

Official Plan Amendment Application

Section 22 of the Planning Act, R.S.O 1990, As Amended

Township of Wainfleet
 Planning Department
 31940 Highway #3
 Wainfleet, ON L0S 1V0
 Tel: 905-899-3463
 Fax: 905-899-2340



For Office Use Only	
Date Received:	Received By:
Application Deemed Complete? <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Deemed Complete:
Roll Number:	File No.:

Note: Prior to completing this form, the applicant should read the official plan amendment brochure. Please type or write clearly using blue or black ink.

SECTION 1 – CONTACT INFORMATION	
Owner Information	
Registered Owner(s): (please indicate names exactly as shown on the Transfer Deed of Land)	
Waterford Sand and Gravel Limited	
Mailing Address (Street address, unit number, city and postal code)	
70 Ewart Avenue, Brantford, ON N3T 5M1	
Phone Number	Fax Number
519 443 8651	519 443 4022
Email Address	
elamb@waterfordgroup.ca	
Solicitor Information (if applicable)	
Owner's Solicitor:	
Mailing Address (Street address, unit number, city and postal code)	
Phone Number	Fax Number
Email Address	
Authorized Agent Information (if applicable)	
Owner's Authorized Agent:	
Caitlin Port - MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)	
Mailing Address (Street address, unit number, city and postal code)	
540 Bingemans Centre Drive Suite 200	
Phone Number	Fax Number
519 576 3650 ext. 733	905 576 0121
Email Address	
cport@mhbcplan.com	
Please specify to whom all communications should be sent:	
<input type="checkbox"/> Owner <input type="checkbox"/> Solicitor <input checked="" type="checkbox"/> Agent	

SECTION 2 – SUBJECT LAND INFORMATION		
Lot	Concession	Geographic Township
6, 7	2	Township of Wainfleet
Registered Plan	Lot/Block	Reference Plan
	6, 7	
Municipal Address		
N/A		
Lot Area (m ² or ha)	Frontage (m)	Depth (m)
72.3 ha	30m	30m
Are there any easements, right-of-way or restrictive covenants affecting the land?		
<input type="checkbox"/> Yes (explain below) <input checked="" type="checkbox"/> No		

SECTION 3- EXISTING USE, OFFICIAL PLAN & ZONING OF SUBJECT LAND

Existing use(s) of subject land, including buildings:
 Agricultural, some forested and brushy areas. One single-detached residence located on subject lands.
 Current land-uses for zoning include "Possible Aggregate Area"

Region of Niagara Official Plan Designation: **Rural Area & Possible Extractive Industrial** Township of Wainfleet Official Plan Designation: **Rural and Environmental Protection Overlay**

Present Township of Wainfleet Zoning:
Agriculture and Environmental Protection Overlay

Type of access to subject land:

<input checked="" type="checkbox"/> Provincial Highway	<input type="checkbox"/> Municipal Road maintained all year	<input type="checkbox"/> Water Access
<input type="checkbox"/> Regional Road	<input type="checkbox"/> Municipal Road maintained seasonally	<input type="checkbox"/> Right-of-Way
<input type="checkbox"/> Private Road	<input type="checkbox"/> Other Public Road	

Type of existing water supply for subject parcel:

<input type="checkbox"/> Publicly owned and operated piped water	<input checked="" type="checkbox"/> Cistern
<input type="checkbox"/> Well (private or communal)	<input type="checkbox"/> Other: _____

Type of existing sewage disposal for subject parcel:

<input type="checkbox"/> Publicly owned and operated sanitary sewage system	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Septic system (private or communal)	

What are the current uses of lands within 500m of the subject land?

North	See Section 2.2 of Planning Justification Report
South	See Section 2.2 of Planning Justification Report
West	See Section 2.2 of Planning Justification Report
East	See Section 2.2 of Planning Justification Report

SECTION 4 - PROPOSED USE OF SUBJECT LAND

Proposed use of subject land, including buildings:
 See section 2.0 of the Planning Justification Report

Describe the nature, extent and reason for the amendment:
 To allow a quarry extension for an existing quarry immediately to the East. This extension will allow for aggregate materials to continue to be extracted and provided for necessary construction and development. See section 1.0 of the Planning Justification Report for more detail.

Type of water supply proposed for subject parcel:

<input type="checkbox"/> Publicly owned and operated piped water	<input type="checkbox"/> Cistern
<input type="checkbox"/> Well (private or communal)	<input checked="" type="checkbox"/> Other: None

Type of sewage disposal proposed for subject parcel:

<input type="checkbox"/> Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/> Other: None
<input type="checkbox"/> Septic system (private or communal)	

Will the proposed amendment change, replace or delete policy in the official plan? Yes No
 If yes, identify the policy(s) to be changed, replaced or deleted:

Will the proposed amendment change or replace a designation? Yes No
 If yes, what is the requested designation?

SECTION 4 – CONTINUED

Is the subject property subject to any other applications under the Planning Act (ie. consent, minor variance, zoning amendment, plan of subdivision)? Yes No

If yes, File Number & Application Status:

Does the requested amendment remove the subject land from an area of employment?

Yes No

Is the requested amendment consistent with the policy statements issued under the Planning Act?

Yes No

Is the subject land within an area of land designated under any provincial plan or plans?

