

# Public Meeting

## City of Burlington Official Plan Amendment Application

**Applicant:** Nelson Aggregate Co.

**Addresses:** 5235 Cedar Springs Road and 2226, 2232, 2244,  
2280, 2292, 2300, 2316, 2330, 2416, 2430, 2433,  
2473 and 2479 No. 2 Side Road

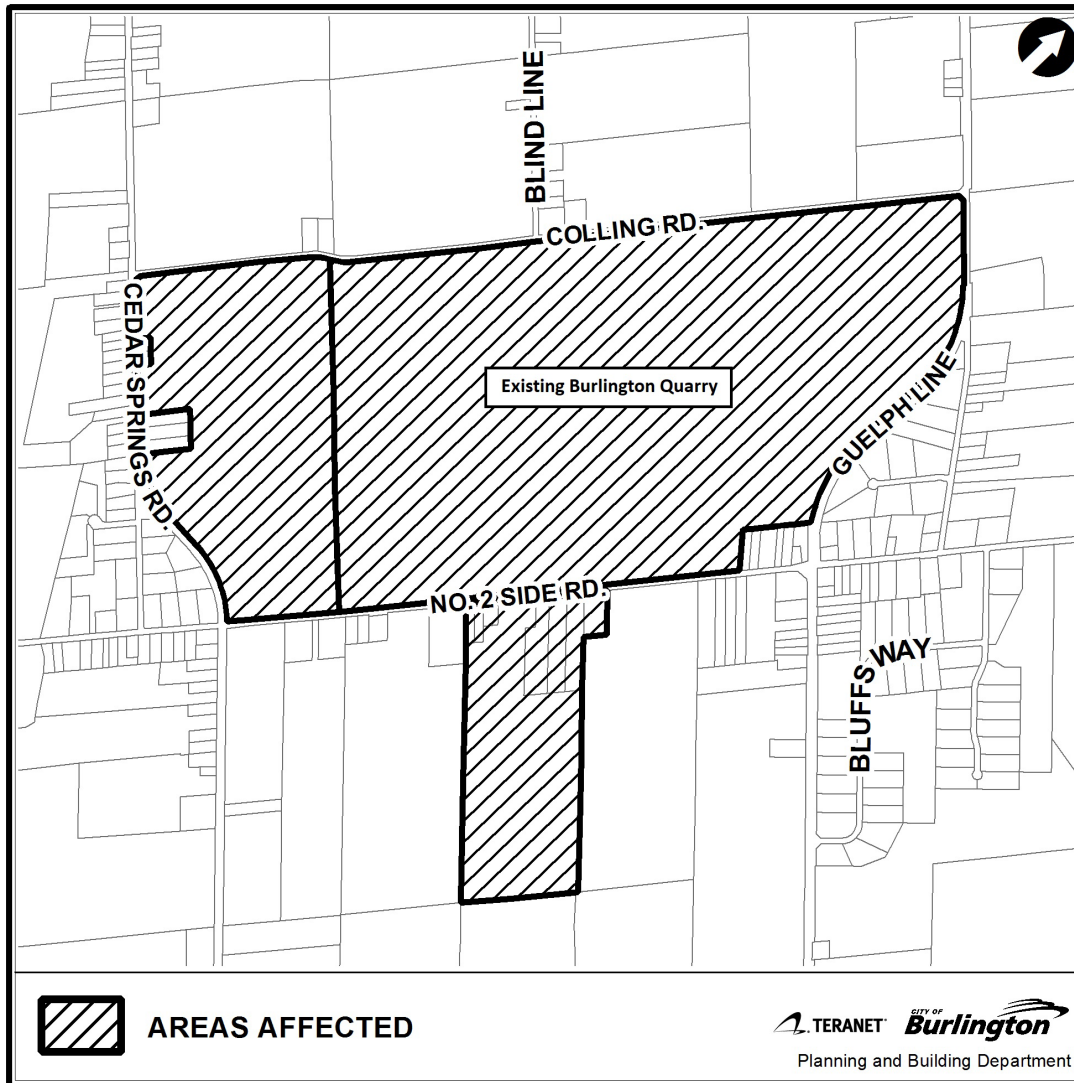
**Date:** September 18, 2023

**Note:** Application is subject to appeal and ongoing  
litigation. Staff recommendation to receive and  
file Report PL-51-23.

