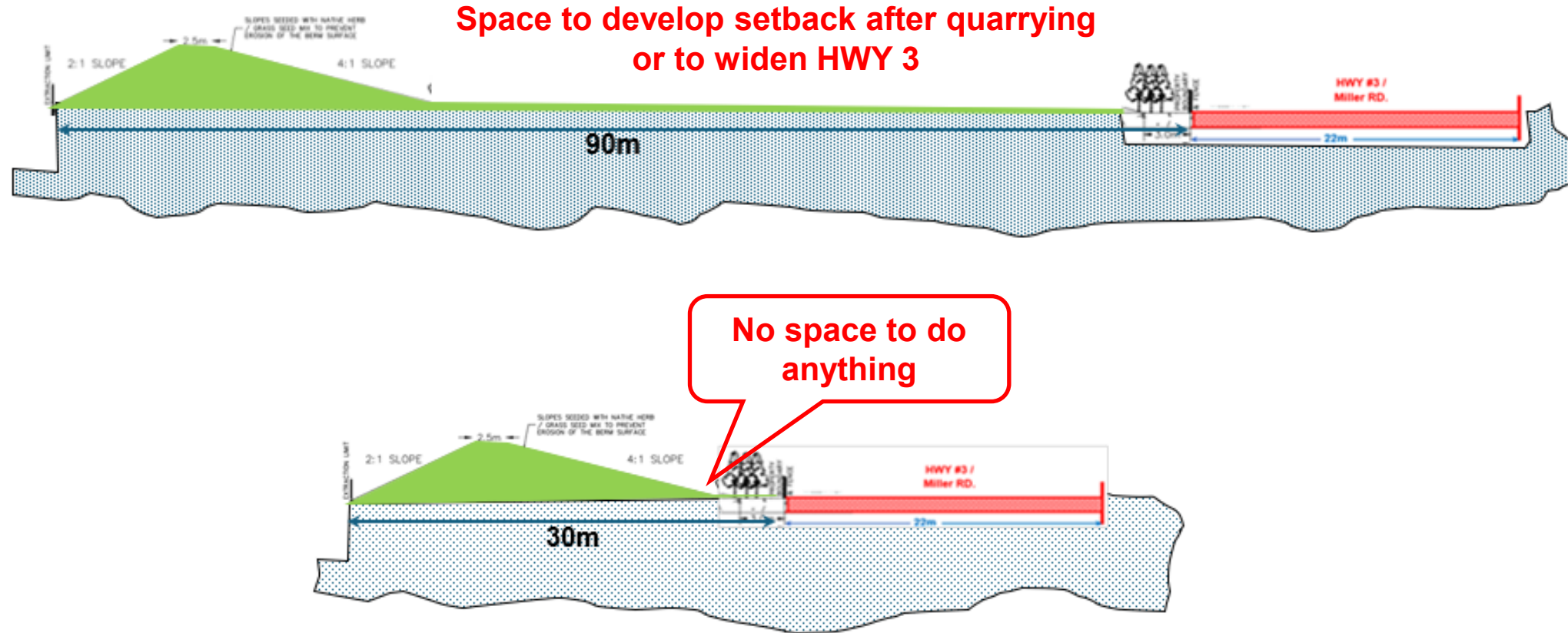


90M VS 30M Setback

Reduction from 90m to 30m Setback



Reduction from 90m to 30m Setback



Traffic Study Area

Included:

