
Subject: Regional Official Plan Amendment Application – Port Colborne Quarries, Proposed Expansion of Pit 3

Report to: Planning and Economic Development Committee

Report date: Wednesday, March 8, 2023

Recommendations

1. That this Report **BE RECEIVED** for information; and
2. That this Report **BE CIRCULATED** to the City of Port Colborne and the Niagara Peninsula Conservation Authority.

Key Facts

- The purpose of this report is to provide information for a Regional Official Plan Amendment (ROPA) application Statutory Public Meeting, which is being held in accordance with the prescribed requirements of Section 17 of the Planning Act.
- The purpose of the statutory meeting is to receive comments from the public, staff are not making a recommendation, and no decision or approvals are sought from Council at this time.
- An application for a ROPA has been received by the Region for the proposed expansion of Port Colborne Quarries Pit 3, located south of Second Concession Road, and west of Miller Road. A Location Map is included as Appendix 1.
- In addition to the ROPA, applications have also been submitted to amend the City of Port Colborne Official Plan and Zoning By-Law. These applications are being reviewed concurrently.
- This Statutory Public Meeting was advertised by posting notices on the subject lands, circulating notice to agencies and residents within 120 metres of the subject lands, e-mailing those who had registered for a previous open house, placing notices in local newspapers, and posting notice electronically on the Region's website and social media pages.
- The City of Port Colborne held a Statutory Public Meeting for the Local Official Plan and Zoning By-Law Amendment applications in front of Port Colborne Council on March 7, 2023.

Financial Considerations

There are no financial considerations arising from this report as the cost of work associated with application processing and review is recovered through planning fees in accordance with the Council-approved Schedule of Rates and Fees. Costs of advertising for open houses and public meetings are paid by the applicant, and the Region has entered into a Cost Acknowledgement Agreement with the applicant to cover other costs associated with the application (i.e., aggregate advisor and peer reviews).

Analysis

Background

An application for a Regional Official Plan Amendment (ROPA) to permit the expansion of the existing Port Colborne Quarry operation was received on March 17, 2021. The application was deemed complete on July 8, 2021. A public open house for the application was held jointly with the City of Port Colborne on September 9, 2021.

Regional Official Plan Policies

The Niagara Official Plan (NOP) was approved, with modifications, by the Minister of Municipal Affairs and Housing and came into effect on November 4, 2022. Policy 7.12.2.5 of the NOP states that development applications deemed complete prior to the date of the NOP approval shall be permitted to be processed and a decision made under the 2014 Regional Official Plan (ROP) policies. As noted above the ROPA application was deemed complete on July 8, 2021, and is therefore being processed under the 2014 ROP. A Draft Regional Official Plan amendment is included as Appendix 2.

Site Location

The proposed ROPA affects lands which are immediately to the east of the existing Port Colborne Quarry operation along Highway 3 in the City of Port Colborne. Legally the lands are described as Part Lot 17, 18, 19, Concession 2, and located on the north side of Main Street East/Highway 3, south of Second Concession Road, and west of Miller Road (Appendix 1). The total area to be licensed as part of the ROPA is 80.3 hectares

JART Process

To coordinate the technical review of the applications, a Joint Agency Review Team (JART) was formed. The JART consists of planning staff from the Region, the City, and the Niagara Peninsula Conservation Authority (NPCA). The purpose of JART is to share information, resources, and expertise so that the application and the associated studies are reviewed in a streamlined and coordinated manner. Staff from applicable provincial ministries are being engaged through the JART process as well.

The JART does not make a recommendation on the application, rather the JART works to:

- ensure that the required range of studies and work is completed by the applicant;
- ensure that the studies are sufficient in terms of their technical content;
- coordinate the review of the studies and work of the applicant either by technical staff or by peer reviewers;
- ensure a coordinated public and stakeholder consultation and engagement process; and
- prepare a technical JART report on the application once all reviews are complete.

The JART report will be used independently by Planning staff at the Region and the City as the technical basis to develop their respective recommendation reports.

