



MTE Consultants
1016 Sutton Dr., Unit A, Burlington, Ontario L7L 6B8

June 14, 2022

MTE File No.: 51344-100

Niagara Region
1815 Sir Isaac Brock Way
P.O. Box 1042
Thorold, ON
L2V 4T7
Email: makingourmark@niagararegion.ca

To Whom It May Concern:

**RE: Niagara Region Official Plan
Settlement Area Boundary Review Assessment
Review of Municipal Servicing for 4810 Garner Road, Niagara Falls
SABR ID 1125 & SABR ID 1126**

We represent DCC Lands Inc., the owner of two adjacent parcels of land located at 4810 Garner Road, Niagara Falls. In the document “Niagara Official Plan Appendix 9 – PDS 41-2021 Urban Settlement Area Assessment Review and Comments” (“NOP-A9”), these two parcels are identified as SABR ID 1125 and SABR ID 1126 (the ‘Subject Lands’).

At present, the Subject Lands remain outside of the Designated Greenfield Area set out in the April 2022 draft Niagara Official Plan (Draft OP). The purpose of this letter is to review the availability of municipal services that would allow these lands to be brought into the Designated Greenfield Area.

A table for each parcel is attached that reviews the availability of sanitary sewers and watermains, based on the findings and recommendations of the Niagara Region 2016 Master Servicing Plan. The availability of a legal storm drainage outlet and road access is also reviewed.

It is anticipated that both parcels will be developed together, with phased implementation. SABR 1125, abutting Kalar Road, would be developed first, which would extend sanitary sewers and watermains westward to SABR 1126, which would then be developed.

As noted in the attached tables:

1. There are no significant servicing impediments for these lands to be developed.
2. There is adequate capacity in both the existing water and wastewater systems to accommodate the development of these lands.
3. They have direct access to an existing watercourse that provides a legal storm drainage outlet.
4. Existing natural heritage areas can be protected with the implementation of appropriate buffers and stormwater management facilities.
5. The lands have direct access to an existing collector road.
6. It appears that these lands could be developed immediately.

Based on our review of the serviceability of these lands, we recommend that they should be included in the Designated Greenfield Area in the new Niagara Official Plan.

Yours truly,

MTE Consultants Inc.



Ward A. Wilson, P.Eng.

Senior Project Manager
905-639-2552 Ext. 2401

wwilson@mte85.com

cc: John Paul Cahill
Daniel J. Russell
Jennifer Meader, Turkstra Mazza Associates

M:\51344\100\02 - Reports\MTE\51344-100 4810 Garner Road Servicing Review 2022-06-14.docx

TABLE 1**SABR 1125****Sanitary Servicing**

1. The 2016 MSP indicates that the Niagara Falls WWTP has surplus capacity to accommodate growth until 2041.
2. This area has approximately 500m of frontage on Kalar Road with existing sanitary sewers.
3. This area is within the catchment area of Kalar Road Pumping Station.
4. The 2016 MSP indicates that Kalar Road Pumping Station and forcemain have significant spare capacity for new development.
5. This area is approximately 350m from the pumping station. Based on the inlet elevation of the pumping station (approximately 181.0m), and NPCA topographic mapping, it is anticipated that all of this area can drain to the Kalar Road Pumping Station by gravity.
6. The 2016 MSP (Figure 4.F.4) indicates that there are no current capacity restrictions in the downstream sewer system to the WWTP.
7. The 2016 MSP (Figure 4.F.5) indicates that with the exception of a short section of sewers immediately upstream of the WWTP, there are no anticipated capacity restrictions for the 2041 wet weather flows in the downstream sewer system to the WWTP. The future capacity issues upstream of the WWTP will be addressed in the Preferred Wastewater Treatment Strategy through the proposed wet weather flow management plan, and diversion of flows to the proposed new WWTP in south Niagara Falls.

Based on the above items, it is anticipated that this area could proceed to development immediately, with little or no impact on the existing wastewater infrastructure.

Water Servicing

1. The 2016 MSP indicates that the Niagara Falls Water Treatment Plant has surplus capacity to accommodate growth until 2041.
2. This area has approximately 500m of frontage on Kalar Road with existing watermains.
3. This area is within the 250 Pressure Zone.
4. The 2016 MSP indicates:
 - There is surplus pumping capacity within the 250 Pressure Zone for the 2041 demands (Table 3.C.11).
 - There is adequate storage capacity within the 250 Pressure Zone for the 2041 demands (Table 3.C.12).
5. The 2016 MSP (Figure 3.C.6) indicates that the existing Maximum Day Demand Pressure on Kalar Road in the vicinity of this area is good (60-80psi).
6. The 2016 MSP (Figure 3.C.7) indicates that the Existing System Fire Flow on Kalar Road in the vicinity of this area is good (generally 100-150 L/s or more).
7. The 2016 MSP (Figure 3.C.8) indicates that the 2041 Maximum Day Demand Pressure on Kalar Road in the vicinity of this area is good (60-80psi).

