

Recommendation Report

Regional Official Plan Amendment Port Colborne Quarry – Pit 3 Extension

Report No. PDS 2-2024

Planning and Economic Development Committee

January 10, 2024

Regional Official Plan Amendment



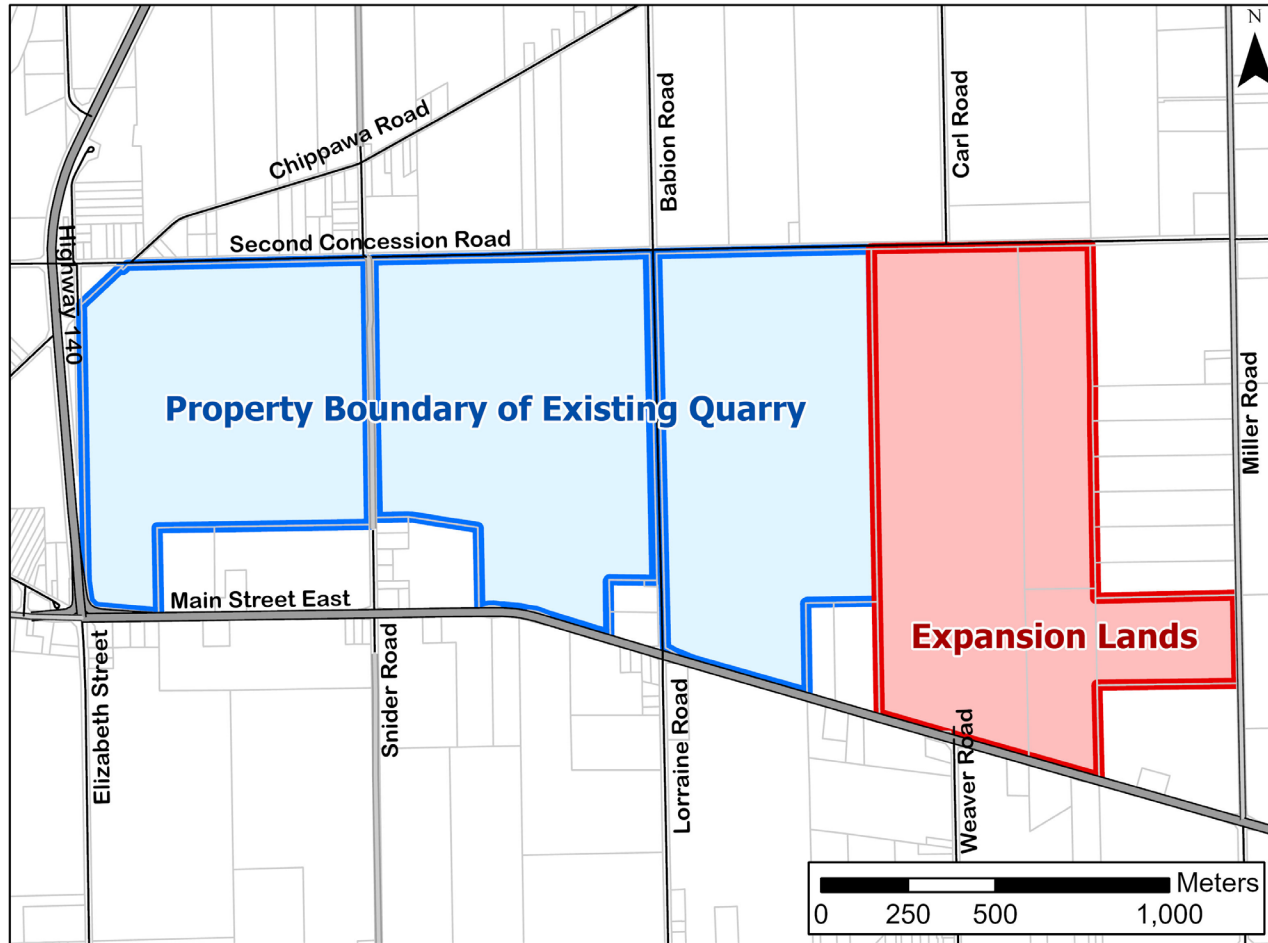
Applicant:

- IBI/Arcadis Group on behalf of Port Colborne Quarries Inc. (PCQ)

Location:

- City of Port Colborne
- North of Highway 3/Main St. E., south of 2nd Concession, and west of Miller Road

Regional Official Plan Amendment



Purpose of Application

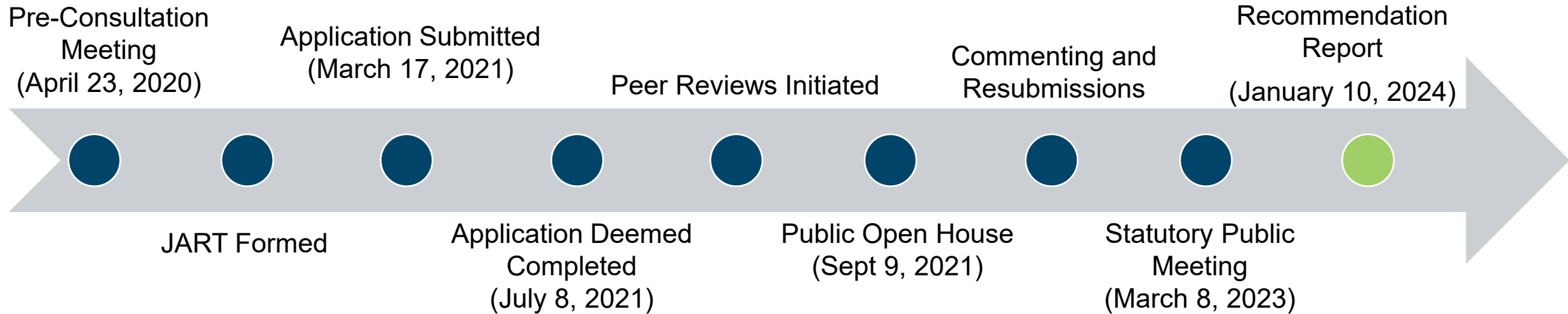
- To re-designate the lands from *Agricultural* to *Licensed Mineral Aggregate Operation*, to allow for the expansion of the existing quarry.
- Add and refine environmental overlays to protect natural features on the north and northwest portion of the site.

