



# Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

June 27, 2025

David Smith  
Municipality of West Grey

- Sent Via Email

**RE: ZA30.2024 – Tremble**  
**Legal Description: Lot 22, Concession 5, former Township of Bentinck, Municipality of West Grey**  
**Address: 382063 Concession 4 NDR**  
**Roll Number: 420528000604300**

Dear Mr. Smith

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Planning Statement (PPS 2024) and the County of Grey Official Plan (OP). We offer the following comments.

County planning staff provided comments on the proposed gravel pit operation under the *Aggregate Resources Act* in February 2024, as well as in April, September, and November of 2023. The latest correspondence (February 2024) acknowledged that County comments regarding the cumulative impact of noise, traffic, dust and site hydrology have been generally satisfied, subject to the relevant study recommendations being implemented within the site Operations Plan.

We offer the following additional comments through our review of the subject Zoning By-Law Amendment under the *Planning Act*.

## **Agricultural Impact Assessment:**

The subject lands are designated as 'Agricultural' within the County's Official Plan. Section 5.6.4 (4) of the County's OP outlines a list of required studies that shall be prepared to support applications for new or expanded pits and quarries. Sub-section (i) states that one required report would be:

- i) An *Agricultural Impact Assessment*, if the proposed new or expanding extraction operation is within the *Agricultural* or *Special Agricultural land use types*, that evaluates the potential impacts on agriculture, including agricultural

operations, *agricultural uses*, and *prime agricultural areas* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts, as well as inform future rehabilitation of a proposed mineral aggregate operation;

County staff would acknowledge that this comment does not appear to have been raised within previous County comments provided for this proposal. While the Planning Justification Report prepared by Ron Davidson Land Use Planning Consulting Inc. does briefly outline high-level site characteristics regarding the agricultural potential of the subject lands (noting rocky soil, etc.) the County's policies would require that this information is provided by a qualified individual (typically an Agrologist or Agronomist). A report of this nature would also typically speak to recommendations for phasing of the extraction and a progressive site rehabilitation plan, with the intent of restoring the subject lands to an agriculturally viable state.

### **Planning Ecology Comments:**

Grey County Planning Ecology staff have also undertaken an additional review of the proposal and have provided the following revised comments:

#### *Natural Heritage*

The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, other wetlands, and fish habitat. It is Grey County staffs understanding that the proposed development will be located within and/or adjacent to the features. Staff have reviewed the scoped Environmental Impact Study (EIS) submitted by AWS (March, 2022) and find it generally acceptable. Staff have also considered the application from a cumulative impact lens and would suggest that the cumulative impact to natural heritage through this application and adjacent proposals should be minimal, subject to this proposal (and all others) implementing all recommendations within their respective studies (EIS's, hydrogeological reports, etc.). For the subject development, we recommend the setbacks and buffer areas be established as per the submitted EIS, and the following conditions be adhered to through conditions of approval:

1. The 'Limit of Extraction' shall maintain a minimum separation width, to the identified Natural Environment features as outlined on Figure 9, with no disturbances within the natural environment setbacks other than that for the internal haul road crossing the central ravine feature:
  - a. 30m from the woodland edge of the central Ravine & Wetland Feature being vegetation community numbers 2, 3, 4, 5 and 6.

- b. 15m from the Significant Woodland along the north boundary and northeast property corner, being vegetation community numbers 1 and 2.
2. The 'Operational Plan' shall show the internal haul road along the existing agricultural land which bisects through the central area of the Ravine feature. However; any required road upgrades or width expansion shall be shown and focused away from the west side of the road which is adjacent to the Black Ash colony and Wetland environment.
3. The 'Operational Plan' design and depth of extraction shall demonstrate no negative hydrogeological or draw-down influences that could negatively impact the wetland feature or it's identified ecological functions or the headwater area of the watercourse feature.

### *Stormwater Management*

It is Grey County Staffs understanding stormwater management infrastructure is not needed for the proposal. It is Staffs understanding that surface water flows well remain relatively similar to post development, and the erosion and sediment control plans are acceptable.

### *Source Water Protection*

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act. The property does however lie within an area designated as a significant groundwater recharge area that may influence highly vulnerable aquifers, as such, low-impact development / infrastructure is recommended.

Staff have reviewed the submitted Hydrogeological assessment submitted by GM Blue Plan (November, 2023) and find it acceptable provided the site control recommendations within the report are adhered to as follows:

1. To generally maintain surface water flows to the same low-lying locations, sloping of the restored grades to maintain similar catchment areas (pre- and post-development) shall be conducted.
2. Water levels shall continue to be measured during the application process so that direct measurement of the "high" water level can be confirmed, and the pit floor elevation be updated accordingly.

Staff are of the understanding that if these conditions are adhered to, groundwater and surface water will not be negatively impacted nor cumulatively negatively impacted as part of the applications.

**Summary:**

In summary, County staff would note:

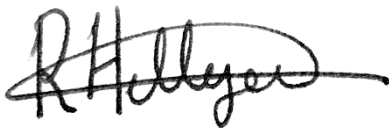
1. The County's Official Plan requires the completion of an Agricultural Impact Assessment for new pit operations within the 'Agricultural' designation. County staff recognize that this comment does not appear to have been raised in previous County comment letters to the applicant.
2. County Planning Ecology staff are generally satisfied that impacts to natural heritage and water quality have been addressed, provided that the above-noted study recommendations are adequately situated within the site Operations Plan.

County staff have no further comments at this time.

County planning staff will continue to request to be made aware of any updates regarding this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Hillyer' with a stylized flourish at the end.

Becky Hillyer  
Senior Planner  
548 877 0715  
[becky.hillyer@grey.ca](mailto:becky.hillyer@grey.ca)  
[www.grey.ca](http://www.grey.ca)