

PLANNING REPORT

APPLICATION TO AMEND THE TOWN OF MONO OFFICIAL PLAN AND ZONING BY-LAW

PROPOSED LICENSED PIT GREENWOOD AGGREGATES LIMITED

**PART LOTS 30, 31 AND 32, CONCESSION 4 E.H.S.
TOWN OF MONO
COUNTY OF DUFFERIN**

Prepared by:



Ron Davidson
Land Use Planning Consultant Inc.
265 Beattie Street
Owen Sound, ON N4K 6X2

JUNE 29, 2016



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

June 29, 2016

Town of Mono
347209 Mono Centre Road
Mono, ON
L9W 6S3

Attention: Mark Early, MCIP, RPP, CMO
C.A.O.

Dear Sir:

Re: Application to amend the Town of Mono Official Plan and Zoning By-law - Part Lots 30, 31 and 32, Concession 4 E.H.S., Town of Mono, County of Dufferin (Greenwood Aggregates Limited)

Further to our recent preconsultation meetings regarding the above-noted matter, enclosed enclosed please find a completed Official Plan Amendment and Zoning By-law Amendment application package.

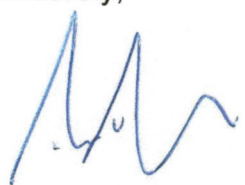
Included in the package are:

- the completed application;
- the \$27,000 application fee; and,
- paper copies of the site plans and all background studies including my Planning Report, as well as a disk containing this information in PDF format.

Should you require any additional information, please contact me at your earliest convenience.

Also, please advise of a possible meeting date prior to scheduling the Public Meeting in order to ensure our availability.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, BES, RPP, MCIP

c.c. Sam Greenwood
Craig Laing

APPLICATION FORM
AMENDMENT TO OFFICIAL PLAN
AND/OR ZONING BYLAW

Town of Mono
RR#1
ORANGEVILLE ON
L9W2Y8

The undersigned hereby applies to the Town of Mono for an amendment to the Official Plan and/or Zoning Bylaw for the lands shown in Appendix 2 hereto.

Enclosed herewith is a cheque in the amount of payable to the Treasurer, Town of Mono, as an application fee and deposit, in accordance with the current Town Bylaw governing fees and deposits for planning matters, towards the cost of processing this application. It is hereby agreed that the undersigned shall pay to the Town of Mono any further costs which, beyond the deposit paid, may be determined by the Town of Mono Council, relating to this application. The application fee is non-refundable and shall be utilized to cover all internal administrative costs associated with the application, including but not limited to staff time, use of equipment, supplies and postage.

(The following is to be completed by the applicant)

1. APPLICANT & OWNERSHIP INFORMATION

(1) APPLICANT'S NAME **Ron Davidson Land Use Planning Consultant Inc.**
ADDRESS **265 Beattie Street, Owen Sound, ON N4K 6X2**
TELEPHONE NO **(519) 371-6829**

(2) APPLICANT'S INTEREST IN SUBJECT LANDS:

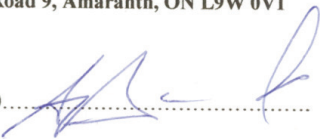
REGISTERED OWNER?	YES	NO
PROSPECTIVE PURCHASER?	YES	NO
MORTGAGOR/MORTGAGEE?	YES	NO
NEIGHBOURING OWNER?	YES	NO
ANY OTHER INTEREST?	YES	NO

(NOTE: The applicant, if not the registered owner, must attach a letter from the registered owner authorizing this application.)

(3) REGISTERED OWNER'S NAME **1682843 Ontario Limited and S. Greenwood Holding Limited
c/o Greenwood Aggregates Limited**

ADDRESS **205467 County Road 9, Amaranth, ON L9W 0V1**

TELEPHONE NO **(519) 941-07632**

OWNER'S SIGNATURE *(if different from applicant)*.....

2. DESCRIPTION OF SUBJECT LANDS

(1) LOCATION:	Lot(s) Part Lots 30, 31 and 32	Concession(s) 4 E.H.S.
	Lot(s).....	Concession(s).....
(2) TOTAL ACREAGE	149.23 ha	
(3) WIDTH OF ABUTTING ROAD(S)	Municipal Road: 20 m	
	Provincial Highway: 30 m	
(4) DATE ACQUIRED	2001, 2013, 2013 and 2014 (four parcels)	

3. OFFICIAL PLAN

(1) PRESENT DESIGNATION. **Rural**

(2) DESIGNATION REQUESTED **Extractive**

(3) REASONS FOR CHANGE *(give detailed description)* **To permit a licensed aggregate extraction operation. See details in Planning Report**

4. **ZONING BYLAW**

- (1) PRESENT ZONING **A**
- (2) ZONING REQUESTED **MX special**
- (3) REASONS FOR CHANGE *(give detailed description)* **To permit a licensed aggregate extraction operation. See details in Planning Report**

5. **USES OF SUBJECT LANDS**

- (1) EXISTING LAND USES: *(give detailed description)*
Predominantly agriculture, some forested areas and scrub lands. Site contains three dwellings and accessory buildings. See details in Planning Report.

6. **SUPPLEMENTARY INFORMATION** *(to be attached to this application)*

APPENDIX 1- KEY PLAN:

2 copies of a key plan, drawn to a scale of not less than 1 inch equals 400 feet, properly dimensioned and showing thereon:

- (a) boundaries of subject land;
- (b) existing uses of all lands within 1200 feet of subject lands.

APPENDIX 2 - SITE PLAN:

2 copies of a site plan (based on a boundary survey plan of the subject lands prepared by an Ontario Land Surveyor) drawn to an appropriate scale, properly dimensioned and showing thereon:

- (a) boundaries of subject lands;
- (b) dimensions of all lots;
- (c) location of all easements and grades (define grades by contour lines);
- (d) location and dimensions of all existing buildings, structures and uses;
- (e) location and dimensions of all proposed buildings, structures and uses;
- (f) location and dimensions of all proposed yards, landscaped open spaces, planting strips, parking areas, loading spaces, driveways and walkways.


APPENDIX 3- ADDITION DOCUMENTATION

Where Council has deemed that additional information is required to complete an application for processing, 2 sets of this documentation will be provided. This documentation should also detail conformity with other planning documents and initiatives (e.g. Niagara Escarpment Plan, Watershed or Sub-watershed Plans)

7. **STATUTORY DECLARATIONS**

I, Ron Davidson, of the City of Owen Sound in the County of Grey, solemnly declare that all the above statements and the information contained in all of the appendices transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath by virtue of The Canada Evidence Act.

DECLARED BEFORE ME AT THE
CITY OF OWEN SOUND IN THE
COUNTY OF GREY
THIS 28 DAY OF June, 2016.

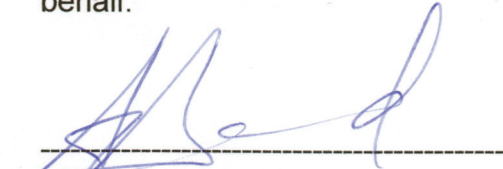

.....
Commissioner

Shannon Rose McNabb, a Commissioner, etc.,
County of Grey, for Andrew E. Drury,
Barrister and Solicitor.
Expires October 20, 2018.


.....
SIGNATURE OF APPLICANT

June 17, 2016

I, Sam Greenwood, having signing authority for 1682843 Ontario Limited and S. Greenwood Holding Limited, which are the two companies owning lands subject to the Official Plan Amendment and Zoning By-law Amendment application, hereby authorize Ron Davidson to file the application on my behalf.



Sam Greenwood