Supporting Information

- Planning Justification
- Agricultural Impact
- Archaeological Assessment
- Cultural Heritage
- Land Use Compatibility
- Noise Impact
- Blasting Impact
- Air Quality Impact
- Financial Impact / Economic Benefits
- Water Resources (surface and groundwater)
- Natural Environment
- Tree Preservation
- Rehabilitation Strategy
- Social Impact
- Visual Impact
- Traffic Impact
- Environmental Site Assessment
- Soil Management Plan

The application, studies, site plans, and other supporting information are available for review:
[Port Colborne Quarry Pit 3 Application](https://portcolbornequarries.ca/quarry-expansion-document) (<https://portcolbornequarries.ca/quarry-expansion-document>)

Timeline of ROPA Application



Concurrent Applications

City of Port Colborne

- Applications for a Local Official Plan Amendment and a Zoning By-law Amendment were also submitted to the City of Port Colborne.

Aggregate Resources Act

- An application was also filed by the applicant for a licence under the Aggregate Resources Act (ARA).
- The Province is the approval authority for the ARA Licence – which cannot be granted until the Municipal approvals are in place.

- A Joint Agency Review Team (JART) was formed. Region, City, and NPCA Staff worked together to review all the applications concurrently.

Approval Process

- **Regional Council** is the approval authority for the Regional Official Plan Amendment (ROPA)
 - Staff are recommending approval of the ROPA
- **Regional Council** is the approval authority for the City of Port Colborne Official Plan Amendment (LOPA)
 - City Council adopted the LOPA on November 14, 2023
 - Staff are recommending approval of the LOPA (as modified)
- **City of Port Colborne Council** is the approval authority for the Zoning By-Law Amendment (ZBLA)
 - City Council approved the ZBLA on November 14, 2023
 - The ZBLA has been appealed to the OLT

JART Report

- The JART Report is attached as Appendix 4 to PDS 2-2024 and includes:
 - Overview of key legislation
 - Description of the application
 - Submission and review process
 - Key issues of the application
 - Details of the consultation process
- JART Report is available on the Region's website

JOINT AGENCY REVIEW TEAM (JART)

PORT COLBORNE QUARRIES INC. - PROPOSED PIT 3 EXTENSION
CITY OF PORT COLBORNE

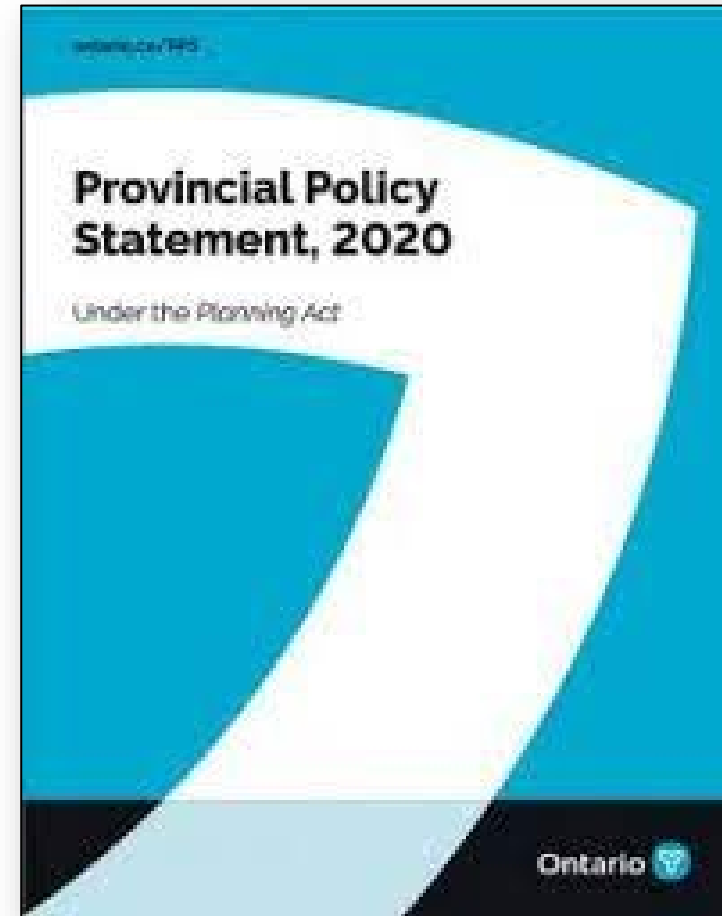


JART REPORT

September 2023

Policy Review

- Planning Act – Section 2: Matters of Provincial Interest
- Provincial Policy Statement (PPS, 2020)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2020)
- Regional Official Plan (ROP, 2014)



Staff Recommendation

- Regional Official Plan Amendment be **approved**.
- City of Port Colborne Official Plan Amendment 13 be **approved** (as modified).
- **Notice** be given in accordance with the requirements of the Planning Act.
- Ministry of Natural Resources and Forestry (MNRF) be **notified** to inform the ARA licencing process.