Yes No

If yes, does it conform to and does it not conflict with the provincial plan or plans?

Yes No

SECTION 5 – ADDITIONAL INFORMATION

Date of Pre-Consultation Meeting: 11/26/20

Please list all reports, studies or plans submitted in support of this application:

Scoped Agricultural Impact Assessment (AIA)

Archaeological Assessments (Stage 1 and Stage 2)

Cultural Heritage Screening and Evaluation

Level 1 and 2 Water Study

Level 1 and 2 Natural Environment Report (NER)

Air Quality Assessment Report

Traffic Impact Study

Blast Impact Analysis

Level 1 and 2 Hydrogeological Assessment

Noise Impact Study

ARA Site Plans

Planning Justification Report and ARA Summary Statement

Financial Impact Study

SECTION 6 – SKETCH


If the request is to re-designate lands or to add a site specific policy the application must include five (5) paper copies and one (1) digital copy of a plan prepared in metric units, signed and dated by an Ontario Land Surveyor showing the following information:

- The boundaries and dimensions of the subject land;
- The location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells, fences, driveways and septic tanks that are located on the subject land and on the land that is adjacent to it and in the applicant's opinion, may affect the application);
- The current uses of land that is adjacent to the subject land (for example, residential, agricultural, commercial);
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way;
- If access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- The location and nature of any easement affecting the subject land.

SECTION 7 – CONSENT TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

All submission materials on file, including cover letters, application forms and plans will be made available to the public for viewing at the Township office, as required under Section 1.0.1 of the Planning Act, R.S.O. 1990 C.P.13. Personal information on file with the Planning Department is collected under the authority of the Planning Act and will be used to process the application.

I/We Waterford Sand and Gravel Ltd. am/are the owner(s) of the land that is the subject of this application for an official plan amendment and for the purposes of the *Municipal Freedom of Information and Privacy Act*, I/We authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

 June 21, 2022
Signature of Owner Date


Signature of Owner Date

SECTION 8 – POSTING OF PUBLIC MEETING SIGN

A public meeting sign is required to be posted by all applicants or agents on each property under application. A sign will be made available to you after review of your application(s) and you are directed to post each sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it, however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the contact information should they wish to make inquiries. In most cases, please post the sign on a stake. Please take a picture from the roadway and email it to the Planner for confirmation of its location and it will be placed in the file as evidence of the requirement.

Each sign must remain posted a minimum of 20 days prior to the public meeting, until the day following the decision of Council. Should a sign go missing or become damaged or illegible please contact the Planner as soon as possible and a replacement sign will be provided. Failure to post the sign as required may result in deferral of your application(s).


I/We Waterford Sand and Gravel Ltd. am/are the owner(s) of the land that is the subject of this application for an official plan amendment and I/We agree to post the required sign(s) a minimum of 20 days prior to the public meeting and will remain posted, and replaced if necessary, until the day following the decision of Council.

 June 21, 2022
Signature of Owner Date

Signature of Owner Date

SECTION 9 – PERMISSION TO ENTER

I/We Waterford Sand and Gravel Ltd. am/are the owner(s) of the land that is the subject of this application for an official plan amendment and I/We authorize the members of Council and Township staff to enter onto the property for the purposes of evaluating the merits of the application(s).

 June 21, 2022
Signature of Owner Date

Signature of Owner Date

SECTION 10 – AUTHORIZATION FOR AGENT (If applicable)

If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed by the owner(s). All registered owners must complete the authorization form for it to be valid.

Please Note: if the owner is a Corporation, the application must be signed by an officer of the Corporation and the Corporation's seal (if any) should be affixed or the words "I have the authority to bind the Corporation" may be printed under the signing officer's name instead of affixing the Corporate seal.

I/We Waterford Sand and Gravel Ltd. am/are the owner(s) of the land that is the subject of this application for an official plan amendment and I/We hereby authorize MHBC Planning as my/our agent for the purpose of submitting an application(s) to the Township of Wainfleet in accordance with Section 22 of the Planning Act, R.S.O. 1990, as amended.

 June 21, 2022
Signature of Owner Date

I have the authority to bind the Corporation
Signature of Owner Date

SECTION 11 – AFFIDAVIT OF OWNER(S) OR AUTHORIZED AGENT


The declaration below must be signed in the presence of a Commissioner for Taking Affidavits. This may be done when presenting your application at the Township office. Please make sure to bring your photo I.D. with a signature.

Please Note: if the owner is a Corporation, the application must be signed by an officer of the Corporation and the Corporation's seal (if any) should be affixed or the words "I have the authority to bind the Corporation" may be printed under the signing officer's name instead of affixing the Corporate seal.

I/We, Caitlin Port of the City/Town/Township of Wellesley

in the County/Region of Waterloo do solemnly declare that all statements contained in this application are true and I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and virtue of the Canada Evidence Act.

SWORN before me at the City/Town/Township of KITCHENER in the County/Region of WATERLOO this 22nd day of June 20 22


Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent


A Commissioner etc.

Paul Ronald Britton, a Commissioner, etc.,
Regional Municipality of Waterloo, for
MacNaughton Hermesen Britton Clarkson
Planning Limited.
Expires April 24, 2025