

Submitted by: Karen Martin, Director of Corporate and Protective Services

Report No: 2026-013

Council Meeting Date: Regular Council - 15 Jul 2026

Subject: Amrize Road Closure Request - 33rd Line

File Location: Roads & Bridges/Road Opening and Closures/33rd Line

RECOMMENDATION:

THAT Council pass a resolution to provide notice of intent to declare an approximate 2.4km section of 33rd Line as surplus to the needs of the Township of Zorra.

BACKGROUND & COMMENTS:

At the January 22, 2026 Council meeting, representatives from Amrize Canada Inc. (Amrize) attended Council to discuss their request to permanently close a portion of 33rd Line. At that meeting, Council passed the following resolution:

THAT Council direct Staff to prepare a report outlining the next steps regarding the permanent closure of 33rd Line by Amrize (previously Lafarge).

Amrize's report to Council on January 22, 2026 noted an interest in purchasing the portion of 33rd Line that bisects the Amrize Woodstock Quarry (ARA Licence# 2180) from the CP tracks to Road 74; an approximate 2,415m stretch (+/- 5.0 ha). The quarry is currently operating in the central quarry block, but has approvals for future extraction in the East and West blocks. The purpose of the purchase is to close the road to public access and transfer the ownership of the road allowance to Amrize. See attached map for road closure location. An application and cover letter have also been submitted for the road closure to the Township and is attached for Council's information.

The following comments were provided by staff as a result of the request from Amrize:

Public Services comments:

- If 33rd Line is closed, alternate traffic routes would be the 35th Line from Road 74 to Road 68 or the 31st Line from Road 74 to Road 68; these are the next closest roads on either east or west side of the 33rd Line. Both of these alternate routes are paved surface roads;
- No negative impact to existing residents in the area as they have access elsewhere;
- There are no existing implications expected on the alternate road networks, the 33rd Line is currently a very low volume road with Average Annual Daily Traffic (ADDT) count of 82 vehicles;

- Both alternate routes that are expected to take the traffic loads if the 33rd Line is closed have been newly paved with double lift asphalt within fifteen years; staff see no reasons for additional maintenance or a change to useful life expectancy of these roads; and
- Public Services has no concerns with this application from Amrize.

Fire & Emergency Services comments:

- Fire & Emergency Services reviewed the proposed road closure, including a site visits, GIS/MapIt analysis, and assessment of emergency response implications.
- The emergency response risk associated with the proposed closure is considered low. The subject road segment is located within quarry-controlled lands and does not provide access to residential, commercial, institutional, or other occupied building stock. The road also has limited public frontage and minimal significance within the broader emergency response network.
- Alternative roadways remain available to support emergency response operations, maintaining adequate access and route redundancy for the surrounding area.
- While permanent road closures are generally not supported due to the reduction in transportation network connectivity and emergency access redundancy, the impacts in this instance are considered low and manageable given the site's characteristics and surrounding road network.
- The proposed closure eliminates an at-grade railway crossing, reducing potential vehicle-train collision risks and associated emergency response hazards. The closure also reduces the likelihood of unauthorized public access into active quarry operations from the 33rd Line access point, reducing public safety and liability concerns.
- As a condition of the closure and sale, unrestricted 24-hour emergency access must be maintained year round through a municipally approved route and/or gate system capable of accommodating all emergency vehicles. Such access shall not be dependent upon quarry personnel, operational schedules, or future ownership and operational changes.
- Fire & Emergency Services recommends that provisions securing perpetual emergency access rights be incorporated into the purchase and sale agreement and registered, where appropriate, to ensure continued emergency access is preserved in the long term.
- Based on the above considerations, Fire & Emergency Services has no objection to the proposed road closure and sale, subject to the maintenance of permanent year-round emergency access provisions.

Oxford County Development Planning Comments:

No concerns with the proposed closure. Planning staff note that any modifications to the existing aggregate operations would be required to be shown on an updated site plan from the MNRF and would be sent through to the Township for review. Roads throughout the area are typically in the 'A2' zone. If the purchaser/operator has plans to utilize this stretch of 33rd Line as anything other than a road (ie. for any proposed extraction) then the township may wish to place the road into the same zone as the operation (i.e. ME or MQ).