Material Submitted in Support of the Applications

In support of the ROPA application the following technical studies have been submitted:

- Planning Justification Report
- Agricultural Impact Assessment
- Archaeological Assessments
- Cultural Heritage Screening Report
- Land Use Compatibility / Sensitive Land Use Study
- Noise (Acoustical) Impact Study
- Blasting (Vibration) Impact Assessment
- Air Quality Impact Assessment
- Financial Impact Assessment / Economic Benefits
- Hydrologic Assessment
- Hydrogeological Assessment, Level 1 / 2 Water Resources Study

- Natural Environment Level 1 & 2 Report
- Tree Preservation Plan
- Comprehensive Rehabilitation Strategy
- Social Impact Assessment
- Visual Impact Study
- Traffic Impact Study
- Phase 1 Environmental Site Assessment
- Conceptual Soil Management Plan

The Region, on behalf of the Joint Agency Review Team (JART) has retained an Aggregate Advisor and several consulting teams to assist with the review and peer review of many of the individual technical studies.

In addition, the Aggregate Resources Act (ARA) Site Plan drawings are being reviewed as part of the ROPA process. The ARA Site Plans outline the proposed operating conditions of the quarry and are the primary tool used by the Province for enforcement. All of the proposed mitigation measures for each of the individual technical studies are noted and included as part of the Site Plans.

An index of all technical material that have been submitted is included as Appendix 3, and can be accessed on the [Port Colborne Quarries](https://portcolbornequarries.ca/quarry-expansion-document) website (<https://portcolbornequarries.ca/quarry-expansion-document>)

Associated Applications

Concurrent applications for a Local Official Plan Amendment (LOPA) and a Zoning By-law Amendment (ZBLA) have also been submitted to the City of Port Colborne to permit the proposed quarry expansion. A separate Statutory Public Meeting in regards to the LOPA and ZBLA was to be held by the City of Port Colborne on Tuesday March 7th, 2023.

In addition, the applicant has also filed an application for a Category 2 (Below Water Quarry) - Class A Licence to the Ministry of Natural Resources and Forestry under the Aggregate Resources Act. The Aggregate Resources Act application process includes a separate public consultation and notification process. Any comments or objections submitted to the Region or City of Port Colborne in regards to the Planning Act application should also be submitted in response to the Aggregate Resources Act notices.

Next Steps

The review of the application and supporting technical information is ongoing. Regional staff, supported by other members of the JART, the Aggregate Advisor, and Peer Reviewers are analyzing the applications and supporting studies relative to Regional and Provincial planning documents. All comments submitted on this application, including those received through this Statutory Public Meeting will be responded to by staff through a future recommendations report.

Alternatives Reviewed

The *Planning Act (R.S.O. 1990)* requires that all complete applications be processed and that public consultation be conducted as part of all proposed amendments to municipal official plans. Notice has been provided for this Statutory Public Meeting as required by the legislation.

As this report is for information, and the Public Meeting is a statutory requirement, there are no alternatives to review.

Relationship to Council Strategic Priorities

The information in this report relates to the following Regional Council's Strategic Priorities:

- Priority 3: Responsible Growth and Infrastructure Planning
- Priority 4: Sustainable and Engaging Government

By reviewing development applications for conformity with the planning policy regime, the Region fulfills our commitment to high quality, efficient and coordinated service through enhanced communication, partnership and collaboration.

Other Pertinent Reports

- CWCD 166-2020 Proposed Pit 3 Extension – Port Colborne Quarries
- PDS 35-2021 Initiation Report for Port Colborne Quarry Regional Official Plan Amendment 20
- CWCD 2021-87 Update on Port Colborne Quarry – Proposed Pit 3 Extension

Prepared by:

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Recommended by:

Michelle Sergi, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was reviewed by Erik Acs, MCIP, RPP, Manager of Community Planning and Angela Stea, MCIP, RPP, Director of Community and Long Range Planning.