8. The 2016 MSP (Figure 3.C.9) indicates that the 2041 System Fire Flow on Kalar Road in the vicinity of this area is good (generally 100-150 L/s or more).
9. A detailed water distribution system analysis is required to confirm appropriate connection points to the existing system on Kalar Road and if any localized watermain improvements are required.

Based on the above items, it is anticipated that this area could proceed to development immediately, with little or no impact on the existing watermain infrastructure.

Storm Drainage and Stormwater Management

1. There are existing regulated watercourses on this site, which will provide a legal outlet for storm drainage from the site.
2. An Ecological Impact Study (EIS) will be required to establish the limits of the natural heritage areas, appropriate buffers and other protection measures required to protect the existing watercourse and/or wetland features.
3. Appropriate stormwater management facilities will be required to provide water quantity and quality controls for stormwater runoff before discharge to the existing water courses on the site. This will include surface water and ground water balances as necessary to maintain the existing watercourse/wetland features.

Base on the above items, there is a legal outlet for drainage from this site, and it is anticipated that the site can be developed without significant impacts to the existing natural heritage features on the site.

Roads

1. This site has frontage on and direct access to an existing collector road, Kalar Road, in the City of Niagara Falls.
2. Multiple accesses to the site can be aligned with existing intersections on Kalar Road.
3. A traffic Impact study will be required to determine possible intersection improvements on Kalar Road (e.g. potential turning lanes or traffic signals).

TABLE 2**SABR 1126****Sanitary Servicing**

1. The 2016 MSP indicates that the Niagara Falls WWTP has surplus capacity to accommodate growth until 2041.
2. This area abuts SABR 1125, and has approximately 130m of frontage on Garner Road.
3. This area will require extension of a sanitary sewer through SABR 1125 from the existing sanitary sewer on Kalar Road.
4. This area is within the catchment area of Kalar Road Pumping Station.
5. The 2016 MSP indicates that Kalar Road Pumping Station and forcemain have significant spare capacity for new development.
6. Based on the inlet elevation of the pumping station (approximately 181.0m), and NPCA topographic mapping, it is anticipated that at least a portion of this area can drain to the Kalar Road Pumping Station by gravity. A more detailed topographic survey of this site and confirmation of the depth of sewers on Kalar road will be required to confirm how much of the site can drain by gravity. A portion of the site may require pumping.
7. The 2016 MSP (Figure 4.F.4) indicates that there are no current capacity restrictions in the downstream sewer system to the WWTP.
8. The 2016 MSP (Figure 4.F.5) indicates that with the exception of a short section of sewers immediately upstream of the WWTP, there are no anticipated capacity restrictions for the 2041 wet weather flows in the downstream sewer system to the WWTP. The future capacity issues upstream of the WWTP will be addressed in the Preferred Wastewater Treatment Strategy through the proposed wet weather flow management plan, and diversion of flows to the proposed new WWTP in south Niagara Falls.

Based on the above items, it is anticipated that this area could proceed to development in conjunction with SABR 1125 immediately, with little or no impact on the existing wastewater infrastructure.

Water Servicing

1. The 2016 MSP indicates that the Niagara Falls Water Treatment Plant has surplus capacity to accommodate growth until 2041.
2. This area will require extension of a watermain through SABR 1125 from the existing watermain on Kalar Road.
3. This area is within the 250 Pressure Zone.
4. The 2016 MSP indicates:
 - There is surplus pumping capacity within the 250 Pressure Zone for the 2041 demands (Table 3.C.11).
 - There is adequate storage capacity within the 250 Pressure Zone for the 2041 demands (Table 3.C.12).

5. The 2016 MSP (Figure 3.C.6) indicates that the existing Maximum Day Demand Pressure on Kalar Road in the vicinity of this area is good (60-80psi).
6. The 2016 MSP (Figure 3.C.7) indicates that the Existing System Fire Flow on Kalar Road in the vicinity of this area is good (generally 100-150 L/s or more).
7. The 2016 MSP (Figure 3.C.8) indicates that the 2041 Maximum Day Demand Pressure on Kalar Road in the vicinity of this area is good (60-80psi).
8. The 2016 MSP (Figure 3.C.9) indicates that the 2041 System Fire Flow on Kalar Road in the vicinity of this area is good (generally 100-150 L/s or more).
9. A detailed water distribution system analysis is required to confirm appropriate connection points to the existing system on Kalar Road, internal watermain sizing within SABR 1125 and SABR 1126, and if any localized watermain improvements are required.

Based on the above items, it is anticipated that this area proceed to development in conjunction with SABR 1125 immediately, with little or no impact on the existing watermain infrastructure.

