

# **Planning & Development Committee**

November 2, 2021

OPA1/ZBA5-21-KD

Lafarge Canada Inc & MHBC Planning

1044 Colborne Street West



# Planning & Development Committee

November 2, 2021



<b>Application No:</b>	<b>OPA1/ZBA5-21-KD</b>
<b>Application Type:</b>	Official Plan & Zoning By-Law Amendment
<b>Location:</b>	1044 Colborne Street West, geographic Township of Brantford
<b>Applicant:</b>	Lafarge Canada Inc
<b>Staff Recommendation:</b>	Approval

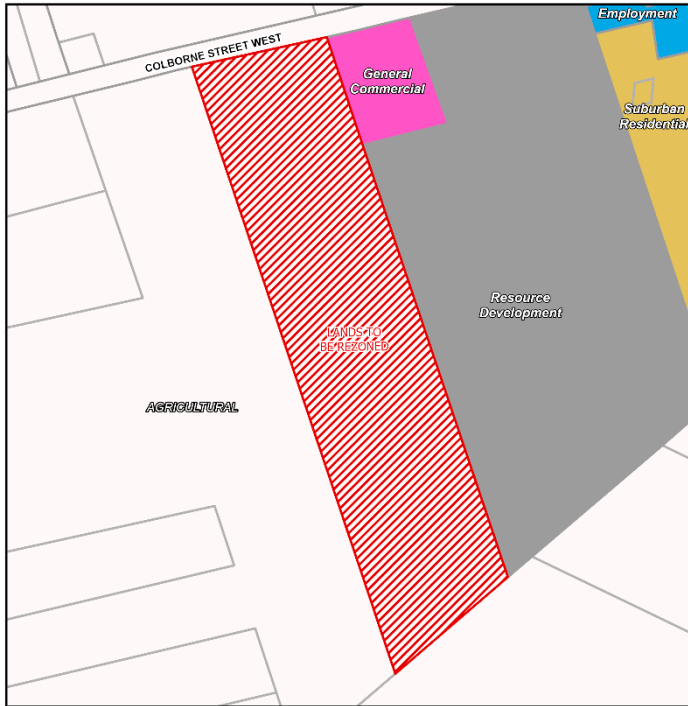
# Proposal



- The applicant is proposing to re-designate and re-zone the property located at 1044 Colborne Street West to permit an extractive use (Lafarge Brantford Pit expansion). The subject lands are currently designated and zoned Agricultural
- In support of the request for a Zoning Amendment, the following information has also been provided:
- **Hydrogeological Report - Level 1 and Level 2, (MTE, July 2020)**
- **Natural Environment Report – Level 1 and Level 2, Golder Associated Ltd, July 2020**
- **Archaeological Assessment Report – Stage 1 and Stage 2, Stantec Consulting Ltd, January 2019**
- **Noise Assessment Report, Aeroustics Engineering Ltd, June 2020**
- **Air Quality Study, RJ Burnside & Associates Ltd, August 2020**
- **Traffic Operations Assessment, LEA Consulting Ltd., August 2020**
- **Agricultural Impact Assessment, MHBC Planning, July 2020**
- **Planning Justification Report and Summary Statement, MHBC Planning, July 2020**
- **Aggregate Resources Act Site Plan, MHBC Planning, August 2020**