Appendices

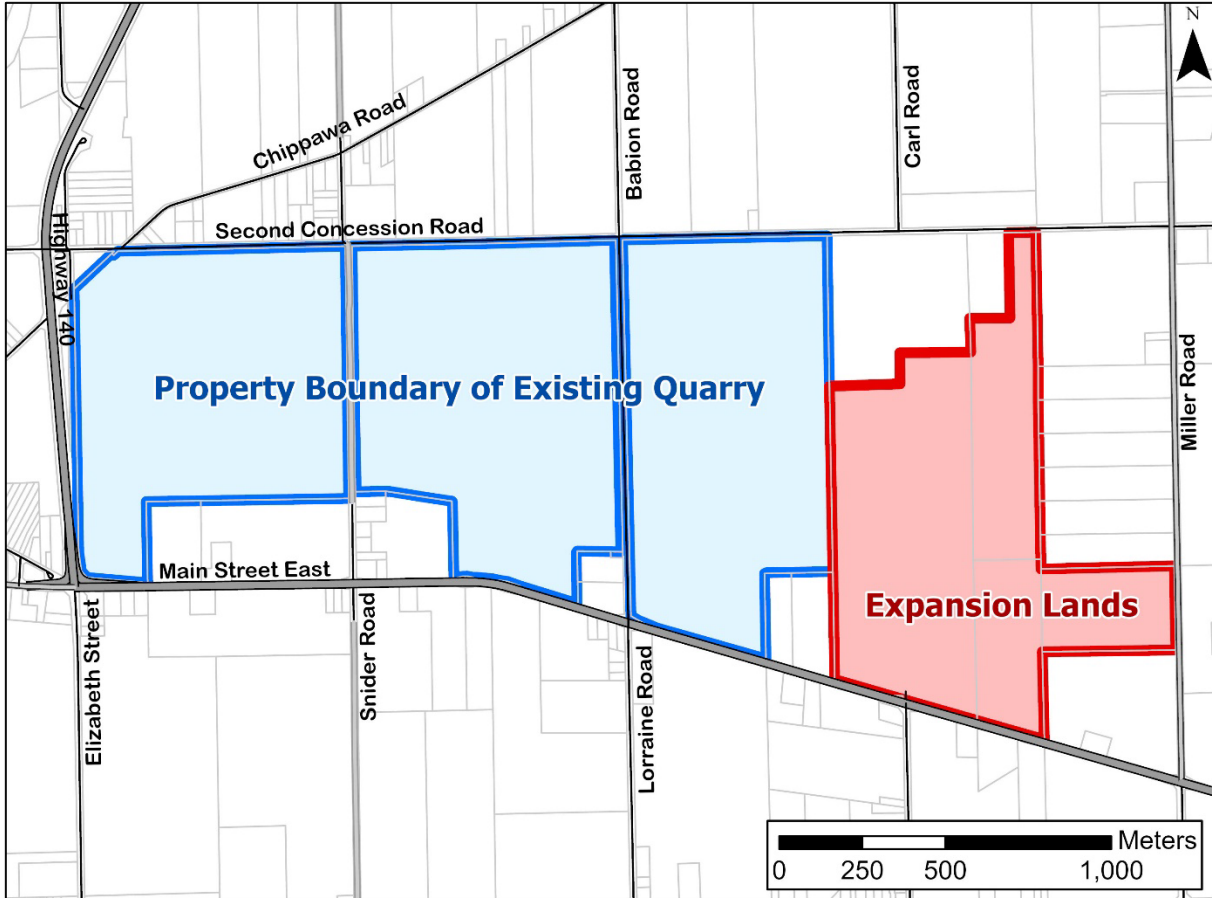
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| Appendix 1 | Site Location Map |
| Appendix 2 | Draft Regional Official Plan Amendment |
| Appendix 3 | List of Technical Materials Submitted in Support of the Application |

Appendix 1

PDS 5-2023

Site Location Map

Proposed Port Colborne Quarries Expansion



THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2023-XX

A BY-LAW TO PROVIDE FOR THE ADOPTION OF AMENDMENT XX

TO THE OFFICIAL PLAN FOR THE REGIONAL MUNICIPALITY OF NIAGARA

to permit the Port Colborne Quarries Inc. – Pit 3 Expansion

WHEREAS subsection 22 of the Planning Act, 1990 states when the requirements of subsections (15) to (21), as appropriate, have been met and Council is satisfied that the plan as prepared is suitable for adoption,

WHEREAS it is deemed appropriate to further amend the Official Plan as adopted by Niagara Region for the Regional Municipality of Niagara,

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows:

1. That the text attached hereto is hereby approved as Amendment ___ to the Official Plan for the Regional Municipality of Niagara.
2. That the Regional Clerk is hereby authorized and directed to give notice of Council's adoption in accordance with Section 17(23) of the Planning Act, 1990.
3. That this By-Law shall come into force and take effect on the day after the last day of appeal provided no appeals have been received.

