

# Recommendation Report

Regional Official Plan Amendment  
Proposed Law Quarry Extension, Township of Wainfleet

Report No. PDS 23-2024

Planning and Economic Development Committee

September 11, 2024

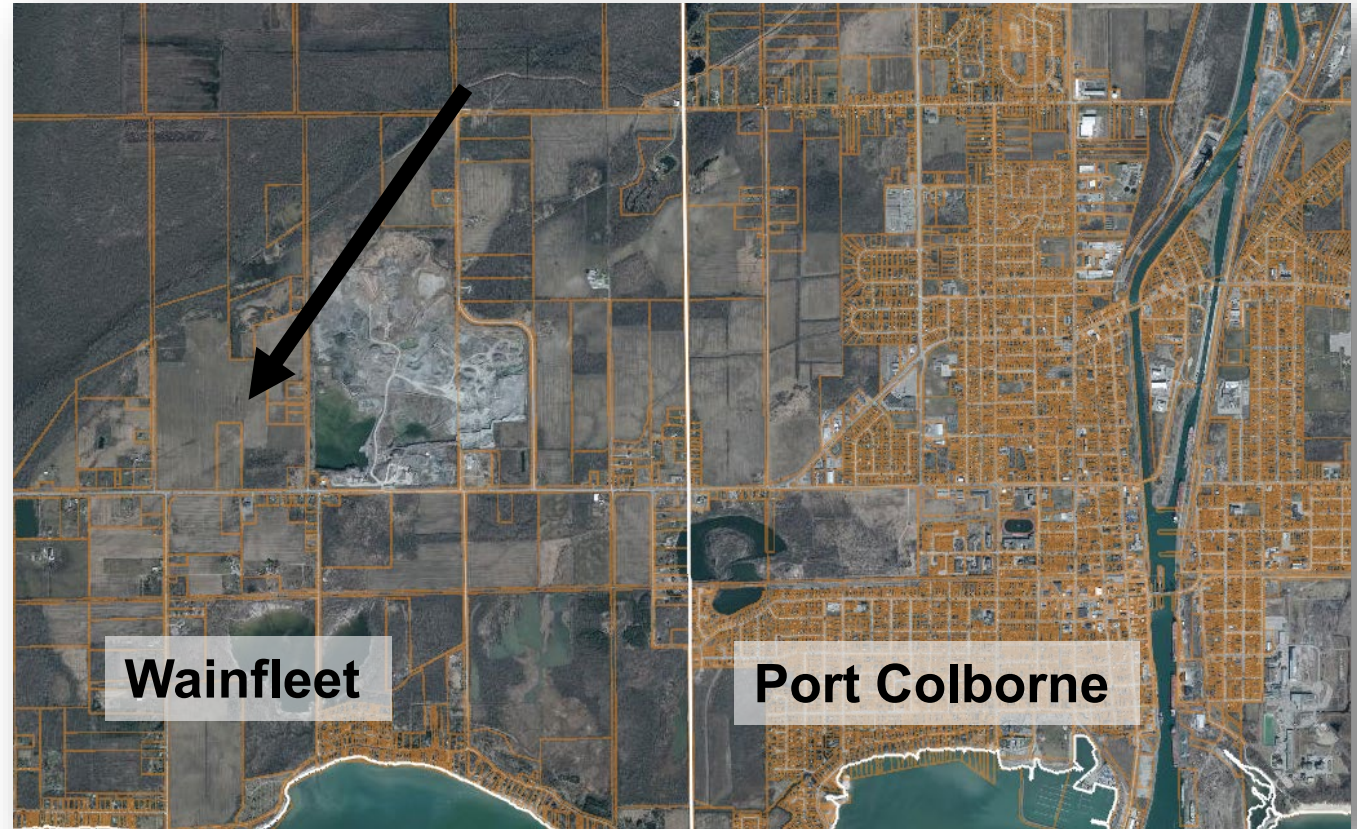
# Regional Official Plan Amendment

## Applicant:

- MHBC on behalf of Waterford Sand and Gravel Ltd.

