



# Planning and Economic Development Committee



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David Rupay, MAsc., MBA, PEng.

October 11, 2023



# Introduction

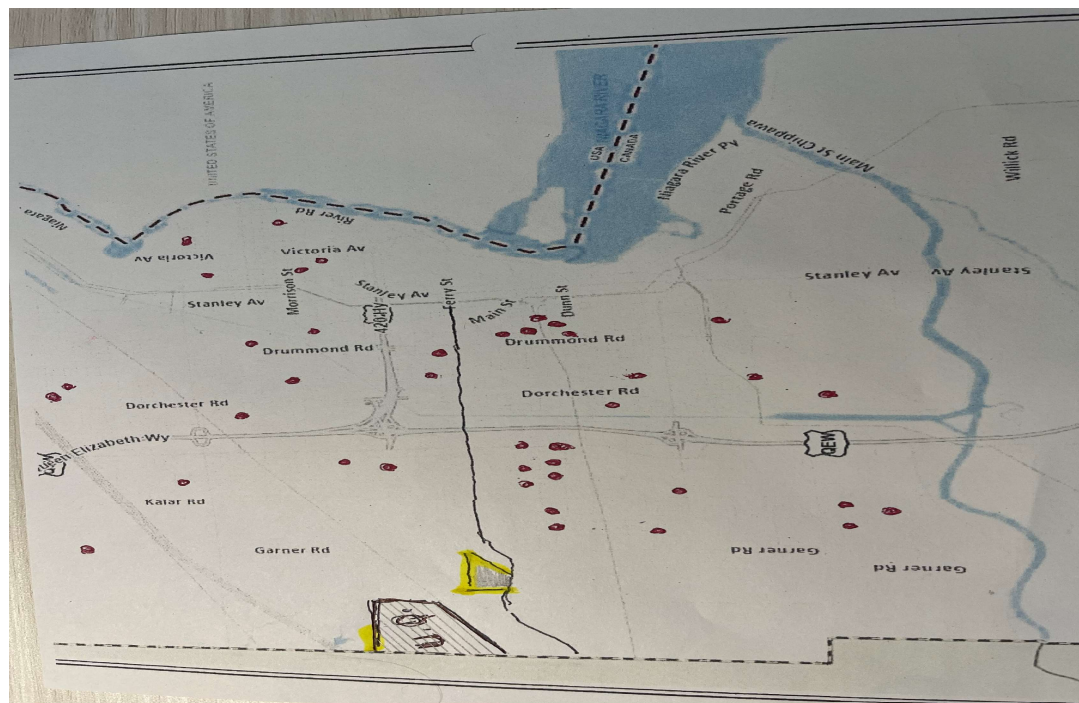
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- Professional Civil Engineer
- Born in Niagara Falls
- 40+ years consulting experience
  - Acres, Hatch, Stantec, SNC
  - Heavy civil work – renewable power
  - Project & Site Management
  - Project Planning including Feasibility Studies
  - Domestic and International Experience
  - Expert Witness for Federal Department of Justice
- 1 pm start time



# Widespread Objection – 550 signatures



NO NEW NIAGARA QUARRY



# The Present



NO NEW NIAGARA QUARRY



# The Present



NO NEW NIAGARA QUARRY



# The Future



NO NEW NIAGARA QUARRY



# The Future



NO NEW NIAGARA QUARRY



# Walker's Application

- No need established for additional aggregate facilities – 13x more than needed in Ontario
  - 3600 Licences
  - 2450 Permits
- Walker associated with over **40 quarries** in Ontario
- Several Technical Reports but No assessment of social / human effects...
- Inadequate/incomplete information submitted by Walker
  - E.g., borehole logs, complete archeological study
- National Pollutant Release Inventory <500,000 t/yr





