



**Statutory Public Meeting for Regional Official Plan Amendment
(ROPA-21-0003) Proposed Uppers Quarry, City of Niagara Falls**

Written Feedback - From Maria Accomando
Concerned Citizen and Resident of Fernwood Estates

Let me start by saying that a quarry is **NOT** compatible with any Residential Subdivision which already exists and precludes the proposed quarry.

Alternative Uses – Not a Quarry!

There are alternative uses for the lands the Walkers want to use as a quarry which will be 280 metres away from the Fernwood Estates subdivision, such as:

- Retain part of the lands as Agricultural designation as we need food to be grown in the Niagara region.
- Develop part of the lands as additional residential housing which would complement the Fernwood Estates Development as well as the other residential developments that surround the lands.
- A portion of the Lands could be turned into a walking path with trees and places for families to enjoy the environment they bought into....not a quarry. Absolutely no one bought into a quarry in their backyard!
- We need more housing in Ontario which is a well known fact, why then would you allow the Walkers to use these lands as a quarry instead of for residential housing? Why not help the housing shortage instead of ruining our subdivision and the other homes surrounding the proposed Uppers Quarry?
- It was wrong to approve Fernwood Estates knowing the Walkers were buying up lands around the subdivision. Perhaps you should never have approved the Fernwood Estates developments in the first place. That decision was made now you have to live with it and ensure that the surrounding lands like the proposed Uppers Quarry Lands are compatible with our residential developments you put in place.
- You already put us here....don't turn your backs on us now. Don't let this decision shape the future of generations to come and don't follow a perhaps bad decision with another even worse decision. Two wrongs do not make a right! Say NO to the amendment requests and say NO to the quarry!



Economics

Has the Regional Council Members looked at the economic benefit/loss if a quarry is allowed to be opened on the Uppers Land?

- The economic report provided by the Walkers from Prism shows that the combined annual income the City of Niagara Falls and the Niagara Region will receive is \$334,000.00. If the lands were allowed to be used as partial farming and housing, the City would obtain millions more annually than what a quarry will provide.
- IF the lands were developed as residential, the development fees alone would be in the neighbourhood of \$8.6 Million dollars and the yearly taxes from the housing alone would be at least \$2.5 million annually. Therefore, on an economic basis, how does it make any sense to allow a Quarry?
- \$334,000.00 annually versus over \$2,500,000.00 annually (minimum) from residential taxes and the added costs to the City and Region will be in the millions of dollars. Has the City and Region of Niagara Falls run their own numbers? If so, how do you wrap your heads around possibly approving a land use that will yield you less income and in fact will cost the City and the taxpayers millions? Less income and added costs are not a good business case and is not the way we want our City and Region to be run.

Are you in the business of growing the Niagara Region economy or are you here to help decimate our way of life and our ability to have quiet enjoyment of our property on a day to day basis, for the next 50 years for ourselves and the generations to come?

Not in the Public's Interest and make no sense

In the October 11, 2023 meeting agenda, it states in Appendix 2, PDS 33-2023, page 15, paragraph f) at the bottom...."conforms to the intent of the Regional Official Plan; represents good planning; and is in the public interest."

The residents of Fernwood Estates and the surrounding residential homes owners and business, want to know where the "Regional Staff" have the audacity to say that in their "opinion that the Amendment has appropriate.....; represents good planning and is the public interest?? What part of a quarry near residential housing represents good planning and is in the public interest?? How does this even make any sense to anyone?

Why do our elected officials need to continue to make horrendously bad decisions that will affect generations to come, knowing full well the damage that a quarry will have on our environment, our health, our homes, our food source and so on? Only to have to apologize when a terrible disaster occurs during blasting or other aspect of the quarry or decades later when it is much too late. (Think the Residential School atrocities)



No part of quarry makes sense....it doesn't make environmental sense, heritage sense, climate change sense, it doesn't make sense for the housing shortage and it most definitely does not make any economic sense to the City or the Region of Niagara Falls. It will have a negative financial and reputational impact on the Niagara Region and will have a negative impact on Tourism, financial impact on the tax base and the tax payers. We the tax payers will have to bear the burden of the costs to clean up atier the Walkers, on a day to day basis and especially if a disaster occurs for an action we did not agree to or want in any way shape or form.

The Walkers have already told us in our CFG meeting that they are only responsible for the trucks within 100 metres once they leave the quarry lands....so the CITY has to bear the responsibility and cost of an overturned truck, damage to the roads, human lives at risk every moment of every day as there will be one truck every minute leaving the quarry lands. WHY would the City and the Region of Niagara Falls want to willing take on that burden? At what cost?

