



**Waterford**



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
**MHBC PLANNING**

# **Public Meeting Presentation**

## **Proposed Law Crushed Stone Quarry Extension**

### **February 7<sup>th</sup> 2024**

**Presented By: Caitlin Port, MES, RPP, MCIP**



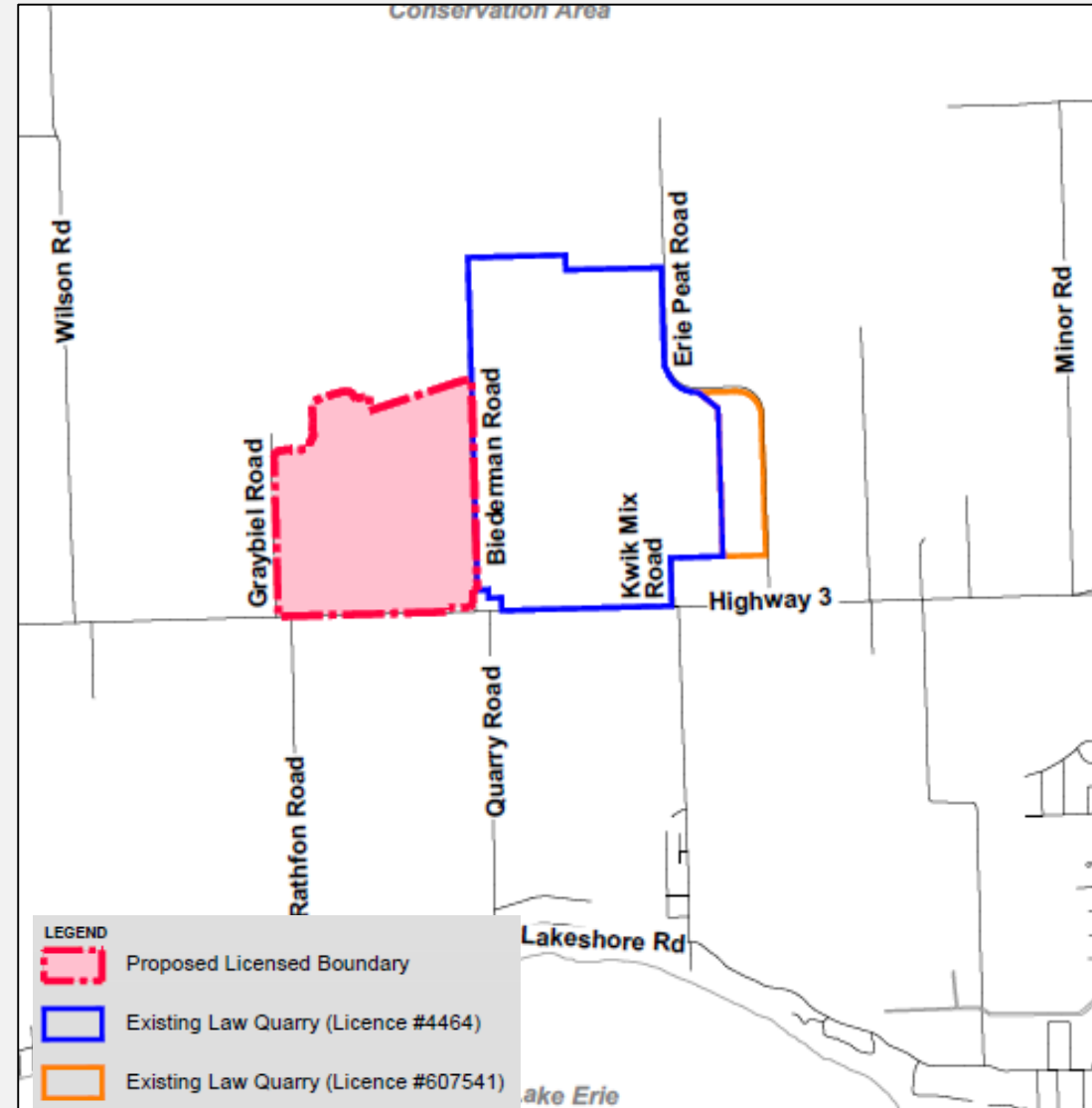
# LAW CRUSHED STONE QUARRY

- ▶ The Law Crushed Stone Quarry began operating in the 1930s, and has served the construction industry for more than 80 years
- ▶ The existing Law Quarry covers an area of approximately 144 ha (356 ac)
- ▶ Existing quarry has undergone two prior eastward extensions with the latest occurring in 2007
- ▶ The existing quarry is nearing depletion within minimal reserves remaining.
