



May 14, 2020

**Ms. Brynn Nheiley MCIP RPP, Manager  
of Development Planning  
Department of City Building  
City of Burlington**  
426 Brant Street P.O. Box 5013,  
Burlington, ON L7R 3Z6

**Mr. John Stuart  
Senior Strategic Advisor  
Niagara Escarpment Commission**  
1450 7th Avenue  
Owen Sound, ON N4K 2Z1

**Mr. Joe Nethery, MCIP, RPP  
Manager, Community Planning  
Planning Services  
Legislative & Planning Services  
Halton Region**  
1151 Bronte Road  
Oakville, ON L6M 3L1

**Ms. Kellie McCormack, MA, MCIP, RPP  
Senior Manager, Planning &  
Regulations  
Conservation Halton**  
2596 Britannia Road West,  
Burlington, ON L7P 0G3

Dear Sir/Madam:

**Re: Nelson Aggregates, Burlington Quarry Extension**

---

Nelson Aggregates Co. (Nelson) is pleased to submit the following applications for our Burlington Quarry Extension:

- Niagara Escarpment Plan Amendment;
- Niagara Escarpment Development Permit,
- Regional Municipality of Halton Official Plan Amendment; and
- City of Burlington Official Plan Amendment.

In addition to the above noted applications, an application for an Aggregate Resources Act Licence has been submitted to the Ministry of Natural Resources and Forestry under separate cover.

In support of these applications enclosed please find:

1. One (1) USB containing digital copies of all submission materials listed below; and
2. One (1) cheque in the amount following to each of the respective agencies in receipt of this letter;

**HEAD OFFICE**

P.O. Box 1070, Burlington, Ontario, L7R 4L8  
Telephone: 905-335-5250 1-800-263-6320 Fax: 905-332-4484



- a cheque covering application fees in the amount of \$82,220.00 made payable to the City of Burlington;
- a cheque covering application fees in the amount of \$142,466.26 made payable to the Regional Municipality of Halton; and
- a cheque covering application fees in the amount of \$109,025.00 made payable to Conservation Halton.

In addition, the Region of Halton has been provided with the following number of paper copies for all the technical reports, studies, and plans as detailed through the pre-consultation process:

3. Ten (10) copies of the “Application Package” containing:
  - ARA Licence Application Form (Tab 1)
  - Niagara Escarpment Plan Amendment Application Form (Tab 2)
  - Niagara Escarpment Development Permit Application Form (Tab 3)
  - Region of Halton Official Plan Amendment Form (Tab 4)
  - City of Burlington Official Plan Amendment Application Form (Tab 5)
  - Owners Authorization Form (Tab 6)
  - Licence Application Agreement with Bestway TV and Appliances Limited (Tab 7)
  - Proposed Aggregate Resources Act Licence (Tab 8)
  - Proposed Niagara Escarpment Plan Amendment (Tab 9)
  - Proposed NEC Development Permit Conditions (Tab 10)
  - Proposed Region of Halton Official Plan Amendment (Tab 11)
  - Proposed City of Burlington Official Plan Amendment (Tab 12)
  - Pre-Application Consultation Meeting Notes (Tab 13)
  - Pre-Consultation Record with Agencies (Tab 14)
  - Terms of Reference submitted to Agencies (Tab 15)
  - Copy of Deeds (Tab 16)
  - Copy of Reference Plans (Tab 17)
  - Copy of PIN Reports (Tab 18)
4. Eight (8) copies of an Agricultural Impact Assessment prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) and dated April 2020;
5. Eight (8) copies of a Stage 1-3 Archaeological Assessment prepared by Archaeologix Inc. and dated August 2003;
6. Eight (8) copies of a Stage 4 Archaeological Assessment prepared by Archaeologix Inc. and August 2004;
7. Eight (8) copies of a Stage 1-2 Archaeological Assessment prepared by Golder Associates Ltd. and dated March 23, 2020;

8. Eight (8) copies of a Cultural Heritage Study (built and cultural landscape) prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and dated April 2020;
9. Eleven (11) copies of a Level 1 and 2 Natural Environment Technical Report prepared by Savanta and dated April 2020;
10. Eight (8) copies of a Financial Impact Study prepared by Nelson Aggregates Co. and dated April, 2020;
11. Eight (8) copies of an Air Quality Study prepared by BCX Environmental Consulting and dated March 2020;
12. Eleven (11) copies of a Planning Justification Report and Aggregate Resources Act Summary Statement prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and dated April 2020;
13. Twelve (12) copies of a Progressive & Final Rehabilitation/Monitoring Study prepared by by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and dated April 2020;
14. Ten (10) copies of a Traffic Study prepared by Paradigm Transportation Solutions Limited and dated February 2020;
15. Twelve (12) copies of a Level 1 and 2 Hydrogeological and Hydrological Impact Assessment prepared by Earth FX and dated April 2020. A Karst Assessment is included as an appendix.
16. Twelve (12) copies of a Surface Water Assessment prepared by Tatham Engineering and dated April 2020. The Hazard Land Assessment is included as an appendix.
17. Twelve (12) copies of an Adaptive Management Plan prepared by Earth FX, Tatham Engineering, and Savanta. and dated April 2020;
18. Eight (8) copies of a Noise Impact Assessment prepared by Howe Gastmeier Chapnik Limited and dated April 22, 2020;
19. Eight (8) copies of a Blasting Impact Assessment prepared by Explotech Engineering Ltd. and dated April 2020;
20. Eight (8) copies of a Visual Impact Assessment prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and dated April 2020;
21. Twelve (12) copies of the Aggregate Resource Act Site Plans prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and dated and dated April 2020;

22. Eight (8) copies of the Public Consultation Strategy (including First Nations) prepared by Project Advocacy and dated April 2020.

As part of the agency review process, we understand that the Region of Halton will be retaining independent technical peer reviewers, at Nelson's expense to assist the Niagara Escarpment Commission, Region of Halton, City of Burlington and Conservation Halton with the technical review of the application. This cost is in addition to the \$333,711.26 in application fees (which represents over 7,500 staff hours) that are provided to the agencies to process and review the application.

We look forward to commencing the peer review process as quickly as possible, so the agencies have the required technical input to complete their analysis of the application and the public has access to this information. To help facilitate a timely technical review of the application, Nelson will schedule regular meetings at the quarry or virtual meetings between the peer reviewer and the technical experts so they can conduct site visits, have direct discussion between technical experts, and review the models that were completed to evaluate the application. All of the agencies are welcome to attend these meetings. In addition, we encourage the peer reviewers to contact the technical experts that prepared the reports at any time to seek clarification or answer questions during their review.

As part of the Aggregate Resources Act process Nelson will be working directly with the Ministry of Natural Resources and Forestry; Ministry of Environment, Conservation and Parks; Ministry of Agriculture, Food and Rural Affairs; Ministry of Heritage, Sport, Tourism and Culture and Department of Fisheries and Oceans. Nelson will ensure that these comments are provided to the Niagara Escarpment Commission, Region of Halton, City of Burlington and Conservation Halton to assist with your review of the application.

This is a very important application to our company and we look forward to working with the agencies and public during the review of the application. To assist with the agency and public review all of the material listed above has been posted at Nelson website at [www.mtnemoquarrypark.com](http://www.mtnemoquarrypark.com).

Regards,

Quinn Moyer, President  
Nelson Aggregate Co.