

November 22, 2021

Andrew Bryce
Planning, Building and Development
City of Niagara Falls
4310 Queen Street
Niagara Falls, ON L2E 6X5

Dear Mr. Bryce:

**RE: UPPER'S QUARRY PROPOSAL
CITY OF NIAGARA FALLS OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT APPLICATIONS
Part of Lots 119, 120, 136 & 137 in the former Township of Stamford, now the City Of
Niagara Falls
Our File: 9811V**

On behalf of Walker Aggregates Inc., we are pleased to submit applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate the establishment of a new mineral aggregate operation on the lands municipally described as Part Lots 119, 120, 136 and 137 in the former Township of Stamford, now in the City of Niagara Falls, Regional Municipality of Niagara ("Upper's Quarry").

Amendments to both the City of Niagara Falls Official Plan and Zoning By-Law are required to permit a new mineral aggregate operation. The Official Plan Amendment involves re-designating the proposed quarry site from "Good General Agriculture", "Environmental Protection Area" and "Extractive Conservation Area" to "Extractive Industrial" on Schedule A (Future Land Use). The Zoning By-law Amendment proposes rezoning the propose quarry site from "Agriculture (A)", Agricultural (A)(numbered 467) and "Hazard Lands (HL)" to "Extractive Industrial (EI)(numbered ###)".

Other applications submitted concurrently with this application include:

- An amendment to the Niagara Region Official Plan;
- A Class A Licence under the Aggregate Resource Act.

In support of this submission, please find enclosed the following material, fulfilling the requirements of Schedule 'B' - Required Information and Studies identified through Pre-Consultation with Niagara Region and City of Niagara Falls Staff on the signed form (attached):

- Cost Acknowledgement Agreement (signed);
- A cheque in the amount of \$16,200, payable to the “City of Niagara Falls” representing the application fee.
- Irrevocable Letter of Credit in the amount of \$33,800.00 (copy);
- Twelve (12) hard copies of the Official Plan and Zoning By-law Amendment application;
- Two (2) hard copies of the deed(s);
- One (1) digital copy of all Reports (listed below) and Aggregate Resource Act Site Plan drawings in .dwg format;
- Hard copies of the following Reports and Plans:
 - Planning Justification Report and Summary Statement, prepared by MHBC, dated October 2021 (3 copies)
 - Aggregate Resource Act Site Plan drawings (full-size), prepared by MHBC, dated October 29, 2021 (12 copies)
 - Alternative Site Analysis, prepared by MHBC, dated October 2021 (3 copies)
 - Level 2 Water Study Report, prepared by WSP, dated October 2021 (2 copies)
 - Level 1 and Level 2 Natural Environment Technical Report and Environmental Impact Study, prepared by Stantec, dated October 2021 (2 copies)
 - Agricultural Impact Assessment, prepared by Colville Consulting, dated October 2021 (2 copies)
 - Acoustic Assessment Report, prepared by RWDI, dated October 2021 (2 copies)
 - Air Quality Assessment Report, prepared by RWDI, dated October 2021 (2 copies)
 - Blasting Impact Assessment, prepared by Explotech Engineering Ltd., dated October 2021 (2 copies)
 - Traffic Impact Study, prepared by TMIG, dated October 2021 (3 copies)
 - Cultural Heritage Impact Assessment, prepared by MHBC, dated October 2021 (3 copies)
 - Visual Impact Assessment, prepared by MHBC, dated October 2021 (2 copies)
 - Economic Benefits Analysis, prepared by Prism, dated October 2021 (2 copies)
 - Archaeological Assessments (as follows) (2 copies):

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	Report Name	Author	Date of Report
1	Stage 1 Archaeological Resource Assessment of Walker Aggregates Proposed South Niagara Quarry, Part of Lots 102, 119, 120, 136 & 137	Archaeological Services Inc.	December 2008
2	Stage 1-2 Archaeological Assessment of Part 9764 Uppers Lane, Part of Lots 119 & 120	Archaeological Assessments Ltd.	November 3, 2005
3	Stage 2-3 Archaeological Assessment, Part of Lots 102, 119, 120, 136 & 137	Archaeological Assessments Ltd.	November 21, 2012
4	Stage 1-2 Archaeological Assessments, Upper's Quarry Additional Lands, Part of Lots 119 & 120*	Archaeological Research Associates Ltd.	April 20, 2020
5	Stage 3 Mitigation of Development Impacts, Final Excavation Report, Walker XI (AgGt-411), Upper's Quarry	Archaeological Research Associates Ltd.	May 26 2021
6	Stage 4 Mitigation of Development Impacts, Final Excavation Report, Walker IX (AgGt-178), Upper's Quarry	Archaeological Research Associates Ltd.	July 22, 2021

We trust the enclosed materials are sufficient to be deemed a complete application and for circulation to commenting agencies and departments. Please advise if anything further is necessary.

If you have questions or concerns, please do not hesitate to call and we look forward to working with staff.

Thank you.

Respectfully submitted,

MHBC



Debra Walker, BES, MBA, MCIP, RPP
Partner

C: *Britney Fricke, Niagara Region*
Denise Landry, City of Thorold
Kevin Kehl, Walker Aggregates Inc.