

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	May 22, 2025
Subject / Report No:	PDR-CW-31-25
Title:	Grey County Official Plan Amendment 27 – Teeswater Concrete - Watson Pit
Prepared by:	Cassandra Dillman
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Municipality of West Grey

Recommendation

1. That report PDR-CW-31-25 regarding an overview of County Official Plan Amendment 27 (File number 42-05-010-OPA-27, known as Teeswater Concrete – Watson Pit) on lands legally described as Divisions 1 to 3, Part Lot 19 and 20, Concession 1; and, Part Lot 46, Concession 2; Geographic Township of Normanby, Municipality of West Grey be received for information.

Executive Summary

Grey County has received a County Official Plan Amendment application (known as OPA 27 or the Watson Pit) to designate a portion of the subject lands, approximately 5.5 hectares, as 'Aggregate Resource Area' on Schedule B of the County Official Plan. The subject lands are currently designated as 'Rural,' 'Space Extensive Industrial and Commercial,' 'Hazard Lands' and 'Provincially Significant Wetlands' on Schedule A of the County Official Plan; and portions designated as 'Mineral Resource Extraction Area' and 'Aggregate Resource Area' on Schedule B.

The subject lands are approximately 133.3 hectares in size and have frontage on Highway 6 and County Road 9. The proposed Watson Pit would be a new Class 'A' above the water table pit with a proposed annual extraction rate of 750,000 tonnes. The applicant proposes to license 93.3 hectares, of which 77.4 hectares would be for extraction. The licensed area includes approximately 87.8 hectares of land currently designated as 'Aggregate Resource Area' on Schedule B of the County Official Plan. Extraction is permitted without an official plan amendment within the existing Aggregate Resource Area. As such, the area subject to OPA 27 is ~5.5 hectares in size (i.e., those lands currently not designated as Aggregate Resource Area).

This report recommends that the Committee receive the report for information. A joint public meeting has not yet been scheduled for OPA 27 and the related West Grey zoning by-law

amendment application (file number ZA06.2025). A thorough planning analysis and recommendation report will follow the agency and public commenting process.

Background and Discussion

Grey County has received a County official plan amendment application (OPA 27) to designate a portion of the subject lands to the Aggregate Resource Area designation on Schedule B of the County Official Plan. The proposed County OPA would designate approximately 5.5 hectares of land as Aggregate Resource Area to permit aggregate extraction on these lands. Approximately 87.8 hectares of the subject land is currently designated as Aggregate Resource Area in the County Official Plan. Within this area, extraction is permitted without an official plan amendment. The proposed OPA is required as a small portion (5.5 hectares) of the proposed licensed area is not within the Aggregate Resource Area designation, as shown on Schedule B.

A copy of the draft County OPA is included in the Attachments section of this report.

Figure 1 below shows the Schedule 'A' for the proposed OPA 27. The portion of lands subject to the Official Plan Amendment is highlighted in red. The existing 'Aggregate Resource Area' designation is shown in orange, and the 'Mineral Resource Extraction' designation is shown in purple.

The subject lands are described as Divisions 1 to 3, Part Lot 19 and 20, Concession 1; and, Part Lot 46, Concession 2; geographic Township of Normanby, Municipality of West Grey and have a civic address of 311864 Highway 6. The lands are on the south-west corner of Grey Road 9 and Highway 6. The property is approximately 133.3 hectares in size and contains an existing licensed gravel pit (approximately 18 hectares) and several existing buildings, including three detached dwellings and four accessory buildings. Approximately 83 hectares of the 133.3 hectare parcel are currently cash-cropped. There is also an easement for a natural gas pipeline that traverses the subject lands from north to south.



Figure 1: Schedule ‘A’ showing the lands subject to OPA 27

Land uses surrounding the subject property include the following:

- North: Grey Road 9, Agriculture, and Residential Uses
- East: Provincial Highway 6, Agriculture and Residential Uses
- South: Letterbreen Bog Provincially Significant Wetland and Forest
- West: Agriculture

Figure 2 below shows an aerial view of the subject lands highlighted in blue and the surrounding land uses.



