



THE PROPOSED UPPER'S QUARRY

Niagara Region
Public Meeting
October 11, 2023



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Introduction

- Debra Walker, **MHBC** (Planning Consultant)
- Other Team Members present:
 - Kevin Kehl, **Walker** (Manager of Licensing, Approvals and Compliance)
 - Chris Breen, **Walker** (Vice President, Government and Community Relations)

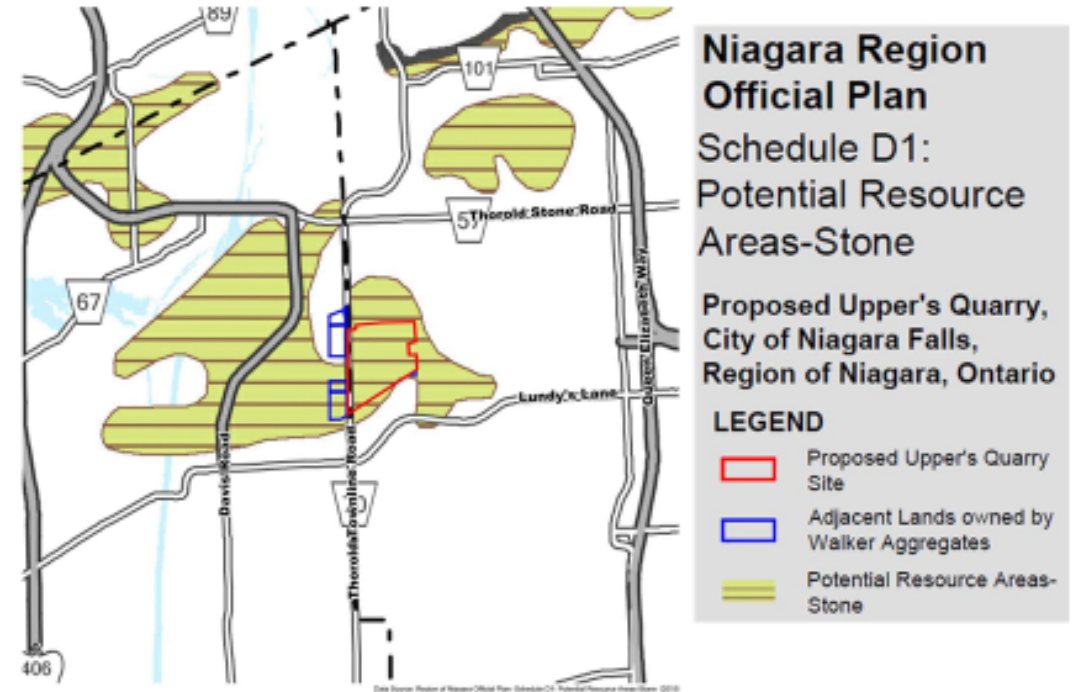
Presentation Overview

1. Why here?
2. Land use compatibility
3. Why now?
4. Walker's commitment

Why here?

