



Hamilton

Application for Planning Document Amendment: Official Plan (Local & Region), Zoning By-law

Note: Items in *italics* are prescribed by regulation and must be completed.
To avoid delays, other information supplied must be complete and accurate.
A sketch map and legal description are required. Incomplete applications will be returned.
All applications must be signed. Metric units should be used. Please type or print.

Office Use Only

Date Received	Date Accepted	File No(s)
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PART I GENERAL PROPERTY DESCRIPTION

1 **Application for:** Regional Official Plan Amendment Local Official Plan Amendment
 Zoning By-law Amendment

2 **Former Area Municipality** TOWN OF FLAMBOROUGH

3 Names	Address	Telephone N ^o s.
<i>Registered Owner*</i> MR. D. H. LOWNDES, PRESIDENT LOWNDES HOLDINGS CORP.	15-6400 MILLCREEK DRIVE SUITE 347 MISSISSAUGA, ONTARIO Postal Code L5N 3E7	Home FAX (905) 659-5525 Business (905) 659-5524
<i>Applicant</i> OWNER		Home () Business ()
<i>Agent or Solicitor</i> R. J. LONG, P. ENG., RPP LONG ENVIRONMENTAL CONSULTANTS INC.	43 FOREST PARK ROAD ORANGEVILLE, ONTARIO Postal Code L9W 1A1	Home FAX (519) 941-8575 Business (519) 941-3540

* If a numbered company, give name and address of principal owner

4 **All correspondence should be sent to (one only)** Owner Applicant Agent/Solicitor

PLEASE REFER TO ACCOMPANYING "PROPOSED DOLOSTONE QUARRY PLANNING REPORT", LONG ENVIRONMENTAL CONSULTANTS INC., AUGUST 2004 AND ATTACHED SURVEY SKETCH

5 Location of Property	Lot	1 - 3	Concession	11	Former Township	EAST FLAMBOROUGH
	Registered Plan N°	Lot(s)	Reference Plan N°		Part(s)	
	Municipal Address	515 - 475 11 TH CONCESSION ROAD EAST			Parcel N°	

6 Particulars of Property (in metric units)

Frontage	1,275 M	Depth	1,423 M	MAX.	Area	153.8 HA (380 AC)
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6.1 Are there any mortgages, easements or restrictive covenants affecting the subject land? Yes No
If Yes, describe the encumbrance and its effect:

6.2 How long have the subject lands been in the owner's possession?

PART LOT 1 - FEBRUARY 2004
LOTS 2 & 3 - AUGUST 2003

7 Existing Use of Property

Residential Industrial Commercial Farmland Vacant
 Other - **WOODLANDS**

7.1 How long has this use continued? **MORE THAN 20 YEARS**

8 List any Existing Buildings or Structures on the Property

* = Zoning Application Only

Buildings or Structures	*All Yard Setbacks				*Building Dimensions	*Ground Floor Area	*Height	*When Built
	Front	Rear	Side	Side				
1.								
2.								
3.								

PLEASE REFER TO ATTACHED SURVEY SKETCH & TABLE

9 Previous Use of Property

Residential Industrial Commercial Farmland Vacant
 Other - **WOODLANDS**

9.1 If Industrial or Commercial, specify use

INDUSTRIAL - METAL PRODUCTS RECYCLING

9.2 Has the grading of the subject land been changed by adding earth or other material, i.e., has filling occurred?

Yes No Unknown

9.3 Has a gas station been located on the subject land or adjacent lands at any time?

Yes No Unknown

9.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?

Yes No Unknown

- 9.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
 Yes No Unknown
- 9.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
 Yes No Unknown
- 9.7 Have the lands or adjacent lands ever been used as a weapons firing range?
 Yes No Unknown
- 9.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational /non-operational landfill or dump?
 Yes No Unknown
- 9.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?
 Yes No Unknown
- 9.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown
- 9.11 What information did you use to determine the answers to 9.1 to 9.10 above?

