

# Welcome!

# Virtual Open House

Upper's Quarry Planning Act Applications  
Presentation (approximately 20min) and Q&A

March 23, 2022

6-8pm



# Virtual Open House Format



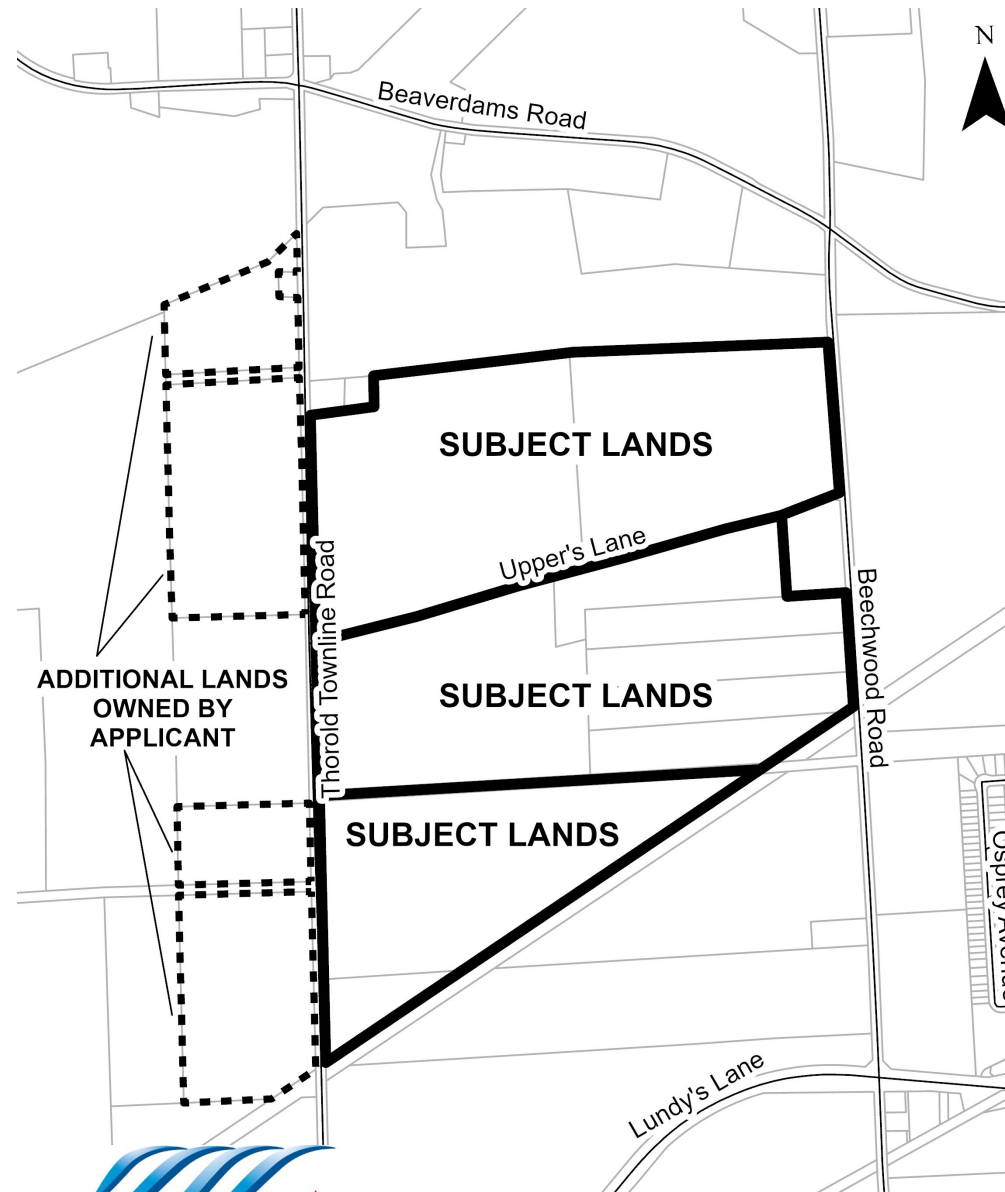
# Agenda

1. Purpose
2. Location
3. Proposed Amendments
4. Process and Coordination- ARA vs Planning Act
5. Joint Agency Review Team (JART)
6. Submitted Studies
7. How You Can Get Involved
8. Next Steps
9. Contacts
10. Q&A