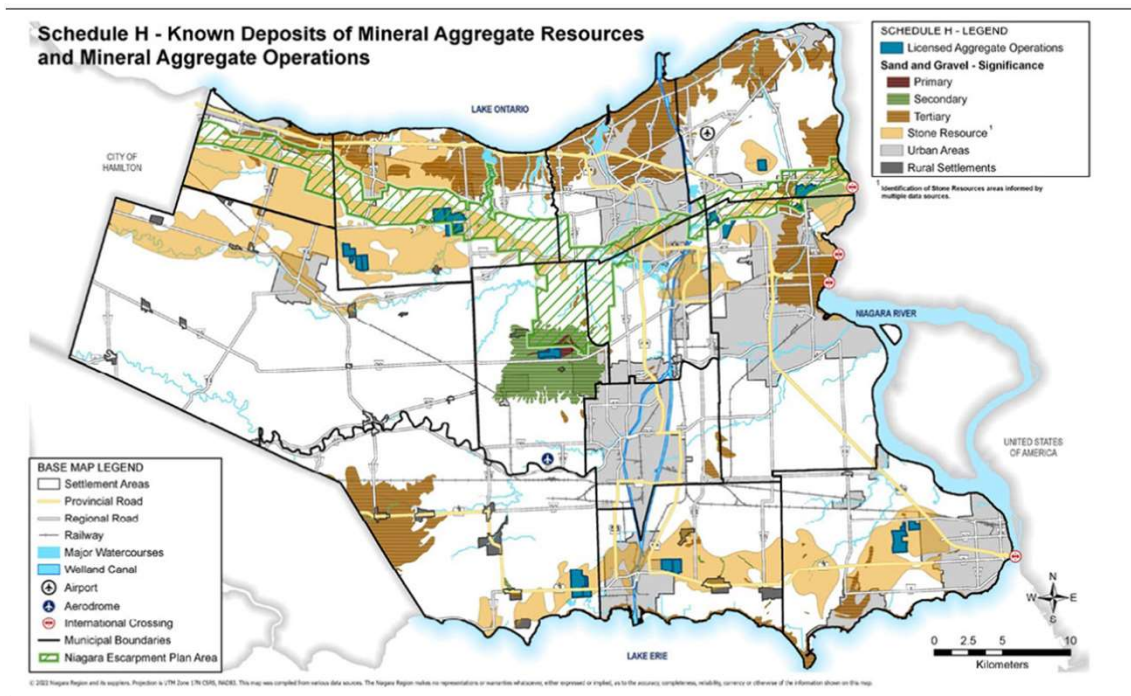
# Alternative Site Analysis

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- “In determining the overall study area and potential alternative sites, Walker identified a geographic area to situate a new quarry to replace the depleting nearby Walker Brothers Quarry which is just over 2 kms away (“Market Area”)” ...([alternative site analysis report](#))
- Never seen this limited scope of work undertaken for “alternative site analysis”
- Personal experience – International & Canadian
- Future NF hospital concrete



# Alternate Site Analysis — (Niagara Official Plan)





# Alternative Site Analysis – Conflict?

NF Review – May 5, 2023

*In an interview Friday, Lococo said while the council session in August was considered a public meeting because it was on the agenda, it didn't go through the "normal notification" process where the public would have had a certain number of days' notice, as is the case with the typical planning process.*

*"So, unless you saw it on the agenda, you wouldn't have known. I am concerned. **I think transparency is very important.**"*

*During the meeting, representatives from the architecture, engineering, planning and technology firm IBI Group addressed politicians on behalf of two landowners in the area, Hospitality Resorts Inc. (**the DiCosimo family**) and **Walker Aggregates**.*

*Together, they own two parcels of land side by side totalling about 105 hectares, where the agritourism complex is proposed, on the brow of the Niagara Escarpment and on the south side of Mountain Road.*



# Alternative Site Analysis



NO NEW NIAGARA QUARRY



# Five Year Economic Development Strategy



## **Community reputation vis-à-vis Open Pit Quarry at the entrance to Niagara Falls**

*Stiletto Consulting was hired last year to develop a plan that identifies strategic opportunities and articulates a vision for the municipality between 2024 and 2029.*

*The document highlights priority sectors that reflect core strengths and emerging opportunities in tourism, manufacturing, information and communications technology, and health care*

*(NF Review – Sep 15, 2023)*



# Future policy decisions

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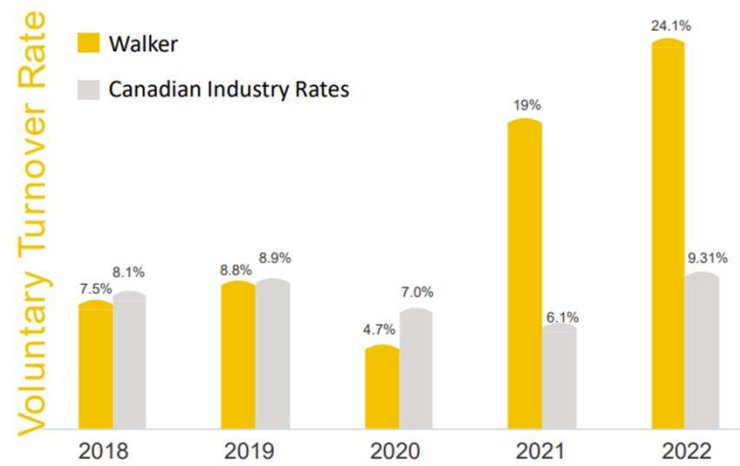


NO NEW NIAGARA QUARRY



# Good Neighbour -?

## Our Safety Culture





# Good Neighbour?

- Company revenue - approximately \$750 Million
  - 2022 Community Contributions by firm and family members- \$1.43 Million (2022 Sustainability report)
    - Tax Implications
- Silence during the land acquisition and subdivision development planning process ~2002 onwards
- Baptist church – Beechwood Road
- Indigenous Consultation
- Absolute minimum with respect to:
  - Needs Analysis – is additional aggregate needed, consideration of changing technology
  - Community engagement
  - Signage
  - Berms
  - Review times





# Good Neighbour ?

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**Creek redirection**

**Property values**

**Fly rock**

**Traffic**

**Community reputation**

**Respect for public input**

**Air quality**

**Wildlife**

**Noise/vibration**

**Food insecurity**

**Tax implications**

**Respect for environment**

**Property damage**

**Transparency/Trust**

**Truck accidents**

**Loss of agricultural land**

**Future policy decisions**



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Thank You  
David Rupay, MASc., MBA, PEng.