Next steps

At the July 15 Council meeting, if Council wishes to proceed with the application the next step would be to give intent to declare the property surplus to the needs of the municipality. Notice of Council's intent would be published on the website to provide reasonable notice of the public meeting (August 13) to approve or deny the declaration and give information on the proposal as well as a deadline to submit public comment. The passage of a resolution declaring land to be surplus does not obligate the Township to dispose of such lands and such a declaration may be rescinded by resolution at any time prior to the disposal.

At the August 13 Council meeting, a follow-up report would be prepared for Council in open session, where Council would then be able to declare the property surplus to the needs of the municipality. Public comments would be considered during this time. A further report would come to Council in Closed Session regarding negotiations with Amrize for the purpose of facilitating the sale of the specified section of 33rd Line.

ASSET MANAGEMENT:

Asset Name: 33rd Line

Asset Description: from Road 68 to Road 74

Asset ID: #200

Historical Cost: \$5,949

Non-amortized

Estimated Replacement Cost: \$479,571

Culverts in asset segment include Asset ID: #3265 Entrance, # 4083 Bott Drain Road Crossing, #2634 Entrance, #4178 Murray Drain Twin Road Crossing, #4179 Murray Drain Twin Road Crossing, #3266 Entrance, #3840 Entrance, #4060 Murray Drain Road Crossing.

Historical Costs: \$0

Non-Amortized

Estimated Replacement Costs: \$229,315

FINANCIAL IMPLICATIONS:

As noted on the attached application, if approved the applicant will be responsible for additional costs such as survey costs and legal fees.

Land appraisals and negotiations would be discussed in closed session at a subsequent Council meeting.

ATTACHMENTS:

[26-01-08 Potential Road Closure Location Map](#)

[Amrize Woodstock - 33rd Line Application for Closure - Executed](#)

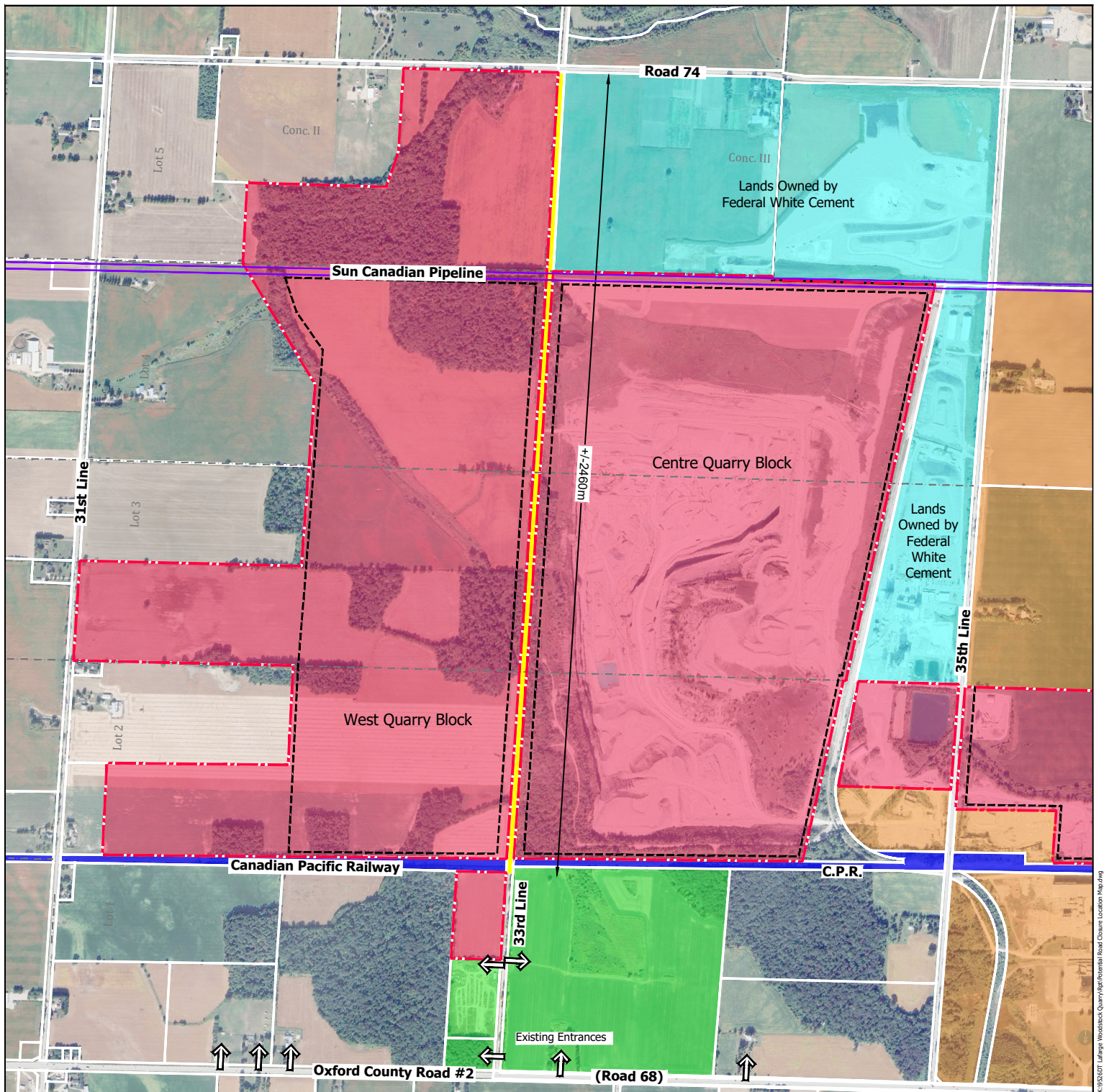
[Amrize Cover Letter - Permanent Closing and Purchase of a Portion of 33rd Line vF](#)