# Presentation Outline

1. Application Overview.
2. JART Report Overview.
3. Public Comments Received.
4. Next Steps.

# Site Location & Context



## Municipal Addresses:

5235 Cedar Springs Road and 2226, 2232, 2244, 2280, 2292, 2300, 2316, 2330, 2416, 2430, 2433, 2473 and 2479 No. 2 Side Road

- Total landholding includes site of existing Burlington Nelson Quarry and proposed Extension Areas to the South. Agreement of purchase and sale for Western lands.
- Proposed development in Phases (Phases 1A & 1B; Phase 2 (South Extension) and Phases 3 to 6 (West Extension))

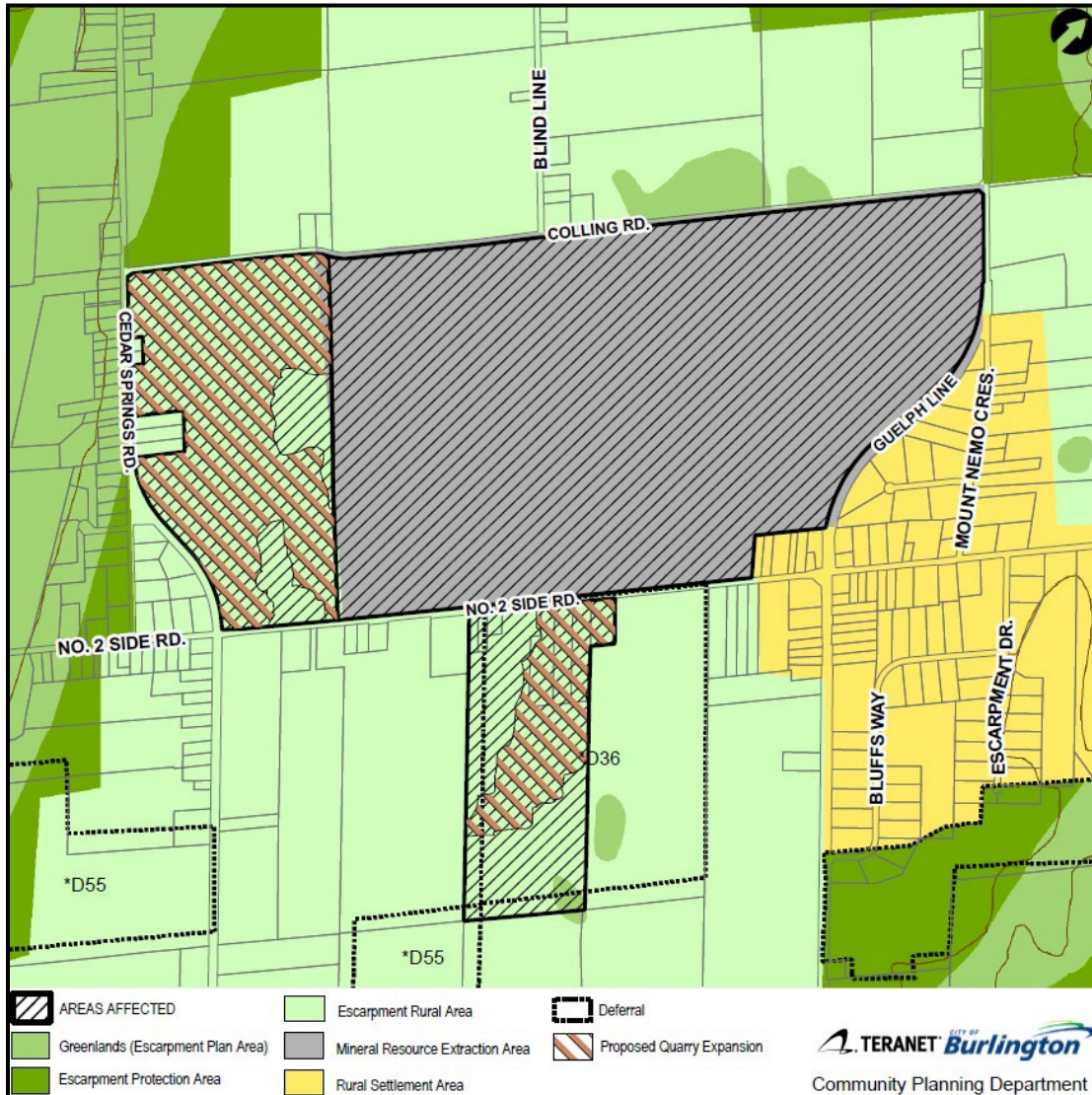
# Development Concept Plan



Proposal includes the extension of an existing aggregate operation, including a West Extension Area and South Extension Area

