

Notice of Statutory Public Meeting

Regional Official Plan Amendment (ROPA-21-0003)

Proposed Uppers Quarry, City of Niagara Falls

Take notice that the Niagara Region will hold a Statutory Public Meeting for Regional Official Plan Amendment Application No. ROPA-21-0003 - Proposed Uppers Quarry, City of Niagara Falls. The purpose of the Statutory Public Meeting will be for Regional Council to hear and consider public comments related to the proposed Regional Official Plan Amendment (ROPA), in accordance with the provisions of Section 17 of the Planning Act R.S.O. 1990, as amended.

The Statutory Public Meeting is scheduled for:

Wednesday October 11, 2023 at 1:00 p.m.

Hybrid meeting as part of the Region's Planning and Economic Development Committee Meeting - in-person and virtual attendance is planned

Niagara Region Council Chamber

1815 Sir Isaac Brock Way, Thorold, ON

HAVE YOUR SAY:

Your feedback on the proposed amendment is welcomed and encouraged. Any person or agency may attend and make representation at the Statutory Public Meeting and/or make written submissions.

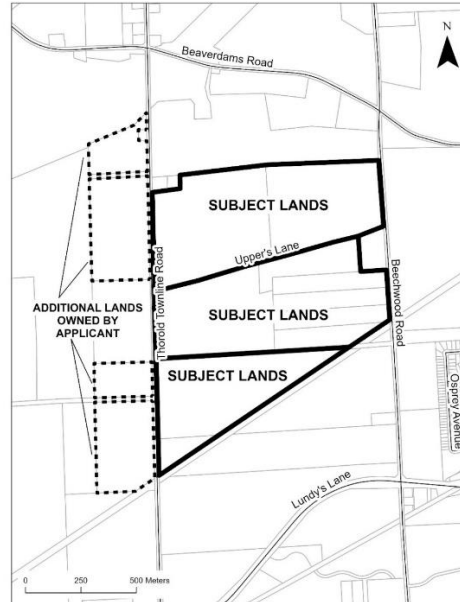
To provide input orally at the public meeting, either virtually or in-person, please pre-register with the Regional Clerk by sending an email to clerk@niagararegion.ca before 9:00 a.m. on **Friday October 6, 2023**.

To provide written input to be considered at the public meeting, please either mail your comments to the Office of the Regional Clerk, Niagara Region, 1815 Sir Isaac Brock Way, Ontario, L2V 4T7, or email to clerk@niagararegion.ca by 9:00 a.m. on **Friday October 6, 2023**. Any written comments received either by mail or email and submitted to the Region, will be included in a future recommendation report prepared by staff for Council consideration, and will become part of the public record regarding the Regional Official Plan Amendment application.

To view a live-stream of the meeting proceeding, without the ability to provide oral submissions, please visit www.niagararegion.ca/government/council

SITE LOCATION:

The proposed ROPA affects lands legally described as Part of Lots 119, 120, 136 and 137, City of Niagara Falls, and located along the western boundary of the City of Niagara Falls, between Thorold Townline Road and Beechwood Road, north of a Hydro One corridor.



PURPOSE AND EFFECT OF THE APPLICATION:

The proposed amendment consists of text and schedule changes and would add the subject lands to the Site Specific policies of the Niagara Official Plan in order to facilitate the establishment of a new quarry.

The Planning Act requires that all complete applications be processed and a Statutory Public Meeting to be held. No decision has been made regarding this application.

ASSOCIATED APPLICATIONS:

Concurrent applications for a Local Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBLA) have also been submitted to the City of Niagara Falls. Those amendments are proposed to change the designation to Extractive Industrial, and to rezone the lands to Extractive Industrial with site specific regulations permitting a pit or quarry, processing of materials from the site, processing of recycled aggregate material, concrete or asphalt mixing plant and accessory buildings and structures. Notice of complete applications was provided by

the City on December 21, 2021. The local and Regional Official Plan Amendments are being processed concurrently.

A separate Statutory Public Meeting in regards to the Local Official Plan Amendment and Zoning By-law Amendment will be held by the City of Niagara Falls at a later date. Separate notice of this meeting will be distributed by the City of Niagara Falls.

In addition, the applicant has also filed an application to the Ministry of Natural Resources and Forestry for a licence under the Aggregate Resources Act. The Aggregate Resources Act application process includes a separate public consultation and notification process. Any comments submitted to Niagara Region or City of Niagara Falls in regards to the Planning Act applications should also be submitted in response to the Aggregate Resources Act notices.

MORE INFORMATION:

Copies of the applications and supporting documents are available on the City of Niagara Falls website at <https://niagarafalls.ca/city-hall/planning/current-planning-applications/17-uppers-quarry.pda>

Additional information on the proposed Regional Official Plan Amendment is posted on the Region's website at www.niagararegion.ca/living/icp/policy-plan under ROPA 22.

For more information about the proposed ROPA, including information on appeal rights, please contact:

Sean Norman, PMP, MCIP, RPP

Senior Planner

Niagara Region

1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario L2V 4T7

905-980-6000 ext. 3179

sean.norman@niagararegion.ca

File Number: ROPA-21-0003

If you require any accommodations for a disability in order to participate in meetings or events, please let us know in advance so that arrangements can be made in a timely manner. Special accessibility accommodations and materials in alternate formats can be arranged by contacting **Niagara Region's Accessibility Advisory Coordinator** at 905-685-4225 ext. 3252 or accessibility@niagararegion.ca

LEGAL NOTICE:

The Planning Act

- i. If you wish to be notified of the decision of the Council of the Regional Municipality of Niagara on the proposed official plan amendment, you must make a written request to the Clerk c/o Regional Clerk, Niagara Region, 1815 Sir Isaac Brock Way, P.O. Box 1042, Thorold, Ontario, L2V 4T7, or email clerk@niagararegion.ca. Such requests must include the name and address to which such notice should be sent.
- ii. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Regional Municipality of Niagara to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Regional Municipality of Niagara before the proposed Regional Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.
- iii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Niagara before the proposed Regional Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
- iv. Any personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be used in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The Region collects this information for the purposes of making informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Information collected, used and disclosed is in accordance the **Municipal Freedom of Information and Protection of Privacy Act** (MFIPPA). Questions about this collection and disclosure should be directed to the Access and Privacy Office at 905-980-6000, ext. 3779 or FOI@niagararegion.ca

Dated this 19th day of September 2023.