OWNER INTERVIEWS, AIRPHOTOS & MINISTRY OF THE ENVIRONMENT RECORDS

- 9.12 If previous use of property is industrial or commercial or if YES to any of 9.2 to 9.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land is needed. Is the previous use inventory attached? Yes No Unknown
- PLANNING REPORT
APPENDIX 2**

10 Uses Adjacent to the Subject Lands

North	RURAL ESTATE RESIDENTIAL & WOODLANDS
South	NON-FARM RESIDENTIAL & HOME OCCUPATION
East	NON-FARM RESIDENTIAL & KENNEL
West	RURAL RESIDENTIAL CONDOMINIUM & HORSE BOARDING/TRAINING FARM

- 10.1 If applicable, describe any adjacent lands owned by the applicant(s)/owner(s) and/or lands in which the applicant(s)/owner(s) have a legal interest. **- SEE SURVEY SKETCH**

Frontage	688 M	Depth	692 M	Area	62 HA
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(in metric units)

11 Related Planning Applications – Subject lands

- 11.1 Has the subject land ever been the subject of an Official Plan amendment and/or rezoning application?
 Yes No Unknown
 If yes, and if known, type of application and the file number:
- 11.2 If consent to sever is required, has a severance application been made?
 Yes No If yes, File N^o
 Note: If a decision on the severance has been made, please enclose a copy of the decision with this application.
- 11.3 Does the proposed amendment involve a subdivision or condominium application?
 Yes No If yes, File N^o

- 17 **Proposed Use of Property, and why the Amendment is required**
 Residential Industrial Commercial Farmland
 Other **EXTRACTIVE INDUSTRIAL - STONE QUARRY**

Need for Amendment

TO ENABLE REZONING AND LICENSING FOR THE OPERATION OF A QUARRY TO UTILIZE THE PROVINCIALLY SIGNIFICANT AMABEL DOLOSTONE & IDENTIFY THE RESOURCE

PART III ZONING BY-LAW AMENDMENT

PART LOT 1 & LOTS 2 & 3

- 18 **Zoning Category:**
 Existing **RURAL (R) & CONSERVATION MANAGEMENT (CM)**
 Proposed **EXTRACTIVE INDUSTRIAL (EI)**

- 19 **Land Uses Permitted by the Proposed Designations and Zoning:**
LIMESTONE QUARRY AND ALL ACCESSORY AND ALLIED USES, PROCESSING, AGRICULTURE, CONCRETE AND ASPHALT MANUFACTURING AND EXISTING RESIDENTIAL DWELLING.

20 **List Proposed Buildings or Structures** * = Zoning Application Only

Proposed Buildings or Structures	*All Yard Setbacks				*Building Dimensions	*Ground Floor Area	*Building Height
	Front	Rear	Side	Side			
1. PROCESSING PLANT	200+	200+	200+	200+	150 x 250	4 HA	15 M MAX.
2. CONVEYORS	--	--	--	--	--	--	15 M MAX.
3. SCALES & HOUSE	100	100	100	100	10 x 30	300	6 M MAX.
4. UTILITY PLANT	100	100	200+	200+	NOT RESOLVED		

- 21 For proposals that include permanent housing (i.e. not seasonal) complete the following table. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot area. Use best information available at the time of application. If additional space is needed, attach a separate page.

For example: Semi-detached - 10 units; 93 m²; 2 bedrooms; 12 m²; 75% affordable to 60th percentile; 0% affordable to 30th percentile

Housing Type ¹	# of Units	Unit Size (m ²) or Lot Area (m ²)	Number of Bedrooms	Lot Frontage (m)	% affordable ² to the 30th percentile	% affordable ² to the 60th percentile
SINGLE DETACHED	1	180	3	1,963	N/A	N/A

¹ Housing Types include: **Single Detached; Link/Semi-detached; Row or Townhouses; Apartment Block; Other (specify).**

² "Affordable" units means units, including not-for-profit and market housing, which are affordable to households with incomes in the lowest 60% (or 30% as applicable) of the income distribution for the housing market area. For assistance, refer to the current Information Bulletin released by the Ministry of Municipal Affairs and Housing.