THE REGIONAL MUNICIPALITY OF NIAGARA

Original signed on: _____

James Bradley, Regional Chair

Original signed on: _____

Ann-Marie Norio, Regional Clerk

Passed:

Amendment No. XX

To the Official Plan for the Regional Municipality of Niagara

PART “A” – THE PREAMBLE

The preamble provides an explanation of the Amendment including the purpose, location, background, and basis of the policies and implementation, but does not form part of this Amendment.

- Title and Components
- Purpose of the Amendment
- Location of the Amendment
- Background
- Basis for the Amendment
- Implementation

PART “B” – THE AMENDMENT

The Amendment describes the additions and/or modifications to the Official Plan for the Regional Municipality of Niagara, which constitute Official Plan Amendment No. XX

- Text Changes
- Map Changes

PART “C” – THE APPENDICES

The Appendices provide information regarding public participation and agency comments relevant to the Amendment, but do not form part of this Amendment.

PART “A” – THE PREAMBLE

TITLE AND COMPONENTS:

This document, when approved in accordance with Section 17 of the Planning Act, 1990, shall be known as Amendment XX to the Official Plan of the Regional Municipality of Niagara.

- Part “A” – The Preamble, contains background information and does not constitute part of this Amendment.
- Part “B” – The Amendment, consisting of map and text changes, constitutes Amendment XX to the Official Plan of the Regional Municipality of Niagara.
- Part “C” – The Appendices, does not constitute part of the Amendment. These Appendices contain information related to public involvement and agency comments associated with the Amendment.

PURPOSE OF THE AMENDMENT:

The purpose of this Amendment is to add to Section 8.8, the site specific policies, to permit the Port Colborne Quarries Pit 3 expansion. The amendment also includes the addition of the subject lands on Schedule H – *Known Deposits of Mineral Aggregate Resources and Mineral Aggregate Operations* as a Licensed Aggregate Operation.

LOCATION OF THE AMENDMENT:

The amendment area is within the City of Port Colborne reflecting part of Lots 17, 18 and 19, Concession 2 (formerly the Township of New Humberstone) and Plan 59R 16702 and bounded by Regional Road 84 (Miller Road), Provincial Highway 3 (Main Street) and Second Concession Road.

BACKGROUND:

The subject lands are identified by the Niagara Region Official Plan Schedule H as being within a Stone Resource Area. The applicant (Port Colborne Quarries Inc.) participated in pre-submission consultation and subsequently submitted the requested and prescribed planning justification and technical reports to satisfy numerous planning instruments including the Provincial Policy Statement, (2020), Growth Plan for the Greater Golden Horseshoe (2020), Niagara Region Official Plan, and the City of Port Colborne Official Plan.

BASIS FOR THE AMENDMENT:

- a) The Amendment was the subject of a Statutory Public Meeting held under the Planning Act, 1990 on March 8, 2023. Public and agency comments were addressed as part of the preparation of this Amendment.
- b) The Regional Official Plan Amendment will allow the Council of the City of Port Colborne to make a decision on a Local Official Plan Amendments and on the rezoning of the lands from Agriculture to Mineral Aggregate Operation. The rezoning of the lands will allow the Minister of Natural Resources and Forestry to make a decision to issue a quarry licence under the Aggregate Resources Act.
- c) Based on the Region's review of the Planning Act, 1990, the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020), the Regional Official Plan, and public and agency consultation, Regional staff is of the opinion that the Amendment is consistent, or does not conflict, with Provincial and Regional policies and plans and, therefore, represents good planning.

IMPLEMENTATION:

Section 7, Implementation of the Official Plan for the Regional Municipality of Niagara, shall apply where applicable.

