

Statutory Public Meeting

Regional Official Plan Amendment
Application No. ROPA-21-0003

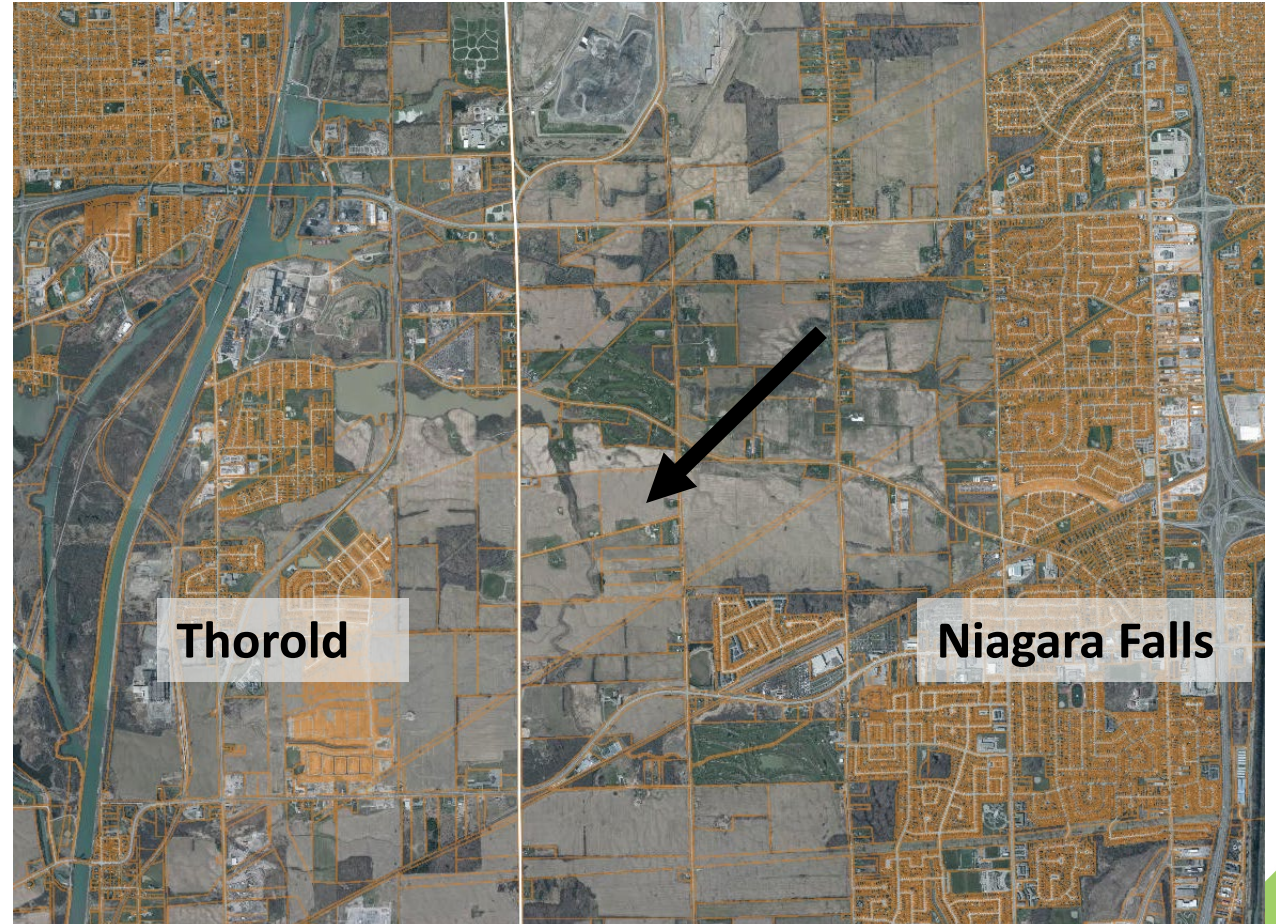
Report No. PDS 33-2023

Planning and Economic Development Committee

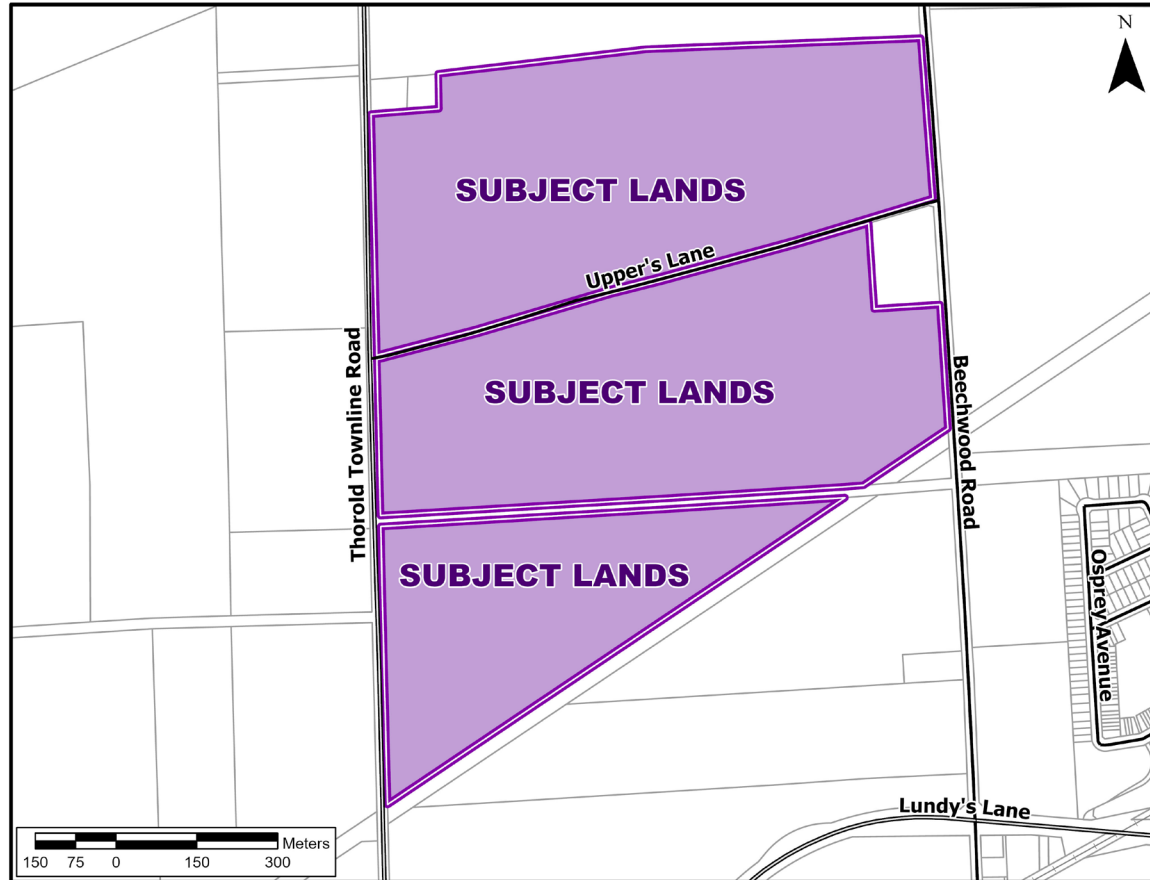
October 11, 2023

Purpose of the Public Meeting

- To provide an opportunity for comments regarding the proposed Regional Official Plan Amendment (ROPA) application.
- No recommendation is being made, and no decision of Council is being requested.



Regional Official Plan Amendment



Applicant: Walker Aggregates Inc.

Purpose of Application

- To re-designate the lands from Agricultural to Licenced Mineral Aggregate Operation, to allow for the proposed Uppers Quarry.

