

# Lowndes Holdings Corp: Proposed Mountsberg Quarry

## Progress Report

*Public Open House and Information  
Meeting*

*Our Lady of Mount Carmel School*

*April 6, 2006*



Hamilton

**Steven Rowe Environmental Planner**

# Presentation Outline

- The Proposal
- The Review Process
- Status and Concerns by Discipline
- Future Steps

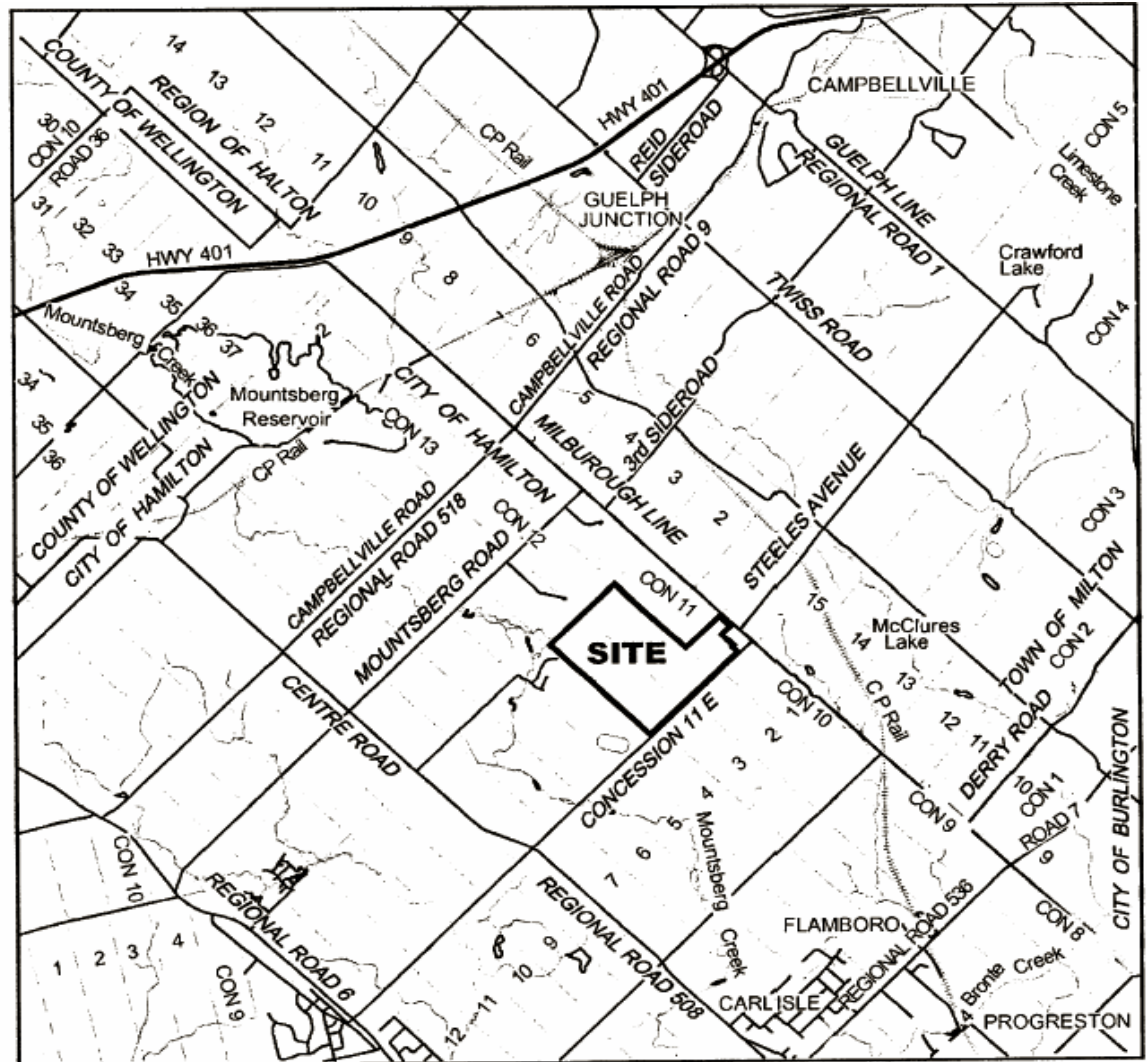