PART “B” – THE AMENDMENT

Amendment XX

To the Official Plan for the Regional Municipality of Niagara

The Official Plan for the Regional Municipality of Niagara is amended as follows:

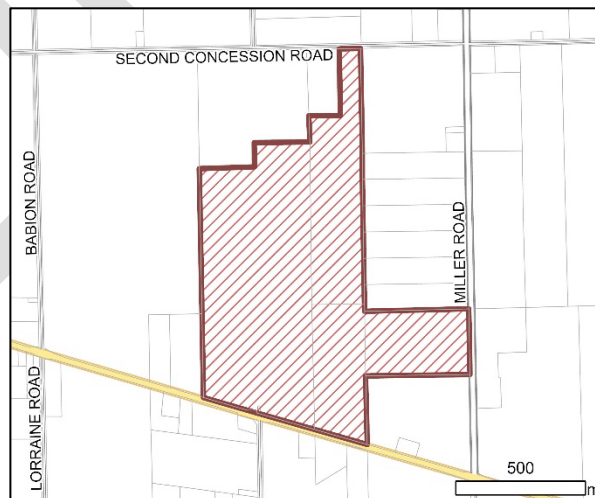
Text Changes:

1. Add a new Policy 8.8.2 to the site specific policies in Chapter 8 to permit the Port Colborne Quarries Pit 3 expansion:

Notwithstanding other policies in this Plan, an expansion to the existing Port Colborne Quarries Inc. quarry is permitted eastwardly on an approximately 84.7 hectare (215 acre) site located on the lands bounded by Regional Road 84 (Miller Road), Provincial Highway 3 (Main Street) and Second Concession Road, on Part Lot 17, 18, 19 Concession 2 and Plan 59R-16702 in the City of Port Colborne.

Map Changes:

1. “Schedule H – “Known Deposits of Mineral Aggregate Resources and Mineral Aggregate Operations” is amended to add and the subject lands to the map denoting Licensed Aggregate Operations as per the corresponding legend.
2. A site-specific location map will be added to Chapter 8 following the new Policy 8.8.2 showing the subject lands as follows:



Appendix 3 to PDS 5-2023

Port Colborne Quarries – Proposed Pit 3 Extension

ROPA, LOPA, ZBLA Applications – List of Technical Material Submitted

Documents can be accessed on the Port Colborne Quarries Website:

[Port Colborne Quarry PIT 3 Application](https://portcolbornequarries.ca/quarry-expansion-document) (https://portcolbornequarries.ca/quarry-expansion-document)

Item	Date Submitted
1. Planning Justification Report, prepared by IBI Group (dated February 17, 2021)	• March 17, 2021 (1 st Submission)
2. Agricultural Impact Assessment, prepared by Colville Consulting Inc. (dated September 22, 2020)	• March 17, 2021 (1st Submission)
3. Stage 1 and 2 Archaeological Assessment, prepared by Golder Associates Inc. (dated November 24, 2020)	• March 17, 2021 (1st Submission)
4. Stage 1 and 2 Archaeological Assessment - Supplementary Documentation, prepared by Golder Associates Inc. (dated November 24, 2020)	• March 17, 2021 (1st Submission)
5. Cultural Heritage Screening Report, prepared by Golder Associates Inc. (dated July 17, 2020)	• March 17, 2021 (1st Submission)
6. Land Use Compatibility / Sensitive Land Use Study, prepared by IBI Group (dated January 8, 2021)	• March 17, 2021 (1st Submission)

Item	Date Submitted
7. Air Quality Impact Assessment, prepared by Golder Associates Inc. (dated December 2020)	• March 17, 2021 (1st Submission)
8. Best Management Practices Plan for the Control of Fugitive Dust (BMPP), prepared by Golder Associates Inc. (dated December 2020)	• March 17, 2021 (1st Submission)
9. Noise (Acoustical) Impact Study, prepared by Golder Associates Inc. (dated December 2020)	• March 17, 2021 (1st Submission)
10. Blasting (Vibration) Impact Assessment, prepared by Golder Associates Inc. (dated July 2020)	• March 17, 2021 (1st Submission)
11. Financial Impact Assessment / Economic Benefits, prepared by IBI Group (dated June 8, 2020)	• March 17, 2021 (1st Submission)
12. Hydrological Assessment, prepared by Golder Associates Inc. (dated November 2020)	• March 17, 2021 (1st Submission)
13. Hydrogeological Assessment, Level 1 / 2 Water Resources Study, prepared by Golder Associates Inc. (dated October 2020)	• March 17, 2021 (1st Submission)
14. Natural Environment Level 1 & 2 Report (EIS), prepared by Golder Associates Inc. (dated October 2020)	• March 17, 2021 (1st Submission)
15. Tree Preservation Plan, prepared by IBI Group (dated October 16, 2020);	• March 17, 2021 (1st Submission)
16. Comprehensive Rehabilitation Strategy, prepared by IBI Group (dated October 30, 2020)	• March 17, 2021 (1st Submission)