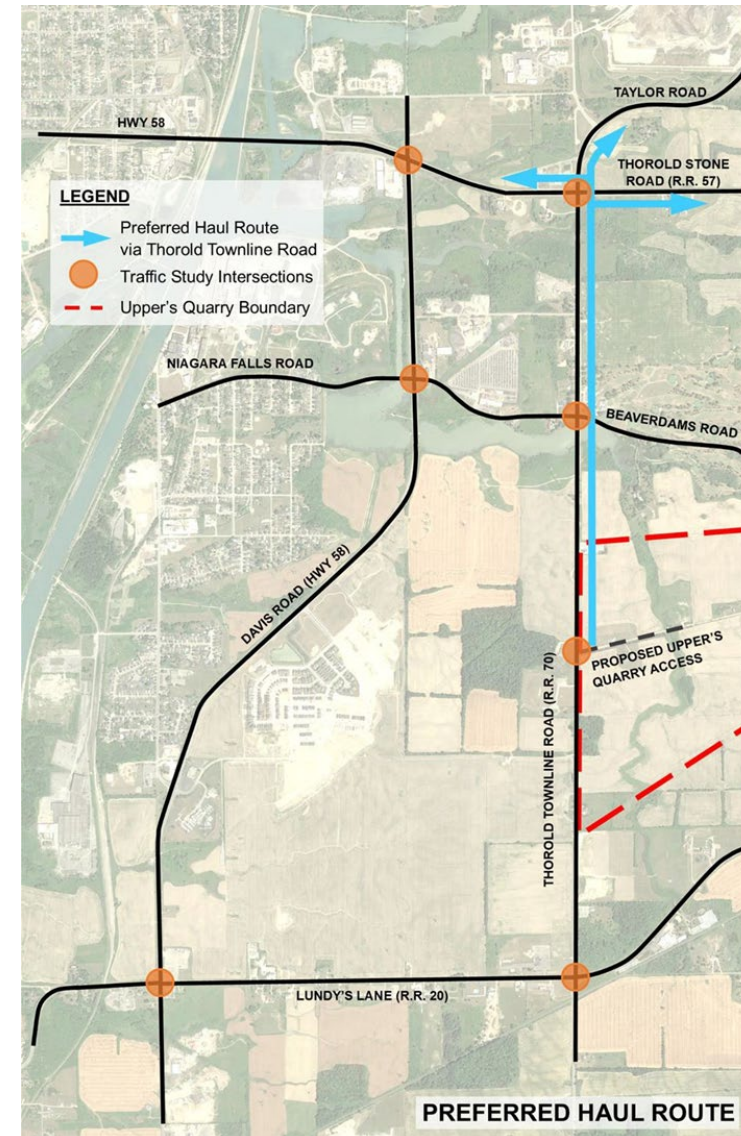
- **Must go where aggregate deposits are located**
 - Limestone deposits situated in this location (Lockport Formation)
 - Quality and quantity can vary
 - Deposits at this site are considered some of the highest quality stone in the Province

Resource Area - Stone



Why here?

- **Close to market**
 - Close proximity to 3 city centres
- **Close to the Walker Brothers Quarry Licence**
 - Approximately 2 km north of site
 - Existing quarry will be depleted in next 5-7 years
 - Proposed to utilize same existing haul route (Thorold Townline Road)

