Zoning Bylaw Amendment Application

34/39 of the Planning Act, R.S.O 1990, As Amended

72.3 ha

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

Section 34/39 of the Planning Act, R.S	5.0 1990, As Amen	uea	1 dx: 000 000 10 10	
Control Unit Only	SEAR IS SEE	1 -X 55V-2 (50°C)	NE DE L'ESTE DE L'ESTE	201203
For Office Use Only Date Received:	ence of State of	Received By:	ACTION OF THE RESERVE	
Application Deemed Complete? Yes	es No	Date Deemed Com	plete:	
Roll Number:		File No.:		
Note: Prior to completing this form, type or write clearly using blue or bla	the applicant shou ack ink.	uld read the zoning	bylaw amendment broch	ure. Please
Type of Application:				
☑ Zoning Bylaw Amendment	Temporar	y Use Bylaw	Removal of Holding	Symbol
				V I I I I I I I I I I I I I I I I I I I
SECTION 1 - CONTACT INFORMA	ATION			
Owner Information				
Registered Owner(s): (please indicate n Waterford Sand and Gravel Limite		n on the Transfer Deed	of Land)	
Mailing Address (Street address, unit nur		ode)		
70 Ewart Avenue. Brantford, ON N				
Phone Number 519 443 8651		Fax Number 519 443 4022		
Email Address elamb@waterfor	dgroup.ca	1.		
Solicitor Information (if applicable)				
Owner's Solicitor:				
Mailing Address (Street address, unit nur	mber, city and postal c	ode)		
Phone Number		Fax Number		
Email Address				
Ellian Address				
Authorized Agent Information (if app	licable)			
Owner's Authorized Agent:				
Caitlin Port - MacNaughton Herms	sen Britton Clarks	son Planning Limi	ted (MHBC)	
Mailing Address (Street address, unit nui				
540 Bingemans Centre Drive Suite	e 200			
Phone Number		Fax Number		
519 576 3650 ext. 733		905 576 0121		
Email Address cport@mhbcplan.co	om			
Please specify to whom all communi	ications should be	sent:		
☐ Owner ☐ Solicito	or 🔽 Ag	ent		
	COMMETICAL	ALCON BUILDING	DISTRIBUTION OF THE PARTY.	ano di
SECTION 2 - SUBJECT LAND INF			Geographic Township	
Lot 6, 7	Concession 2		Township of Wainflee	ł
	Lot/Block		Reference Plan	
Registered Plan	6, 7			
Municipal Address N/A				
Lot Area (m² or ha)	Frontage (m)		Depth (m)	
72.3 ha	30m		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"				
1	g have the existing uses on the subject land continued? nning Justification Report			
	of Niagara Official Plan Designation: Township of Wainfleet Official Plan Designation:			
_	ea & Possible Extractive Industrial Rural and Environmental Protection Overlay			
Present	Township of Wainfleet Zoning:			
Agricultu	re and Environmental Protection Overlay			
Type of a	access to subject land:			
✓ Provincial Highway				
	existing water supply for subject parcel:			
	ublicly owned and operated piped water ✓ Cistern /ell (private or communal) Other:			
Type of e	existing sewage disposal for subject parcel:			
☐ Publicly owned and operated sanitary sewage system ☐ Other:				
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			
	any easements, right-of-way or restrictive covenants affecting the land?			
⊔Y	es (explain below) 🗷No			
CECTION	14 PROPOSED USE OF SUBJECT LAND			
Control of the local division in which the local division in the l				
Proposed use of subject land, including buildings: See Section 1.0 of the Planning Justification Report				
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MA/In ad facility	and the state of t			
What is the requested zoning of the subject land?				
Sөө Арр€	endix 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.				
le the rec	uested 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 Offi	cial Plan?			
✓ Yes □ No				
Type of water supply proposed for subject parcel:				
☐ Publicly owned and operated piped water ☐ Well (private or communal)	☐ Cistern ☐ Other: None			
Type of sewage disposal proposed for subject parcel:				
☐ Publicly owned and operated sanitary sewage system ☐ 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)?				
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 Stateme	nt			
Financial Impact Study				
SECTION 6 - SKETCH	White copy of a plan prepared in metric units			
The application must include five (5) paper copies and one (signed and dated by an Ontario Land Surveyor showing the fo The boundaries and dimensions of the subject land;	llowing information:			
 The location, size and type of all existing and propos indicating the distance of the buildings or structures for 	ed buildings and structures on the subject land, orn the front lot line, rear lot line and the side lot			
 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 sub 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 OR 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 a zoning bylaw 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			
	3			
Name of the Control o				
SECTION 8 - POSTING OF PUBLIC MEETING S	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). IWVE 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 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 C	June 21, 2022 Date			
Signature of Owner				
Signature of Owner	Date			
SECTION 9 - PERMISSION TO ENTER	5年18月1日日本共享全国共和国共和国共和国共和国共和国共和国共和国共和国共和国共和国共和国共和国共和国			
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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 authorize the members of Council and Township staff to enter onto the property for the purposes of evaluating the merits of the application(s).				
E066	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 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.				
266	June 21, 2022			
Signature of Owner	Date			
Signature of Owner	Date			
SECTION 11 - AFFIDAVIT OF OWNER(S) OR AL				
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.				
CINIODAL harris are state City/Tayya/Tayyahia af				
SWORN before me at the City/Town/Township of	Coully Post			
County/Region of WATENWO	Signature of Owner or Authorized Agent			
this 22hd day of JME 202				
am) Signature of Owner or Authorized Agent			
A Commissioner etc.				
Paul Ronald Britton, a Commissioner, etc., Regional Municipality of Waterloo, for				

MacNaughton Hermsen Britton Clarkson Planning Limited. Expires April 24, 2025