Item	Date Submitted
17. Social Impact Assessment, prepared by IBI Group (dated January 8, 2021)	• March 17, 2021 (1st Submission)
18. Traffic Impact Study, prepared by IBI Group (dated October 19, 2020)	• March 17, 2021 (1st Submission)
19. Visual Impact Assessment, prepared by IBI Group (dated December 23, 2020)	• March 17, 2021 (1st Submission)
20. Completed Application to Amend the Regional Official Plan	• March 17, 2021 (1st Submission)
21. Draft Regional Official Plan Amendment	• March 17, 2021 (1st Submission)
22. City of Port Colborne – Application for Official Plan Amendment	• March 17, 2021 (1st Submission)
23. Draft City of Port Colborne Official Plan Amendment	• March 17, 2021 (1st Submission)
24. City of Port Colborne – Application for Zoning By-Law Amendment	• March 17, 2021 (1st Submission)
25. Draft City of Port Colborne Zoning By-Law Amendment	• March 17, 2021 (1st Submission)
26. Public Consultation Plan, prepared by IBI Group (dated March 15, 2021)	• March 17, 2021 (1st Submission)
27. Site Plan Drawings (1-8), prepared by IBI Group (dated February 9, 2021)	• March 17, 2021 (1st Submission)
28. Landscaping Plans (1-2), prepared by IBI Group (dated December 21, 2020)	• March 17, 2021 (1st Submission)
29. Phase One Environmental Site Assessment (ESA), prepared by Golder Associates Inc. (dated June 16, 2021)	• June 2021

Item	Date Submitted
30. Conceptual Soil Management Plan, prepared by Golder Associates Inc. (dated June 28, 2021)	<ul style="list-style-type: none"> • June 2021
2nd Submission	
31. PCQ Application – 2nd Submission Cover Letter, prepared by IBI (dated January 31, 2022)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
32. Revised Planning Justification Report, prepared by IBI Group (dated January 28, 2022)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
33. AIA Response to JART Comments Letter, prepared by Colville Consulting Inc. (dated October 5, 2021)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
34. Updated Agricultural Impact Assessment, prepared by Colville Consulting Inc. (dated October 18, 2021)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
35. Financial Impact Assessment / Economic Benefits – Revised Report, prepared by IBI Group (dated October 20, 2021)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
36. Response to JART Hydrology Peer Review Comment – Technical Memorandum, prepared by Golder Associates Inc. (dated January 28, 2022)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
37. Response Letter to MTO Comments, prepared by IBI Group (dated October 20, 2021)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
38. Revised Hydrogeological Assessment, Level 1 / 2 Water Resources Study, prepared by Golder Associates Inc. (dated October 2021)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)

Item	Date Submitted
39. Revised Land Use Compatibility / Sensitive Land Use Study, prepared by IBI Group (dated December 15, 2021)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
40. Addendum to the Noise Impact Assessment Report – Technical Memorandum, prepared by Golder Associates Inc. (dated January 21, 2022)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
41. Response to the Joint Agency Review Team Letter - Air Quality Impact Assessment – Technical Memorandum, prepared by Golder Associates Inc. (dated December 10, 2021)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
42. Addendum to the Air Quality Impact Assessment Report – Technical Memorandum, prepared by Golder Associates Inc. (dated January 14, 2022)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
43. Response to Comment Letter from Joint Agency Review Team (JART) [Blasting (Vibration) Impact Assessment], prepared by Golder Associates Inc. (dated October 4, 2021)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
44. Flyrock Impact Assessment – Technical Memorandum, prepared by Golder Associates Inc. (dated January 7, 2022)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
45. Response to JART Comments on the Natural Environment Level 1 & 2 Report (EIS) – Technical Memorandum, prepared by Golder Associates Inc. (dated November 24, 2021)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)
46. Supplemental Bat Survey in Support of the Natural Environment Level 1 & 2 Report (EIS) – Technical Memorandum, prepared by Golder Associates Inc. (dated January 31, 2022)	<ul style="list-style-type: none"> • January 31, 2022 (2nd Submission)

