

REQUEST FOR COMMENTS

Re: Nelson Quarry Extension - Part of Lots 1 and 2, Concession 2 and Part of Lots 17 and 18 Concession 2 NDS (former geographic Township of Nelson)	Circulation Date: 2020-08-04 REPLY DATE: 2020-08-31
File: 505-04/20	Reply To: Brynn Nheiley <i>(phone, email info above)</i>
Application to change the Official Plan designation to “Mineral Resource Extraction Area” to permit the extraction of aggregate materials on the subject lands.	<u>*note that comments received will be provided to the Joint Agency Review Team, consisting of Halton Region, City of Burlington, Niagara Escarpment Commission, Conservation Halton</u>
<i>If comments are not received by the noted REPLY DATE, we will assume that you have no comments.</i>	

DISTRIBUTION

Required	
T. Commisso, City Manager N. Shea Nicol, Director of Legal Services and City Solicitor T. Dowhaniuk, Site Engineering/Landscaping A. Moore, Coordinator of Collections / C. Gosse, Financial Analyst A. Elliston, Business Development Manager (BEDC) C. Glenn, Director of Parks & Recreation R. Peachey, Manager Parks & Open Space C. Lahey, Fire Prevention Officer R. Renaud, Deputy Fire Chief K. Edgcumbe, Manager of Integrated Mobility V. Gomez-Carballo, Burlington Hydro	T. Zhuang, Transit Planner / Analyst C. Clark, Manager, Capital Works A. Capone, Coordinator of Site Engineering T. Vassalli, Acting Coordinator of Zoning J. Puletto, Special Business Area Coordinator A. Enns, Project Manager, OP Review R. Bustamante, Project Manager, ICB Land Use Study J. Lytle, Capital Works K. Moore, Planner - Halton Regional Police C. Benson, Director of PIng Services - Region of Halton

Optional	
<input type="checkbox"/> Bell Network Services <input checked="" type="checkbox"/> Union Gas - Hamilton <input type="checkbox"/> * Halton District School Board <input type="checkbox"/> * Halton Catholic District School Board <input type="checkbox"/> * Ministry of Transportation – St. Catharines <input type="checkbox"/> * Ministry of Transportation – Downsview <input checked="" type="checkbox"/> Conservation Halton <input checked="" type="checkbox"/> * Niagara Escarpment Commission <input type="checkbox"/> * Canada Mortgage and Housing <input type="checkbox"/> * Hydro One Inc. <input type="checkbox"/> * Metrolinx <input type="checkbox"/> Canada Post, GTA Division <input type="checkbox"/> ETR 407 <input type="checkbox"/> * Canadian National Railways <input type="checkbox"/> * Canadian Pacific Railway	<input type="checkbox"/> * TransCanada Pipelines, c/o MHBC Planning Burlington <input type="checkbox"/> Enbridge Pipelines <input type="checkbox"/> Trans-Northern Pipelines <input checked="" type="checkbox"/> Sun Canadian Pipe Line <input type="checkbox"/> * Bay Area Restoration Council <input type="checkbox"/> * Chamber of Commerce, Attn: Cara Nell, President <input type="checkbox"/> * Burlington Downtown BIA, Attn: Brian Dean, Exec. Dir. <input type="checkbox"/> * Aldershot BIA <input type="checkbox"/> * Burlington Cycling Cttee – Jo-Anne Rudy, Clerks <input checked="" type="checkbox"/> Heritage Planner – Danika Guppy, Planning <input checked="" type="checkbox"/> Heritage Burlington Committee – Jo-Anne Rudy, Clerks <input checked="" type="checkbox"/> * Sustainable Development Cttee – Laura Ross, Planning <input type="checkbox"/> Metrolinx _____ <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____

For Information Only

- * Bell Canada Right-of-Way Call Centres
- * Conseil Scolaire Public de District du Centre-Sud-Ouest
- * Conseil Scolaire de District Catholique Centre-Sud
-

- * Orchard Residents' Association – c/o Darrin Heynings
- * North Aldershot Leaders
- PERL, c/o Roger Goulet (rigoulet1@gmail.com)
- CORE Burlington, c/o Gord Pinard (gordpinard@gmail.com)

COMMUNITY PLANNING DEPARTMENT
REQUEST FOR COMMENTS

Date: 2020-08-04

Re: Nelson Quarry, Part of Lots 1 and 2, Concession 2 and Part of Lots 17 and 18 Concession 2 NDS
(former geographic Township of Nelson)

File: 505-04/20

Application(s) to change the Official Plan designation to "Mineral Resource Extraction Area" to permit the extraction of aggregate materials on the subject lands.

