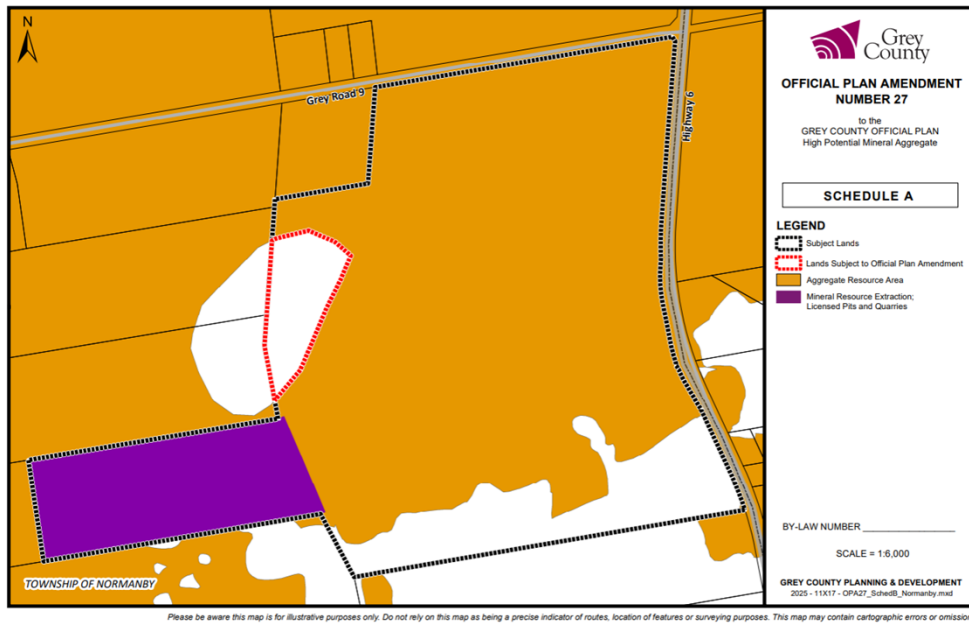


**Report PDR-CW-31-25**  
**File: 42-07-090-OPA-27**  
**Proposed Official Plan Amendment**  
**Teeswater Concrete – Watson Pit,**  
**West Grey**