# Planning Policy

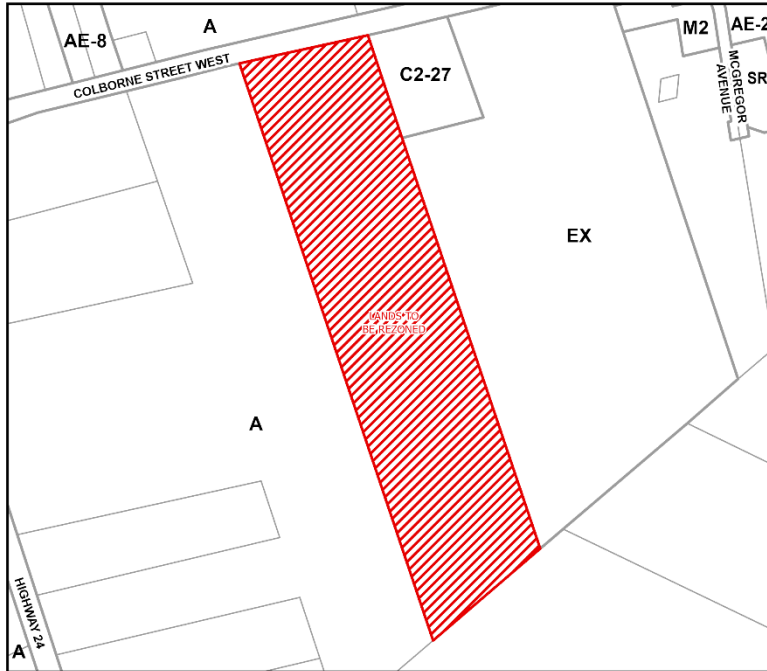


## County of Brant Official Plan (2012):

- Designated Agriculture
- Aggregate resource extraction is recognized as an important secondary use in Agricultural Areas
- (S. 2.2.3.4). New non-agricultural uses are not permitted in the Agricultural designation unless specifically permitted (Policy 2.2.3.4 b); therefore, and Official Plan Amendment is required to re-designate the subject lands to *Resource Development* to permit aggregate extraction.



# Planning Policy



## County of Brant Zoning By-Law 61-16:

- Currently zoned Agriculture (A)
- According to Section 6 of the Zoning By-law, mineral aggregate operations are not identified as a permitted use within the *Agricultural (A)* zone. Therefore a Zoning By-law Amendment is required to re-zone the lands to permit a mineral aggregate operation.
- According to Section 12.1 of the Zoning By-law, *the permitted uses with the Resource Extraction zone include:*
  - Existing uses
  - Agricultural use
  - Mineral aggregate operation
  - Mineral aggregate resource conservation
  - Pit
  - Quarry
  - Shipping container, in accordance with Section 4.35



3. The aggregate pit equipment shall satisfy the noise emission levels listed in Table 5 (below). If desired, a regular extraction loader (maximum 74 dBA) may be replaced with two Quiet Extraction Loaders (maximum 70 dBA) whenever a regular extraction loader is permitted.

Equipment	Maximum Noise Emission Level (dBA) @ 30m
Processing Plant	64
Regular Loader	74
Quiet Extraction Loader	70
Drillage or Excavator	67
Shovel Loader	67
Conveyors	67
Off-highway Truck (Maximum)	67
Off-highway Truck (Average)	66

\* Shovel loaders were assumed to operate at a 90% duty cycle.  
 \* Reference sound level for conveyor is reported in dBA per metre at a distance of 30m.

logger data and ensure they are functioning as intended.

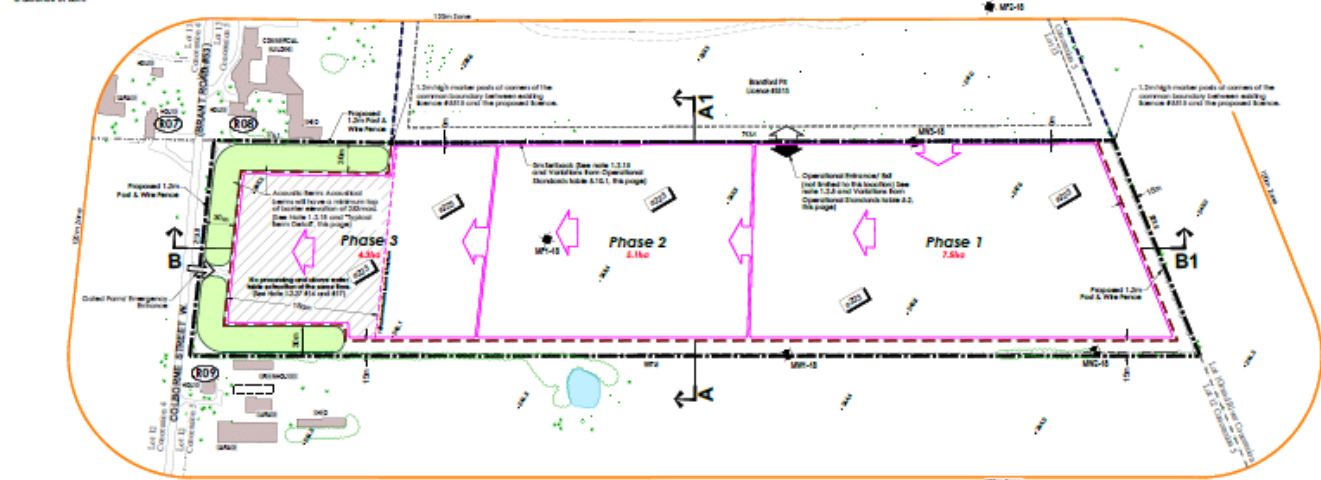
- An annual groundwater monitoring report be prepared by a Qualified Professional (Geoscientist or exempted Professional Engineer) that will include a summary of the groundwater monitoring data and discuss effects (if any) from the proposed below-water-table extraction.
- Groundwater monitoring continues for the first two years of below-water-table operations. If after the two-year period, below-water-table extraction is not causing any well interference, then the monitoring frequency can be reduced by a Qualified Professional (Geoscientist or exempted Professional Engineer). This report will be submitted to agencies for review on request.

