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February 5th, 2021

Evelyn Eichenbaum
Municipal Clerk
Haldimand County

DELIVERED VIA EMAIL TO:

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mevers@haldimandcounty.on.ca,

svandalen@haldimandcounty.on.ca,
David.Stubbs@ontario.ca

RE: HALDIMAND COUNTY OFFICIAL PLAN REVIEW

Dear Ms. Eichenbaum,

The County is undertaking a review of their Official Plan (OP) as required by the Planning Act. These comments are being provided in advance of the statutory public meeting on February 9th, 2021 regarding proposed amendments to address growth strategy options. Our comments are specific to the proposed changes in Hagersville.

As part of this OP review, we understand that the County is proposing to re-designate approximately 38 ha generally south of the Lafarge Hagersville quarry from Agriculture to Residential including adding approximately 11 ha within the Hagersville urban area. This would appear to include some lands within the buffer area previously established under policy.

The lands proposed to be re-designated for Residential uses are located within the urban community of Hagersville (Part 2 on Schedule D of the proposed Official Plan Amendment) but also includes lands proposed to be added to the urban area (Part 3). The County has chosen and/or is proposing to include these lands as part of the residential land supply. The Lafarge quarry immediately abuts these land holdings. The quarry is licenced under the Aggregate Resources Act and has been operating for many decades. The quarry is a designated use in the County Official Plan and zoned to permit extraction and associated uses.

Under the Provincial Policy Statement (PPS), mineral aggregate operations such as Lafarge's Hagersville Quarry are protected from incompatible development so that their continued operation is not hindered. The policy also has the effect of protecting future inhabitants of developed land from potential adverse effects from licensed aggregate operations.

The PPS is implemented through the Haldimand County Official Plan which establishes the long term intent of land use within the municipality. The Official Plan recognizes the potential for incompatibility between new sensitive uses and existing quarry operations and intends to apply



appropriate separation distances as mitigation measures. Setbacks are to be determined on a case by case basis in consultation with appropriate agencies based on technical studies carried out in support of the development application.

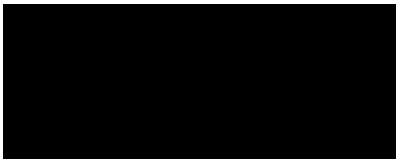
We recognize and acknowledge the statements in the staff report regarding the quarry likely having the effect of limiting development in the areas closest to the quarry and the need for additional analysis to determine whether these areas should be removed from the urban area. With this in mind, we are not supportive of the proposed recommendation to redesignate these areas from Agriculture to Residential and/or include them in the urban area especially with the County stating that further analysis is still required.

We know that the County and developer are well aware of the quarry and the policies that are designed to prevent proximity of incompatible land uses, and Lafarge is not supportive of new residential land uses encroaching on its quarry operations. As such, any designation of new lands for Residential purposes and/or inclusion within the urban area would be subject to determination of appropriate setbacks and buffers based on current Provincial guidelines, standards and regulations to ensure that the continued operation of Lafarge's Hagersville Quarry is not hindered. Without prejudging the outcome we additionally note that this may not necessarily be the same buffer that was established for previous approvals.

It was noted in the staff report that formal planning applications have been submitted for the 27 ha of land near the quarry. We would ask to be notified directly of this application and for the opportunity to review the application materials.

Thank you for providing the opportunity for comment. Please note that these comments are preliminary based on the time available to review the detailed staff report. Lafarge reserves the right to provide additional comments based on further review. We are requesting that we be provided notice of future meetings and decisions that are held related to this matter.

Kind regards,



Luke McLeod, P.Eng
Land Manager, Southwest Ontario

Cc:
Mike Evers, Director of Planning & Development
Shannon VanDalen, Manager of Planning & Development
David Stubbs, Ministry of Municipal Affairs and Housing