# The Proposal

- West of Milborough Line, north of Concession 11 East
- Dolostone quarry on 154 ha / 380 ac
- Extraction limit:  $\pm 68$  ha (168 ac)
- Access to be determined, up to approx. 570 trucks in each direction
- Processing facilities on site
- End use is a lake – excavation area would fill with water



# Location

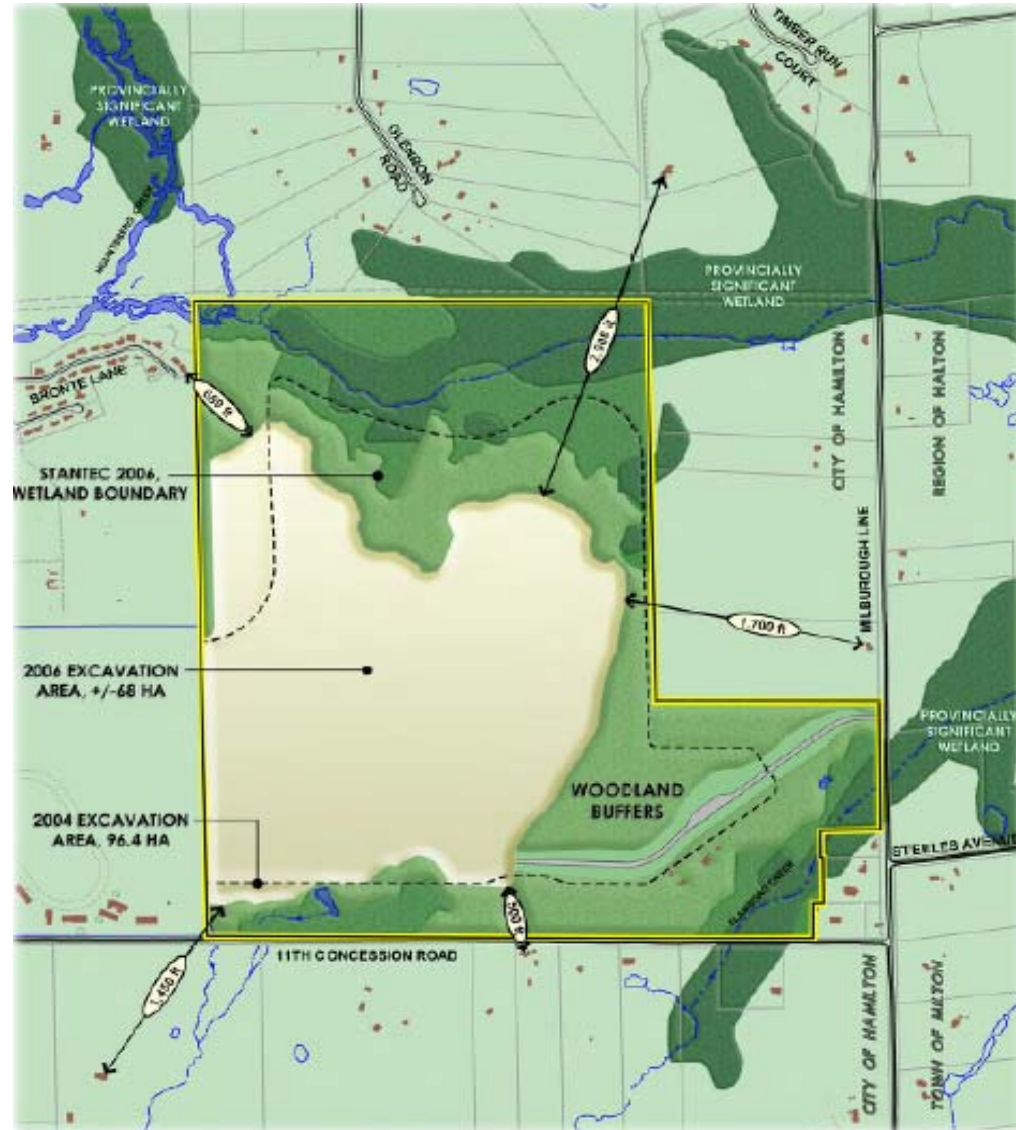


Source: Lowndes Holdings Corp.