PART IV SERVICING

22 Types of Servicing

This property will be serviced by (please check appropriate box)

22.1 Water Supply

Municipal Piped Water System Private Wells Other Specify

22.2 Sewage Disposal

Municipal Sanitary Sewer System Private Septic Tank and Tile Field Other Specify

22.3 Road Access and/or Frontage

Name of Road **MILBROUGH LINE & 11TH CONCESSION EAST**

Local Public Road Regional Road Provincial Highway Private Road
 Other (Specify)

PART V PROVINCIAL POLICY

23 Provincial Policy

All applications under the Planning Act are subject to review for regard to the Provincial Policy Statement issued by the Province of Ontario. Proposals for development or official plan amendments which include the feature or development circumstances listed below may require additional studies or background information to be provided. Please complete the table below to indicate which circumstances are involved in this application.

Table D - Significant Features Checklist

Feature or Development Circumstance	If a feature, is it on site or within 500 m OR If a development circumstance		If a feature, specify distance in metres.	Potential Information Needs
	Yes (X)	No (X)		
Non-farm development near designated urban areas or rural settlement area	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlement areas
Class 1 industry ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Assess development for residential and other sensitive uses within 70 metres
Class 2 industry ²	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Assess development for residential and other sensitive uses within 300 metres

Feature or Development Circumstance	If a feature, is it on site or within 500 m OR If a development circumstance		If a feature, specify distance in metres.	Potential Information Needs
	Yes (X)	No (X)		
Class 3 industry ³	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Assess development for residential and other sensitive uses within 1000 metres
Land Fill Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Address possible leachate, odour, vermin and other impacts
Sewage Treatment Plant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Assess the need for a feasibility study for residential and other sensitive land uses
Waste Stabilization Pond	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Assess the need for a feasibility study for residential and other sensitive land uses
Active Railway line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	600 m	Evaluate impacts within 100 metres
Controlled access highways or freeways, including designated future routes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Evaluate impacts within 100 metres
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted
Electric transformer station	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Determine possible impacts within 200 metres
High voltage electric transmission line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Consult the appropriate electric power service
Transportation and infrastructure corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will the corridor be protected?
Prime agricultural land	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated
Agricultural operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	m	Development to comply with the Minimum Distance Separation Formulae
Mineral aggregate resource areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Will development hinder access to the resource or the establishment of new resource operations?
Existing Pits and Quarries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Will development hinder continued operation or extraction?
Mineral and petroleum resource areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ONSITE	Will development hinder access to the resource or the establishment of new

Feature or Development Circumstance	If a feature, is it on site or within 500 m OR If a development circumstance		If a feature, specify distance in metres.	Potential Information Needs
	Yes (X)	No (X)		
				resource operations?
Significant wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ONSITE	Development is not permitted
Significant portions of habitat of endangered species and threatened species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	m	Development is not permitted
Significant fish habitat, woodlands, valley lands, areas of natural and scientific interest, wildlife habitat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	m	Demonstrate no negative impacts
Significant groundwater recharge areas, headwaters and aquifers	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate that these features will be protected
Significant built heritage resources and cultural heritage landscapes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Development should conserve significant built heritage resources and cultural heritage landscapes
Significant archaeological resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess development proposed in areas of medium and high potential for significant archaeological resources. These resources are to be studied and preserved, or, where appropriate, removed, catalogued and analysed prior to development.
Great Lakes system: A - within defined portions of the dynamic beach and 1:100 year flood level along connecting channels B - on lands subject to flooding and erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>		A - Development is not permitted. B - Development may be permitted; demonstrate that hazards can be safely addressed
Erosion hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams
Floodplains	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Where one-zone floodplain management is in effect, development is not permitted within the floodplain. Where two-zone floodplain management is in effect, development is not permitted within the floodway. Where a Special Policy Area (SPA) is in effect, must meet the official plan policies for the SPA.