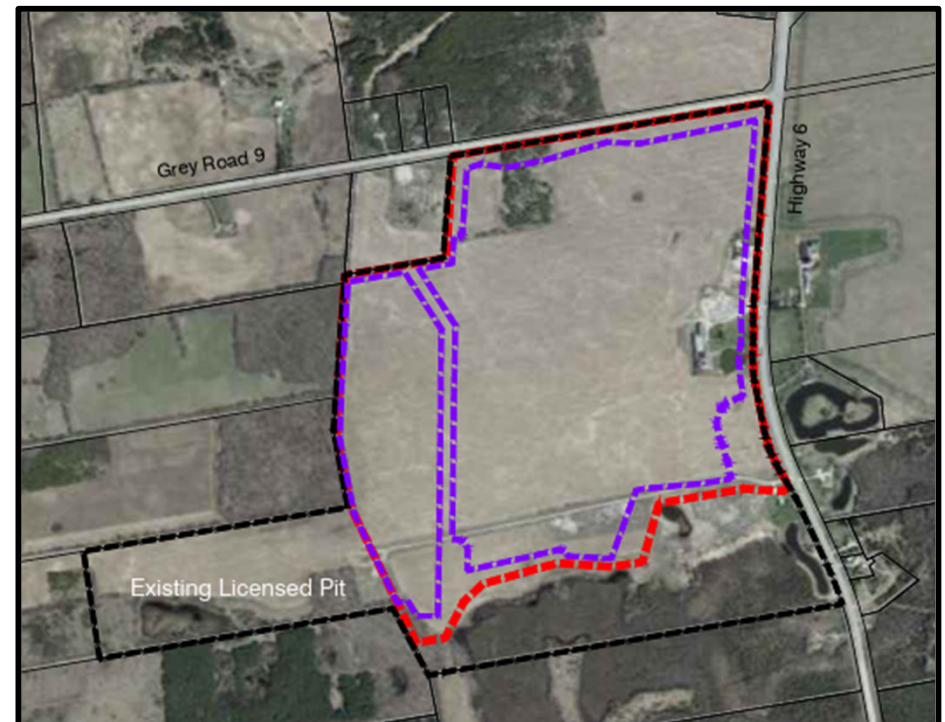
May 22, 2025

By: Cassondra Dillman, Intermediate Planner

## Subject Lands



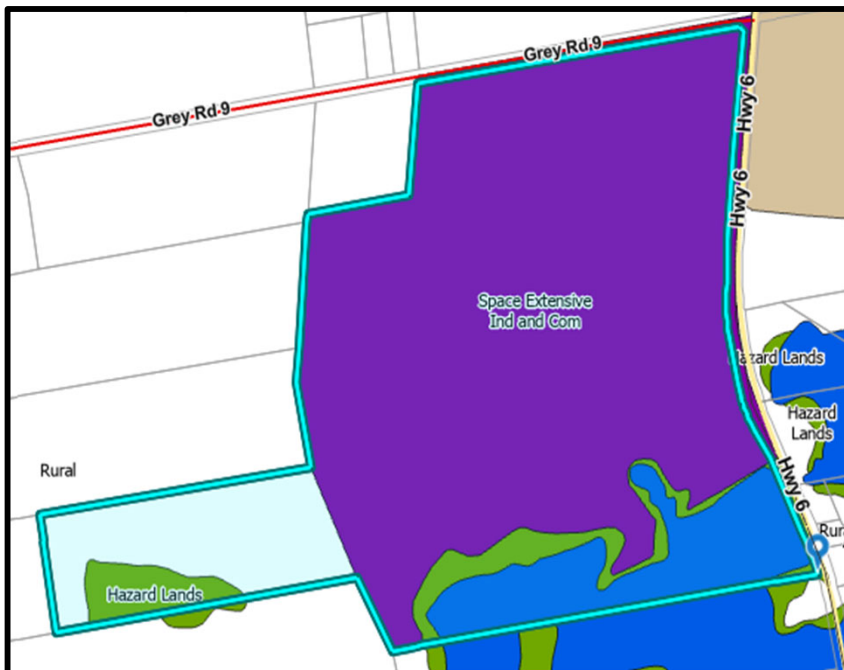
## Aerial Image



<b>Municipal Location:</b>	311864 Highway 6
<b>Area:</b>	~133.3 hectares
<b>Agent:</b>	Ron Davidson, Land Use Consulting Inc.
<b>What is being proposed?</b>	<ul style="list-style-type: none"><li>• The proposed County OPA would designate approximately 5.5 hectares of land as 'Aggregate Resource Area' to permit aggregate extraction on these lands.</li></ul>

## Schedule A: Land Use Types

Rural (white), Space Extensive Industrial and Commercial (**purple**), Hazard Lands (**green**) and Provincially Significant Wetlands (**blue**)



## Schedule B: High Potential Mineral Aggregate Resources

Mineral Resource Extraction Area (**purple**) and Aggregate Resource Area (**orange**)

