

February 08, 2022

Britney Fricke, MCIP, RPP
Senior Planner
Planning and Development Services,
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Dear Ms. Fricke:

RE: UPPER'S QUARRY PROPOSAL – DOCUMENT UPDATES
Part of Lots 119, 120, 136 & 137 in the former Township of Stamford, now the City Of
Niagara Falls
Niagara Region File No.: D.13.04.ROPA-21-0003
Our File: 9811V

Further to our submission for an Amendment to the Niagara Region Official Plan to facilitate the establishment of a new mineral aggregate operation, please find enclosed the following updated and supplemental documentation in support of the proposed quarry application:

- Archaeological Report and Ministry approval letter: Stage 3 Site-Specific Assessment, Walker XI (AgGs-411);
- Updated Site Plans;
- Updated Level 1 and 2 Water Report;
- Addendum 1: Statement of Qualifications (re Level 1 and Level 2 Natural Environment Report and Environmental Impact Study); and,
- Cultural Heritage Report Checklists.

The updates are largely technical / administrative in nature and the majority of updates have arisen in response from comments received from the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNR) to satisfy their detailed submission requirements.

The following is a summary of the revisions made to the above-mentioned documents:

1. Site Plans:

The MNRF provided comments on the Site Plans submitted as part of the application for the proposed Upper's Quarry, which are outlined in the table below:

Standard	MNRF Comment	Revisions Made
Applicant's name, address and signature	The site plan is missing the signature	Added to all Plans (black-lined)
Significant natural features on and within 120 metres of the site	All existing features needed to be added to the plan before it can be deemed complete	See Dwg. 1 of 6, new Key Natural Heritage Features Schematic and new Note F.1 and F.2
A statement indicating if the following will be located on the site at any point during the operation of the site: a. temporary building or structure that is incidental to the operation of the site	Please add in a statement if no temporary building or structure is required on site	See Dwg. 2 of 6, Note H.6 (formerly H.7) for note on temporary buildings / structures required on site. Also see Dwg. 5 of 6, Note G.1 to clarify all buildings/structures are to be removed as part of final rehabilitation.
A statement indicating whether source water protection policies apply to the site, noting any associated mitigation measures	Please add in a statement that explicitly states whether SWP policies apply to this site and any associated mitigation measures.	See Dwg. 4 of 6, new Note H.5 that addresses this.
A statement indicating whether any soil, topsoil or fill material will be imported to the site for rehabilitation purposes. Where rehabilitation materials are to be imported, details on the type, use, volumes and quality of those materials, as well as details on any related testing, tracking and record-keeping that will be carried out	The statement included in the plan did not identify the type, volume and quantity of material to be imported.	See Dwg. 5 of 6, new Note C.2 to C.5.

In addition to addressing MNRF comments, other revisions include:

Operational Plan (Dwg. 2 of 6)

- Removed Note H.3 (redundant with Dwg. 3 of 6, Note C.3 and D.3).
- Revised Note I.8 and added Note I.9 – same intent (requirement for ECA where required) but using more simplified / updated wording

Extraction Sequence (Dwg. 3 of 6)

- Note C.1 - added 'and South' Extraction Area for consistency with intention / terminology
- Labelled extent of "Watercourse Realignment Transition Area"

Report Recommendations (Dwg. 4 of 6)

- Note A.7 – added wording to clarify what construction noise impacts is intended to include

2. Level 1 and 2 Water Report:

The MNRF has highlighted that both a Level 1 and Level 2 Water Report are required to be submitted. The submitted Level 2 Water Report includes both a Level 1 and Level 2 study. Therefore, the title of the study is edited and the Report has been updated to clarify that the "Level 2 Water Study Report" also covers off Level 1. No change has been made to the date of the report as no fundamental changes have been made.

3. Natural Environment Report:

The statement of qualification of the authors was not included with the initial submission of this document. Therefore, the Natural Environment Report has been updated with this information added.

4. Cultural Heritage Report Checklists.

The standards require that a 'checklist evaluating the potential for archaeological resources' and a 'checklist evaluating the potential for built heritage resources and cultural heritage landscapes' with supporting documentation is required. Please find attached checklists prepared by MHBC's heritage planners.

Should you require hard copies of the any of the documents noted above, please contacts us and we can arrange that the documents be printed and sent to you.

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

*Copy: Kevin Kehl, Walker Aggregates Inc.
Andrew Bryce, City of Niagara Falls (cover letter only)*