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# September 2004 and April 2006 Excavation Areas



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# The Review Process

- Required Approvals
- Regulatory /Policy Framework
- Who is Reviewing the Proposal?
- Who Decides?
- Combined Aggregate Review Team



# Required Approvals

- Aggregate Resources Act: not yet submitted to Province or circulated.
- Planning Act: Amendment to Flamborough Official Plan and Zoning By-law
- Technical approvals including Permit to Take Water
- Process under Environmental Assessment Act for haul route selection, road improvements



# Regulatory/Policy Framework

- Aggregate Resources Act: Ontario Aggregate Standards
- Planning Act: Provincial Policy Statements, Hamilton – Wentworth and Flamborough Official Plans and ZBL
- Greenbelt Plan
- Environmental Protection Act and Ontario Water Resources Act: air quality, noise, water standards
- Environmental Assessment Act: Municipal Class EA





# Who is Reviewing the Proposal?

- **City's independent peer review team**  
(peer review funding from Lowndes)
  - Aggregate Planning Advisor
  - Hydrogeology
  - Natural Heritage
  - Traffic / Transportation
  - Noise
- **“One window” government review** of Planning Act applications
- **Ministry of Natural Resources** review of Aggregate application
- **Combined Aggregate Review Team (CART)**
  - Ministry of the Environment
  - City of Hamilton
  - Halton Region
  - Town of Milton
  - City of Burlington
  - Conservation Halton
  - Niagara Escarpment Commission
  - District & Separate School Boards
  - Hamilton-Wentworth Federation of Agriculture
- **Citizen review**