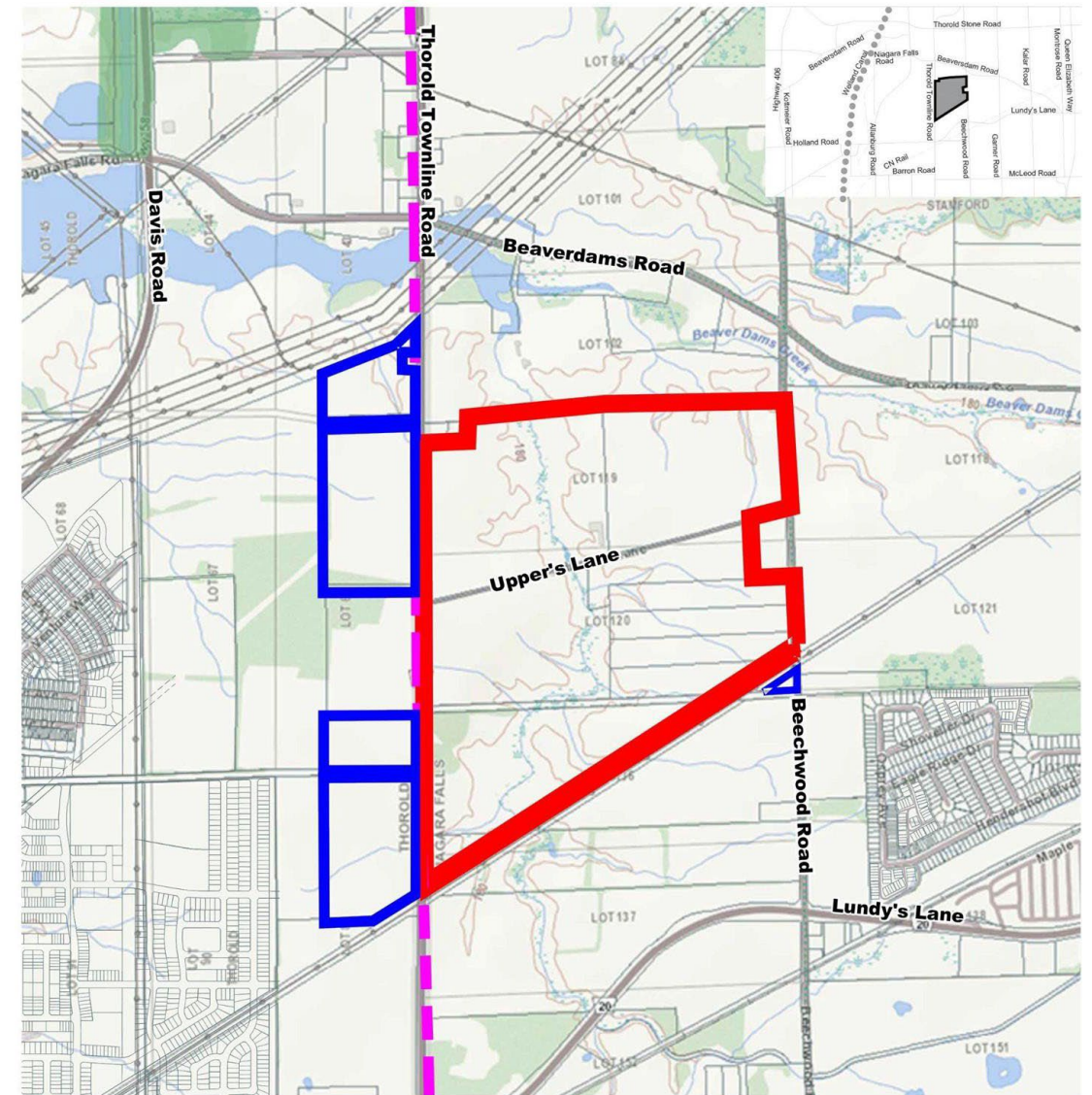


Why here?

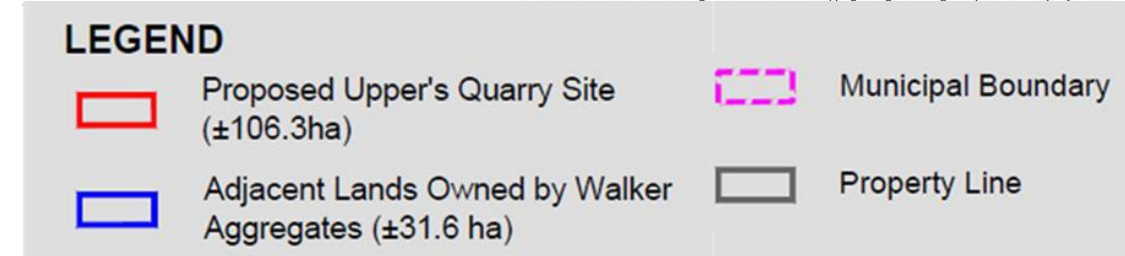
- **Within identified Aggregate Resource Area but also:**
 - ✓ **Outside the Niagara Escarpment Plan Area**
 - ✓ **Outside the Greenbelt Plan Area**
 - ✓ **Outside Specialty Crop (Unique Agricultural Area)**
 - ✓ **Outside Urban Areas**

Land Use Compatibility

- Aggregate industry is heavily regulated in Ontario
- Provincial criteria and standards – in place to address land use compatibility, human health and healthy natural environments
- Studies demonstrate will meet criteria and standards
- Studies prepared by professional experts being peer reviewed by professional experts

