



**DEVELOPMENT AND INFRASTRUCTURE DIVISION**

**Planning and Building Department**

<b>TO:</b>	<b>Chair and Members of the Community Development Committee</b>
<b>SUBJECT:</b>	<b>Update: Quarry Applications in Burlington and Vicinity</b>

<b>Report Number:</b>	PL-132/04	<b>Report Date:</b>	
<b>Author(s):</b>	Robin van de Lande	<b>Date to Committee:</b>	November 22, 2004
<b>Telephone:</b>	335-7600	<b>Ext.:</b>	7457
<b>Ward(s) Affected:</b>	1 2 <input checked="" type="checkbox"/> 3 4 5 <input checked="" type="checkbox"/> All	<b>Date to Council:</b>	December 6, 2004
		<b>File Number(s):</b>	585-01, 505-02-03, 520-10/03, 555-04/03

**APPROVALS:** \_\_\_\_\_  
Department Head                      General Manager                      City Manager

To be completed by the Clerks Department

Committee Disposition & Comments	<input type="text"/>
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01- Approved 02 - Not Approved 03 - As Amended 04 - Referred 05 - Deferred 06 - Received & Filed 07 - Withdrawn	
Council Disposition & Comments	<input type="text"/>
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01- Approved 02 - Not Approved 03 - As Amended 04 - Referred 05 - Deferred 06 - Received & Filed 07 - Withdrawn	

**1.0 RECOMMENDATION:**

None: Information report

**2.0 PURPOSE:**

The purpose of this report is to provide an update to Community Development Committee and Council on the progress of three quarry applications affecting the City of Burlington. The three are:

- a shale quarry on Tremaine Road in Ward 6 (proposed by Hanson Brick),
- a dolostone quarry expansion on Side Road 2 in Ward 3 (proposed by Nelson Aggregates) and;
- a dolostone quarry in nearby Flamborough (Lowndes Holdings Inc). (see map attached)

**3.0 BACKGROUND AND RELATIONSHIP TO STRATEGIC PLAN:**

Council has directed staff to communicate with the City of Hamilton, Lowndes Holdings Corporation and the Ministry of Natural Resources to request participatory status in the planning and application process for the Flamborough quarry.

Council has also requested that staff report back to them periodically at various milestones of the Lowndes Holdings Inc application process (CD 122-04).

Hanson Brick has made an application to amend the Regional Plan, Burlington Official Plan, Parkway Belt Regulations and the Burlington Zoning Bylaw. The application is currently under JART review.

Nelson has made application for amendments to the Niagara Escarpment Plan, the Regional Official Plan, and Burlington Official Plan. The application is currently under JART review.

Several Sections of the Strategic Plan relate to the processing of these applications:

<b>LONG-TERM GOAL STATEMENT — LEADING #1</b>	
Burlington will be a leader by informing its citizens and by advocating municipal interests with other orders of government and external agencies . . .	
<b>3 – Year Goals</b>	<b>Strategy</b>
1.3 The city will become involved in issues that occur in other municipalities and with other non-government groups when there are potential implications for Burlington.	a) Monitor and report to council on issues outside of Burlington’s boundaries that may have consequences for the city. b) Extend council concerns and offer staff expertise to aid in the development of solutions that are consistent with Burlington’s interests.

<b>LONG-TERM GOAL STATEMENT — Prosperous #1</b>	
Burlington will continue to enhance its image as a prime destination for investment and tourism.	
<b>3 – Year Goals</b>	<b>Strategy</b>
1.4 Burlington will be recognized as a centre of excellence . . .	c) Retain and support existing business investment and assist expansion.
1.6 Burlington will implement plans and programs for areas requiring special economic development attention.	. . . measures to strengthen the city’s rural economy and agricultural community.

<b>LONG-TERM GOAL STATEMENT — Livable #1</b>	
Burlington will be a thriving, liveable and productive municipality, comprising distinct and permanent urban and rural areas. Smart growth and development will occur within the context of environmental protection and sustainability, land use compatibility and managed growth.	
<b>3 – Year Goals</b>	<b>Strategy</b>
1.1 The city’s residential and employment growth will be directed to existing designated urban and settlement areas.	<ul style="list-style-type: none"> <li>• protect the rural and agricultural area.</li> </ul>

**4.0 DISCUSSION:**

In response to council’s direction (CD 122-04), City staff have communicated with the City of Hamilton, Lowndes Holdings Incorporated, Long Environmental Ltd. (agents for Lowndes Inc) and the Ministry of Natural Resources (Guelph District) to request status as stakeholders during the planning application and aggregate license review processes. City planning staff has also contacted planners at the Town of Milton and Halton Region to coordinate technical review of the studies prepared for Lowndes Holdings.