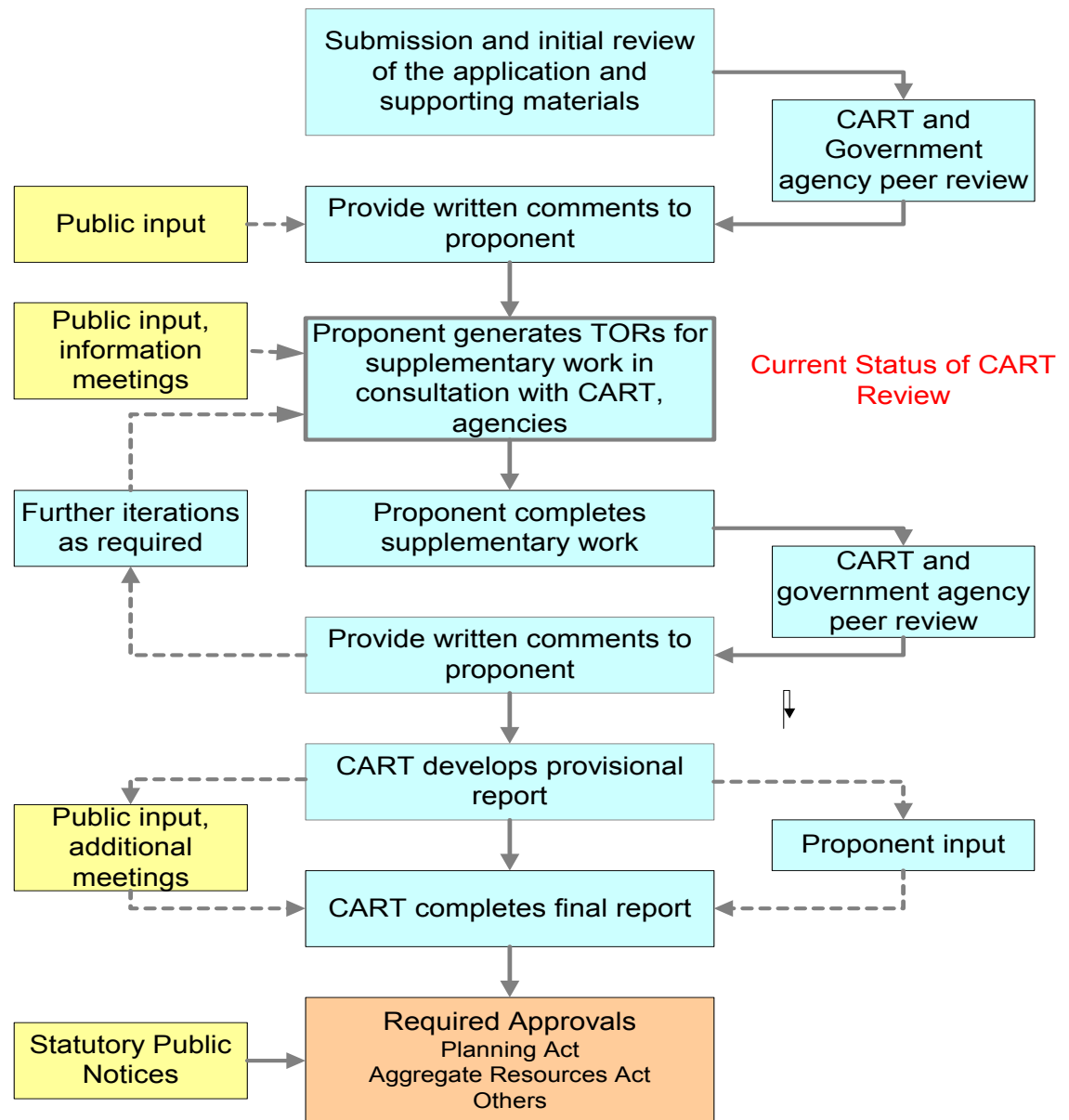


# Who Decides?

- Planning Act: City of Hamilton
- Water, Air and Noise: Ministry of the Environment
- Aggregate Resources Act Licence: Minister of Natural Resources
- Prospect of some decisions going to the Ontario Municipal Board if applications are appealed or referred



# CART Project Review Process



Current Status of CART Review



# Status and Concerns

- Hydrogeology
- Traffic
- Natural Heritage
- Noise and Vibration
- Quarry Site Plan



# Status and Concerns: Hydrogeology

- Hydrogeological report submitted July 2005, reviewed by CART and other agencies. Concerns include:
  - More information needed
  - Premature findings
  - Errors and inconsistencies
- Lowndes consultants generating new work plan for review by Hamilton and CART.



# Status and Concerns: Natural Heritage

- Prelim. Level 2 Natural Environment Report and TOR for further work peer reviewed
  - Significant wetlands
  - Significant woodlands
  - Significant valleylands
  - Significant wildlife habitat
  - Significant portions of habitat for rare and endangered species
  - Fish habitat
  - ANSI and ESA