- ▶ The proposed westward quarry extension is needed to continue to meet the ongoing high-demand for aggregate resources in Region of Niagara to support housing and infrastructure projects



# PROJECT & PROPERTY OVERVIEW

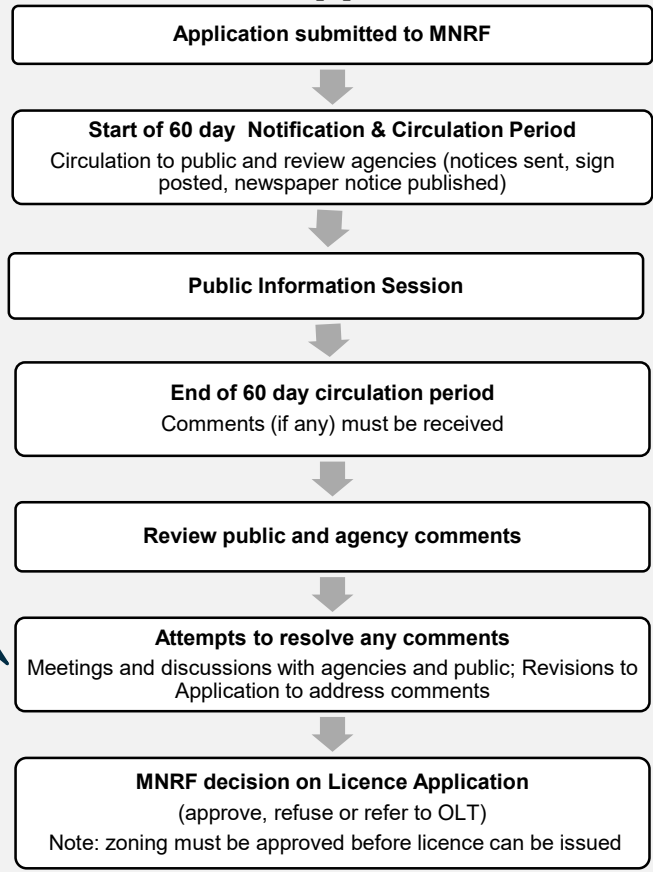
- ▶ The lands proposed for the westward extension are currently in a predominately agricultural condition
- ▶ All significant natural heritage features will be avoided and protected, including the Wainfleet Bog PSW
- ▶ All significant cultural heritage features will be conserved
- ▶ There will be no change to the current annual tonnage limit; therefore, no change to trucking
- ▶ Biederman Road is proposed to be included within the Licenced Area
- ▶ Provincial and Municipal approvals required



