

NOTICE OF A COMPLETE APPLICATION FOR A ZONING BY-LAW AMENDMENT

RECEIPT OF COMPLETE APPLICATION

TAKE NOTICE that the Township of Perry has received a complete application to amend Municipal Zoning By-law 2002-10. The application affects lands located at 1105 Highway 518 East, in Part of Lot 27, Concession 10, in the Township of Perry (see attached Key Map). The purpose of the application is to zone lands for the purpose of recognizing and expanding an existing gravel pit and establishing a quarry located above the water table. These facilities are referred to as a Class "A" Category 3 and 4 License under the Aggregate Resources Act of Ontario.

AND PURSUANT to Section 34 (10.7) of the Planning Act, the application file is available for review at the Municipal Office. Please contact the Clerk to arrange to review this file.

PLEASE NOTE that a public meeting on this application has not been scheduled, but notification of a future public meeting will be provided in accordance with Ontario Regulation 545/06 and to any individual who requests notification.

DETAILS OF THE APPLICATION FOR ZONING BY-LAW AMENDMENT

The purpose of the proposed By-law is to amend the Restricted Area (Zoning) By-Law No. 2002-10 as amended, to lands located at 1105 Highway 518 East, in Part of Lot 27, Concession 10, in the Township of Perry.

The application would rezone approximately 24.5 hectares (60.5 acres) of land from the Rural (RU) Zone to an Extractive Industrial (M2) Zone to permit the establishment and expansion of an existing gravel pit and an above water table quarry. It is noted that about 5 ha of the subject land is currently licensed for a Class "B" pit under the Aggregate Resources Act (ARA) of Ontario. The lands subject to this license are not zoned Extractive Industrial (M2) as the pit was deemed to be a legal non-conforming use at the time that the Township of Perry was designated under the ARA in 2007.

The Township has been provided with the following studies and reports which are available to the public for review:

1. Stage 1 Archaeological and Cultural Heritage Resource Assessment prepared by Woodland Heritage Services;
2. Ground Water Table Determination Report prepared by A & A Environmental Consultants Inc;
3. Noise Impact Analysis prepared by Valcoustics Canada;
4. Blast Impact Analysis prepared by Explotech;
5. Natural Environment Level II Report prepared by Fri Ecological Services; and
6. Site Plans detailing Existing Conditions, Operations and Rehabilitation.

ADDITIONAL INFORMATION AND MAP OF LAND SUBJECT TO THE APPLICATIONS

A key map showing the land to which the proposed amendment applies is provided on this notice.

On July 21, 2010, Council passed resolution 2010-327 to declare this application to be complete, subject to the selection of peer review consultants to provide comments on the proponent's technical reports (a "peer review" is a review of a technical report by a qualified professional not otherwise associated with the application). On September 1, 2010, Council passed Resolution 2010-402 to retain the services of two peer review consultants and that the proponent submit a deposit for costs incurred by the Township in undertaking peer reviews. On January 25, 2011, confirmation was received from the proponent that costs incurred by the Township would be reimbursed. This allowed this Notice to be issued and the peer reviews to be initiated.

Upon review of the peer review submissions, Council will be in a position to schedule a formal public meeting on this application. It is Council's intent that peer review reports will be made available to the public for review prior to any future public meeting.

Notice of the public meeting will be provided in a similar manner to this Notice.

If you wish to review this information, please contact the Clerk of the Township of Perry at 1695 Emsdale Road, Emsdale, Ontario, P0A 1J0 Phone (705) 636 5941 Fax (705) 636-5759.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Mailing Date of this Notice: February 3rd, 2011
Brenda J. Fraser, Clerk
Township of Perry

LANDS SUBJECT TO APPLICATION FOR
ZONING BY-LAW AMENDMENT