Figure 2: Aerial map of the subject lands

The applicant, Teeswater Concrete, is seeking approval to operate a new Class ‘A’ above the water table gravel pit with a proposed annual extraction of 750,000 tonnes on the property, known as the ‘Watson Pit.’ The proposal includes two applications under the *Planning Act*: an amendment to Grey County’s official plan and an amendment to the West Grey zoning by-law. A Class ‘A’ license under the *Aggregate Resources Act* from the Ministry of Natural Resources is also required. Access to the Watson Pit would be from Grey Road 9. Progressive rehabilitation would occur as extraction moves across the site and the lands would be returned to agricultural use.

The related zoning amendment application has been submitted to the Municipality of West Grey (application number ZA06.2025), which proposes to rezone the licensed area (approximately 93.3 hectares) to a site-specific Aggregate Industrial zone to permit resource extraction, and a site-specific Rural zone to permit the use of an existing dwelling as an office for the aggregate operation. The existing Natural Environment zones would not be changed.

Figure 3 below shows the subject property (black), the area to be licensed (red), and the area to be extracted (purple).

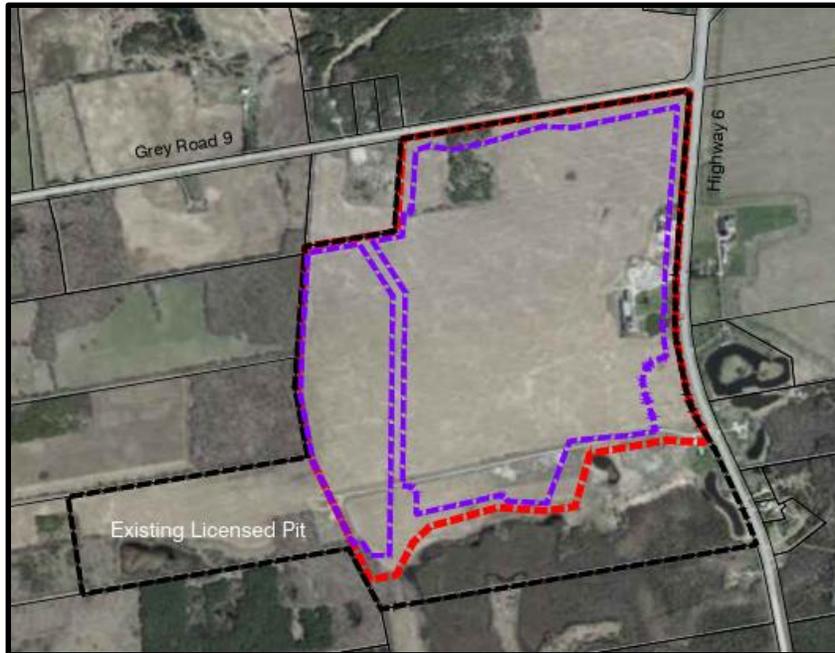


Figure 3: The proposed licensed area and the extraction area

Pre-submission consultation between the proponent and County staff identified the submission requirements for the County OPA. A variety of studies and reports have been prepared to support the subject applications and detailed site plans have been prepared as per the requirements of the *Aggregate Resources Act*.

A copy of all submitted reports and studies can be found on the County [website](#).

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard for matters of provincial interest under the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) 2024, and conform to any provincial plans or County/Municipal official plans that govern the subject lands. In this case, the County of Grey Official Plan has jurisdiction over the subject property. There are no provincial plans or Municipal official plans in effect for this area of the County.

A future joint public meeting will be required for the two planning applications: the County OPA 27 and West Grey zoning by-law amendment ZA06.2025.

At this time, a detailed planning analysis has not been undertaken. Following the public and agency review process, a thorough analysis and staff recommendation will be provided. Key provincial and County policies have been flagged below for consideration.

