



Notice of Complete Application(s)

Proposed Official Plan Amendment D09-02-21
Proposed Zoning By-law Amendment D14-09-21
Port Colborne Quarries Pit 3 Expansion
Applicant: David R. Sisco of IBI Group
Owner: Port Colborne Quarries Inc.

In accordance with Sections 22 and 34 of the Planning Act, this notice is to advise that IBI Group on behalf of Port Colborne Quarries Inc. has submitted complete applications for amendments to the City of Port Colborne Official Plan and Zoning By-law 6575/30/18 for an expansion to the Port Colborne quarry.

Location

The amendments affect lands legally known as Part of Lots 17, 18, 19, Concession 2, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, and located on the north side of Main Street East / Highway 3, south of Second Concession Road, and west of Miller Road. See the reverse side of this notice for a map showing the property.

Purpose and effect of the applications

The application for Official Plan Amendment proposes to change the designation of the subject lands from Agricultural to Mineral Aggregate Operation. The application also proposes to add a Special Policy Area to permit the proposed expansion of the quarry.

The application for Zoning By-law Amendment proposes to change the zoning of the subject lands from Agricultural (A) to Mineral Aggregate Operation (MAO), as well as to reduce the minimum setback from a Provincial Highway from 90 metres to 30 metres. The application also proposes to add additional permitted uses to allow three existing residences to remain.

Associated applications

An application for a Regional Official Plan Amendment has also been submitted to the Niagara Region. This application proposes to add the subject lands to Section 13 (Site Specific Policies) of the Regional Official Plan to allow for the proposed quarry expansion.

An application for a Category 2 (Below Water Quarry) – Class A License has also been submitted to the Ministry of Natural Resources and Forestry under the Aggregate Resources Act. The total area to be licensed is 106.29 hectares, with 71.12 hectares proposed to be extracted.

More Information

Copies of the applications and supporting documents are available on the Port Colborne Quarries website at www.portcolbornequarries.ca

Information on upcoming meetings will be circulated in accordance with the Planning Act.

For more information on the proposed changes please contact David Schulz, Planner, at David.Schulz@portcolborne.ca or 905-835-2900 ext 202.

Public Comments

Written comments may be submitted by mail to City Hall, 66 Charlotte Street, Port Colborne, ON, L3K 3C8 or by emailing David Schulz, Planner at David.Schulz@portcolborne.ca

To request a written notice of decision, please contact the City Clerk, Amber LaPointe at Amber.LaPointe@portcolborne.ca or (905) 835-2900 ext. 106.

Legal Notice

Ontario Regulation 543/06 & 545/06 under the Planning Act

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Regional Municipality of Niagara to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Regional Municipality of Niagara before the proposed Regional Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Niagara before the proposed Regional Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

iii. Any personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be used in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information for the purposes of making informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Information collected, used and disclosed is in accordance the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). Questions about this collection and disclosure should be directed to the City Clerk, Amber LaPointe at 905-835-2900, ext. 106 or Amber.LaPointe@portcolborne.ca

David Schulz, B.U.R.PI

Planner

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File Numbers: D09-02-21 and D14-09-21

Britney Fricke, MCIP, RPP

Senior Planner

Regional Municipality of Niagara

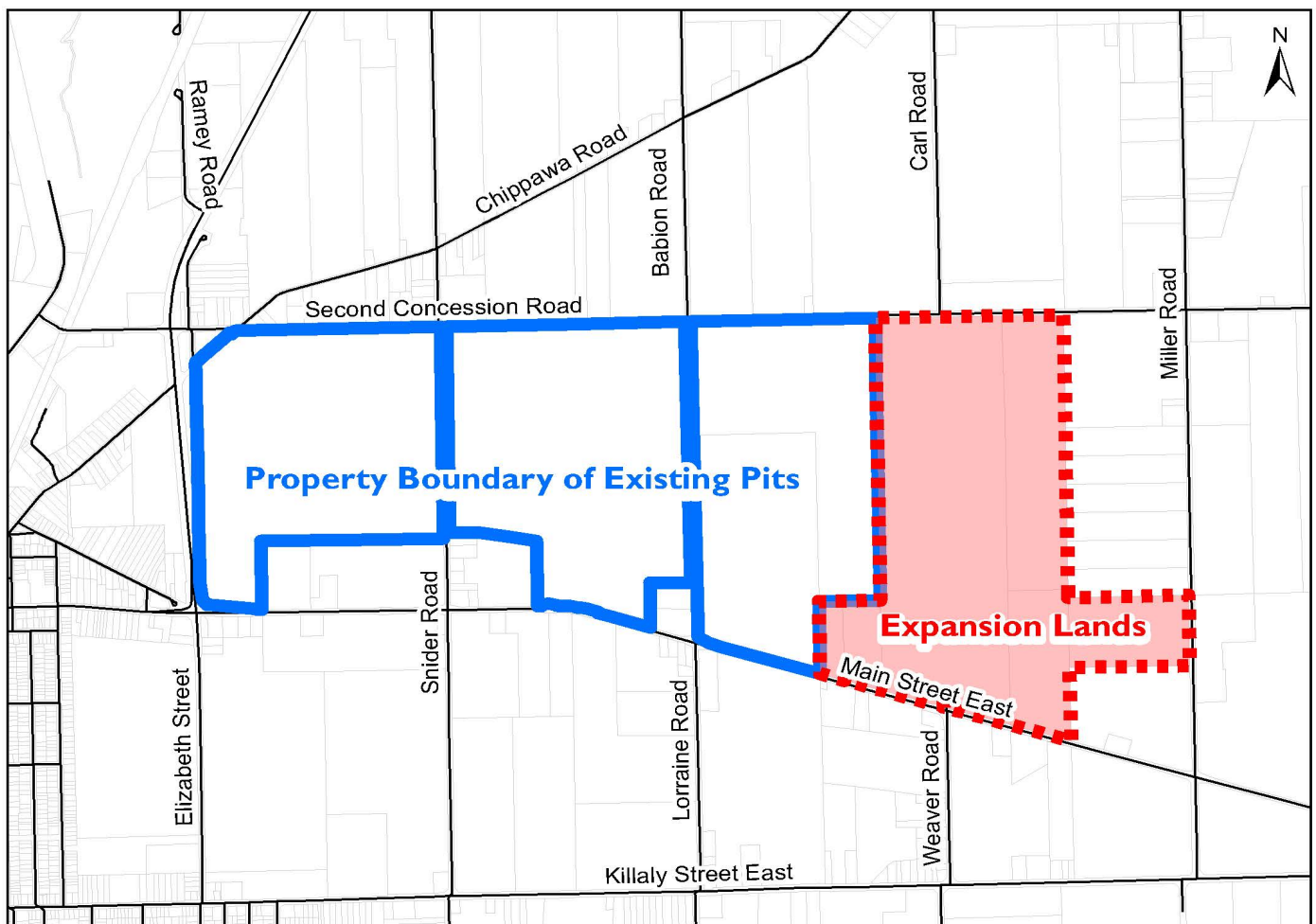
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File Number: ROPA-21-0001



Dated at the City of Port Colborne this 26th day of July, 2021.