

Statutory Public Meeting

Regional Official Plan Amendment

Proposed Law Quarry Expansion, Township of Wainfleet

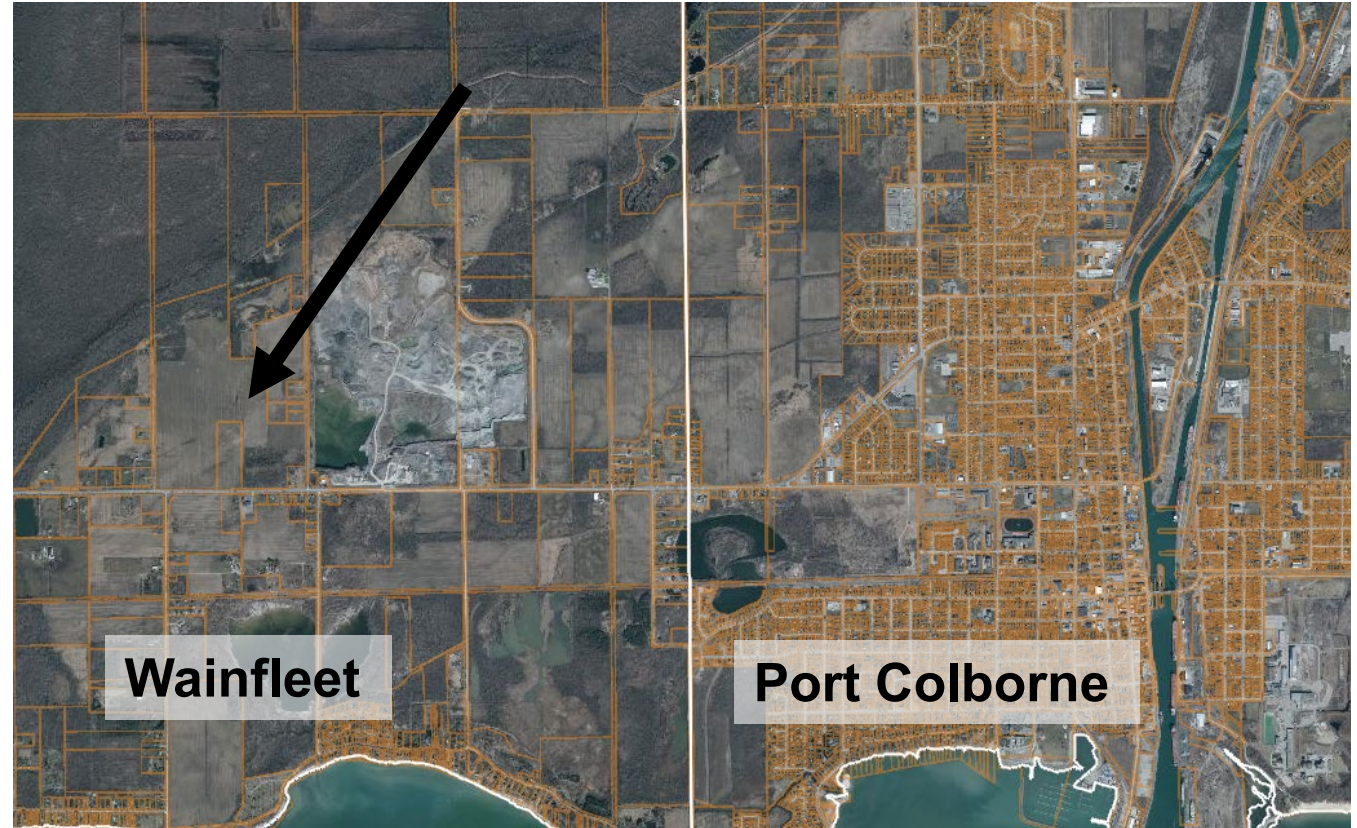
Report No. PDS 3-2024

Planning and Economic Development Committee

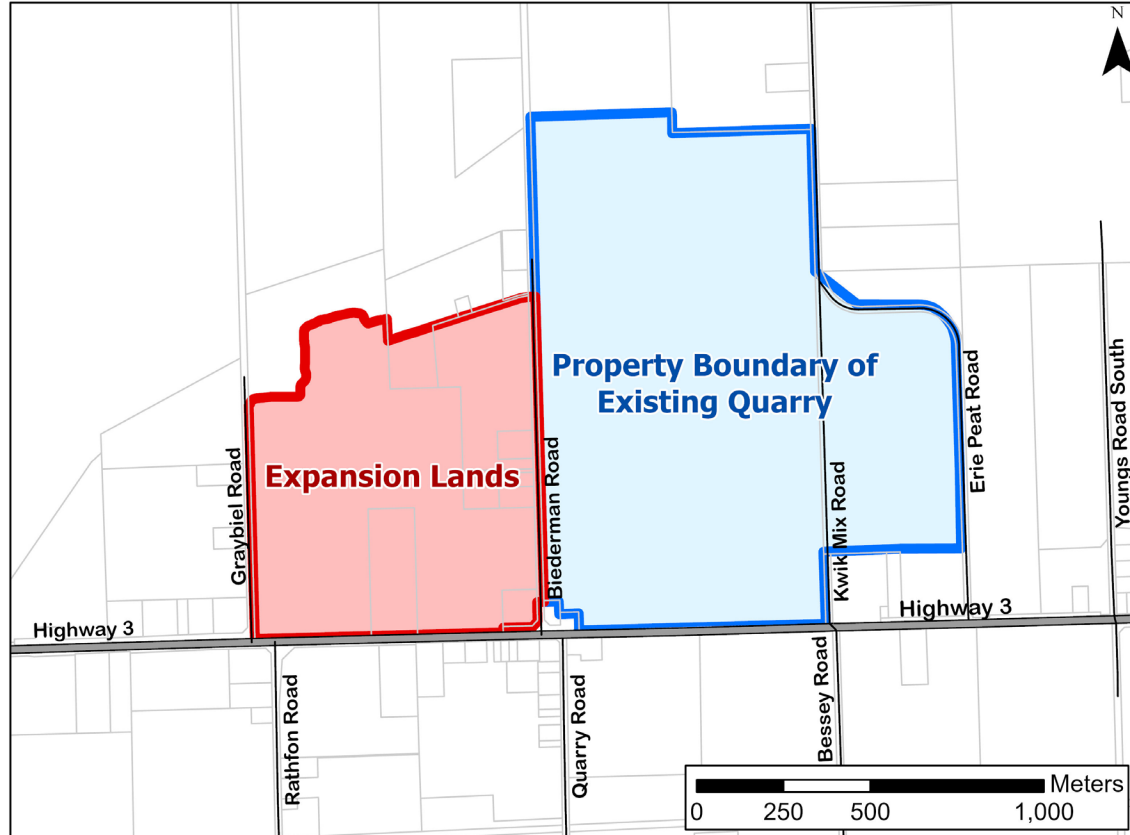
February 7, 2024

Purpose of the Public Meeting

- To provide an opportunity for comments regarding the proposed Regional Official Plan Amendment (ROPA) application.
- No recommendation is being made, and no decision of Council is being requested.



Regional Official Plan Amendment



Applicant: Waterford Sand and Gravel Ltd.

Purpose of Application

- To re-designate the lands to Licenced Mineral Aggregate Operation, to allow for the proposed expansion of the Law Quarry
- Expansion Area: 72.3 ha, 51.2 ha to be extracted

Location: Township of Wainfleet

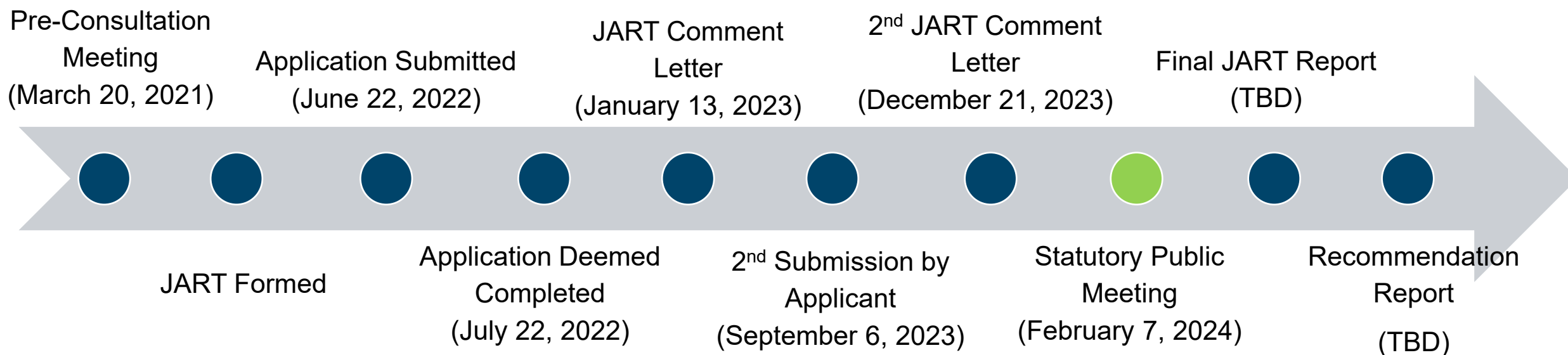
- North of Highway 3, east of Greybiel Road, and west of the existing quarry operation.

Documents Submitted

- Planning Justification
- Consultation Plan
- Agricultural Impact
- Archaeological Assessment
- Noise Impact
- Blasting Impact
- Air Quality Impact
- Financial Impact / Economic Benefits
- Water Resources
- Natural Environment
- Visual Impact
- Traffic Impact
- Cultural Heritage

The application, studies, site plans, and other supporting information are available for review on the [Region's website](https://www.niagararegion.ca/official-plan/amendments.aspx): (<https://www.niagararegion.ca/official-plan/amendments.aspx>)

Timeline of ROPA Application



Concurrent Applications

Township of Wainfleet

- Local Official Plan Amendment
- Zoning By-law Amendment

Aggregate Resources Act

- 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) has been formed, and Regional, NPCA, and Township Staff are working together to review all the applications concurrently.

Approval Process

- **Regional Council** is the approval authority for the:
 - Regional Official Plan Amendment
 - Township of Wainfleet Official Plan Amendment
- **Township Council** is the approval authority for the:
 - Zoning By-Law Amendment

Next Steps

- Township of Wainfleet Statutory Public Meeting
- Continue to collect and review comments from the public and agencies
- Ongoing review of application with Township Staff through the JART to address any outstanding issues
- Review and address Finalize JART Report
- Prepare a Recommendation Report for Planning and Economic Development Committee and Council consideration

Thank you

Questions and comments may be directed to:

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