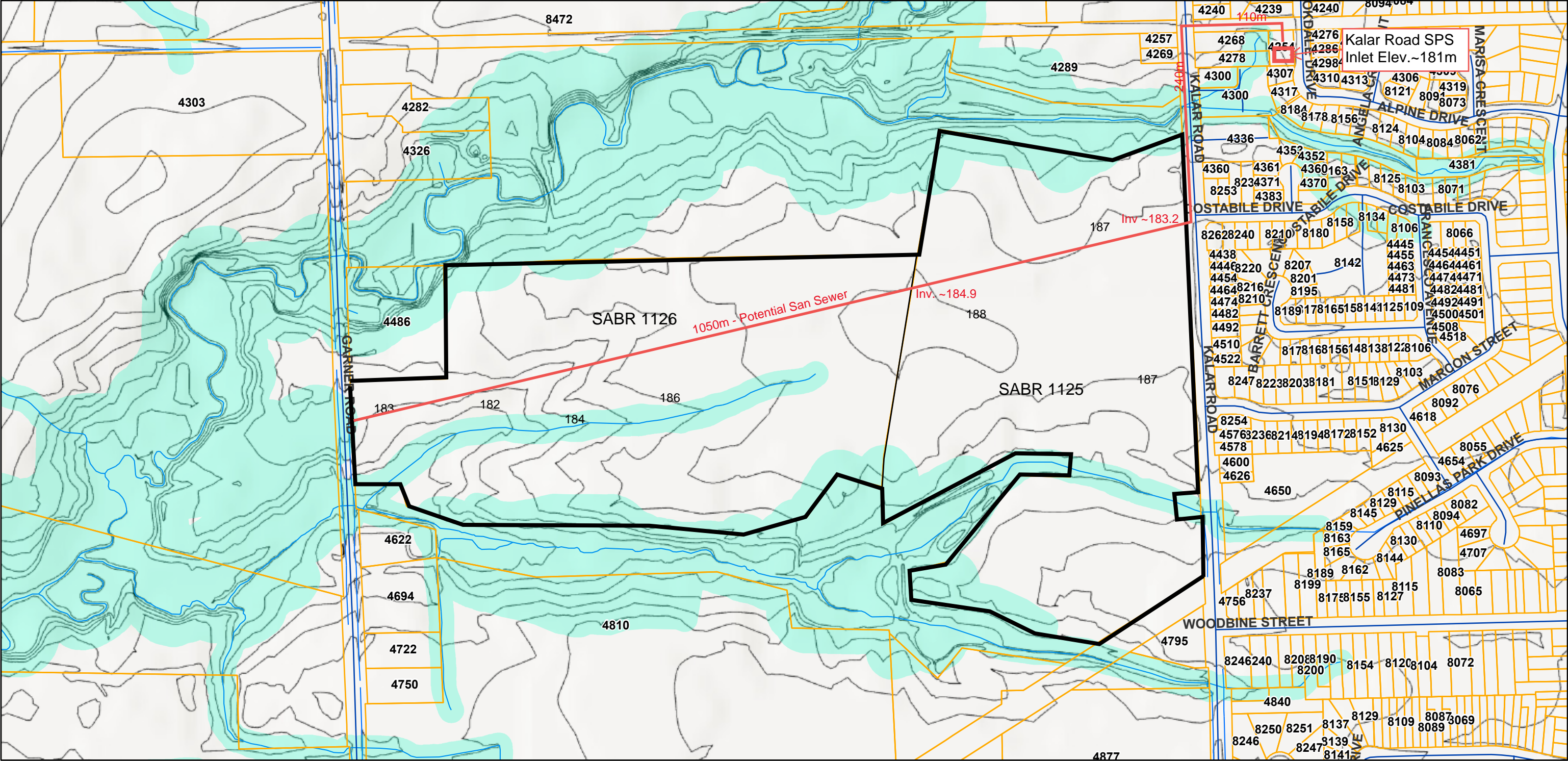
Storm Drainage and Stormwater Management

1. There are existing regulated watercourses on this site, which will provide a legal outlet for storm drainage from the site.
2. An Ecological Impact Study (EIS) will be required to establish the limits of the natural heritage areas, appropriate buffers and other protection measures required to protect the existing watercourse and/or wetland features.
3. Appropriate stormwater management facilities will be required to provide water quantity and quality controls for stormwater runoff before discharge to the existing water courses on the site. This will include surface water and ground water balances as necessary to maintain the existing watercourse/wetland features.

Base on the above items, there is a legal outlet for drainage from this site, and it is anticipated that the site can be developed without significant impacts to the existing natural heritage features on the site.

Roads

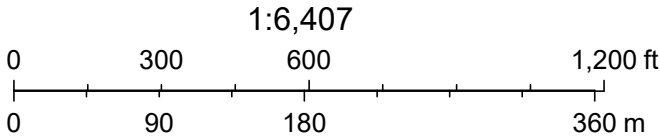
1. This site has frontage on and direct access to Garner Road, in the City of Niagara Falls.
2. It is anticipated that the internal road system of SABR 1125 will provide a road link from SABR 1126 through SABR 1125 to Kalar Road.
3. A traffic Impact study will be required to determine possible intersection improvements on Garner Road and Kalar Road (e.g. potential turning lanes or traffic signals).



6/12/2022, 3:13:59 PM

- Contours_2010
- Roads
- NPCA Member Municipalities
- Assessment Parcels
- NPCA APPROXIMATE REGULATION LANDS
- Watercourses 2K 2002

Figure 1 - Topo Plan



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community