Approved By:

Kim Grogan, Manager of Financial Services / Treasurer
Diane Larder, Chief Administrative Officer

Status:

Approved - 07 Jul 2026
Approved - 07 Jul 2026



Data Source: Google Earth 2025

Potential 33rd Line Road Closure - Location Map

- | | | | | |
|--|--|---|---|---|
|  | Amrize Woodstock Quarry Licensed Boundary |  | Additional Lands Owned by Amrize |  |
|  | Amrize Woodstock Quarry Limit of Extraction |  | Unaffected Lots with Frontage along 33rd Line | |
|  | Potential Road Closure
[± 5.1 ha (12.6 ac) / $\pm 2,460$ m (8,071 ft)] | | | |



Application for Permanent Closure of Unopened Road Allowance/Opened Road

The following application items must be submitted along with your fully completed application form:

- A clear drawing or plan showing/highlighting the extent of the closure area being requested
- Application Fee payable with the application, in accordance with our Fees By-law

OWNER/APPLICANT INFORMATION

Legal Name of Property Owner: (as indicated on Title)	Canada Cement Company Limited (amalgated into Lafarge Canada Inc., which was subsequently amended to Amrize Canada Inc.)
Property Address: (address abutting the Subject Lands)	355083 35th Line, Embro, ON, N0J 1J0
Mailing Address for Service: (if different from Property Address)	6509 Airport Rd, Mississauga, ON L4V 1S7
Phone Number:	(416) 574-7515
Email Address:	malgorzata.wensierski@amrize.com

AGENT INFORMATION (if applying on behalf of the Property Owner)

Name of Agent:	
Mailing Address:	
Phone Number:	
Email Address:	

PROPERTY INFORMATION

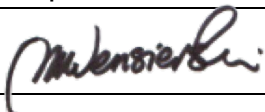
Type of Road Closure: (alleyway, road allowance, other-please specify)	Road allowance
Description of Parcel:	The portion of 33 rd Line that bisects the Amrize Woodstock Quarry (ARA Licence # 2180) from the CP tracks to Road 74; an approximate 2415m stretch (+/- 12.6 acres).
Detailed Purpose of Closure Application: (include any additional	To stop up, close and acquire the road allowance. Detailed purpose is provided in the attached cover letter. The purpose was also discussed at Council via a delegation on January 22, 2026.

Application for Permanent Closure of Unopened Road Allowance or Opened Road Page 2

drawings or backup to support your application)	
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ACKNOWLEDGEMENT

I agree and acknowledge that the information contained in this application and any documentation, including agreements, reports, studies, and drawings, provided in support of the application, by myself, my agents, consultants, and solicitors, constitutes as public information and will become part of the public record. As such, and in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, I hereby consent to the Township of Zorra making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon request.

