

Niagara Falls Elevated Tank Environmental Assessment (EA)

Public Information Center No.2 – Comments Received

Virtual Public Information Centre (PIC) No.2 was held from March 16 to April 3, 2026. This included a video presentation, presentation slides for review, and opportunity for interested individuals to provide comments via the project email.

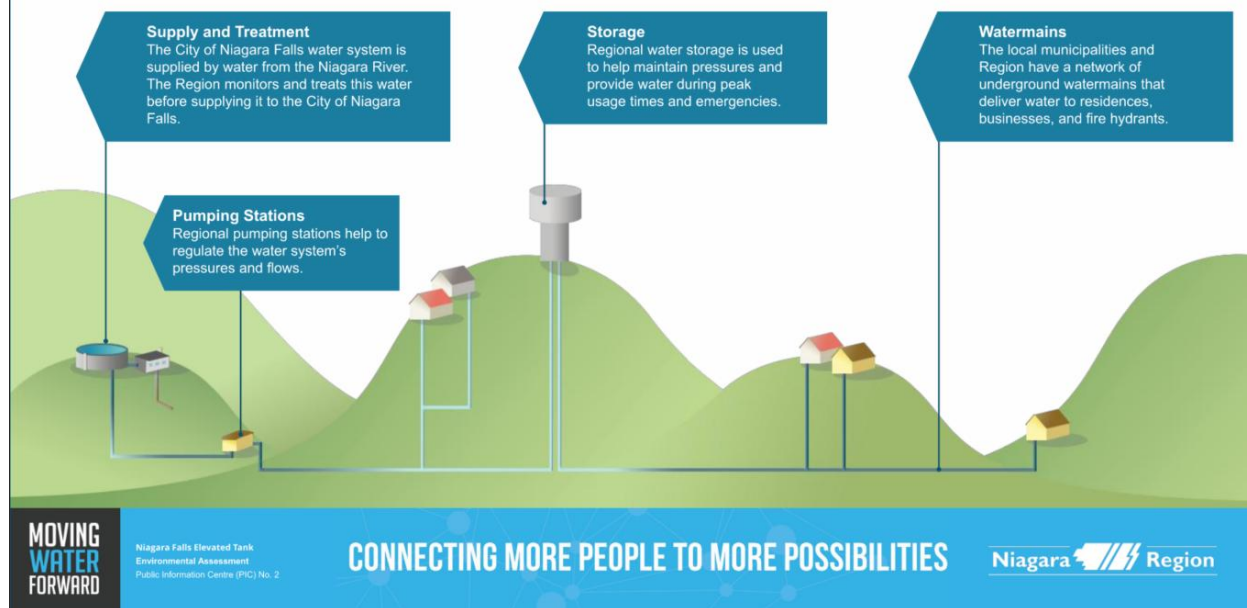
PIC No.2 materials for review included project introduction, the problem and opportunity statement, the environmental assessment approach, water tower information, shortlisted sites, background studies overview, evaluation, the preferred solution, and remaining project workplan. These materials will remain posted on the Niagara Falls Elevated Tank project website:

- Video Presentation: [Niagara Falls Elevated Tank Environmental Assessment - PIC #2 Presentation](#)
- Project Information: [Niagara Falls Elevated Tank - Niagara Region, Ontario](#)

During the 3-week engagement period, the video presentation received 14 views and display boards received 8 views. 74 Unique visits were recorded to the Niagara Falls Elevated Tank webpage during the PIC 2 timeframe. Responses to the comments received are summarized in the table below:

Comment	Project Team Response
What is an elevated tank?	An elevated tank is a raised water storage tank (a “water tower”) that stores treated drinking water above ground so it can provide water pressure to the distribution system by gravity and help meet peak demands. For more information and graphics, please refer to slide 7 and 8 of the PIC #2 display boards.

How Your Water System Works



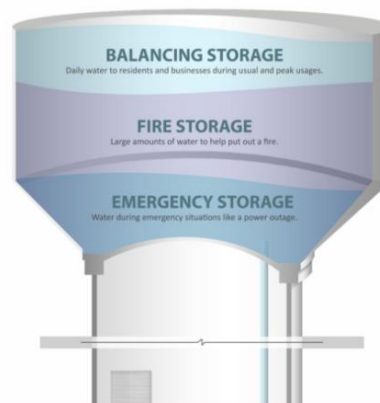
Water Towers are Important for Our Water System

Water towers use gravity to **provide water to your community as you need it.**

Water levels in tanks go up and down during the day. This allows the water system to:

- Maintain constant pressure in your home,
- Respond quickly to fires and emergency situations, and,
- Maintain good water quality.

Water stored within a water tower has three important purposes.