## Location:

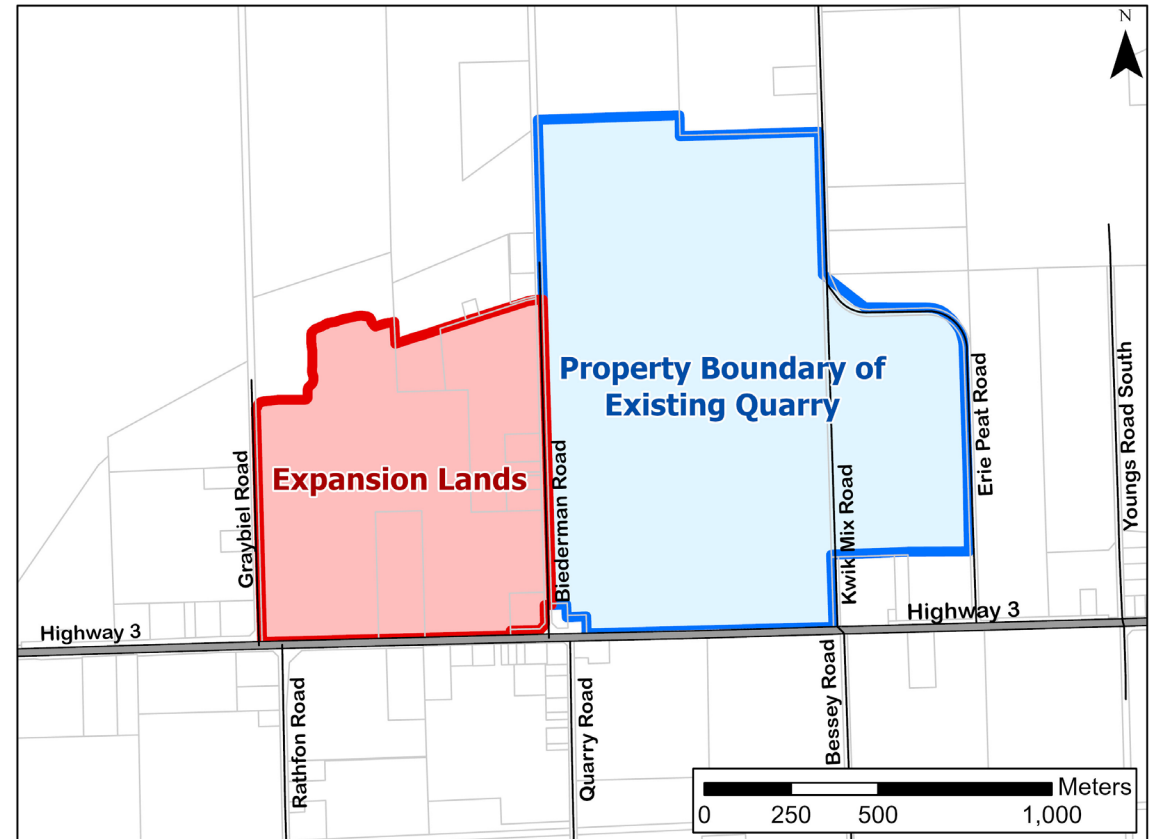
- Township of Wainfleet
- North of Highway 3, east of Greybiel Road, and west of the existing quarry operation



# Regional Official Plan Amendment

## Purpose of Application:

- Add a site-specific policy and map to the Regional Official Plan to permit the proposed quarry extension
- Add the subject lands on Schedule H – “Known Deposits of Mineral Aggregate Resources and Mineral Aggregate Operations” as “Licensed Aggregate Operations”.

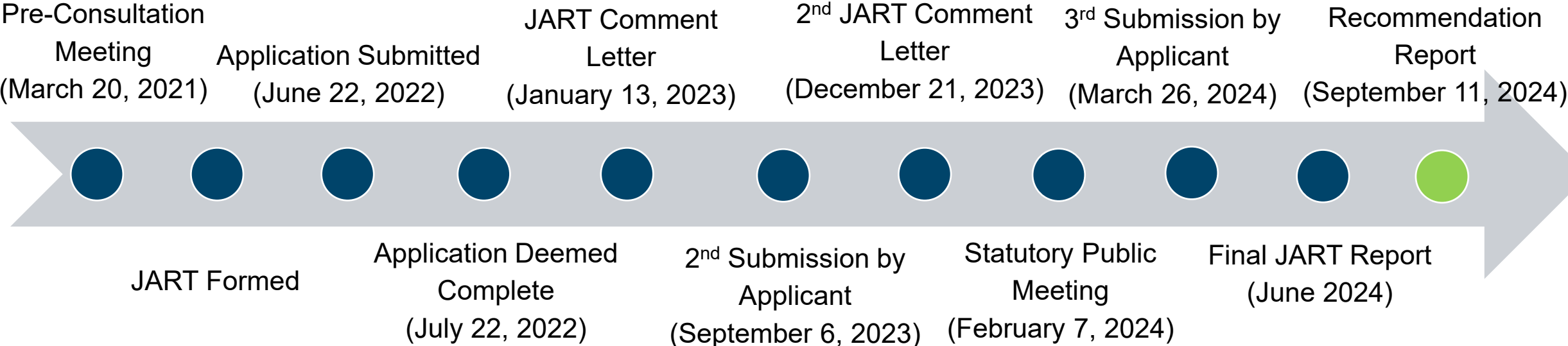


# Supporting Information

- Planning Justification
- Consultation Plan
- Scoped Agricultural Impact Assessment
- Archaeological Assessments
- Noise Impact
- Blasting Impact
- Air Quality Impact
- Financial Impact / Economic Benefits
- Water Resources Study
- Natural Environment / EIS
- Visual Impact
- Traffic Impact
- Cultural Heritage
- ARA Site Plan Drawings

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

- Applications for a Local Official Plan Amendment and a Zoning By-law Amendment were also submitted to the Township of Wainfleet

## 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 Planning Act approvals are in place

- A Joint Agency Review Team (JART) was formed. Region, Township, 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)
- **Regional Council** is the approval authority for the Township of Wainfleet Official Plan Amendment (LOPA)
  - Township Council adopted the LOPA on July 9, 2024
  - Township Council requested Regional Council approve the LOPA
- **Township of Wainfleet Council** is the approval authority for the Zoning By-Law Amendment (ZBLA)
  - Township Council approved the ZBLA on July 9, 2024

# JART Report

- The JART Report 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)

PROPOSED LAW QUARRY EXTENSION  
Township of Wainfleet, Niagara Region



JART REPORT

June 2024



# Consideration of Key Issues

Several key issues were identified through the application process. These issues were subsequently resolved as part of the iterative commenting and resubmission process.

- Archeological Resources
- Biederman Road
- Wainfleet Bog
- Groundwater Quality and Quantity

# 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**.
- Township of Wainfleet Official Plan Amendment No. 4 be **approved**.
- **Notice** be given in accordance with the requirements of the Planning Act.
- Ministry of Natural Resources (MNR) be **notified** to inform the ARA licencing process.