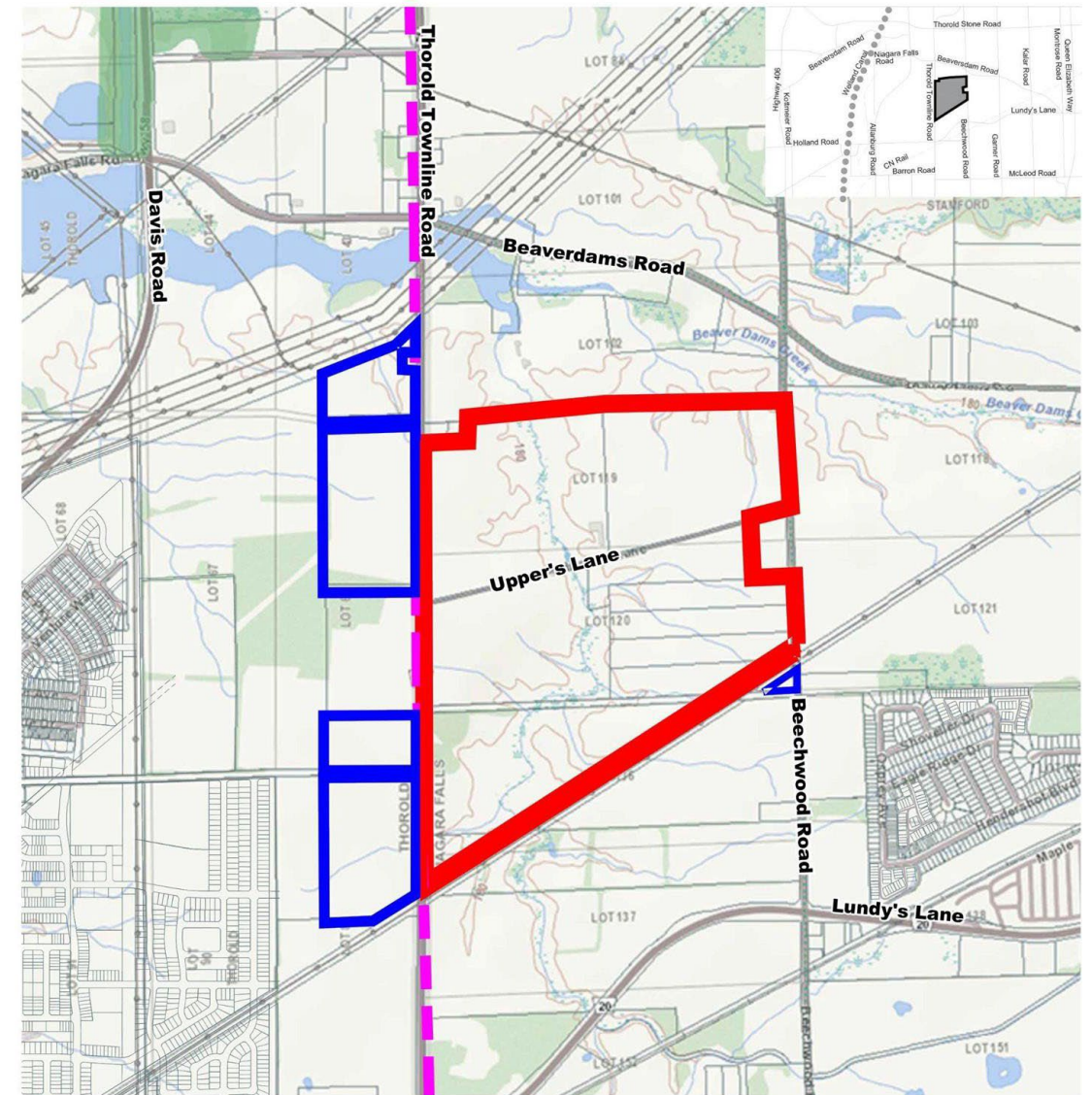


Data Source: MNRF Natural Heritage Information Centre Mapping & Region of Niagara Open Data- Property Parcels







Land Use Compatibility

- Studies are not just meeting ‘minimum standards’
 - Studies assume ‘maximum production levels’
 - Provincial criteria / standards designed to be extremely conservative (i.e. set well above threshold to ensure health and well being protected)