# APPLICATION PROCESS

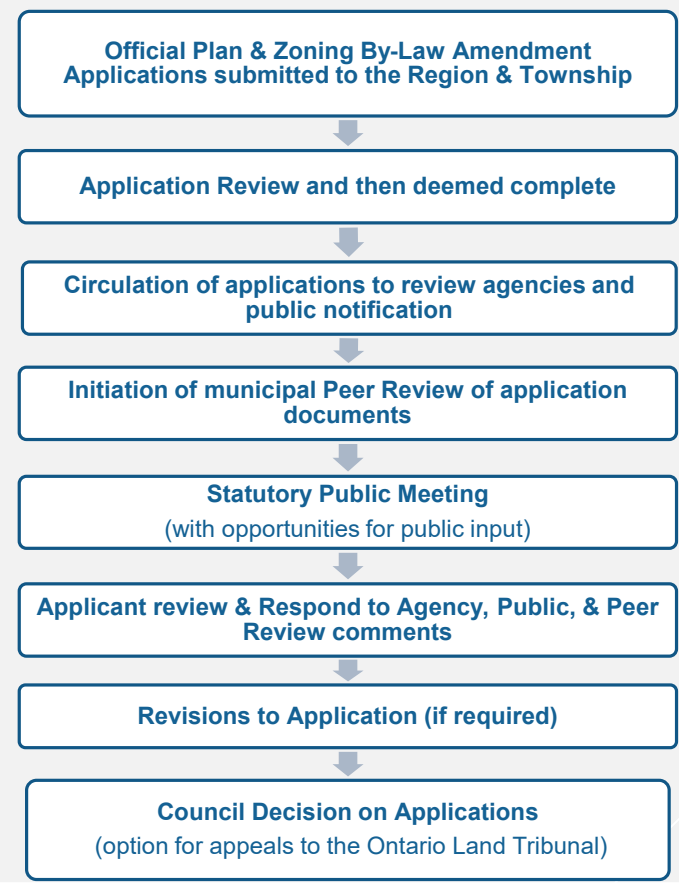
The Aggregate Resources Act Licence and Planning Act Applications were submitted concurrently. The Region is coordinating JART Process for the Planning Act applications. The MNRF and MECP are reviewing the ARA Licence Application