- **Overall Site Area:**  
373.86 ha (923.83 ac)
- **Site Area Subject to Amendment**  
(including License Area and Extraction Area):  
78.30 ha (193.48 ac)
- **Existing Uses:**  
Burlington Springs Golf & Country Club (west);  
prime agricultural lands, residential land uses (south)
- **Adjacent Uses:**  
Rural and Rural Estate residential, agricultural (within the Natural Heritage System), golf course, Mount Nemo settlement area (east).
- **Updates to the concept plan:**  
Proposed reduction in limit of extraction on western expansion site of  $\pm 2.6$  ha as part of JART review process.

# City of Burlington Official Plan (1997)



**Land Use Designation (Existing):**  
'Escarpment Rural Area'

**Land Use Designation (Proposed):**  
'Mineral Resource Extraction Area'

# JART Report

- Completed June 2023, publicly released at Region of Halton Council on June 14, 2023.
- Provides technical analysis of submission materials up to and including June 27, 2022.
- Input from all public agencies involved in JART.
- Professional opinions from peer-reviewers in various disciplines.
- Attached in full as Appendix 'C'.

## **Technical Summary Report** (by the Joint Agency Review Team)

Proposed Expansion to the Burlington Quarry

June 2023

# Public Consultation

- Public comments are attached as Appendix B to report PL-51-23 and provided in agenda.
- Many comments were copied to the City but directed to other files under consideration by public agencies (NEC, MNRF)
- Approximately 830 comments were received specific to the City of Burlington Official Plan Amendment application.
  - Many of these comments were in a 'form letter' and duplicative of those comments provided to those directed to other agencies.
- City staff have provided the full record of comments in Appendix B.

# Public Consultation

- The extent of the comments include numerous issues and concerns which have been summarized into theme areas by staff:
  - Impact to a protected UNESCO heritage site.
  - Negative impact to the environment.
  - Incompatibility with measures and best practices aimed at addressing climate change.
  - Adverse or negative impacts to the surrounding water supply.
  - Increase in traffic.
  - Rehabilitation plans incompatible with rural area.
  - Loss of active prime agricultural lands.
  - Increase in sources of dust and vibration.
  - Increase in noise from additional truck traffic, blasting, and material processing.
  - Visual impact on the escarpment environment.
  - The potential for damage to the adjacent pipelines.
  - The economic and recreational loss on the rural community.
  - Threats to human health and property due to flyrock.



# Public Consultation

- Staff are also in receipt of a number of public comments that are supportive of the proposed aggregate extraction expansion focusing on the following:
  - The historical operation of the current Nelson Aggregate Co.
  - Close to market aggregate supply. The existing site and the proposed expansions will be screened from immediate view.
  - Support for the proposed after-use as a park.
  - Limited impact from existing extraction site.

## Next Steps

- Hear further comments from public with the JART report being publicly available for approximately 3 months.
- The application is subject to appeal at the Ontario Land Tribunal (OLT)
  - OLT Case No.: OLT-22-004372
  - Webpage: <https://jus-olt-prod.powerappsportals.com/en/e-status/details/?id=0ce5b5fa-9833-ed11-9db1-0022483dd266>
- The applications of other agencies have been referred to the OLT, including the Niagara Escarpment Plan Amendment application, NEC Development Permit, and the Region of Halton Official Plan Amendment.
- Staff recommend that Council receive and file Community Planning Report PL-51-23 and its appendices.

## For more information:

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Visit the City's Website: [www.burlington.ca/nelsonquarry](http://www.burlington.ca/nelsonquarry)

Visit the Region of Halton's Website:

[https://www.halton.ca/The-Region/Regional-Planning/Mineral-Aggregate-Operations/Quarry-\(Nelson-Aggregates\)](https://www.halton.ca/The-Region/Regional-Planning/Mineral-Aggregate-Operations/Quarry-(Nelson-Aggregates))