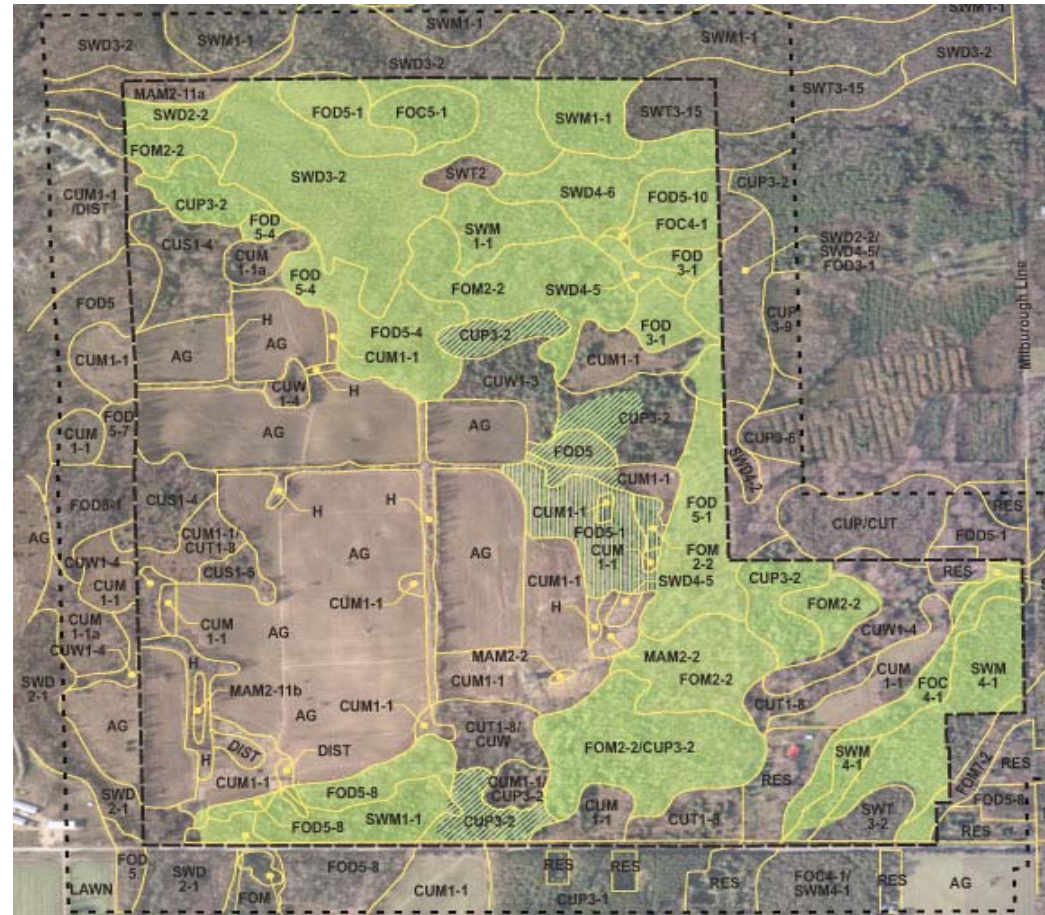


# Natural Heritage Level 2

- Draft Environmental Impact Statement and Level 2 Natural Environment Report released February 2006, being reviewed by CART
- Key issues relate to protection of wetlands and woodlands, and fish habitat.
- Groundwater / wetland interaction



# Extract: Significant Woodlands Mapping from March 2006 DRAFT Environmental Study Report



Source: Lowndes Holdings Corp.



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# Status and Concerns: Traffic

- Terms of Reference being provided to Lowndes for further work.

Concerns and issues include:

- Level of detail
- Road user safety
- Compatibility and acceptability
- Greenbelt Plan
- Environmental Assessment requirements
- Inter – jurisdictional issues
- Capital and maintenance costs



# Status and Concerns: Noise and Vibration

- Preliminary material peer reviewed – to be supplemented when site plan design is developed. Concerns include:
  - Noise levels to residences from site operations
  - Truck traffic noise, including early morning queuing