## Aggregate Resources Act Licence Application



We are here

## Planning Act Re-Zoning Application

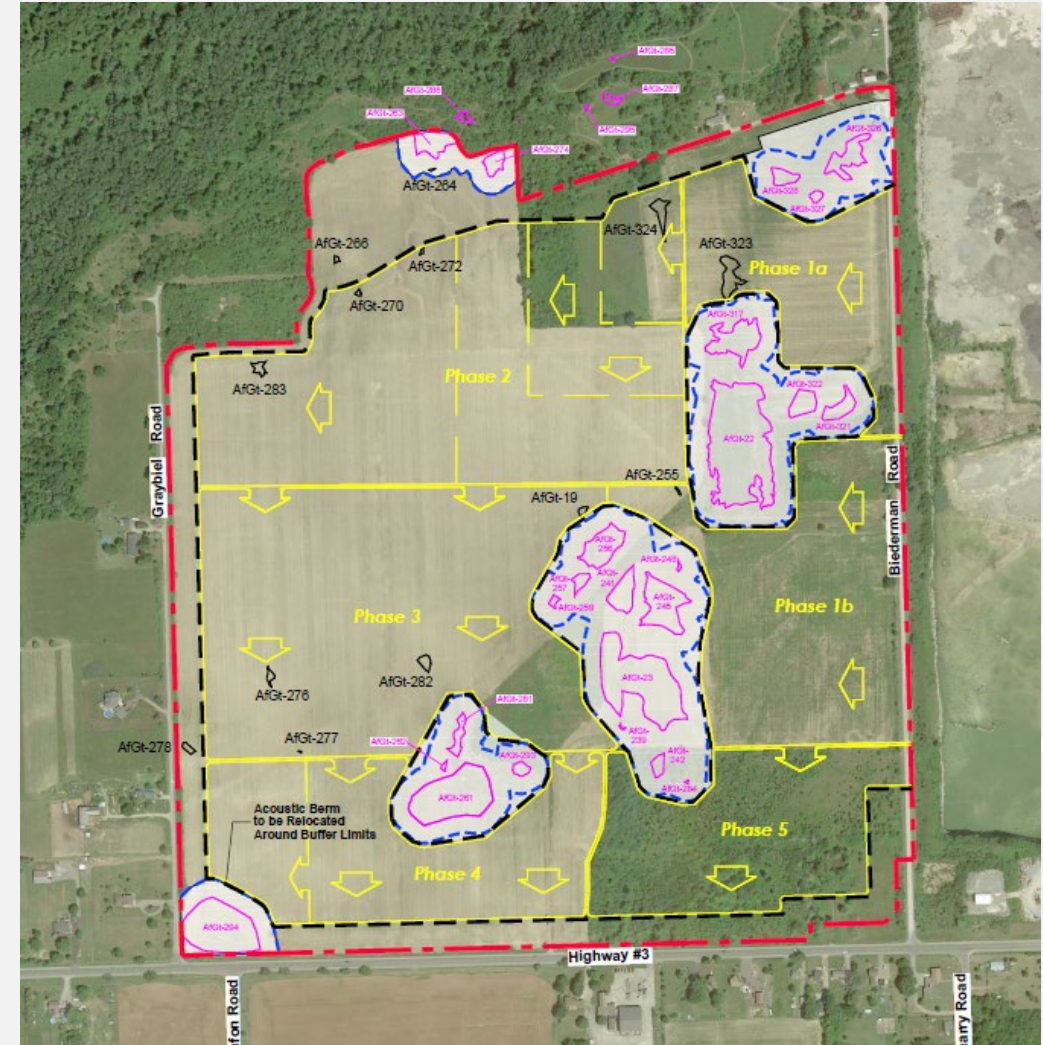


We are here



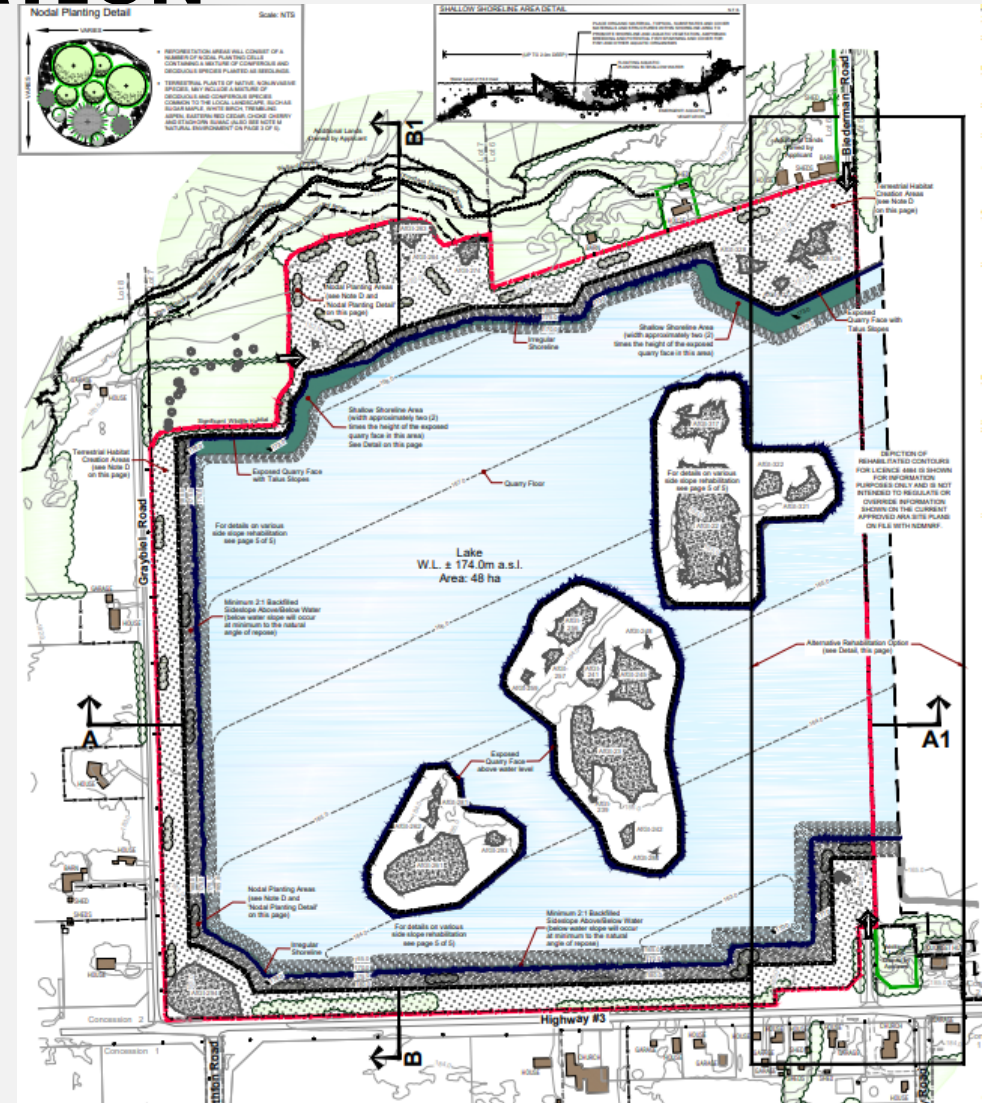
# PIT OPERATIONAL OVERVIEW

- ▶ Five sequential extraction Phases
- ▶ Hours of Operation are from 7:00am to 7:00pm (same as existing quarry)
- ▶ Acoustical/screening berms, localized shielding and equipment restrictions to mitigate noise
- ▶ Setbacks and buffers from Environmental Features
- ▶ Long-term avoidance and protection of archaeology sites in “islands”
- ▶ Lifespan of Quarry Extension will be  $\pm$  38 years, depending on market demand



# PROGRESSIVE & FINAL REHABILITATION

- ▶ The final rehabilitation of the Law Quarry Extension will be a lake with several islands created by quarrying around the Archaeological Areas
- ▶ Shallow littoral areas, vertical faces, and fisheries habitat will be created in the north end of the quarry to promote habitat linkage with the Wainfleet Bog
- ▶ Planting and seeding with native species to create forest and grassland ecological communities





# PUBLIC CONSULTATION ACTIVITIES

PDS-C 10-2024

Slide 7

- ▶ In-person Public Information Session in December 2022
- ▶ Notice Signs posted on the property since November 20, 2022
- ▶ Newspaper notice of ARA Application in November 20, 2022
- ▶ Letters sent to all landowners within 120m of the quarry extension
- ▶ No public comments received on the ARA Licence Application
- ▶ No public comments received on the ERO Posting
- ▶ All reports and studies are available on the Waterford Sand and Gravel website
- ▶ Consultation with neighbor regarding current water quality



# JART / AGENCY REVIEW PROCESS

- ▶ The Region of Niagara has a Joint Review Agency Review Team (JART) which coordinates a technical review of new aggregate applications by a team of peer review consultants, including:
  - ▶ Region of Niagara
  - ▶ Township of Wainfleet
  - ▶ Niagara Peninsula Conservation Authority (NPCA)
  - ▶ Additional Technical Peer review consultants (blasting, noise, hydrog, Natural Environment, dust)
- ▶ The JART team provided initial comments in January 2023 and Law Quarry Extension Project Team provided a comprehensive response and updated Site Plans in July 2023.
- ▶ JART provided a second round of comments in December 2023
  - ▶ The majority of the comments from the first round of comments were addressed, and the project team is currently working to address the remaining comments received in the second round
- ▶ The MNRF and MECP also provided technical comments on the ARA Licence Application



