



## THE REGIONAL MUNICIPALITY OF HALTON

Report To:	Chairman and Members of the Planning and Public Works Committee
From:	Peter M. Crockett, P. Eng., Commissioner of Planning & Public Works
Date:	October 18, 2004
Re:	Information on Proposed Quarry, 11 Concession East, City of Hamilton (Formerly East Flamborough)
Report No.:	PPW156-04

### RECOMMENDATION

THAT Report PPW156-04, Information on Proposed Quarry, 11 Concession East, City of Hamilton (Formerly East Flamborough), be received for information.

### REPORT

Lowndes Holdings Corp. is proposing an open-pit, limestone quarry on 154 ha (380 acres) on Lots 2, 3, and Part of Lot 1, Concession 11, in the City of Hamilton (former Township of East Flamborough). The subject property is across Milborough (Town) Line just outside of Halton Region (see Attachment #1). It lies approximately one kilometre west of the Niagara Escarpment Plan boundary, in the Steeles Avenue area. This report is intended to apprise Council of Lowndes' proposal, the approval process, and Halton's role as a commenting agency.

The proponent wishes to extract high-quality Amabel dolostone from the site, used in the production of concrete and asphalt. The quarry is proposed to produce three million metric tons of dolostone a year for the next 25 to 30 years. This would be an average of 15,000 tonnes per day, 200 days per year. The overall yield is estimated at 80 million tonnes. This translates to an average of 450 one-way truck trips per day or 900 two-way trips passing near or through Halton Region, with the average maximum day being 570 one-way truckloads. The preferred haul route is identified as running along Milborough Line, Campbellville Road, Twiss Road or Reid Sideroad, Guelph Line to the 401.

The proponent has indicated that they have purchase agreements for an additional 63 hectares (154 acres), just west of the subject lands, for possible future expansion of the quarry. However, this land is not part of the current proposal.

## # 1.2

To operate a quarry at this site, the proponent must obtain an amendment to the Town of Flamborough Official Plan and Zoning By-law, and a Class A licence under the Aggregate Resources Act. The applications must be accompanied by a range of technical studies that help to identify potential impacts and appropriate remedial measures. City of Hamilton staff have circulated to Halton Region and its partner agencies the Official Plan and Zoning applications, as well as the proponent's site plans and technical studies (Planning, Agriculture, Geological Investigation, Preliminary Level 2 Natural Environment, Preliminary Hydrogeological Assessment, Archaeology, Preliminary Noise Control, and Traffic Impact). City of Hamilton staff have indicated that the licence application under the Aggregate Resources Act is expected to be submitted and circulated following the planning approvals.

Due to the complexity of aggregate applications, the City proposes to retain an Aggregate Planning Advisor (at the proponent's expense) who will evaluate the completeness of the applications and supporting documentation, provide recommendations for necessary enhancements to the submission, provide advice on the public consultation process, and assist staff in evaluating the applications and studies.

Statutory public meetings will be required for the Official Plan and Zoning Amendments. Under the Provincial Standards for aggregate resources, the applicant is also required to hold a public information session. In addition, City of Hamilton staff have identified the need for all or some of the following elements: focus and working groups, stakeholder group meetings, boundary municipal/regional input, provincial ministries involvement, various agency meetings, and other consultation recommended by the Aggregate Planning Advisor. Halton Regional staff have suggested to the City of Hamilton that a public meeting should be held to address potential impacts in Halton, that Halton staff be involved in any Agency Working Groups that may be established, and that we be circulated any peer reviews undertaken on the technical reports.

Region of Halton, Town of Milton, City of Burlington, and Conservation Halton staff will review the information submitted in detail, exchange information, and make submissions (potentially jointly) to the City of Hamilton, the approval authority on the Planning Act applications, and to the Ministry of Natural Resources, the approval authority on the aggregate license application.

Residents and business owners near the proposed quarry site are exceptionally well organized in opposing the quarry. Under the acronym name of FORCE – Friends of Rural Communities and the Environment - they have developed a lawn sign campaign, launched a website ([www.stopthequarry.ca](http://www.stopthequarry.ca)), held public meetings, and undertaken fundraising to hire an environmental lawyer, scientific and technical experts. To date, Halton Region's Chairman and Councillors have received numerous email messages and letters from residents around the proposed site, some of whom live nearby in north Burlington or south Milton. A major concern is over water quality since the site is close to municipal wells in Freelon and Carlisle, and many of the area residents are on private wells. They have also expressed concern over proximity to residential developments and schools, impact from truck traffic, loss of property value, reduction of enjoyment of the countryside, and impacts to or loss of sensitive environmental features (Bronte Creek, provincially significant wetland and Environmentally Sensitive Area).

Dewatering of the Amabel Aquifer will be required for this application. The Amabel Dolostone is considered a significant recharge area and has been identified as hydrogeologically sensitive within Halton Region adjacent to the subject property.

Staff will be reviewing the technical reports associated with the application to better understand the range of potential impacts in Halton from the proposed quarry. The key areas of interest include groundwater, natural features, and the haul route. Staff will provide the Planning and Public Works Committee with updates on our review and consultation with our partner agencies and residents.

FINANCIAL/PROGRAM IMPLICATIONS

Existing staff resources will be required to review and comment on the submission.

RELATIONSHIP TO THE STRATEGIC PLAN

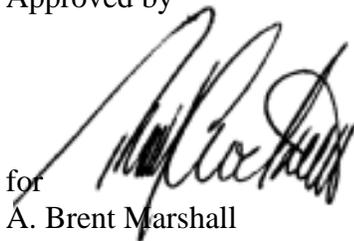
Halton Region's interest in this application relates to Theme A: Managed Growth, namely the protection of rural land, natural environment, drinking water, transportation systems, and air quality.

Respectfully submitted,



Jane Clohecy  
Director, Planning and Transportation

Approved by



for  
A. Brent Marshall  
Chief Administrative Officer

If you have any questions on the content of this report, please contact:

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