2. All noise emission levels shall be measured using sound level meters that are not subject to high level winds, which may be corrected for time, temperature, wind speed and standard conditions. The measurements in the BOPF are based on the maximum daily production rates, at low production rates, the noise measures specified in the BOPF can be reduced accordingly, provided that results are reported on site.

**Additional Impact Assessment: "Significant Impact Assessment" July 2020 (Prepared by MHBC)**

1. Reduction should occur in phases to minimize the amount of disturbed area. Later phases of the operation that are not directly in extraction should remain in agricultural production for as long as reasonably possible.
2. All of the recommendations of the technical report should be implemented to minimize and prevent impacts to adjacent and surrounding agricultural areas and operations.
3. If during extraction, the material below the water table is found to be of sufficient quality to support existing extraction, then the operator should consider ending the reclamation plan to implement agricultural rehabilitation of the property, where feasible.

C.S. 5.1	A portion of the proposed western fence boundary adjacent to Licence #0313 which is owned and operated by Lafarge will be located. The boundary will be demarcated with 1.2m high marker posts at corners of the common boundary between the existing fence and the proposed fence.
C.S. 5.2	No posted will be required of the lateral access point(s) along the common boundary between the site and Licence #0313.
C.S. 5.10.1	No excavation area shall exist along common boundary with existing pit #0313.
C.S. 5.10.2	Excavation may be located within 30m of the licensed boundary along the common western boundary with Licence #0313.
C.S. 5.17	Typed and customer materials from the site and the proposed existing Licence #0313 will be stored to optimize progressive rehabilitation of both sites.
C.S. 5.18.1	To allow for 3.1 down before water to maintain material extraction under other items (e.g. from 3.1) before water to enhance the extraction.



Sequence of Operations

#### Site Plan Amendments

No.	Date	Description	By

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC**  
 20-50 BUCHANAN STREET, BRANTFORD, ONT. N6L 1P1 | P: 519-336-3300 F: 519-336-3301 | WWW.MHBC.COM

MWRP Approval Stamp



**LAFARGE**  
 Building better cities™

**Applicant's Signature**  
 Carol Stelmigowski, P.Eng.  
 Land Manager, Southwest Ontario & Atlantic  
 Lafarge Canada Inc.

**Project**  
**Brantford Pit Extension**  
 Lafarge Canada Inc.  
 6509 Airport Road, Mississauga Ontario, L4V 1V7  
 Tel: (905) 739-7070 Fax: (905) 739-7092

MWRP Licence Reference No.	Pre-approval review issued for MWRP compliance review. Review is due October 2021. Review per Agency Comments.
Plan Scale 1:2,880 (Arch D)	Plot Scale 1:2.5 [1mm = 2.5 units] MODEL
Drawn By D.G.S. / G.C.	File No. 9526FU
Checked By C.P.	

**File Name**  
**OPERATIONAL PLAN**  
**Drawing No.**  
**2 OF 3**

© MHBC/PL Lafarge Drawing From Property County of Brantford/Operations 340.dwg

# Recommendation

That Application **OPA1-21-KD & ZBA5-21-KD** from MHBC, Agent, on behalf of Lafarge Canada Inc. Applicant/ Owner of Part of Lot 12, Concession 5, County of Brant, in the geographic Township of Brantford, located at 1044 Colborne Street West, proposing to change the Official Plan land use designation from Agricultural to Resource and change the zoning on the subject lands from Agricultural Zone (A) to Resource Extraction (EX) to permit the extension of an aggregate pit, **BE**  
**APPROVED**