- 2. Aggregates**
  - Liaison Area 72 (2 hectares (27.6 acres)) Limit of Extraction 72 (2 hectares (27.6 acres))
  - The maximum number of tonnes of aggregate to be removed from this area, in accordance with Licence #496 and Licence #60741 is 150,000 tonnes (150,000 metric tons). This page may not be printed, prepared, or used for any other purpose.
  - The procedure for site preparation and site rehabilitation is outlined in the Rehabilitation portion of the site plan. Only site preparation and site rehabilitation shall be carried out in this area. The site plan shall be in full effect until the site is ready for use. The existing water table elevations are shown on each sheet on page 1 of 5.
  - Setbacks will be shown and detailed on the Sequence of Operations Diagram (page 2 of 5) and on the Existing Feature Plan (page 1 of 5). See Section 4: Variations from Control and Operation Standards, for further details.
- 3. Agricultural Protection**
  - The site is located in the Niagara Conservation Source Protection Area (NSCPA), but is located in a significant disturbance area and is subject to the requirements of the NSCPA. Mitigation measures are outlined in the hydrogeology notes under the section of Variations from Control and Operation Standards.
  - Location of existing receptors that are located within 500m of the northern boundary of this area are listed in Table 1: Existing Receptors. Table 1: Existing Receptors.
    - The Location and Limit of Extraction should be surveyed and detailed prior to site start.
- 4. Source Water Protection**
  - The site is located in the Niagara Conservation Source Protection Area (NSCPA), but is located in a significant disturbance area and is subject to the requirements of the NSCPA. Mitigation measures are outlined in the hydrogeology notes under the section of Variations from Control and Operation Standards.
- 5. Location of existing receptors that are located within 500m of the northern boundary of this area are listed in Table 1: Existing Receptors.**
  - The Location and Limit of Extraction should be surveyed and detailed prior to site start.
- 6. Hours of Operation**
  - The hours of operation are as described in the notes under section 11: Noise.
  - It is anticipated there will be 2 shifts per week between the hours of 10:00 and 4:00 pm, Monday to Friday.
- 7. Site Access and Fencing**
  - The existing fence line may be utilized for monitoring, surface maintenance, agricultural access, and site access activities. The access shall be located along the existing fence line. Non-operation and site shall be maintained throughout the life of the quarry. Aggregate trucks shall not be permitted to access the site at these locations. The Highway #2 road boundary shall not be used after the Phase 1 extraction is completed.
  - The site will be accessed through the common boundary with existing stone aggregate and not be accessed from the site.
  - Access shall be maintained from the site.
  - Portions of the north, west and south Stone Quarry boundary that are not currently fenced shall be fenced as required by the site plan.
  - Fencing shall be maintained throughout the life of the quarry. The boundary shall be maintained by 1.2m high wooden posts that are visible from one to the other. If conditions are or around the fenced property change or either fenced site is compromised or a 1.2m high fence will be required.
  - Segment fencing shall be installed along the north portion of the limit of extraction between the area of extraction and the adjacent road.
  - All required post and wire fencing and erosion and sediment control fencing, shall be maintained for the life of the extraction operation.
- 8. Driveway**
  - Driveway of underground areas will continue and generally in the directions shown on the Existing Features drawing on page 1 of 5.
- 9. Site Preparation**
  - Prior to site preparation, a Spills Contingency Plan shall be developed to address any potential spills from equipment on site (page 2 of 5).
  - Timber relocation if any will be salvaged for use as saw logs, fence posts and fuel wood where complete. Non-merchantable timber, branches and debris will be used in the aquatic habitat remediation or recycled for use in progressive rehabilitation. This location or existing Licence #496 and Licence #60741 is 150,000 tonnes (150,000 metric tons). This page may not be printed, prepared, or used for any other purpose.
  - Topsoil and overburden shall be stripped and stored separately in accordance with the Sequence of Operations Diagram.
  - Topsoil and overburden shall be placed in berms or used immediately for progressive rehabilitation in the location of adjacent Licence #496 and Licence #60741 is 150,000 tonnes (150,000 metric tons). This page may not be printed, prepared, or used for any other purpose.
  - Topsoil and overburden not placed in berms or used immediately for progressive rehabilitation shall be temporarily stockpiled near the licensed area in a Licence #496 and Licence #60741 is 150,000 tonnes (150,000 metric tons). This page may not be printed, prepared, or used for any other purpose.
  - Topsoil and overburden shall be stockpiled and maintained on all berms and acceptances of topsoil and overburden control erosion.
- 10. Berms and Screening**
  - Berms shall be constructed to the elevation specified in the location shown on the plan view prior to extraction/operations in each Phase. Locations and heights for all berms are provided in the Sequence of Operations Diagram, page 2 of 5. The height/width ratios are minimum required. Berms shall be constructed to the elevation specified in the location shown on the plan view prior to extraction/operations in each Phase. Locations and heights for all berms are provided in the Sequence of Operations Diagram, page 2 of 5. The height/width ratios are minimum required.
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**Table 1 - Proposed Monitoring Program (see note 5)**

