020.** To register, please email clerk@northdumfries.ca or phone 519-632-8800 ext.122. When registering, you must provide your name, phone number, email address, and the application number you would like to comment on. Once you are registered, the Clerk will forward information on how to connect to the Zoom meeting (ie: Zoom meeting link or conference call number).

If you are unsure whether or not you would like to speak at the Public Meeting but want to listen and have the option to comment on a particular application, please register with the Clerk. You will not be required to speak if you do not want to.

3. If you would like to **comment on a particular application but are not available to attend** the Public Meeting virtually, you can submit a letter by mail; deliver the letter to the Township Municipal Office (there is a drop box outside the main entry door); or, submit an email to clerk@northdumfries.ca. Any correspondence submitted will be provided to Council and will form part of the public record.