

June 22, 2022

**Attn: Sean Norman**  
**Senior Planner**

Region of Niagara  
1815 Sir Isaac Brock Way  
P.O. Box 1042  
Thorold, ON L2V 4T7

**Attn: Sarah Ivins**  
**Planner**

Corporation of the Township of Wainfleet  
31940 Highway #3,  
P.O. Box 40, Wainfleet  
ON L0S 1V0

**RE: Official Plan and Zoning By-Law Amendment Applications**  
**Waterford Sand and Gravel Ltd. – Proposed Law Crushed Stone Quarry Extension**  
**Part of Lots 6 & 7, Concession 2 and Part of Road Allowance Between Lots 5 & 6, Concession**  
**2 (Geographic Township of Wainfleet), Township of Wainfleet, Region of Niagara**  
**OUR FILE: 0956C**

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On behalf of Waterford Sand and Gravel Ltd. (“Waterford”), please accept the following *Aggregate Resources Act* Licence Application for a Class A quarry that is proposed to extract aggregate resources from below the maximum predicted water table elevation on the subject lands. The new proposed Licence will serve as an extension to the existing Law Crushed Stone Quarry. Concurrently, an *Aggregate Resource Act* Licence application will also be submitted to the Ministry of Northern Development of Mines Natural Resources and Forestry.

The existing Law Crushed Stone Quarry (ARA Licence #4464 and Licence #607541) is located about 3km west of Port Colborne. The proposed Quarry Extension will be located on a number of property parcels that are located immediately adjacent to the existing quarry. The area proposed to be licensed is 72.3ha, with 51.2ha proposed for extraction. Extraction will occur both above and below the water table and the new Quarry License will be rehabilitated comprehensively with the existing Quarry. The existing Law Crushed Stone Quarry is nearing the last phase of extraction and has limited reserves remaining. Portions of the existing quarry have undergone progressive rehabilitation to a naturalized land use.

It is intended that the Quarry Extension Licence will serve as the next phase of extraction for the existing Law Crushed Stone Quarry Licence and will replace the nearly depleted reserves. The Quarry Extension would operate at a similar capacity to the existing Licence and would continue to provide high-quality granular materials to the local construction industry as well as specialty aggregate products for the on-site asphalt plant. The Quarry Extension is proposed to have an annual tonnage limit of 800,000 tonnes per year. This is the same tonnage condition that applies to the existing two quarry licences. No increase in the

average annual tonnage rate between the three licences is anticipated and the tonnage condition will be combined between the three licences.

A pre-consultation meeting was held with Region and Township staff on March 20, 2021 to discuss the application and confirm submission requirements.

We have created the following Dropbox link to download digital copies of the above studies and reports:  
<https://www.dropbox.com/sh/egklsd6ra3f8ofq/AAAzALvAh2MD8V7Fxut7RDEfa?dl=0>

The table below outlines the location of the required submission documents:

<b>Application Submission Requirement</b>	<b>Location of document</b>
Application Form	Included in Drop-box
Draft Regional Official Plan Amendment	Included in Appendix B of Planning Justification Report
Draft Location Official Plan Amendment	Included in Appendix C of Planning Justification Report
Draft Zoning By-Law Amendment	Included in Appendix D of Planning Justification Report
Survey Plan/Sketch	See Site Plans
Site Plans	Included in Drop-box
Landscape Plans	See Page 3 of the Site Plans
Rehabilitation Plan / End Use Plan / Long-Term Monitoring	See Page 3 and 4 of the Site Plan
Planning Justification Report	Included in Drop-box
Public Consultation Plan	Included in Drop-box
Agricultural Impact Assessment	Included in Drop-box
Land Use Compatibility / Sensitive Land Use Study	Included as Section 4.0 in Planning Justification Report
Air Quality Assessment	Included in Drop-box
Noise Study	Included in Drop-box
Blasting Impact Assessment /Vibration Study	Included in Drop-box
Visual Impact Study	Included as Section 4.6 in Planning Justification Report
Environmental Impact Study /Natural Heritage Evaluation	Included in Drop-box
Hydrological / Surface Water Resources Study / Stormwater Management Plan/Report	Included in Hydrogeological Report - See section 4.2
Hydrogeological / Groundwater Study	Included in Drop-box
Stage 1 and 2 Archaeological Assessment	Included in Drop-box
Transportation Impact Brief	Included in Drop-box
Financial Impact Assessment / Economic Benefits	Included in Drop-box
Summary of Well Records	See Hydrogeological Report (Appendix B)

The Application fees will be submitted under separate cover.

We look forward to working with the Region and Township staff on this proposed application. Please let us know if you would like to set-up a virtual meeting so that we can walk you through the Application submission.

Yours truly,  
**MHBC**



Caitlin Port, MES, MCIP, RPP

cc. *Ed Lamb, Waterford Sand and Gravel Ltd.*  
*Erik Acs, Region of Niagara*  
*Lindsay Earl, Township of Wainfleet*