# Purpose

- Walker Aggregates Inc. wants to establish a new quarry
- Applications for Regional Official Plan Amendment, Local Official Plan Amendment and Zoning By-law Amendment have been submitted
- Opportunity to hear about the proposed amendments, ask questions, and provide comments before a staff recommendation report is prepared and presented to Regional and Local Council

# Location



# Proposed Amendments

	EXISTING DESIGNATION	PROPOSED DESIGNATION
<b>REGIONAL OFFICIAL PLAN</b>	Good General Agriculture Area and Environmental Conservation Area	Add Site Specific policy to permit expansion
<b>CITY OF NIAGARA FALLS (LOCAL) OFFICIAL PLAN</b>	Good General Agriculture in part, Environmental Protection Area in part and Environmental Conservation Area	Extractive Industrial
<b>ZONING BY-LAW</b>	Agriculture (A and A-467) and Hazard Land (HL)	Site specific Extractive Industrial (EI)

# Process- Planning Act

## PLANNING ACT: REGIONAL/LOCAL OFFICIAL PLAN AND ZONING AMENDMENT PROCESS (Region of Niagara and City of Niagara Falls)

Preconsultation with the Region and City	Applicant prepares all Required Technical Reports	Applications Submitted to the City & Region	City/Region circulates the application to agencies for review and peer review	Council <b>statutory public meeting</b>	Municipal staff review all information, and prepared a report and recommendation to approve or deny the application	Council makes a <b>Decision</b>	OLT appeal period (20 days after the decision)
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WE  
ARE  
HERE



# Status of Process- Planning Act

1. Application circulated (January)
2. Review and Consultation (January-March)
3. Open House (March 23)
4. Comments received, reviewed and sent to applicant (end of April)
5. Revised submission (TBD)
6. Review of revised submission (TBD)
7. Two Statutory Public Meetings- City and Region (TBD- Notice provided at least 20 days prior)
8. Recommendation report to City and Regional Council (TBD)
9. Council decisions on applications (20 day appeal period)



# Joint Agency Review Team

- Joint Agency Review Team (JART) formed
- Team of staff from the Region, City, Niagara Peninsula Conservation Authority (NPCA)
- Share information, resources and expertise
- Coordinated technical review and engagement/consultation
- Technical JART report to be used independently by staff at each agency
- **JART does not make recommendations**

# Process- Aggregate Resources Act

## AGGREGATE RESOURCES ACT:

### LICENCE APPLICATION PROCESS (Ministry of Northern Development, Mines, Natural Resources and Forestry - NDMNRF)

Preconsultation with NDMNRF	Preparation of Technical Reports, Site Plans and Summary Statement	Application Submitted to NDMNRF	Application deemed Complete by NDMNRF, Notice if posted on the Environmental Registry (EBR)*	Applicant initiates the Notification and Consultation process (registered letter to landowners within 120 m, sign on property, notice in local newspapers)	Applicant works to address comments and resolve issues raised during the comment period	At the end of the 2 year process or before, Applicant documents the process and submits to NDMNRF	NDMNRF makes a decision on the application. Where there are unresolved objections, NDMNRF refers the application to LPAT
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- The ARA has a 60 day “Notification and Consultation Process” during which a Public Information Session must be held. Anyone can submit comments or objections during the 60 day notice period.
- The Applicant has up to 2 years to address comments and try to resolve issues. At the end of the 2 years, if there are unresolved objections, the application is referred to the Ontario Land Tribunal (OLT)
- If all issues are resolved, the Minister can issue the License. Zoning must be in place before a license can be issued.