Feature or Development Circumstance	If a feature, is it on site or within 500 m OR If a development circumstance		If a feature, specify distance in metres.	Potential Information Needs
	Yes (X)	No (X)		
Hazardous sites ⁴	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Demonstrate that hazards can be addressed
Contaminated sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Assess an inventory of previous uses in areas of possible soil contamination

- 1 Class 1 industry: Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
- 2 Class 2 industry: Medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
- 3 Class 3 industry: Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
- 4 Hazardous sites: property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils or unstable bedrock.

24 For Zoning applications, a sketch must be attached showing the following:

- *The boundaries and dimensions of the subject lands;*
- *The location, size and type of all existing and proposed buildings and structures on the subject lands, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot line.*
- *The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.*
- *The current uses on land that is adjacent to the subject land.*
- *The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.*
- *The location and nature of any easement affecting the subject land.*
- *If access to the subject land is by water only, the location of the parking and docking facilities to be used.*

25. Additional information which may assist staff and other agencies in reviewing this application.

**PROPOSED DOLOSTONE QUARRY PLANNING REPORT
ATTACHED SURVEY SKETCH & EXISTING FEATURES PLAN
PROPOSED SCHEDULES B AND A-2**

26 ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for identification and remediation of contamination on the property, which is the subject of this Application - by reason of its approval to this Application.

LOWNDES HOLDINGS CORP.

SEPTEMBER 16th, 2004
Date

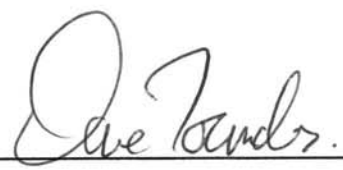
PER: 
Signature of Owner

27 AFFIDAVIT OR SWORN DECLARATION

I, DAVID H. LOWNDES of the TOWN OF CALEDON
in the REGION OF PEEL make oath and say (or solemnly
declare) that the information contained in this application is true and that the information contained in the
documents that accompany this application is true.

LOWNDES HOLDINGS CORP.

Sworn (or declared) before me
at the CITY OF TORONTO
in the PROVINCE OF ONTARIO
this 16th day of SEPTEMBER, 2004.

PER: 
Applicant


A Commissioner, etc. WILLIAM A. DOYLE

28 AUTHORIZATION

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent

to Make the Application

I, _____, am the owner of the land that is the subject of this application for a consent and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

29 CONSENT OF THE OWNER:

Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information and Removal of Public Notice Sign