Provincial Policy and Legislation

Section 2 of the *Planning Act* speaks to the need to have regard for matters of provincial interest, such as:

- a) the protection of ecological systems, including natural areas, features and functions
- c) the conservation and management of natural resources and the mineral resource base
- d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest
- m) the co-ordination of planning activities of public bodies
- o) the protection of public health and safety
- p) the appropriate location of growth and development.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Chapter 4.5.1 of the PPS states that mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified. Further, as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible (4.5.2.1). Extraction shall also be undertaken in a manner which minimizes social, economic and environmental impacts (4.5.2.2).

Chapter 4.5.3 states that progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible.

Chapter 4.6 outlines policy direction for the protection and management of archaeological resources, built heritage resources and cultural heritage landscapes.

Chapter 4.1 speaks to protecting natural features and area for the long-term, while Chapter 4.2 identifies that planning authorities shall protect, improve, or restore the quality and quantity of water.

County of Grey Official Plan

The subject lands are identified as the following in the Grey County Official Plan (OP):

- Schedule A: Land Use Types – Rural, Space Extensive Industrial and Commercial, Hazard Lands and Provincially Significant Wetlands
- Schedule B: High Potential Mineral Aggregate Resources – portions designated as Mineral Resource Extraction Area and Aggregate Resource Area
- Appendix B: Constraint Mapping – portions identified as Significant Woodlands and other wetlands
- Appendix D: Functional Road Classification and Planned Corridors - Frontage on a Local County Road (Grey Road 9) and Provincial Highway (Highway 6)

The portion of the subject property to be licensed is designated Space Extensive Industrial & Commercial on Schedule A to the County OP. Section 5.7.2 lists a variety of permitted uses for the land use type. Any new uses beyond those listed are permitted provided they satisfy the criteria identified in 5.7.2 (2), including that: the use requires an accessible site to serve their market area, serves demands from highway traffic, requires a large outdoor storage area, and an urban location is not suitable.

Grey County contains substantial quantities of high quality, provincially significant mineral aggregates, including naturally occurring sand and gravel. In 2004, the County completed an Aggregate Resources Inventory Master Plan (ARIMP) to identify the location of high-quality areas of sand and gravel deposits that have limited constraints on them. The Aggregate Resource Areas shown on Schedule B to the County OP reflect the recommended protected areas identified in the ARIMP.

Section 5.6.2 provides policies related to the Aggregate Resource Area designation. Sand and/or gravel operations are permitted within the Aggregate Resource Areas without a change to the OP. Licensed aggregate operations are identified as Mineral Resource Extraction on Schedule B. As noted earlier, the western portion of the property is already licensed for extraction and designated as Mineral Resource Extraction Area on Schedule B.

Section 5.6.4 provides policies for the establishment of new mineral resource extraction land use types. All new sand and/or gravel operations proposed outside of the areas identified as an Aggregate Resource Area shown on Schedule B require an amendment to the County OP. Staff note that the proponent conducted a preliminary aggregate resource assessment on the subject lands to confirm to the quality, quantity and approximate limits of the sand and gravel deposits on site. As such, it was requested to include the ~5.5 ha of land that currently falls outside of the identified Aggregate Resource Area within the proposed licensed boundary of the aggregate pit and proceed with an official plan amendment application.

Several studies and reports are identified in Section 5.6.4.(4) to support an application for a new pit, which have been submitted as part of this application.

Appendix B identifies portions of the property within the Significant Woodland constraint. These lands are located outside of the proposed extraction area, on southern property boundary.

Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, and County official plan will be undertaken with a staff recommendation.

Legislated Requirements

These applications will be processed in accordance with the *Planning Act*.

The related Class 'A' license application, under the *Aggregate Resource Act*, has been submitted to the Ministry, prior to the submission of *the Planning Act* applications.

Financial and Resource Implications

There are no anticipated financial, staffing, or other resource considerations associated with the proposed County official plan amendment, beyond those normally encountered in processing such applications. The County has collected the requisite application fee.

Relevant Consultation

- Internal: Planning, Planning Ecology, Transportation Services
- External: the public, Municipality of West Grey, Ministry of Transportation and prescribed

agencies/bodies as required by the *Planning Act*

Appendices and Attachments

[Draft OPA 27 By-law](#) and [Draft Official Plan Amendment Schedule](#)