

March 10, 2021

Craig Manley  
Chief Administrative Officer  
Haldimand County  
53 Thorburn Street South  
Cayuga, ON  
N0A 1E0

Dear Mr. Manley:

**RE: Empire Development Applications Adjacent to Lafarge Hagersville Quarry**

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Further to our meeting on March 1, 2021, we are following up regarding the Empire development applications adjacent to our client's quarry in Hagersville.

The Hagersville Quarry has been in operation for several decades and provides a close to market supply of high quality aggregates producing granular products for road, subdivision and other construction projects. The Quarry has recently provided material to high profile jobs such as the Highway #6 reconstruction in the Hagersville area and the Amazon Complex in Hamilton as well as many other important local construction projects. Lafarge is an important local employer and influences many downstream related businesses such as construction, trucking, machine repair, fuel delivery etc. The Lafarge operation also provides benefits to the County through property tax and the Aggregate Resources Act levy. In addition, Lafarge has been a longstanding contributor and supporter of local community initiatives.

Based on our meeting, it is our understanding that Empire has submitted applications for residential development near the quarry and that the County has deemed the applications complete. We are writing to the County on behalf of Lafarge to seek clarification on what specific development applications have been submitted. Further, we would kindly ask that the County provide us with a copy of Empire's application materials including all technical studies and plans.

There has been much discussion surrounding the appropriate setback for residential development near the quarry. Based on our meeting, it would appear that Empire is proposing a 300 m setback from a "blasting limit". However, we would highlight that any development application would have to address and satisfy the following policy in Section 3(A)(2) of the County's Official Plan (among others):

*5. The County recognizes the potential for incompatibility of certain types of development within or near mineral aggregate resource areas. Appropriate land use separations should be applied to new sensitive land uses proximate to an existing aggregate extraction operation or identified resource area. New residential and institutional development within 500 metres of existing operations or resource*

*areas shall be assessed on a case by case basis and appropriate development setbacks shall be established in consultation with the appropriate agencies based on studies carried out in support of the application for land use approvals.*

Any such proposals for new residential development within 500 m of the quarry would be subject to determination of appropriate setbacks, buffers and mitigation measures based on current Provincial guidelines, standards and regulations to ensure that the continued operation of the Hagersville Quarry is not hindered.

Our expectation for Empire's current application is that they have undertaken appropriate technical studies to address land use compatibility in accordance with the Provincial Policy Statement (PPS) and County Official Plan. Further, we would request that the County peer review such studies.

It is important to again highlight that Lafarge's Hagersville Quarry is a licensed operation that Provincial policy dictates must be protected from incompatible development. In particular, policy 1.2.6 of the PPS requires planning authorities to ensure that sensitive land uses are developed to minimize and mitigate negative impacts on the long term operational viability of major facilities, which include aggregate extraction activities such as the Hagersville Quarry. This applies whether development is occurring within or outside the existing urban boundary of Hagersville, and whether or not the lands are currently designated Residential in the Official Plan. PPS policy 2.5.2.4 also provides that mineral aggregate operations be protected from development that would preclude or hinder their expansion or continued use.

Lafarge expects the County to fulfill its obligation as the planning authority to ensure the Quarry is protected from incompatible development that could hinder its continued operation.

In addition to fulfilling the County's obligations under the PPS, the protection of this existing licensed supply source will help support the timely provision of infrastructure and reduce transportation-related greenhouse gas emissions.

Thanks again for the opportunity to meet with you and County staff to discuss Lafarge's concerns on the draft Official Plan.

Yours truly,

**MHBC**



Neal DeRuyter, BES, MCIP, RPP

- c. Mike Evers, Haldimand County  
Chris McGuckin / Luke McLeod, Lafarge Canada Inc.  
Kim Mullin, Wood Bull LLP