Owner: Nelson Aggregate Co.

Contact Person: Nelson Aggregate Co.
Name: Quinn Moyer
Address: 2433 No. 2 Sideroad, P.O. Box 1070, Burlington ON, L7R 4L8
Phone No.: 905-335-5250

DESCRIPTION OF SITE:

The subject lands consist of 78.3 ha located to the west of the existing operations, on lands which currently contain the Burlington Springs Golf Club, and to the south, on lands which currently contain agricultural and residential uses.

DESCRIPTION OF APPLICATION(S):

The applicant has submitted applications to amend the Official Plan for the subject lands in order to permit the expansion of the existing quarry operations.

The applicant has submitted the following studies with the application. This information will also be available at www.burlington.ca/NelsonQuarry.

- Agricultural Impact Assessment (prepared by MHBC, dated April 2020);
- Archaeological Assessment (Stages 1, 2 &3) for Lot 17 & 18, Concession 2 NDS, Former Township of Nelson (prepared by Archaeologix Inc., dated August 2003);
- Archaeological Assessment (Stage 4) (prepared by Archaeologix Inc., dated August 2004);
- Stage 2-1 Archaeological Assessment (prepared by Golder, dated March 23, 2020);
- Cultural Heritage Impact Assessment Report (prepared by MHBC, dated April 2020);
- Level 1 and Level 2 Natural Environment Technical Report (prepared by Savanta, dated April 2020);
- Financial Impact Study (prepared by Nelson Aggregates, dated April 2020);
- Air Quality Study (prepared by BCX Environmental Consulting, dated March 2020);
- Planning Justification Report (prepared by MHBC, dated April 2020);
- Progressive and Final Rehabilitation Monitoring Study (prepared by MHBC, dated April 2020);
- Traffic Report (prepared by Paradigm, dated February 2020);
- Level 1 and Level 2 Hydrogeological and Hydrological Impact Assessment Report (prepared by Earthfx, dated April 2020);
- Surface Water Assessment (prepared by Tatham Engineering, dated April 2020);
- Adaptive Management Plan (prepared by Earthfx, Savanta and Tatham Engineering, dated April 23, 2020);
- Noise Impact Assessment (prepared by HGC Engineering, dated April 22, 2020);
- Blasting Impact Analysis (prepared by Explotech, dated March 24, 2020);

- Visual Impact Assessment Report (prepared by MHBC, dated April 2020);
- Site Plan package (Drawing Nos. 1-4, including Existing Features, Operational Plan, Rehabilitation Plan and Cross Sections, prepared by MHBC, dated April 2020);
- Public Consultation Strategy (prepared by Project Advocacy, dated April 22, 2020); and,
- Karst investigations and conceptual model of the bedrock aquifer (prepared by Worthington Groundwater, dated April 25, 2020).

OFFICIAL PLAN AND ZONING BY-LAW:

The existing Official Plan designation is “Escarpment Rural Area” which is intended to maintain the scenic values and encourage the conservation of the traditional cultural landscape. It is intended as a buffer for more ecologically sensitive areas of the Escarpment, to encourage agriculture and forestry and other compatible rural land uses. It also provides for the designation of new Mineral Resource Extraction Areas which can be accommodated by an amendment to the Niagara Escarpment Plan.

The property is controlled under the Niagara Escarpment Development Control Area, administered by the Niagara Escarpment Commission, pursuant to the Niagara Escarpment Planning and Development Act.

RESPONSE DEADLINE: August 31, 2020

Community Planning staff intend to complete a report on this application in September. In order to keep within this time frame, it will be necessary to receive your written comments by August 31, 2020. Please advise if you are unable to meet this deadline. If no response is received by this date, it will be assumed that you do not have any comments. Should you have any questions, please do not hesitate to call me at (905) 220-4386.

FOR OFFICIAL PLAN AMENDMENTS, SUBDIVISIONS AND CONDOMINIUMS ONLY:

Please forward a copy of your comments to Curt Benson, Director of Planning Services, Regional Municipality of Halton, 1151 Bronte Road, Oakville, Ontario, L6M 3L1 (p: 905.825.6000 x7181) (email: Curt.Benson@halton.ca).

Yours truly,

Brynn Nheiley, MCIP RPP
Manager of Development Planning