Location: City of Niagara Falls

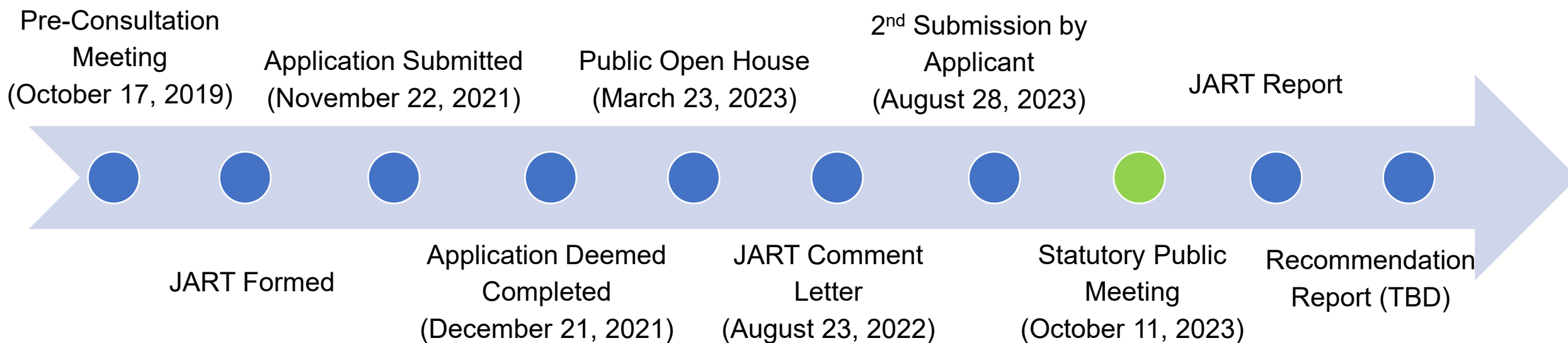
- East of Thorold Townline Road, west of Beechwood Road. Generally north of Lundy's Lane.

Supporting Information

- Planning Justification Report
- Agricultural Impact Assessment
- Alternative Site Analysis
- Acoustic Assessment
- Blasting Impact Assessment
- Air Quality Assessment Report
- Economic Benefits Analysis
- Archaeological Assessments
- Cultural Heritage Impact Assessment
- Water Resources (surface and groundwater)
- Natural Environment Report / EIS
- Visual Impact Assessment
- Traffic Impact Study
- ARA Site Plan Drawings

The application, studies, site plans, and other supporting information are available for review on the [Region's website](https://www.niagararegion.ca/official-plan/amendments.aspx): (<https://www.niagararegion.ca/official-plan/amendments.aspx>) [under ROPA 22]

Timeline of ROPA Application



Concurrent Applications

City of Niagara Falls

- Local Official Plan Amendment
- Zoning By-law Amendment

Aggregate Resources Act

- A licence under the Aggregate Resources Act (ARA)
 - The Province is the approval authority for the ARA Licence – which cannot be granted until the municipal approvals are in place.
- A Joint Agency Review Team (JART) has been formed, and Regional and City Staff are working together to review all the applications concurrently.
- City has formed a Community Focus Group – Regional Staff are participating in a support role.

Approval Process

- The **Region** is the approval authority for the:
 - Regional Official Plan Amendment
 - City of Niagara Falls Official Plan Amendment
- The **City of Niagara Falls** is the approval authority for the:
 - Zoning By-Law Amendment

Next Steps

- City of Niagara Falls Statutory Public Meeting
- Ongoing collaboration with City staff on review of applications through JART process
- Continue to collect comments from the public and agencies
- Review and address any outstanding issues
- Finalize JART Report with support of Aggregate Advisor
- Prepare a Recommendation Report for Planning and Economic Development Committee and Council consideration

Thank you

Questions and comments may be directed to:

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