

November 22, 2021

Denise Landry  
Manager, Planning Services  
City of Thorold  
3540 Schmon Parkway,  
PO Box 1044  
Thorold, ON L2V 4A7

Dear Ms. Landry:

**RE: PROPOSED UPPER'S QUARRY APPLICATION  
NIAGARA REGION OFFICIAL PLAN AMENDMENT, 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**

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On behalf of Walker Aggregates Inc., we are pleased to provide details relating to the above-noted applications submitted 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. In order to permit the proposed aggregate extraction operation, the following applications are being submitted concurrently:

- An amendment to the Niagara Region Official Plan;
- An amendment to the City of Niagara Falls Official Plan;
- An amendment to the City of Niagara Falls Zoning By-law; and,
- A Class A Licence under the Aggregate Resource Act.

In support of the above-noted applications, please find enclosed the following documents, fulfilling the requirements of Schedule 'B' - Required Information and Studies of the Pre-Consultation Form for the Niagara Region & City of Niagara Falls (attached):

- One (1) copy each of the Niagara Region Official Plan Amendment, City of Niagara Falls Official Plan Amendment and the City of Niagara Falls Zoning By-law Amendment;
- One (1) copy of the Aggregate Resource Act Site Plan drawings (full size);
- One (1) digital copy of entire submission package (PDF) including:

- Planning Justification Report and Summary Statement, prepared by MHBC, dated October 2021
- Aggregate Resource Act Site Plan drawings, prepared by MHBC, dated October 29, 2021
- Alternative Site Analysis, prepared by MHBC, dated October 2021
- Level 2 Water Study Report, prepared by WSP, dated October 2021
- Level 1 and Level 2 Natural Environment Technical Report and Environmental Impact Study, prepared by Stantec, dated October 2021
- Agricultural Impact Assessment, prepared by Colville Consulting, dated October 2021
- Acoustic Assessment Report, prepared by RWDI, dated October 2021
- Air Quality Assessment Report, prepared by RWDI, dated October 2021
- Blasting Impact Assessment, prepared by Explotech Engineering Ltd., dated October 2021
- Traffic Impact Study, prepared by TMIG, dated October 2021
- Cultural Heritage Impact Assessment, prepared by MHBC, dated October 2021
- Visual Impact Assessment, prepared by MHBC, dated October 2021
- Economic Benefits Analysis, prepared by Prism, dated October 2021
- Archaeological Assessments (as follows):

	<b>Report Name</b>	<b>Author</b>	<b>Date of Report</b>
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
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Should you require any additional information or if you have questions or concerns, please do not hesitate to call.

Thank you.

Respectfully submitted,

**MHBC**



Debra Walker, BES, MBA, MCIP, RPP  
Partner