Item	Date Submitted
47. Revised Comprehensive Rehabilitation Strategy, prepared by IBI Group (dated December 15, 2021)	• January 31, 2022 (2nd Submission)
48. Revised Social Impact Assessment, prepared by IBI Group (dated December 15, 2021)	• January 31, 2022 (2nd Submission)
49. Revised Visual Impact Assessment, prepared by IBI Group (dated December 15, 2021)	• January 31, 2022 (2nd Submission)
50. Revised Site Plan Notes (dated January 13, 2022)	• January 31, 2022 (2nd Submission)
51. Revised Site Plan Notes – with changes noted (dated January 13, 2022)	• January 31, 2022 (2nd Submission)
52. Revised Site Plan Drawings (1-9), prepared by IBI Group (dated November 15, 2021)	• January 31, 2022 (2nd Submission)
53. Response to JART Hydrogeology Peer Review Comments, prepared by Golder (dated October 1, 2021)	• May 16, 2022
54. Additional Response to Updated Peer Review Hydrogeological/Ground Water Study, Port Colborne Quarries Pit 3 Extension – Technical Memorandum, prepared by Golder (dated May 16, 2022)	• May 16, 2022
55. Review and Entry into the Ontario Public Register of Archaeological Reports: Stage 1 & 2 Archaeological Expansion – PCQ Expansion, prepared by the Ministry of Heritage, Sport, Tourism, and Culture Industries (dated February 15, 2021)	• May 30, 2022

Item	Date Submitted
56. Comment Letter on ARA Application, prepared by the Ministry of Natural Resources and Forestry (dated May 5, 2021)	<ul style="list-style-type: none"> • September 7, 2022
3rd Submission	
57. 3rd Submission Covering Letter and Updates to Planning Justification Report, prepared by IBI (dated October 4, 2022)	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)
58. Revised Site Plan Drawings, prepared by IBI (various dates)	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)
59. Revised Site Plan Notes (with changes highlighted), prepared by IBI Group (dated October 3, 2022)	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)
60. Updated Financial Impact Assessment and Economic Benefits Analysis, prepared by IBI Group (dated June 20, 2022)	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)
61. Hydrology/Surface Water Comment Table, prepared by WSP/Golder (dated August 25, 2022)	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)
62. Additional Response to Updated Peer Review Hydrogeological/Groundwater Study, Port Colborne Quarries Pit 3 Extension – Technical Memorandum, prepared by Golder (dated August 18, 2022)	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)
63. Response to JART Comments on the Natural Environment Level 1 & 2 Report - Technical Memorandum, prepared by WSP/Golder (dated August 31, 2022)	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)
64. Revised Figure 5 for the Comprehensive Rehabilitation Plan, prepared by IBI Group (dated August 29, 2022)	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)

Item	Date Submitted
65. Copy of the IBI Group E-mail dated May 30, 2022 addressing traffic related concerns & Updated Traffic Impact Study, prepared by IBI Group	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)
66. Updated Memo to Paul Marsh re: Wignell Drain Realignment, prepared by IBI Group (dated October 3, 2022)	<ul style="list-style-type: none"> • October 4, 2022 (3rd Submission)
67. Air Quality Study Response E-mail (dated August 22, 2022)	<ul style="list-style-type: none"> • October 5, 2022
68. Technical Memorandum – Response to JART – Request for Supplemental Information Related to the Noise Impact Assessment (dated December 3, 2021)	<ul style="list-style-type: none"> • October 5, 2022
69. Response to JART Letter – Air Quality Impact Assessment, prepared by Golder (dated December 10, 2021)	<ul style="list-style-type: none"> • October 20, 2022
70. Addendum to the Hydrological Assessments, prepared by WSP/Golder (dated December 5, 2022)	<ul style="list-style-type: none"> • December 5, 2022
71. Response to MNRF Comments on the Natural Environment Report, prepared by WSP/Golder (dated December 6, 2022)	<ul style="list-style-type: none"> • December 8, 2022
72. Technical Memorandum documenting 2022 Natural Environment Surveys, prepared by WSP/Golder (dated December 16, 2022)	<ul style="list-style-type: none"> • December 19, 2022