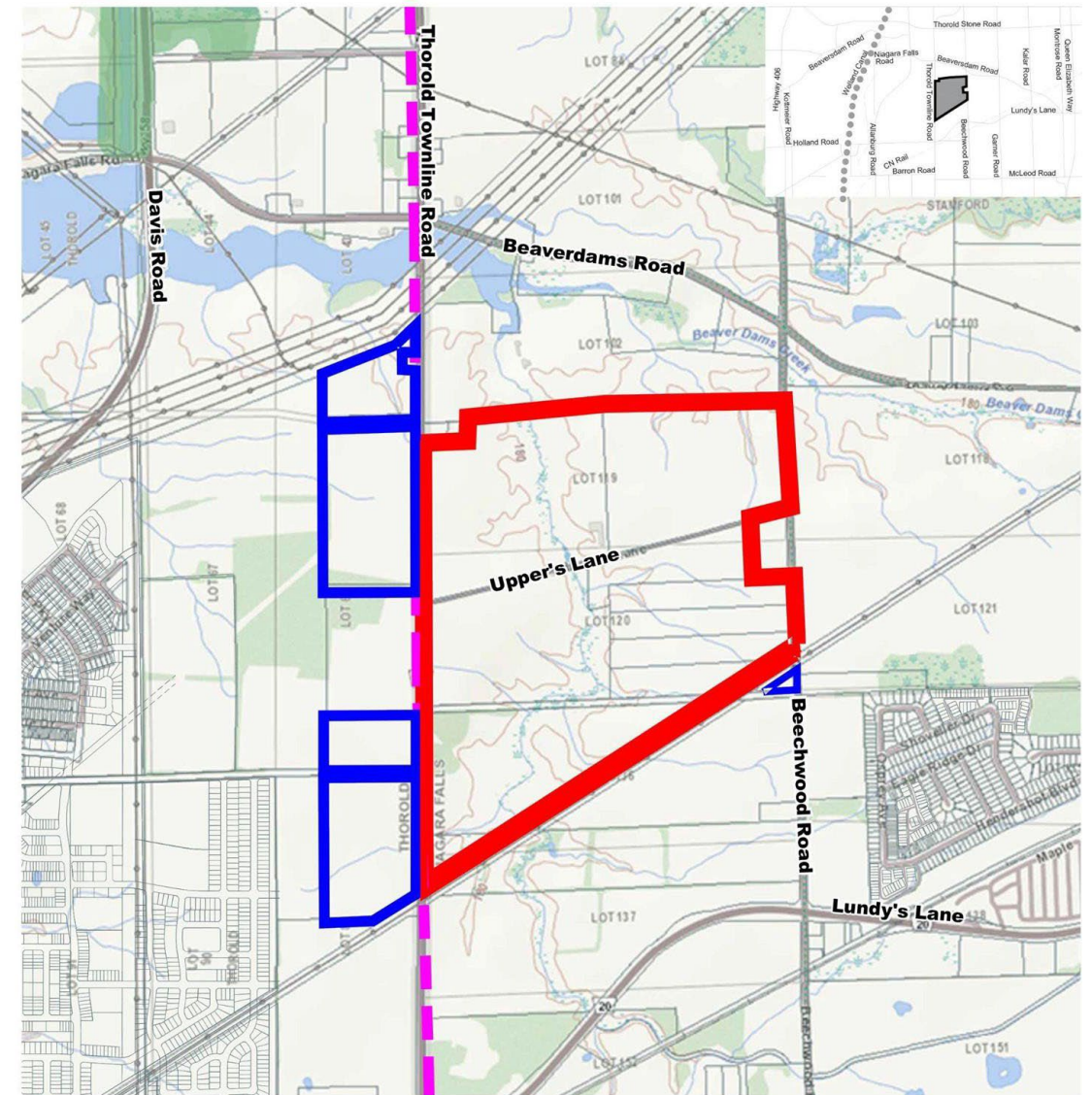
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LEGEND

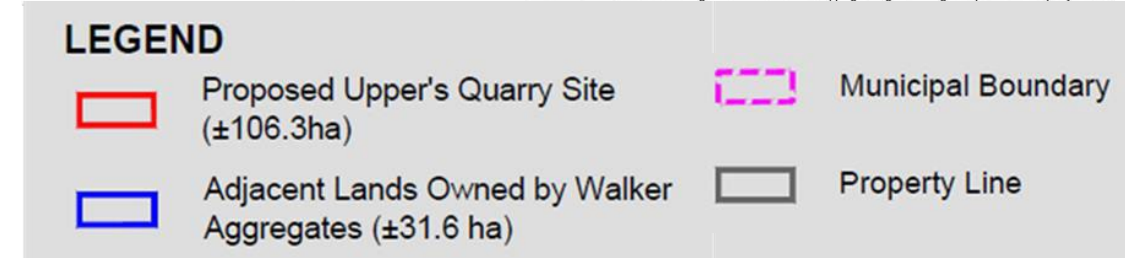
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|---|--|---|--------------------|
|  | Proposed Upper's Quarry Site (±106.3ha) |  | Municipal Boundary |
|  | Adjacent Lands Owned by Walker Aggregates (±31.6 ha) |  | Property Line |

Land Use Compatibility

- Extensive monitoring
 - Will be put in place for the life of the quarry
 - Data is regularly checked against criteria/standards by experts
 - Data provided to MNRF as well as the City and Region
 - Walker is held accountable by regulators