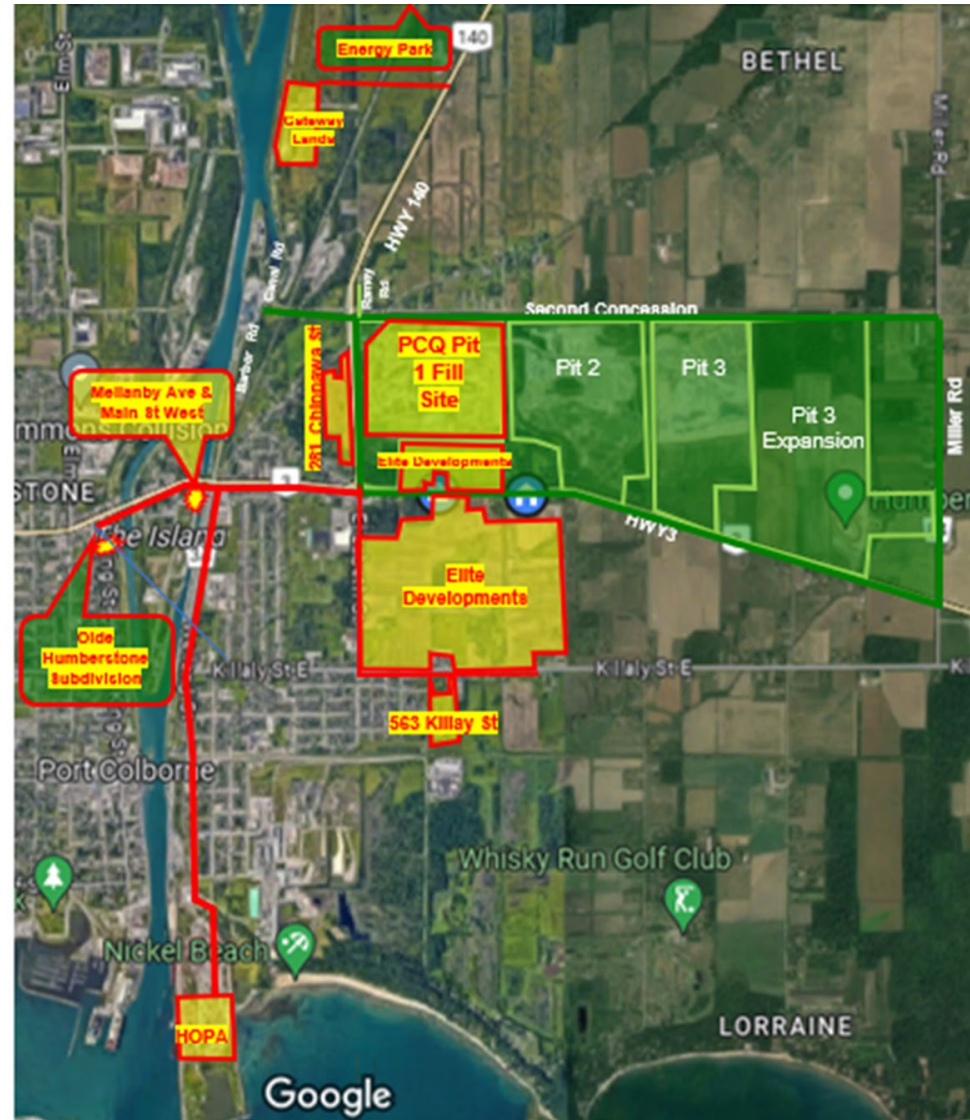
- Olde Humberstone Subdivision 104 dwelling units
- Energy Park no traffic

Estimated 2% growth rate

Not Included

- Gateway Industrial Park traffic unknown
- **PCQ filling Pit 1 500 trucks/day**
- 281 Chippawa Development 169 Dwelling Units
- 563 Killaly Development 286 Dwelling units
- HOPA Development 200 trucks/day
- 179 Mellanby Avenue and 56-56 ½ Main Street West 101 unit apartment building
- Elite Developments 5,000 plus Dwelling Units

Total estimated growth with 1 vehicle/unit is 6,155 or 6,000% more



Questions Raised About the Traffic Study

- Why didn't staff identify these developments and ensure they were included in the Study for consideration?
- Why didn't PCQ identify and take into consideration the truck traffic to fill Pit 1? Surely 500 trucks per day is significant and within the Study Area.
- What is considered a significant development?
- What would the results of the Study be if all the significant developments were included as required by the MTO Traffic Impact Study (TIS) guidelines?