Signature of Applicant/Agent:		Date:	Jun 19, 2026
Signature of Applicant/Agent:		Date:	

PAYMENT/SUBMITTING APPLICATION

Payment may be made at the office by cheque or debit. Payment may be made by etransfer to accountsreceivable@zorra.ca. Visit our website for our current Fees By-law www.zorra.ca. Please note, application will not be considered until payment is received.

Please submit your completed application along with all necessary attachments to the following email: clerk@zorra.ca

IMPORTANT INFORMATION FOR ALL APPLICANTS

Payment of the Application Fee (as per our fees by-law) is payable to the Township of Zorra upon receipt of the application.

Applicants should be fully aware that a successful application to close any road, alleyway, or walkway may result in additional costs to the applicant. Additional costs may include the following:

1. Any required Environmental Assessments, if applicable.
2. Purchase price of the lands to be conveyed
3. Survey Costs: The applicant must engage an Ontario Land Surveyor to prepare a Reference Plan and deposit it in the Land Registry Office. The plan must clearly define the extent of the road, alleyway, or walkway to be closed and the manner in which it will be divided between the abutting owners. This Reference Plan must be forwarded to the Clerk for pre-approval.
4. Real Estate Fees: Owners will be contacted by the Township of Zorra, with respect to the value placed on the lands, and from this point on it becomes a regular real estate transaction

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for which the owners will require the services of a Solicitor and pay any additional fees to the Township for their services.

5. Utility Costs: The applicant must satisfy the requirements of any utility company or the Township of Zorra regarding the disposition of any existing service.
6. Legal Fees



Attn: Karen Martin
Director of Corporate & Protective Services

Township of Zorra
163 Brock Street
Thamesford, ON
N0M 2M0

Sent by Email: clerk@zorra.ca
kmartin@zorra.ca

June 19, 2026

**RE: Application to Permanently Close and Purchase a Portion of 33rd Line
Road Allowance between Concession 2 and Concession 3, West Zorra, adjacent to
Aggregate Resources Act Licence #2180 (Amrize Woodstock Quarry)**

Amrize Canada Inc. ("Amrize", previously known as Lafarge Canada Inc.) originally delegated to Council about its' interest to permanently close and purchase a portion of 33rd Line on January 22, 2026. Amrize has been in continuous contact with the Township since on this proposal, and we are now formally submitting the **Application for Permanent Closure of Unopened Road Allowance / Opened Road** attached. A cheque in the amount of \$414.00 will be sent to the Township within the next week.

As shown in the attached Figure, Amrize is interested in purchasing the portion of 33rd Line that bisects the Amrize Woodstock Quarry (ARA Licence # 2180) from the CP tracks to Road 74; an approximate 2415m stretch (+/- 5.0 ha or 12.6 acres). The quarry is currently operating in the Central Block, but has approvals for future extraction in the East and West Blocks. The purpose of the Road Allowance purchase is to close the road to public access and transfer the ownership of the road allowance to Amrize.

The portion of 33rd Line proposed for closure is currently a travelled gravel road, but has no occupied residences fronting onto it. Amrize owns all of the land located to the west of the proposed road closure and all but one of the properties to the east; which is owned by Federal White Cement and does not have access onto 33rd Line. As shown on the attached Figure, all of the lots to the south of the proposed road closure will maintain their current physical street address and will continue to have road access to County Road 68. As a result this proposed road closure and sale would not result in any landowners being deprived of their sole vehicular access to their properties.

There are several hydro poles located along this section of 33rd Line. Hydro easements would be provided and some poles may be removed if no longer required. The CP rail crossing to the south of the proposed closure would be maintained. This is discussed in more detail below. There is an existing Sun Canadian Oil Pipeline that traverses east to west within the approved licence area of the Amrize Woodstock Quarry that also traverses 33rd Line in the area of the proposed closure (see the attached Figure), however it is outside the extraction boundary. This pipeline easement in the northern section of the proposed road closure will be maintained and not disturbed.



