



February 07, 2022

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Niagara Region

Submitted by email to: Sean.Norman@niagararegion.ca and makingourmark@niagararegion.ca

Re. Niagara Official Plan: Settlement Area Boundary Review – Urban Recommendations

Walker Aggregates Inc. (“Walker”) is aware that lands located at the northwest quadrant of Garner Road and McLeod Road have been recommended by Regional Staff to be included in the Settlement Area as a “Community Area” through the Niagara Official Plan review process. This parcel of land is located in Niagara Falls and labelled as “Recommendation No. 1 - Community Lands” in the Niagara Official Plan: Settlement Area Boundary Review – Urban Recommendations report (dated: December 8, 2021). Community Areas are designated to accommodate sensitive lands uses.

Our company is in the process of establishing a new quarry located approximately 0.9 km from the proposed lands. As shown in the attached figure, the recommended Community Area lands are within 1,000 metres of the proposed quarry and resource area.

Walker has concerns regarding any proposed settlement boundary expansion that has the potential to introduce new land use permissions for sensitive land uses in proximity to identified resource areas without proper assessment.

Provincial Plan policy is in place to ensure the encroachment of sensitive land uses on resource areas is avoided where possible and that quality resource areas like this one are protected. These policies are also embedded in the Niagara Region Official Plan.

Overall, Walker understands that settlement boundary expansions need to occur occasionally in order to accommodate growth associated with population projections and economic development. However, the Region must ensure that such expansions are consistent with the Provincial Policy Statement, including policies relating to the protection of mineral aggregate resources for the long term and ensuring land use compatibility.

If these lands are to be incorporated into the settlement boundary, at a minimum, sensitive land uses should be directed outside of the potential area of influence of 1,000 m where no detailed assessment has been completed, particularly in light of the proposed Uppers Quarry and high quality aggregate resource area.

We appreciate the opportunity to provide input to the Region’s Official Plan review process. As always, we would be pleased to meet to review and further discuss our comments.



Yours truly,



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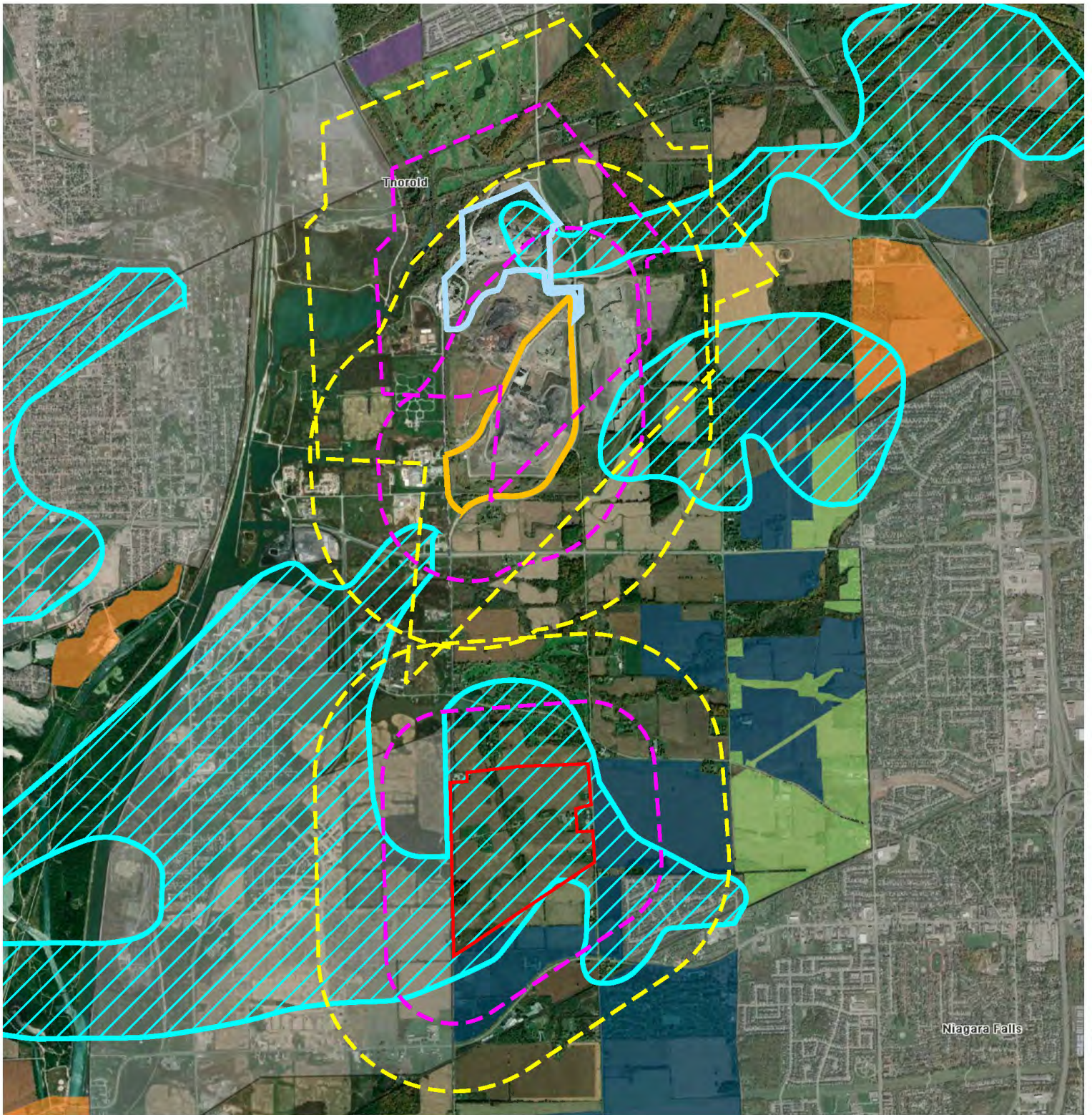
Project Manager

Aggregates & Construction Division

C: David Heyworth, Official Plan Policy Consultant, MMAH

Sean Norman, Senior Planner, Planning and Development Services, Niagara Region

Kira Dolch, Director of Planning, Building and Development, City of Niagara Falls



Data Source: Niagara Region Navigator Interactive Map (2021)


Figure 1


Niagara Region Navigator


Urban Boundary Expansion & Aggregate Resource Area


Proposed Upper's Quarry, Niagara Falls, Ontario


LEGEND


 Proposed Upper's Quarry


 Existing Landfill


 Urban Boundary


 Existing Walker Brother's Quarry


 Private Land Owner

 Regionally Identified Sites

 Municipal Council

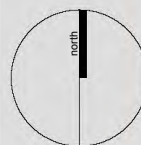
 Aggregate Resource Area

 500m Radius

 1000m Radius

DATE: August 24, 2021

SCALE 1:40000



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