



## Notice of Virtual Open House

Proposed Regional Official Plan Amendment 20  
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.

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### **Purpose**

The Regional Municipality of Niagara and City of Port Colborne are holding an Open House to provide an opportunity for the public to review and ask questions about the information and material submitted as part of the applications for Regional Official Plan Amendment, Local Official Plan Amendment and Zoning By-law Amendment 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 final page 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.

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.

### **Associated Aggregate Resources Act Application**

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.

### **Have your say**

Your feedback on the proposed amendments is welcomed and encouraged. Any written comments either by mail or email submitted to the Region and/or City will be included in the staff recommendation report prepared for Regional and Local Council consideration and become part of the public record. You can also provide input by speaking at the open house and/or future public meeting.

### **Open House**

The Province has established rules for public gatherings due to the COVID-19 pandemic. As a result, a virtual Open House will be held to provide an opportunity to hear about the proposed amendment, ask questions, and provide comments on the application before a staff recommendation report is prepared and presented to Regional and Local Council. The virtual Open House will be held:

**Date:** Thursday, September 9, 2021  
**Time:** 6:00 p.m.  
**Location:** Zoom Webinar

Representatives from the Region and City's Planning Departments, the Niagara Peninsula Conservation Authority, as well as the applicant and their agent will attend remotely to present the proposal and answer questions. To participate in the virtual Open House, please [pre-register through Zoom](#) on the [Region's website](#).

## **Statutory Public Meeting**

The statutory public meeting required by the Planning Act will be held later. Separate notice of that meeting will be provided to you after the open house, at least 20 days before the public meeting is to occur.

## **Written submission**

If you wish to be notified of the decisions of either Niagara Region or City of Port Colborne on the proposed amendments, you must make a written request to:

Regional Clerk, Niagara Region  
1815 Sir Isaac Brock Way, P.O. Box 1042  
Thorold, Ontario L2V 4T7  
Email [clerk@niagararegion.ca](mailto:clerk@niagararegion.ca)

City Clerk, City of Port Colborne  
66 Charlotte St.  
Port Colborne, ON L3K 3C8  
Email [cityclerk@portcolborne.ca](mailto:cityclerk@portcolborne.ca)

## **More information**

Copies of the applications and supporting documents are available on the [Port Colborne Quarries website](#).

Information on upcoming meetings will be circulated in accordance with the Planning Act and posted on the [Region's website](#) under "ROPA 20" and the [City's website](#) under "Current Applications". If you require assistance with registration, please contact the undersigned.

To provide your input in writing or for more information about the proposed amendments, including information on appeal rights, contact:

Britney Fricke, MCIP, RPP  
Senior Planner  
Niagara Region  
1815 Sir Isaac Brock Way  
Thorold, Ontario L2V 4T7  
905-980-6000 ext. 3432  
[britney.fricke@niagararegion.ca](mailto:britney.fricke@niagararegion.ca)  
File Number: ROPA-21-0001

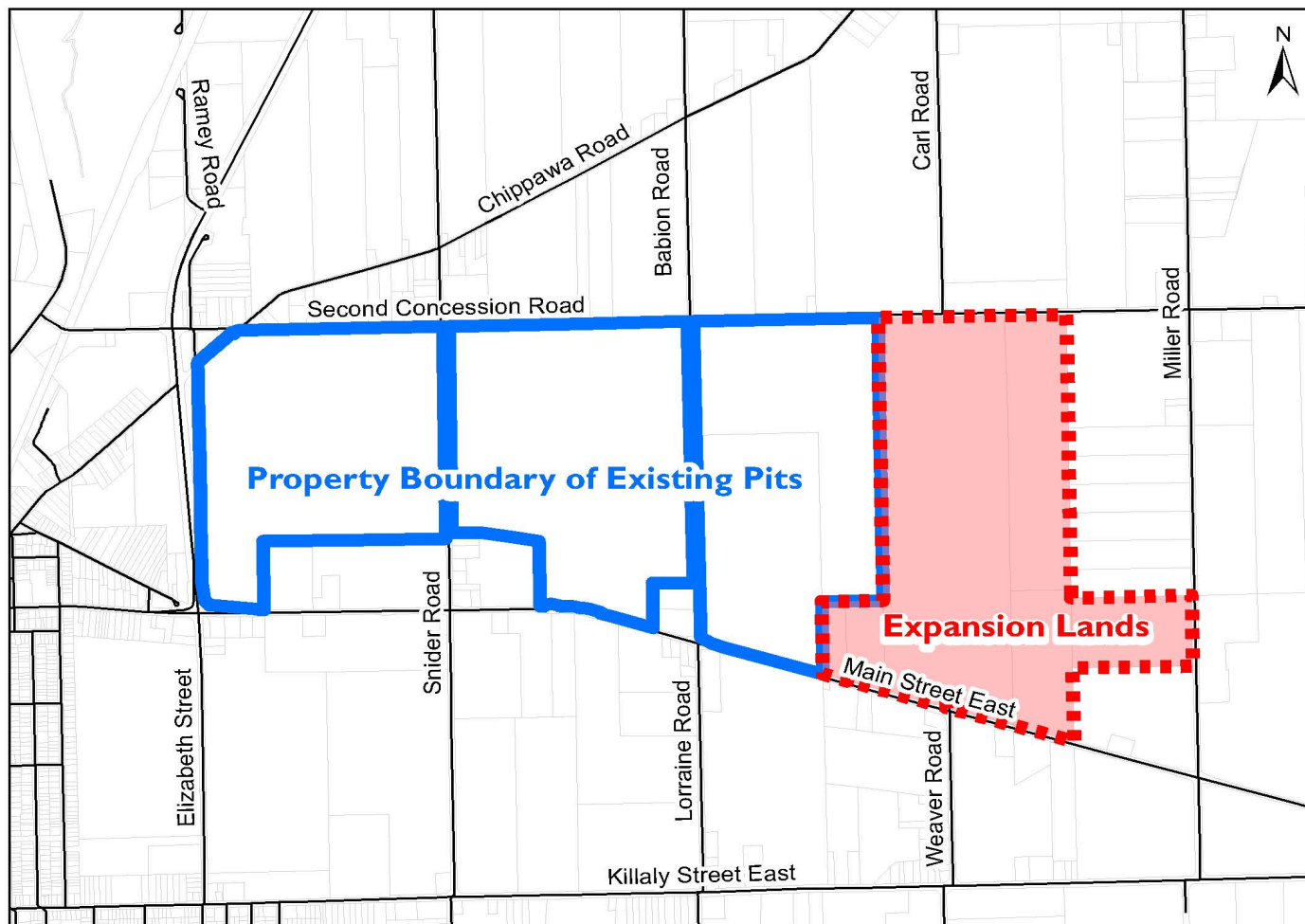
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File Numbers: D09-02-21 and D14-09-21

### 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



Dated at the City of Port Colborne this 12<sup>th</sup> day of August, 2021.