

EXPLANATORY NOTE - ARBOUR FARMS

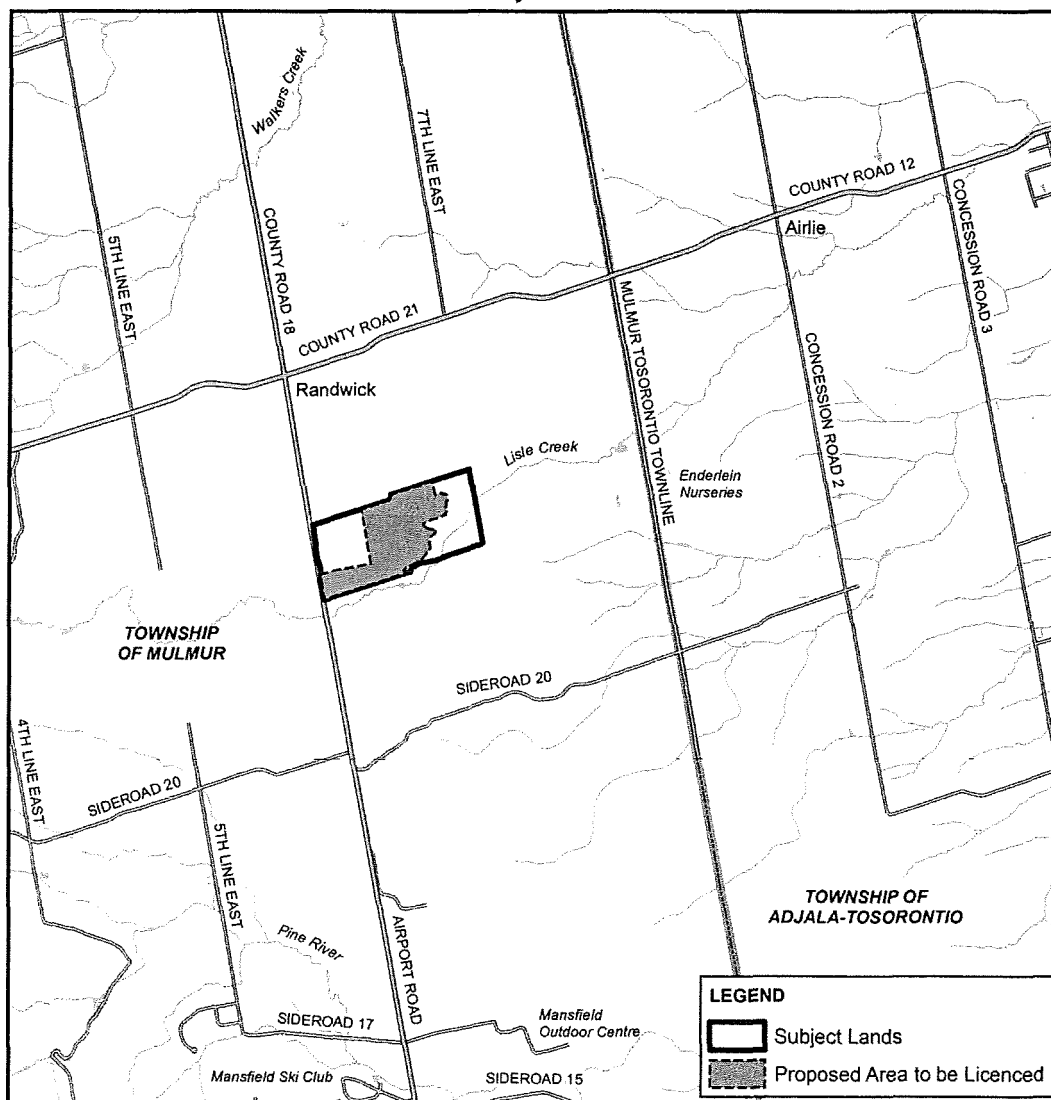
Subject Lands

The subject lands are located on the east side of County Road 18 (Airport Road) and are described as a portion of Lot 23, Concession 7, East of Hurontario Street, in the Township of Mulmur, County of Dufferin. The subject lands comprise 79.9 ha. See Key Plan below.

Project Description

Arbour Farms Ltd. proposes to locate an above and below the water gravel pit on the subject lands. The proposed gravel pit is limited to a 41.7 ha portion of the subject lands, of which 36 ha are proposed to be extracted. The remaining 38.2 ha of the subject lands, located outside the licenced area, will remain as buffer lands. No extraction will occur on the buffer lands and activities will be limited to monitoring and some ecological enhancement. Accessory uses to the gravel pit include the importation, temporary storage and recycling of asphalt, concrete and brick.

Key Plan



EXPLANATORY NOTE - ARBOUR FARMS**Purpose and Effect of the Proposed Official Plan Amendment (OMB File #PL150119)**

The purpose and effect of the proposed official plan amendment is to permit the proposed gravel pit on a portion of the subject lands. The subject lands are predominately designated as *Rural*, with a small portion designated *Natural Area* on Schedule A1 to the Mulmur Township Official Plan. The subject lands are also mapped as an *Identified Mineral Resource Area* on Schedule B4 to the Mulmur Township Official Plan.

The proposed official plan amendment would redesignate the portion of the subject lands proposed for licensing under the *Aggregate Resources Act* from *Rural* and *Natural Area* to *Extractive Industrial*.

Purpose and Effect of the Proposed Zoning By-law Amendment (OMB File #PL150120)

The purpose and effect of the proposed zoning by-law amendment is to permit a new sand and gravel pit operation which may include the importation, temporary storage and recycling of asphalt, concrete and brick as an accessory use to an active pit on the subject lands.

The subject lands are predominantly zoned *Rural (RU)*, with a small portion zoned *Environmental Protection (EP)* in the Township of Mulmur Zoning By-law 05-2002.

The proposed zoning by-law amendment re-zones the portion of the subject lands which will be licenced under the *Aggregate Resources Act* to *Extractive Industrial Exception Two (MX - 2)* zone which would permit the proposed gravel pit, including the proposed accessory uses.

Aggregate Resources Act Licence Application (OMB File # MM150011)

Arbour Farms Ltd. applied for a Class A Category 1 licence under the *Aggregate Resources Act* to permit the proposed, below water, gravel pit. Arbour Farms Ltd. completed the required notification and consultation in accordance with the Provincial Standards. The Minister of Natural Resources and Forestry referred the *Aggregate Resources Act* application to the Ontario Municipal Board for a resolution of the remaining objections.