No.	Date	Description	By
1	07/01	Pre-construction monitoring of water quality in the quarry	Waterford Sand & Gravel Limited
2	07/01	Water quality monitoring during operation	Waterford Sand & Gravel Limited
3	07/01	Water quality monitoring during operation	Waterford Sand & Gravel Limited
4	07/01	Water quality monitoring during operation	Waterford Sand & Gravel Limited
5	07/01	Water quality monitoring during operation	Waterford Sand & Gravel Limited
6	07/01	Water quality monitoring during operation	Waterford Sand & Gravel Limited
7	07/01	Water quality monitoring during operation	Waterford Sand & Gravel Limited
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**Site Plan Amendments**

No. Date Description By

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**MNRF Approval Stamp**

**Waterford Sand & Gravel Limited**

70 Dewart Avenue  
Niagara Falls, Ontario  
L7E 7M1  
Tel: (905) 720-1300

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**

70 Dewart Avenue, Niagara Falls, Ontario L7E 7M1  
Tel: (905) 720-1300

**Project: Law Quarry Extension**

Part of Lot 6 S 7, Concession 2  
(Geographic Township of Waterford) Township of Waterford, Regional Municipality of Niagara

Part of Lot 6 S 7, Concession 2  
(Geographic Township of Waterford) Township of Waterford, Regional Municipality of Niagara

APN: Licence Reference No. Pre-approval refer:

Rate: as per MNRF comments - June 2023  
Rate: as per MNRF comments - April 2023  
For Submission to MNRF: June 2022

Plan Scale: NTS (As Shown)  
Plan Scale: 1:2.5 (1mm = 2.5 units) MOCEL

Drawn By: D.G.S. File No: 0955B  
Checked By: C.P.

**OPERATIONAL NOTES PLAN**

3 OF 5

**A. General**

**1. Construction**

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**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**

**MHBC PLANNING**

**Waterford Sand & Gravel Limited**

# INDIGENOUS CONSULTATION

- ▶ Waterford Sand & Gravel initiated the duty to consult with Indigenous Communities on November 10, 2022. The following Indigenous communities were consulted:
  - ▶ Mississauga's of the Credit First Nation (MCFN)
  - ▶ Six Nations of the Grand River (SNGR)
  - ▶ Haudenosaunee Confederacy Chiefs Council (HCCC)
- ▶ Representatives from the MCFN, SNGR and HCCC have participated in the ongoing Archaeological field work
- ▶ Meetings with SNGR and MCFN
- ▶ Responded to the SNGR Peer Review comments in Dec 2022
- ▶ MCFN have indicated that they have no outstanding concerns



## NEXT STEPS

- ▶ Township of Wainfleet Public Meeting on February 20th
- ▶ Waterford Sand & Gravel to respond to, and address, all outstanding JART Comments
- ▶ Work with MNRF to address outstanding comments on the Site Plan and Hydrogeology
- ▶ Finalize purchase and closure of Biederman Road in accordance with the Municipal Act requirements
- ▶ Regional Council decision on the ROPA application and Township of Wainfleet Council decision on the local Official Plan Amendment and Zoning By-Law Amendment application
- ▶ MNRF decision on the ARA Licence Application

THANK-YOU!