In addition to the Lowndes application in Hamilton, City staff is continuing coordinated review of applications with ministry, agency and municipal partners in the Joint Aggregate Review Teams (JART) for the Hanson Brick Shale Quarry and the Nelson Aggregates dolostone quarry. Table 1 provides a summary of information available and the current status relating to each of these and the Lowndes Holdings aggregate applications.

<b>TABLE 1</b>	<b>Hanson Brick</b>	<b>Nelson Aggregates</b>	<b>Lowndes Holdings</b>
<b>Status of Application</b>	Application for City OPA and Zoning as well as Aggregate licence received and reviewed. Application is being amended and JART report is being prepared.	Application for City OPA as well as Aggregate licence received (October 8, 2004). Peer review being undertaken for noise and blasting, other technical reviews being undertaken by JART.	Application for OPA and Zoning received by Hamilton (September 20 2004) Aggregate License application not yet submitted.
<b>Location</b>	Tremaine Road, Just north of the 407 highway	Just south of the existing quarry on # 2 side road	Corner of Milborough and 11 <sup>th</sup> concession East in former Flamborough
<b>Size and Depth</b>	29 ha 30+ metres	83 hectares 20 to 30 metres deep	154 ha (380 acres) up to 35 metres deep
<b>Type</b>	Shale	Dolomite (Bedrock)	Dolomite (Bedrock)
<b>How it is extracted</b>	Exposed face is scraped, shale is allowed to weather for a few months and is then scooped up.	Blasting in a single layer, crushing and sorting on the existing quarry site north of # 2 side road.	Blasted in two stepped layers. Crushing and sorting operation
<b>Volumes Aggregate Proposed / Available</b>	100, 000 tonnes initially and up to 300,000 tonnes later. Resource calculations suggest up to 40 years of shale resources are available on the site.	Currently the 5 <sup>th</sup> largest quarry in Ontario at 1.83 million metric tonnes per year. Estimates indicate 40 million tonnes available.	About 2 to 3 million tonnes per year. Estimates of 80 million tonnes or more of aggregate available
<b>Natural Heritage Issues</b>	Largely resolved. There is a large woodlot and an ephemeral stream. Mitigation is possible because none are considered significant and they are not connected to other landscape units.	There are some Regionally Significant wetlands and woodlands on the site. Also contains several rare species and a creek with fish.	A list of significant features; ESA, PSW, Deer Wintering Yard, Fisheries, Headwaters,
<b>Agricultural Issues</b>	Not prime agricultural land	Site is mostly prime agricultural land and nature of extraction precludes restoration of agricultural use.	9% of the area is prime agricultural land nature of extraction precludes restoration of agricultural use.
<b>Groundwater / Well issues</b>	Groundwater modelling suggests negligible well interference in the first phase of operation and potential well interference if extraction occurs on the entire site. In light of the groundwater report the proponent is amending the application to limit extraction to only the first phase.	Technical committees are currently reviewing groundwater information submitted.	Study is ongoing and the application document currently prepared suggests that more study is required. It's within the wellhead area of Carlyle
<b>Ongoing concerns</b>	Cost of road upgrades and final rehabilitation are outstanding issues with JART.	Initial submission of the application suggests that noise and groundwater will be key issues. MNR has reviewed the initial submission and concluded that it does not constitute a complete application. Nelson will therefore be preparing an amended licence application.	This application is just getting off the ground . Burlington will have a central interest in traffic (haul route), groundwater and ecological issues.
<b>JART report due:</b>	Region staff are preparing a JART report for November. This has been complicated by the fact that the proponent has not yet submitted a refined set of documents and application.	JART has organized into a central group and technical subcommittees. Peer reviewers are being sought for noise and blasting reports. Review and response on preliminary submission is expected in early 2005.	This is outside of our JART agreement with Regional partners. Staff have however, begun coordinating with Halton Region and the Town of Milton.

**5.0 FINANCIAL MATTERS:**

none

**6.0 ENVIRONMENTAL MATTERS:**

Each of the quarry applications has environmental constraints such as ground water protection, fish and wildlife habitat protection, significant wetlands and mature woodlands. Throughout the application process for each application the various environmental features are exhaustively documented and evaluated. Final staff reports regarding each application will relate information on the range and importance of environmental features and functions in each application area and their importance to the City.

**8.0 CONCLUSION:**

City Planning Staff will continue their involvement in the applications for each of the three quarries and report back to council at various milestones in the application processes.

Respectfully submitted,

Robin van de Lande,  
Senior Environmental Planner x7457

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**Appendices:**

Map of Aggregate Application Locations
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**Staff / Others Consulted:**

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**Notifications:**

**Special Instructions:**

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