# Coordination of Processes



Planning Act Applications

Contact Region and City  
(info provided on last  
slide)



Aggregate Resources Act  
Application

Contact Walker  
Aggregates Inc.  
(applicant) and Province  
(info provided on last  
slide)

# Submitted Studies

- Planning Justification Report
- Alternative Site Analysis
- Stage 1-4 Archaeological Assessments
- Cultural Heritage Impact Assessment Analysis
- Water Study Report \*
- Natural Environment Technical Report and Environmental Impact Study \*
- Agricultural Impact Assessment
- Acoustic Assessment Report \*
- Air Quality Assessment Report \*
- Blasting Impact Assessment \*
- Traffic Impact Study
- Visual Impact Assessment
- Economic Benefits Analysis \*
- Site Plan, Existing Features Plan, Operation Plan, Phasing Plan, Rehabilitation Plan and Cross Section Plans

\*studies being peer reviewed

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# How You Can Get Involved in the Planning Act Process

- Region and City have received a number of comment letters to date- thank you!
- Can continue to provide comments either today or in the future
- Review application/supporting documents at [the City's dropbox](#).
- Visit Niagara Region's and City's website for updates:
  - [Regional Official Plan Amendments](#) under "ROPA 22"
  - [City's website](#) for Current Planning Applications
  - [City's Lets Talk page](#) for the proposal
- Email questions or comments on the Planning Act applications to:
  - Britney Fricke ([britney.fricke@niagararegion.ca](mailto:britney.fricke@niagararegion.ca))
  - Alexa Cooper ([acooper@niagarafalls.ca](mailto:acooper@niagarafalls.ca))

# Next Steps

1. Continue to receive and review public comments
2. Comments to be addressed by applicant
3. Receipt of revised studies/documents
4. Additional Consultation- In writing, Statutory Public Meeting
5. Recommendation report to City and Regional Council
6. Council decision

# Contacts

## FOR PLANNING ACT APPLICATIONS:

### **Britney Fricke, MCIP, RPP**

Senior Planner  
Regional Municipality of Niagara  
1815 Sir Isaac Brock Way  
Thorold, Ontario L2V 4T7  
Phone: 905-980-6000 ext. 3432  
Email: [Britney.Fricke@niagararegion.ca](mailto:Britney.Fricke@niagararegion.ca)  
File Number: ROPA-21-0003

### **Alexa Cooper**

Planner 2  
City of Niagara Falls  
4310 Queen Street  
Niagara Falls, ON L2E 6X5  
Phone: (905) 356-7521 ext. 4246  
Email: [acooper@niagarafalls.ca](mailto:acooper@niagarafalls.ca)  
File Number: AM-2021-025

## FOR AGGREGATE RESOURCE ACT APPLICATION:

### **Ministry of Northern Development, Mines, Natural Resources and Forestry**

**Attention: Sonya Zuber**  
Integrated Aggregate Operations Section  
Regional Operations Division  
300 Water Street  
Peterborough, ON  
K9J 3C7  
Email: [ARAapprovals@ontario.ca](mailto:ARAapprovals@ontario.ca)  
Refer to Licence No. 626562

### **MHBC Planning**

**Attention: Debra Walker**  
7050 Weston Road, Suite 230  
Woodbridge, ON  
L4L 8G7  
Phone: 905-761-5588 ext. 216  
Email: [dwalker@mhbcplan.com](mailto:dwalker@mhbcplan.com)

### **Walker Aggregates Inc.**

**Attention: Kevin Kehl**  
Aggregates & Construction Division  
2800 Thorold Townline Road  
Niagara Falls, ON  
L2E 6S4  
Phone: 905-227-2142  
Email: [KKehl@walkerind.com](mailto:KKehl@walkerind.com)