Comment	Project Team Response
What is the exact location of the proposed elevated tank site? Is the tank to be located on the Thundering Waters Golf Course property?	The proposed location of the elevated tank is located at 7527 Stanley Avenue. Please refer to slide 16 of the PIC #2 display boards. The tank will not be located on the Thundering Waters Golf Club property.
What is the distance between the proposed tank location and the nearby industrial facilities?	The exact location of the proposed elevated tank on the site will be confirmed through detailed design. Land use for the storage of water is classified as an industrial activity (O. Reg 153/04). The Region has consulted with the nearby industrial facilities throughout the duration of this EA.
What is the distance between the proposed tank location and the rail corridor?	The exact location of the proposed elevated tank on the site will be confirmed through detailed design. The Region has consulted with the owner/operator of the rail spur (CPKC) through this study who indicated they are not opposed to this development adjacent to their right-of-way. The Region will develop an appropriate combination of distance and grading to industry standards and best-practices through the design development.
Have potential vibration impacts from the nearby rail line on the elevated tank and associated infrastructure been assessed?	Engineering measures incorporated during the design phase will follow industry best practices to ensure structural integrity. The elevated tank will be designed in accordance with current seismic standards, which account for forces greater than those generated by rail related vibrations. The rail line adjacent to the proposed elevated tank is an industrial spur with limited rail traffic.
Have potential impacts from air emissions, particulate matter, or material spills from nearby industrial facilities on water quality, tank coatings, exterior surfaces, and piping been considered?	The elevated tank is a fully sealed structure, and the water stored within the tank does not come in contact with the surrounding environment. External contaminants cannot enter the tank. Water is treated off-site at the Niagara Falls Water Treatment Plant prior to entering the distribution system and being pumped to the proposed elevated tank via underground pipes. The tank functions solely

Comment	Project Team Response
	for water storage and maintenance of system distribution pressure.
Has the visual impact of an elevated water tower on key tourism areas been assessed?	One of Region's core mandates is to consistently supply bulk drinking water that meets high regulatory quality standards. This elevated tank is required to fulfill this mandate and ensure residents, tourists and businesses continue to have a reliable and secure source of potable water. The Niagara Parks Commission (NPC) is the agency responsible for tourism and tourist experience in this area. NPC has been engaged throughout the study process. The Region has considered and incorporated NPC's feedback into the development of the preferred solution.
Will the proposed tower be visible from existing residential neighborhoods and planned future developments near the golf course?	Yes, the elevated tank will be visible to the surrounding neighborhoods. Shadow impacts of the tower, as well as localized impacts to residents have been considered. These impacts are part of the detailed evaluation criteria for this project. A 100m buffer from existing residential structures will be achieved.
Have alternative sites to the preferred site been formally evaluated?	Yes, alternative sites have been considered as a part of the Schedule 'B' Class Environmental Assessment process. Please refer to slide 10 of the PIC #2 display boards. A full evaluation of the other shortlisted sites, as well as the preferred site will be published as part of the project file report.
How will community input regarding alternative sites be incorporated into the final site selection decision while still meeting operational requirements?	Impact to residents and businesses is a part of the detailed evaluation criteria used to evaluate each potential elevated tank site. The social and cultural factors considered in the evaluation are: • Minimizes impacts to residents related to noise, traffic and aesthetics • Minimizes impacts to businesses

Comment	Project Team Response
	• Manages and minimizes construction impacts • Protects cultural heritage features • Protects archeological features • Minimizes effect on Indigenous communities The full evaluation process will be published on the project site as part of the project file report.
How will existing site contamination be addressed and mitigated at the preferred site?	The Region has completed Environmental Site Assessments (ESA Phase 1 and Phase 2) to understand the extent of contamination on the site. Impacted soils will be managed in accordance with applicable regulations and best practices during detailed design and construction. This will include development of a fill/soil management plan, completion of a risk assessment to confirm appropriate on-site reuse options, related design measures, and off-site disposal at an approved facility where on-site reuse is not suitable. These measures will be supported by a project-specific Health and Safety Plan, coordination of environmental and civil works, and use of an experienced contractor familiar with remediation and management of impacted soils. Both ESA Phase 1 and Phase 2 will be published as part of the project file report.
How will the preferred site be secured?	During detailed design, the Region will determine appropriate fencing and other security measures to help prevent unauthorized access to the site.
How were surrounding environmental conditions considered when evaluating the site options?	Impact to the surrounding environment is a part of the detailed evaluation criteria used to evaluate each potential elevated tank site. The environmental factors that considered in the evaluation are: • Protects environment features • Protects wildlife and species at risk • Minimizes climate change impacts

Comment	Project Team Response
	Minimizes source water protection impacts The detailed evaluation results will be published on the project site as a part of the project file report.
Does the proposed location comply with legislative planning requirements?	Yes, it complies with provincial and local planning regulations. The property is zoned industrial and an elevated tank is considered industrial land use (O. Reg 153/04). As such, the property is already zoned for this proposed use.
How will the Region ensure the elevated tank is safely designed, constructed, and maintained to prevent a collapse and potential flooding?	The Region owns and operates several elevated tanks. Elevated tanks are designed and built to strict engineering standards and are inspected regularly. The tank will include multiple safety features and monitoring, and it will be maintained under a formal inspection and maintenance program to help ensure safe, reliable operation. An overland flow path is identified and established during detailed design for any tank overflows.

The Niagara Falls Elevated Tank Environmental Assessment satisfies Phases 1, 2 and 3 of the Municipal Class Environmental Assessment process.