



Planning & Public Works Department
INTER-OFFICE MEMORANDUM
Office of the Commissioner

TO: Chairman and Members of the Planning & Public Works Committee

FROM: Peter M. Crockett, P. Eng., Commissioner of Planning and Public Works

DATE: August 24, 2005

RE: Update on the Proposed Lowndes Quarry in the City of Hamilton (formerly Township of Flamborough).

This memo is intended to update Planning and Public Works Committee on Lowndes Holdings Corporation's proposal for a new quarry in the City of Hamilton (formerly Township of Flamborough). This memo is further to our Report PPW156-04 that advised Council of the Lowndes Holdings quarry applications.

The proposed quarry site is located on the north side of the 11th Concession Road at Milborough Line on the boundary of the City of Hamilton and Halton Region. The property is approximately 154 hectares (380 acres) in area. Lowndes Holdings also owns an additional 62 hectares (154 acres) for future expansion adjacent to and west of the subject lands. A Location Map is attached.

On September 28, 2004, the City of Hamilton accepted applications from Lowndes Holdings Corp. for an Amendment to the Flamborough Official Plan and zoning by-law to permit the new quarry. Lowndes Holdings Corporation will also require a License from the Ministry of Natural Resources under the Aggregate Resources Act. The Hamilton-Wentworth Regional Official Plan is still in effect. However, that Plan permits quarrying on this site, and a Regional Official Plan amendment is not required.

The City of Hamilton circulated the planning applications to Halton Region, City of Burlington, and Town Milton for our review and comments. The site is located outside of the Niagara Escarpment Planning area, and Niagara Escarpment Commission approval is not required.

The applications propose a limestone quarry, processing plant, scale house, and utility buildings. The maximum rate of extraction is estimated at three million tonnes per year. A number of haul routes are currently proposed. Several of the routes would outlet to Highway 401 at the Guelph Line (Regional Road No. 1) interchange in Halton Region.

The City of Hamilton processes aggregate applications processed through a Combined Area Review Team (CART) process. Their CART planning process is similar to Halton Region's Joint Area Review Team (JART) process.

CART Members include Hamilton, Milton, Burlington, Region of Halton, Conservation Halton, the School Boards, and the Provincial Ministries of Natural Resources, Environment, Municipal Affairs and Housing, and

Transportation. The CART process is intended to ensure that these agencies work together as a team to review the applications and technical studies, make recommendations, and consult with the public.

Although the applications were submitted in September 2004, the developer and City of Hamilton have only recently agreed on terms of reference for peer reviews of the supporting studies, and additional technical information will be prepared and submitted by the developer including:

- Agricultural Impact Assessment;
- Hydrogeology;
- Traffic and Transportation; and
- Adaptive Management/Rehabilitation Plan.

The initial CART meeting was held on June 22, 2005, at Hamilton City Hall. At that meeting, Region of Halton, Milton, and Burlington staff advised the CART team that our concerns include the potential impacts of noise, dust, vibration, environmental impacts, groundwater drawdown, haulage route, and resulting transportation improvements on Halton residents.

The City's peer review consultants are currently reviewing the Lowndes submission in detail. The consultants will secure additional information from Lowndes Holdings as needed and will discuss their findings with City of Hamilton staff and the CART team. Additional technical studies and updates are currently being submitted by Lowndes Holdings. For that reason, timelines for concluding the peer reviews, holding public meetings, and reporting to Hamilton City Council have not yet been determined by Hamilton staff. Currently, the peer reviews are progressing well with the exception of the traffic and transportation component. This component of the application is more complex as any road improvements that are identified through Lowndes Holdings' studies will also require consideration under the Municipal Engineers' Association Class Environmental Assessment (MEA Class EA) process for road improvements.

The CART team review will include at least one public information meeting to be hosted by the City of Hamilton. Following the public meeting in Hamilton, the Region of Halton, City of Burlington, and Town of Milton staff will arrange for a public meeting here in Halton to receive comments and concerns from Halton residents.

Detailed information on the Lowndes Quarry proposal can be accessed from the City of Hamilton's website www.city.hamilton.on.ca and on Halton Region's website www.region.halton.on.ca. A copy of the applications and supporting studies is also available in Halton Region's Councillors' Library.

If you have any questions pertaining to this application, please contact Brock Criger, Senior Planner, Ext. 7187.



Peter M. Crockett, P. Eng.

c: A. Brent Marshall, Chief Administrative Officer