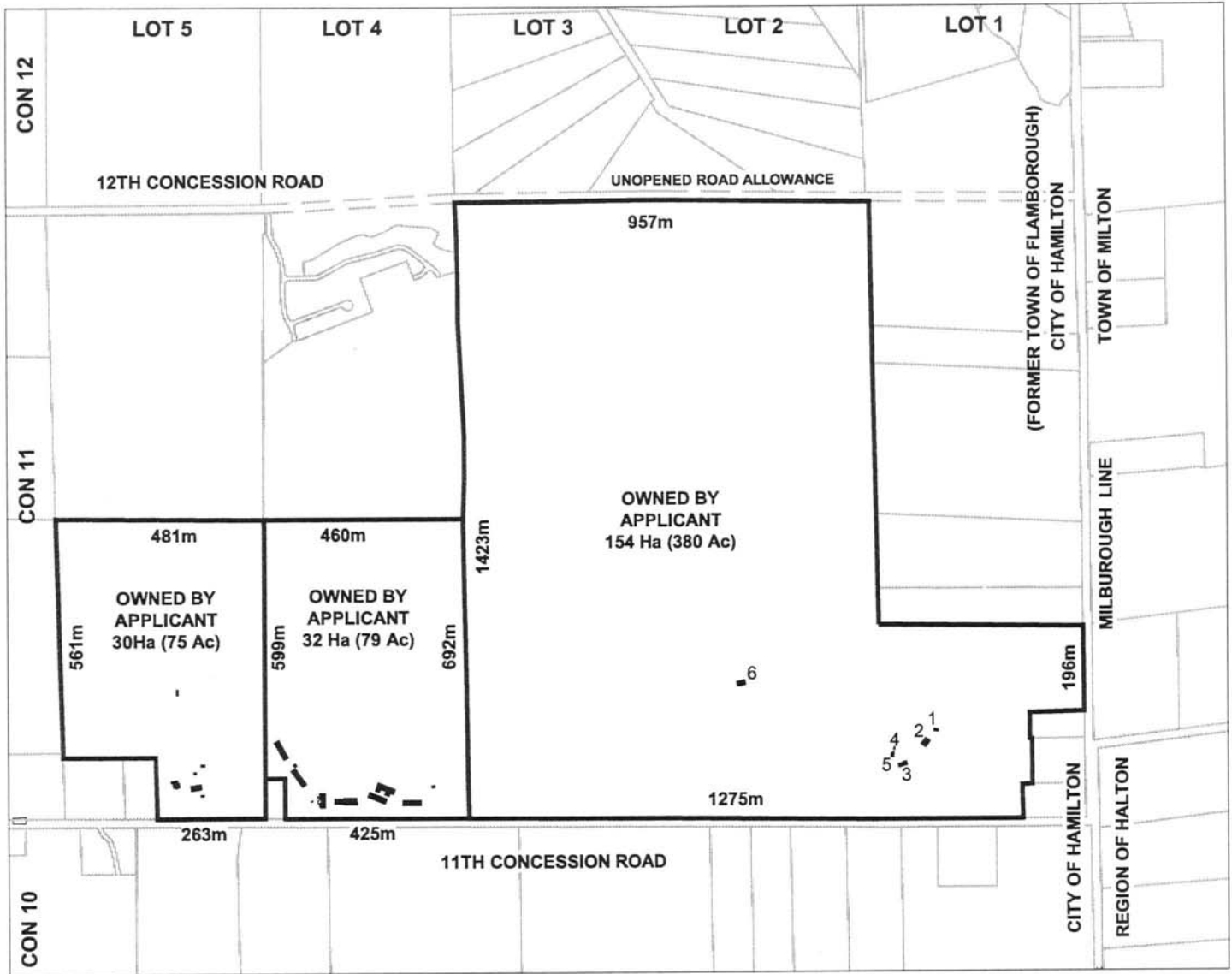
I, **LOWNDES HOLDINGS CORP.**, am the owner of the land that is the subject of this application for approval of official plan amendment and/or zoning by-law amendment and for the purposes of the **Freedom of Information and Privacy Act**. I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of processing this application. Furthermore, I acknowledge that if the **Public Notice Sign** is not removed within 30 days of City Council's decision, the City is authorised to enter the land and to remove the sign at my expense.

LOWNDES HOLDINGS CORP.