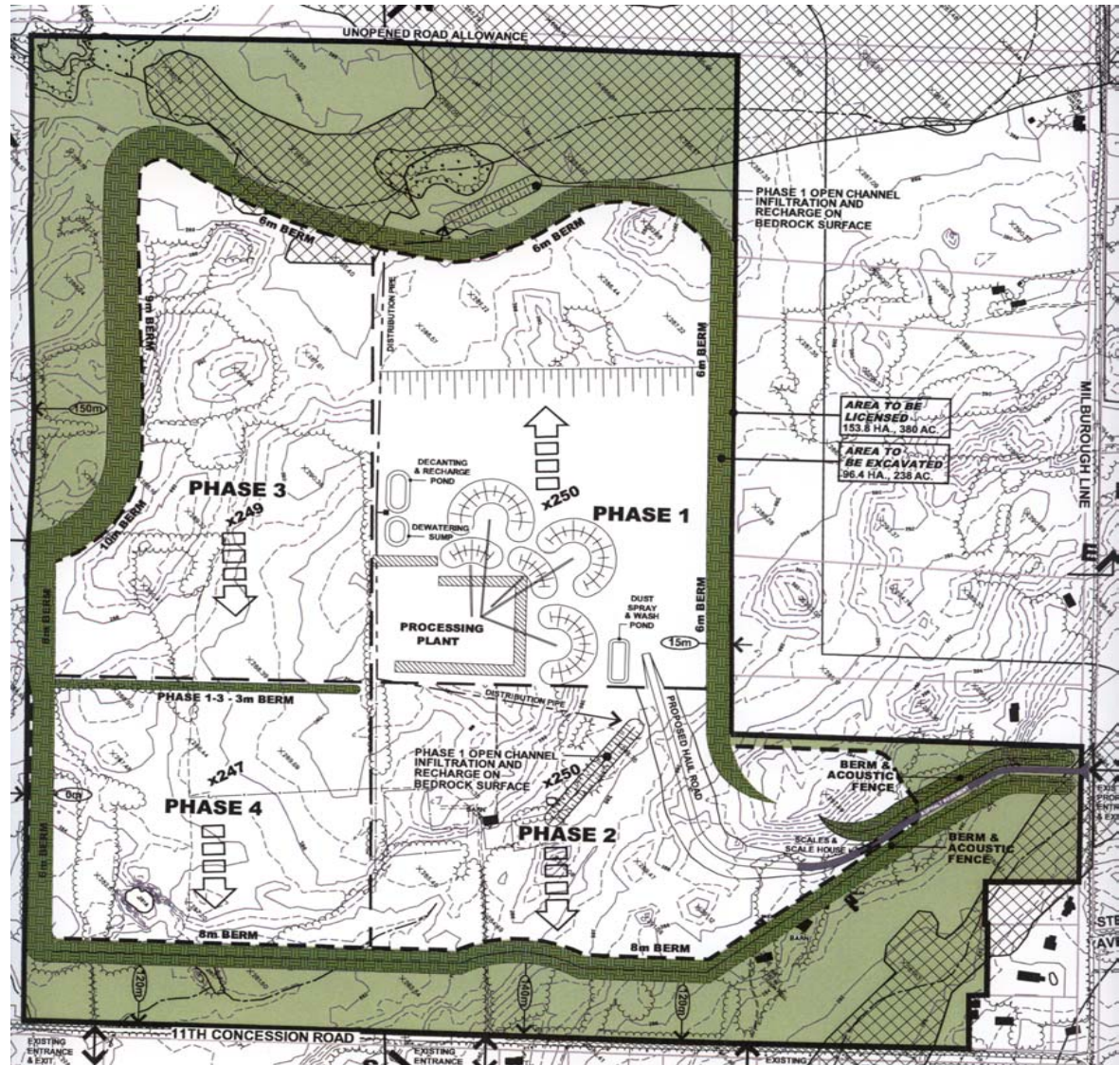


# Quarry Site Plan

- New site plan to be prepared under the Aggregate Resources Act as part of Licence application
- Plan will reflect study findings
- Municipal role within the Site Plan area is limited
- Separate public process for aggregate licence
- Application would be considered by the Minister of Natural Resources



# Information on 2004 Site Plan



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# What Can You Do?

- Make your views known
- Provide information
- Cooperate in studies
- Participate in the Planning Act and Aggregate Resources Act Processes



# Future Steps

- Finalize technical studies
- Complete CART and agency review
- Present preliminary CART findings at public information meeting(s)
- City staff report to Council
- Statutory Public Meeting, Council decision on Planning Act applications, comment on ARA application
- Other CART participants develop independent positions
- Prospect of Ontario Municipal Board hearing
- If approved, EA and technical approval requirements to be met.



# Thank You!



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