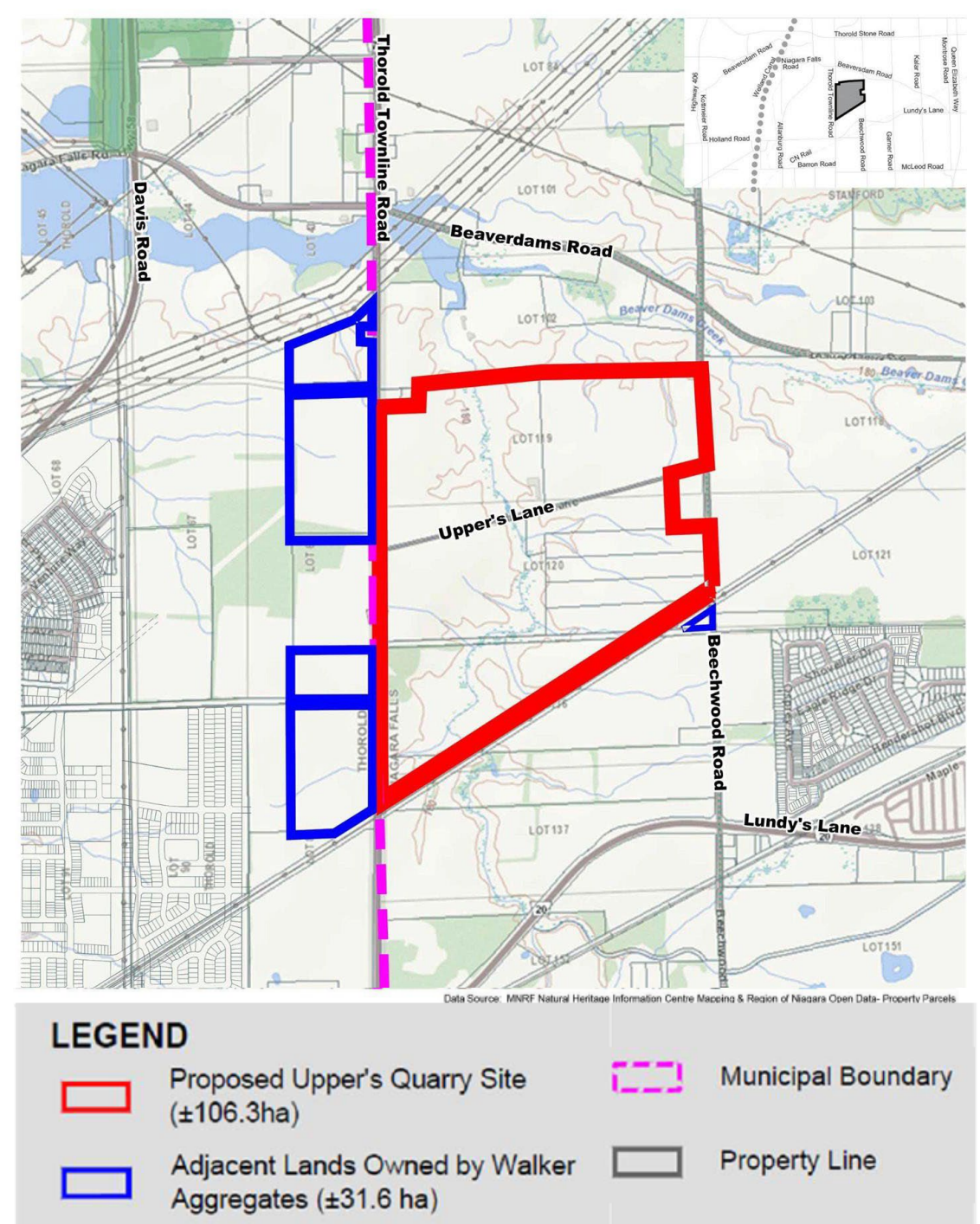


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Land Use Compatibility

- How does all of this get regulated and enforced?
 - Licence is required to follow detailed ARA Site Plans
 - In Walker's interest to:
 - not exceed Provincial criteria and standards
 - Not receive complaints
 - Operate in compliance
 - If not in compliance, MNRF can revoke licence



Why now?

- Takes years to get enough land consolidated, complete all necessary studies and obtain necessary approvals for a quarry
- Aggregate resources are necessary for Region and City building
 - Niagara forecasted to grow by 214,000 new residents by 2051
 - Walker Brothers Quarry near depletion
 - stone from that quarry primarily serves north-eastern portion of Niagara Region (St. Catharines, Niagara Falls & Thorold)
 - Will provide a continual reserve

Walker - 130 Years in Niagara



Quarry Roadside - Example: Vineland Quarry



Walker's Commitment to You



Thank you



For more information or to contact Walker

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