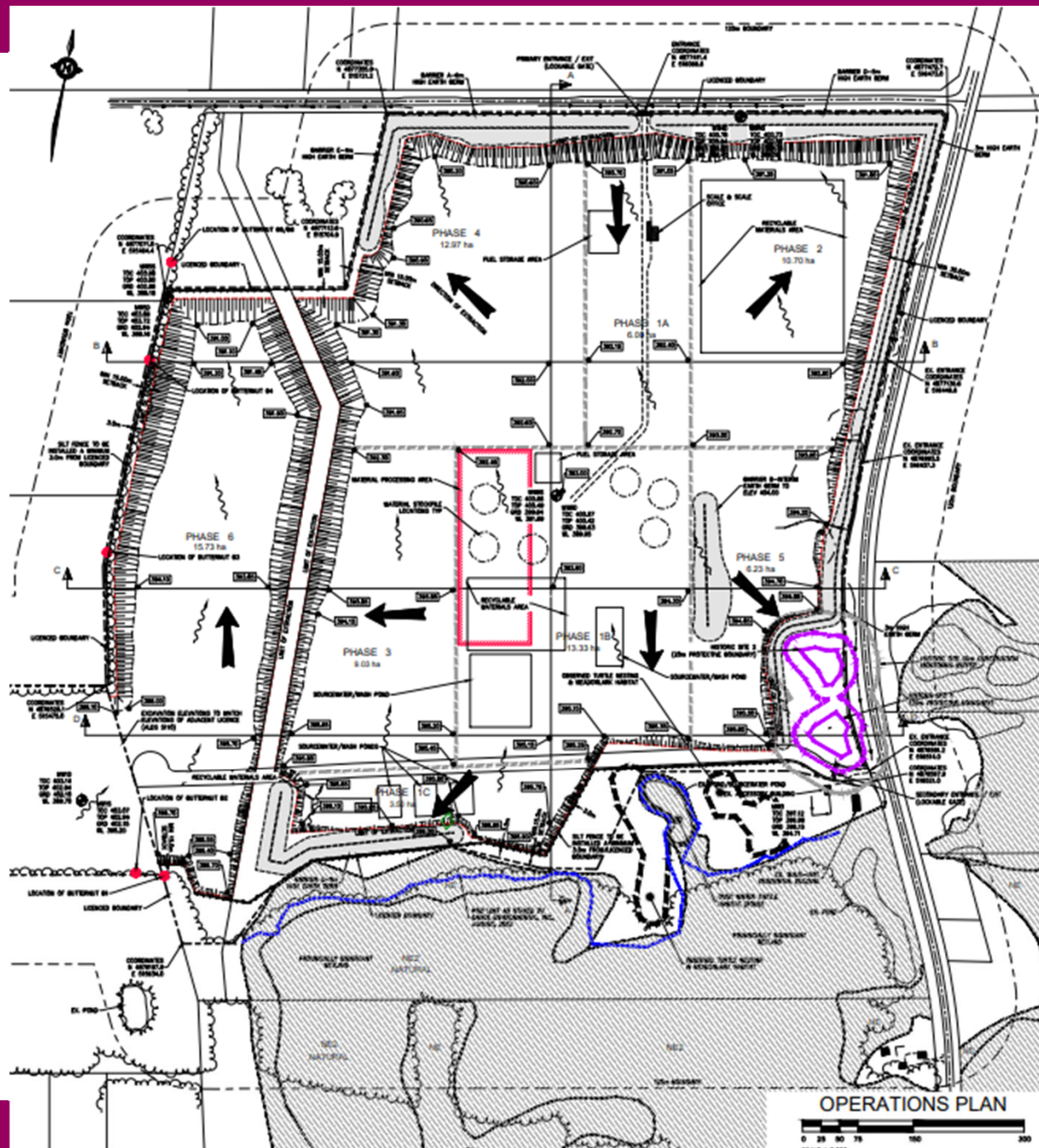


**The Official Plan of the County of Grey is proposed to be amended as follows:**

- 1. Amending Schedule B – High Potential Mineral Aggregate Resources – Map 3 by changing the designation of the lands from undesignated to ‘Aggregate Resource Area.’**



# Operations Plan



## Provincial Planning Statement, 2024

- Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified (4.5.1)
- Extraction shall also be undertaken in a manner which minimizes social, economic and environmental impacts (4.5.2.2)

## County of Grey Official Plan

- Sand and/or gravel operations are permitted within the 'Aggregate Resource Area' without a change to the OP (5.6.2)
- 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 (5.6.4)
- Portions of the property contain significant woodlands and PSW

## Township of West Grey Zoning By-law

- Proposing to rezone the licensed area (approximately 93.3 hectares) to a site-specific Aggregate Industrial zone to permit resource extraction

## **PDR-CW-31-25 - Merit Report for Grey County OPA 27 – Ridgeview Lumber**

**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.**