

# Zoning Bylaw Amendment Application

Section 34/39 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 zoning bylaw amendment brochure. Please type or write clearly using blue or black ink.

Type of Application:

Zoning Bylaw Amendment       Temporary Use Bylaw       Removal of Holding Symbol

SECTION 1 – CONTACT INFORMATION	
<b>Owner Information</b>	
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 519 443 8651	Fax Number 519 443 4022
Email Address    elamb@waterfordgroup.ca	
<b>Solicitor Information (if applicable)</b>	
Owner's Solicitor:	
Mailing Address (Street address, unit number, city and postal code)	
Phone Number	Fax Number
Email Address	
<b>Authorized Agent Information (if applicable)</b>	
Owner's Authorized Agent: Caitlin Port - MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)	
Mailing Address (Street address, unit number, city and postal code) 540 Bingemans Centre Drive Suite 200	
Phone Number 519 576 3650 ext. 733	Fax Number 905 576 0121
Email Address    cport@mhbcpplan.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 6, 7	Concession 2	Geographic Township Township of Wainfleet
Registered Plan	Lot/Block 6, 7	Reference Plan
Municipal Address N/A		
Lot Area (m <sup>2</sup> or ha) 72.3 ha	Frontage (m) 30m	Depth (m) 30m

**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"

How long have the existing uses on the subject land continued?  
 See Planning Justification Report

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 Planning Justification Report
South	See Planning Justification Report
West	See Planning Justification Report
East	See Planning Justification Report

Are there any easements, right-of-way or restrictive covenants affecting the land?  
 Yes (explain below)     No

**SECTION 4 - PROPOSED USE OF SUBJECT LAND**

Proposed use of subject land, including buildings:  
 See Section 1.0 of the Planning Justification Report

What is the requested zoning of the subject land?  
 See Appendix D 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.

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 the requested amendment conform to and does it not conflict with the provincial plan or plans?  
 Yes     No

**SECTION 4 – CONTINUED**

Is the requested amendment consistent with the Township Official Plan?

Yes     No

Type of water supply proposed for subject parcel:

Publicly owned and operated piped water                       Cistern  
 Well (private or communal)     Other: None

Type of sewage disposal proposed for subject parcel:

Publicly owned and operated sanitary sewage system     Other: None  
 Septic system (private or communal)

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

If yes, File Number & Application Status:

**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**

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, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines;
- 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 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 a zoning bylaw 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 34 or 39 of the Planning Act, R.S.O. 1990, as amended.

 June 21, 2022  
Signature of Owner Date

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