Financial Impact and Economic Benefits

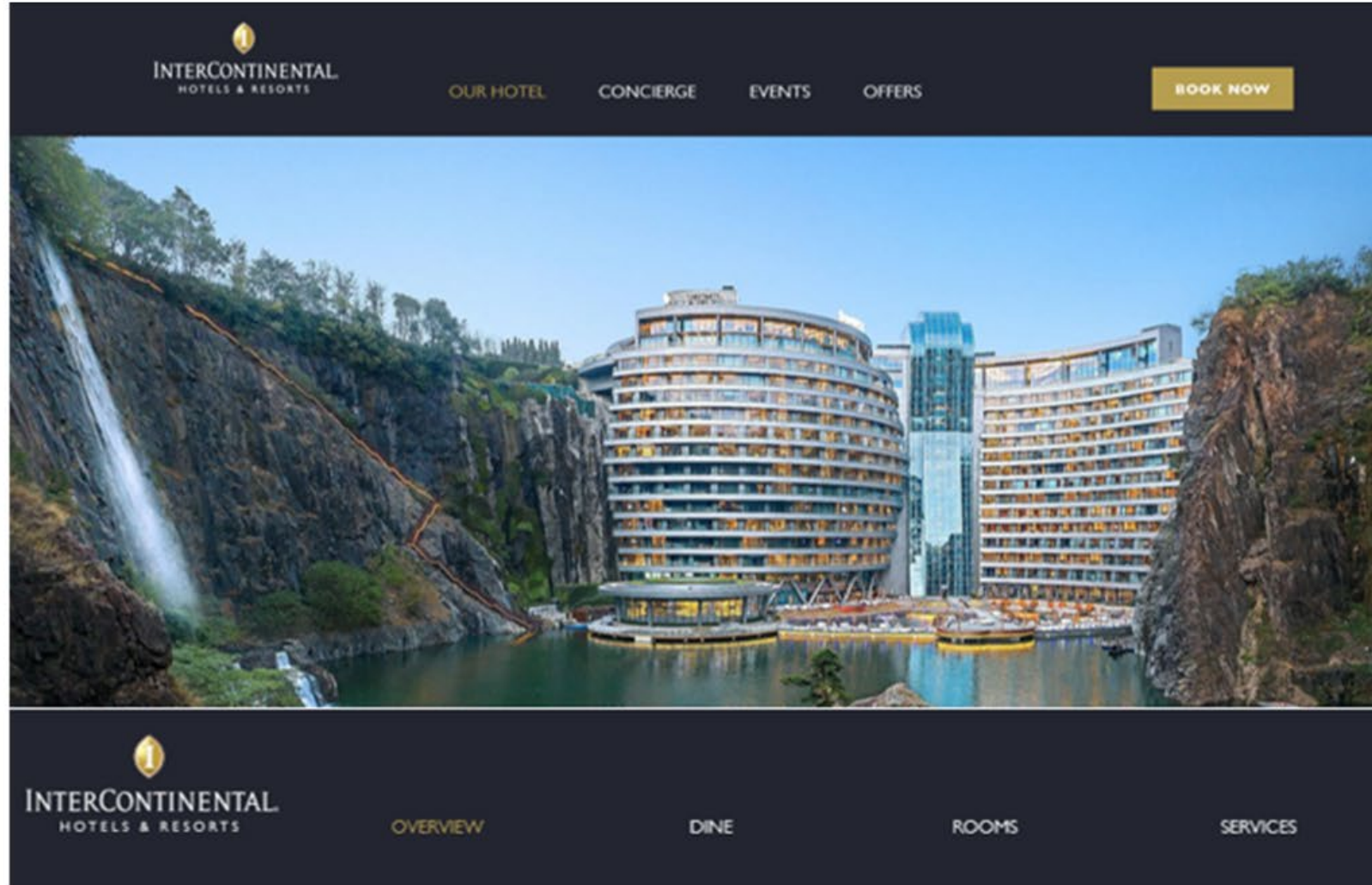
- The Financial Impact and Economic Benefit Report prepared for PCQ and submitted to justify the expansion takes into consideration the change from a lower tax generating use like agricultural to Mineral Aggregate more than a change from higher tax generating use like Highway Commercial.
- The Report only takes into consideration the life span of the quarry and not the financial or economic impacts associated to post aggregate operations.
- A 90 meter setback area that can be developed into a higher tax use like Commercial or Residential beyond the 22 year life span will be far more economically beneficial than a 30 meter setback area with zero development potential

What could the Future be ?

- We have the knowledge and ability to make the right decisions today, to shape the future in the way we want it to be. We just need to use that knowledge to make those right decisions!
- Here are some proven ideas that would provide continual economic prosperity, conformity to the PPS, protect the aquifer and benefit the Region with wider setbacks.

What the Future Could Be

Shanghai's Underwater Quarry Hotel



The Estate on Quarry Lake Apartments

<https://www.estateonquarrylake.com>



Waterfront Residential



Turning surrounding setback areas into high taxation residential waterfront properties. An impressive site for all people coming into Port Colborne

A Floating Residential Community



This would increase residential tax base well into the future and address some of the housing issues we face today.



Summary Regarding the Setback

- Traffic Study did not take into consideration the significant development that will be impacting traffic on HWY 3 and HWY 140 making plans to widen them to four lanes a future requirement.
- Widening HWY 3 to the north is the most logical with less impact and allows continued development of the lands along south side of HWY 3.
- A setback of 60m minimum for the expansion of Pit 3 will accommodate future widening of HWY 3 to 4 lanes while maintaining a 30m setback.
- Refer Recommendation Report for Official Plan and Zoning By-law Amendment – Port Colborne Quarries Pit 3 Expansion – Files: D09-02-21 & D14-09-21 back to Staff to consider all significant developments and impose conditions that will address the future needs of the Region

In Closing

- **Implement conditions that must be met in exchange for the amendments being requested and enforce the conditions.**
- **Make the conditions that will allow accessing the resources on a temporary basis as intended by the Aggregate Resources Act and actually result in rehabilitation in the best interest of the Region, City and our residents and visitors.**
- **Make the conditions so the Aquifer is protected, and the Economic Prosperity of the Region and City are positively influenced as required by the Provincial Policy Statement.**
- **Make the conditions such that they will benefit the Region and City progressively while quarrying and extend them 60 years into the future as a minimum.**
- **This is the time to make the correct decisions and do what is right for all of our futures.**

Thank You