SEPTEMBER 16th, 2004

Date

PER: _____
Signature of Owner



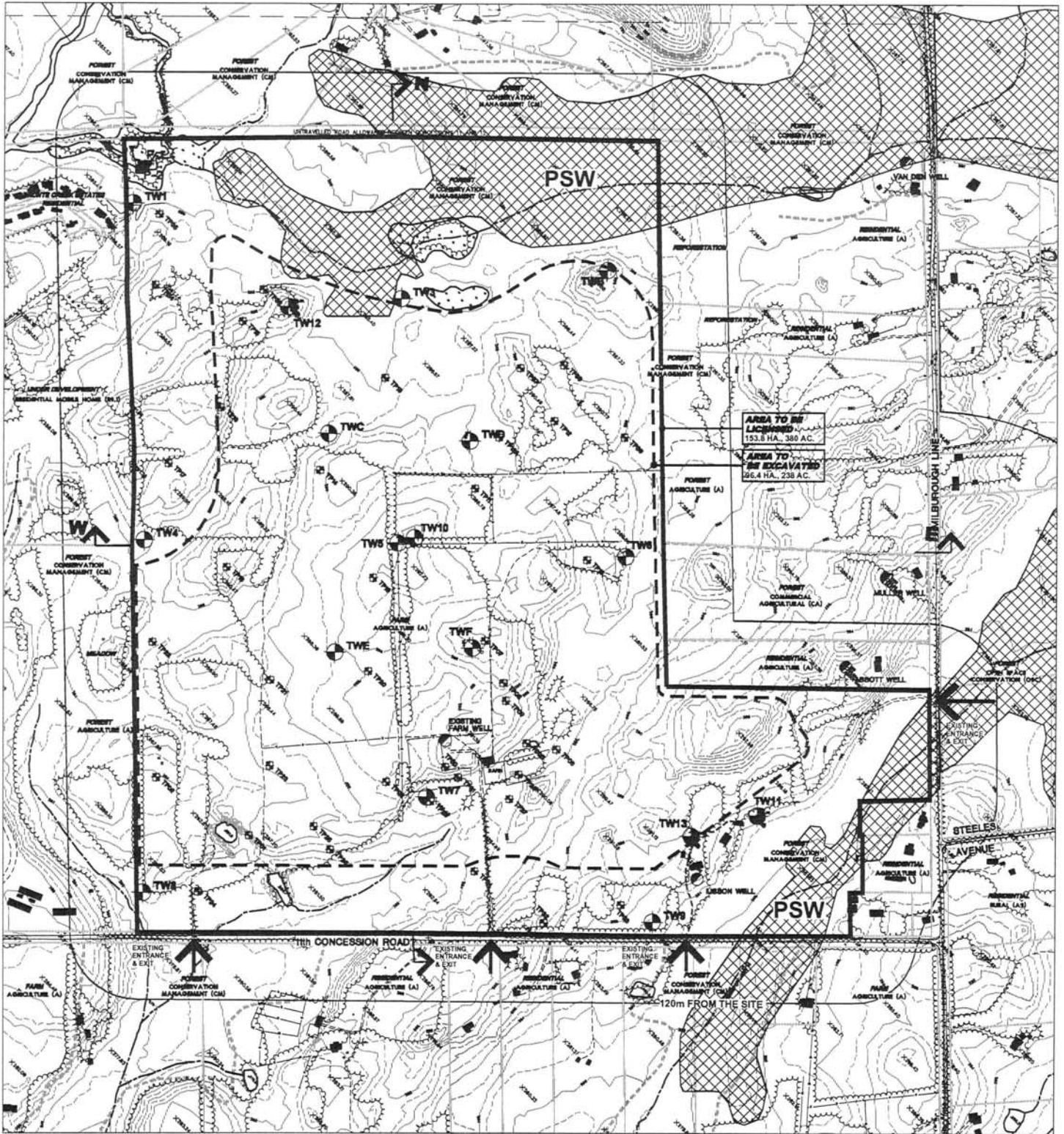
Building or Structures					Building Dimensions	Ground Floor Area	Height	When Built
	Front	Rear	West Side	East Side				
1. QUONSET	198	240	500+	213	6x11	66	3	+/-1976
2. BARN	162	260	500+	235	14x19.5	273	6	2000
3. DWELLING	117	313	500+	288	9x20	180	7.6	1971
4. GARAGE	157	285	500+	316	3x7	21	3	+/-1971
5. COACH HOUSE	142	318	500+	292	9x12	108	8.5	1998
6. BARN	303	500+	500+	500+	12x20	240	12	pre 1950