As part of the approved Woodstock Quarry Aggregate Resources Act (ARA) Site Plan, extraction is permitted to occur within 30m to the west and east of the 33rd Road Allowance. In addition, the ARA Site Plan permits the movement of overburden across 33rd Line. The main quarry entrance and haul route is onto 35th Line and this is not proposed to change at this time.

The portion of 33rd Line that Amrize is interested in purchasing is a local gravel road with no direct access provided to other landowners. Amrize has a vested interest in the road allowance as the Woodstock Quarry Licence bisects about a 2km stretch of the road.

APPLICATION INFORMATION

1. Intentions for the Road

The purpose of Amrize's application to the Town to permanently close and purchase a portion of the 33rd Line is two-fold. In the near term, the acquisition of this portion of the 33rd Line helps Amrize resolve an internal traffic control concern. In recent years, demand for product out of the Amrize Woodstock Quarry has been growing, necessitating a continuous stripping campaign to keep the benches open for production. This has meant that 3rd party highway trucks full of stripping material are having to interact daily on internal haul routes with heavy production haul equipment. Due to the topography in the area, this means that loaded highway trucks need to climb up and down steep banks in the area of production equipment. This is not an ideal safety situation, as we prefer to keep the two activities separated from each other as much as possible. By acquiring this portion of 33rd Line, Amrize will be able to have the stripping highway trucks go immediately west onto the closed portion of 33rd Line and south to the dumping off area without any interactions with production equipment.

In the long term, the acquisition of this portion of the 33rd Line also facilitates future quarry operations in the West Block by allowing for the safe and efficient movement of overburden and aggregate materials between the West Block and Central Block of the quarry either over or through the road allowance, and by allowing for the reduction in the regulated 30m setbacks to provide access to existing Licenced aggregate reserves. In the future, a Site Plan Amendment under Section 13.2 of the Aggregate Resources Act could be submitted by Amrize to include a portion of the Road Allowance lands in the Woodstock Quarry Licence Boundary. This type of application would require extensive agency and public consultation, and new technical studies would be required to assess potential impacts.

2. CP Railway Crossing Access Requirements

Amrize is proposing to purchase the road allowance located north of the CP Railway and terminating just south of the CP Railway crossing adjacent to unlicensed lands owned by Lafarge. The area closed may include the CP Rail crossing Right-of-Way and would provide a public safety benefit to CP Rail by restricting public access to the rail crossing and railway corridor. The CP Railway and right of way would still be accessible for internal CP Rail use. Amrize has been in communications with CP Railway since May 2026 about the application and has provided CP Railway all the information for comment.



3. Snowplough Requirements

As the identified stretch of 33rd Line would be under private ownership and gated and closed for public access, Amrize would be responsible for snowploughing and road maintenance. The permanent closure of a portion of the 33rd Line would reduce the Town's responsibility to snowplough and maintain this rural road. A snowplough turn-around could be constructed at the south terminus of the proposed road closure on the south side of the CP Rail-Line. We note that Amrize owns the property located at PT LT 1 CON 2 (PIN 002130044), immediately southwest of the proposed south terminus of the road closure that can provide the area needed for the turn-around, if required.

4. Emergency Services Impacts

No emergency service impacts are anticipated. There are no buildings, structures or non-quarry uses located along the portion of 33rd line that is proposed to be closed. If closed and purchased by Amrize, this stretch of the road would be gated to prevent public access. Emergency access to the West Quarry block would be in accordance with Amrize's Emergency Response Plan. A copy of this plan was provided to Township staff on May 12, 2026.

The surrounding road network including 31st Line and 35th Line would continue to provide north-south access to the area in case of emergencies.

5. 3rd Party Appraisal for the Road Allowance

Metrix Realty Group conducted an appraisal for the value of the road allowance in May 2026 and a copy of the appraisal report was shared with the Township of Zorra on June 17, 2026.

CONCLUSION

We look forward to working with Township Staff on this application. If you have any questions, please let us know.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mal Wensierski'.

Mal Wensierski, P. Eng, M. Eng.
Snr. Land Manager
Mobile: (416) 574-7515

Cc: Caitlin Port, MHBC
Neal DeRuyter, MHBC

Attach Application for Permanent Closure of Unopened Road Allowance / Opened Road
Potential Road Closure and Purchase Figure
Documentation regarding the amalgamation of Canada Cement to Lafarge, and amendment to Amrize