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



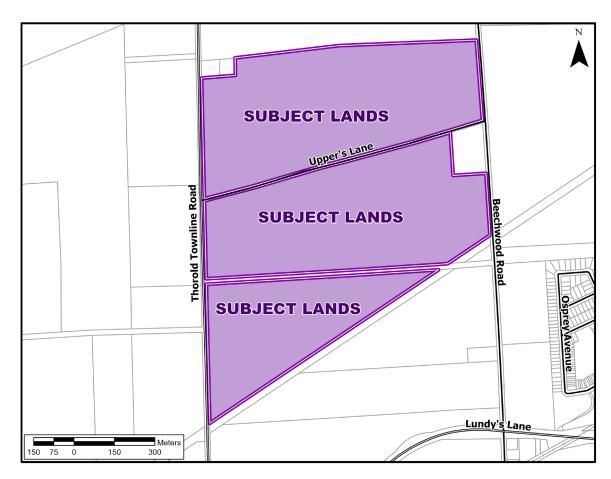
Purpose of the Public Meeting

- 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) [under ROPA 22]



Timeline of ROPA Application

Pre-Consultation
Meeting
(October 17, 2019)

Application Submitted (November 22, 2021)

Public Open House (March 23, 2023)

2nd Submission by Applicant (August 28, 2023)

JART Report





















JART Formed

Application Deemed
Completed
(December 21, 2021)

JART Comment Letter (August 23, 2022) Statutory Public Meeting (October 11, 2023) Recommendation Report (TBD)



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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