SURVEY SKETCH



Scale: 1 : 15,000





↑ EXISTING ENTRANCE

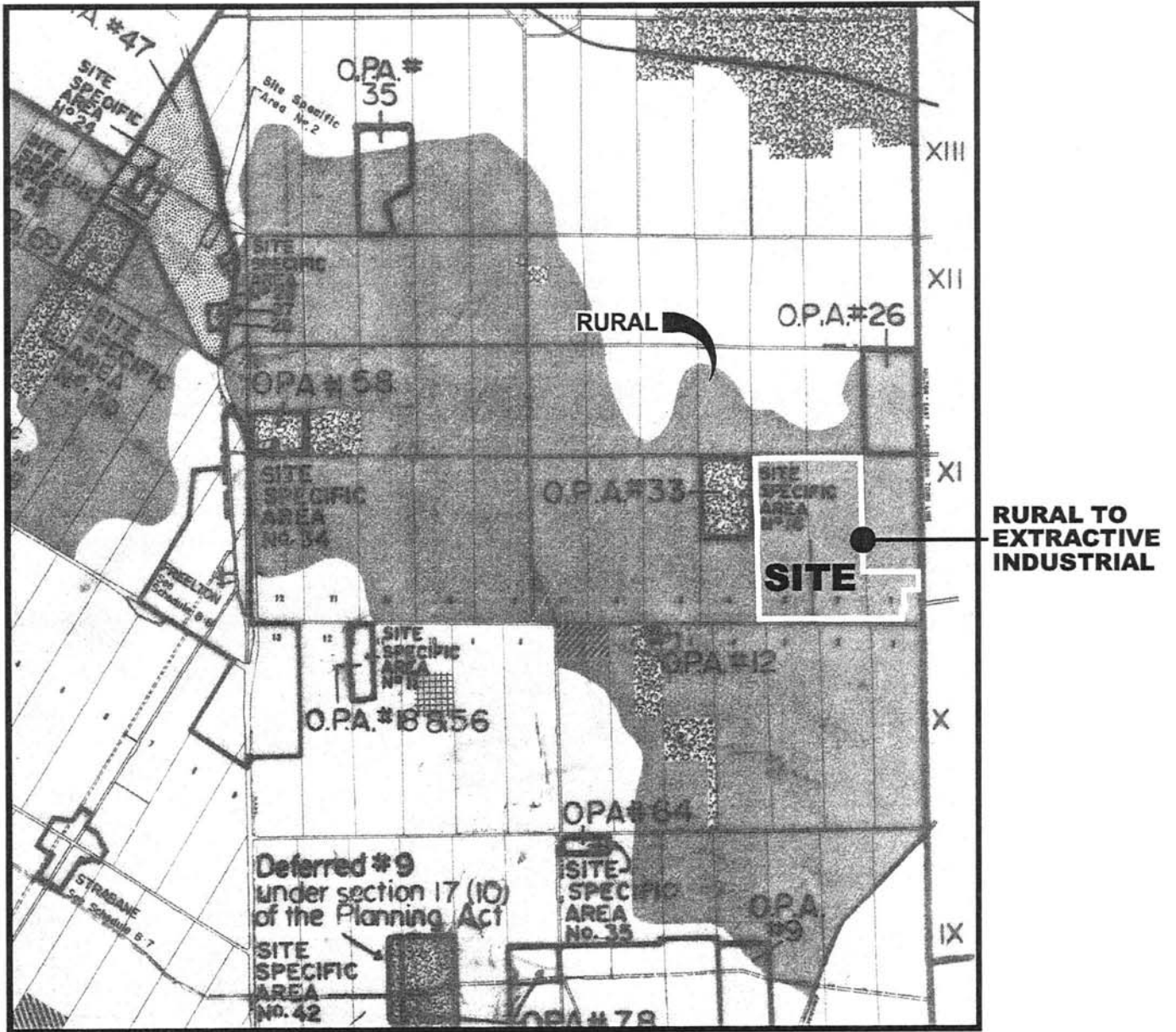
Figure 30

EXISTING FEATURES



Scale: 1:10,000





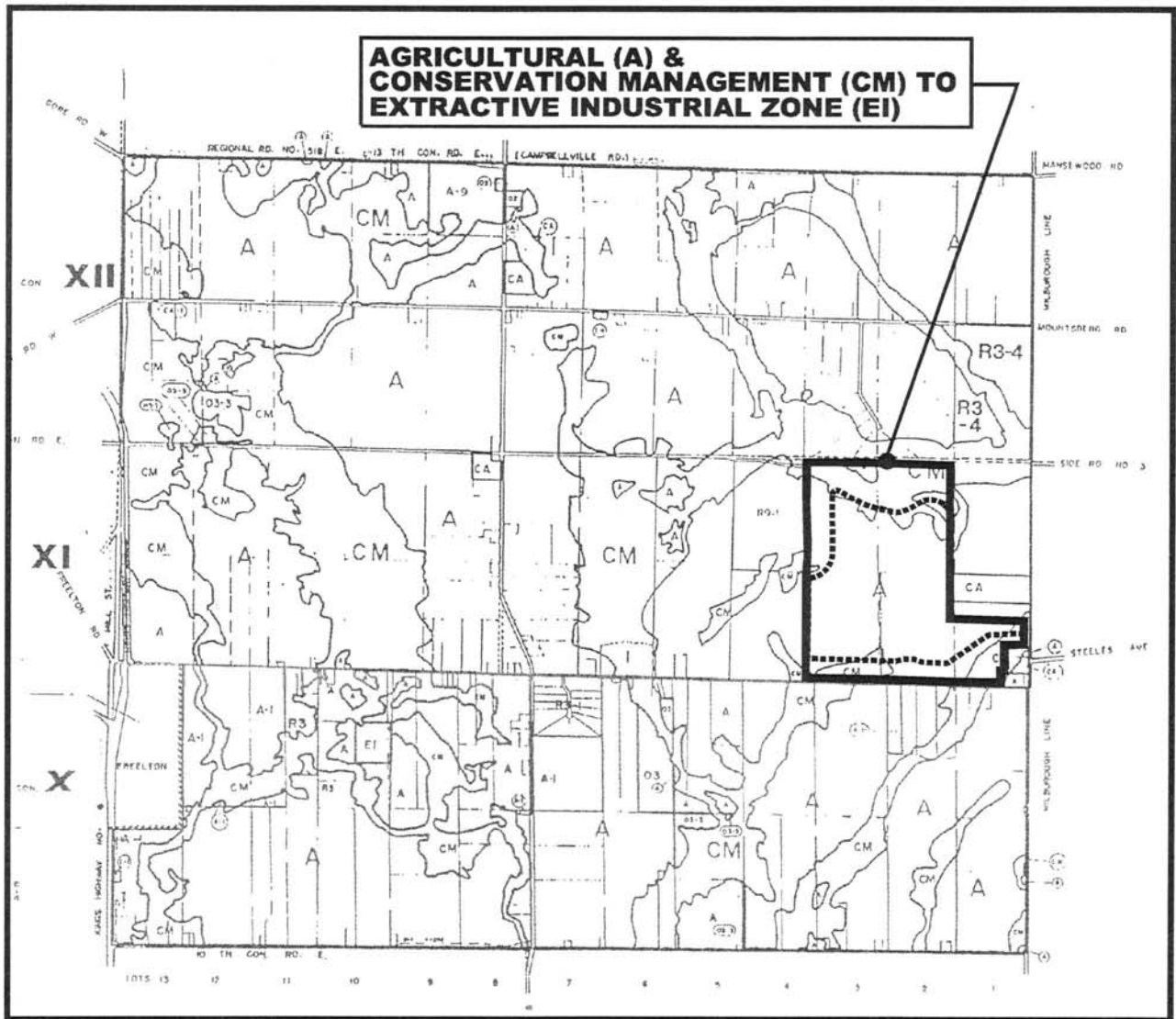
Schedule B, RURAL LAND USE PLAN



Figure 42

PROPOSED SCHEDULE B





Schedule A-2& A-3, TO BY-LAW No. 90-145-Z

Figure 43

PROPOSED SCHEDULE A-2



N.T.S.