This is a huge gain for the Walkers only and a loss for the City and Region of Niagara Falls as there will most definitely be increased costs not mitigated by sufficient income and there is certainly no gain for the residents of Fernwood Estates or in the public interest at all. **Therefore, it is a dereliction of the Regional Council dties to say "it is in the public interest"!**

REPORTS:

There are numerous reports that need to be updated because the reports are only as good as the instructions the Walkers gave the Companies who prepare the reports. There are also reports that have not even been requested yet. No decisions can be made by the Region of Niagara Falls or the City of Niagara Falls Council Members until all reports are received, reviewed and found to be acceptable to all concerned.

Some of those reports are as follows:

1. A report showing the actual need for another Quarry. Have all the quarries already operating in Niagara Falls been completely depleted? We believe there are numerous quarries owned by the Walkers that have many many years of aggregate left to be extracted.
2. Disaster Recovery Plans for all aspects of Walkers operations.
3. Traffic Study for Garner Road as there will be increased traffic on Garner Road due to the Uppers Lane being used by all the trucks (1 truck per minute, according to the Walkers reports). We need to know the effects the increased traffic will have on the road (physically) and increased noise, pollution etc. on the residents of Fernwood Estates.
4. The Archeological Report is not complete as yet.
5. A report showing the rationale for moving the Asphalt Plant from where it is to the new proposed Quarry Lands. The current Asphalt Plant is 2 kilometres away...leave it there.



6. Report on worse case scenarios and how they will be dealt with by the Walkers, the City of Niagara Falls and the Region in the event the extraction processes destabilize the bedrock that our houses currently sit on. What happens if the constant truck traffic along the Welland Canal underpass destabilizes the under pass and it caves in? Who pays for the death and destruction? The Walkers? The City or Region of Niagara Falls? Has anyone given this any thought at all? HOW CAN YOU SAY THIS IS “good planning and in the publics interest??
7. An alternate site option report should be commissioned that will fix all these issues. A mix of residential, farmland and park, forested area makes much more sense. Why is this not being considered? IF the Walkers develop the property as residential and park or light industrial, they will make more money and so will the City and Region of Niagara Falls.

Niagara Falls already has more than sufficient quarries currently in operations, another Quarry in the Uppers Land area, 280 metres from our Fernwood Estates subdivision is not required and should not be approved under any circumstances!

You put us residents in this predicament, you MUST ensure we are protected by saying No and denying the application for rezoning the Uppers Lands. There are much better uses for these lands...not a quarry!

Thank you in advance for your consideration and please ensure that you do not approve this Regional Official Plan Amendment Application No. ROPA-21-0003 – Proposed Uppers Quarry, City of Niagara Falls.

Regards,

Maria Accomando

UPPERS QUARRY - ECONOMIC ASSESSMENT REVIEW

Prism Economics and Analysis Report - February 2023

Page 4 - Executive Summary - Based on 106.3 hectares plus 31.6 hectares of other lands owned by Walkers Properties

Employment		City of Niagara Falls	Thorold
84 person-years of employment directly	Direct	84 people employed	
64 person-years of employment in support industries that manufacture materials used in Upper's Quarry	Indirect	64 people employed	
Post-Construction employment during 40-50 year lifespan is estimated to require 20 full time jobs in Niagara Falls & 1 in Thorold	Trucking	20 people employed 7 People employed	1 person employed 2 people employed
Wages & Salaries in Niagara Falls is estimated to be \$1,770,000.00 annually and \$333,000.00 in Thorold annually		\$ 1,770,000.00	\$ 333,000.00
Pension & Benefits plans are valued at \$238,000 in Niagara Falls and \$45,000 in Thorold annually		\$ 238,000.00	\$ 45,000.00
City of Niagara Falls Revenue - Assumes industrial land value of \$11,088 per acre		Annual Income City of Niagara Falls	
Property Taxes to be paid based on assessed value of land estimated to be between \$31,000 & \$41,000 annually		\$ 41,000.00	
Construction Aggregate fees of an average of \$173,000 annually over life of project (\$0.213 per tonne of aggregate)		\$ 173,000.00	
		\$ 214,000.00	
Niagara Region Revenue - (range is for Low Impact & High Impact Scenarios)		Annually Niagara Region	
Property Tax & Waste Mgmt Fees \$38,000 and \$51,000 annually depending on distribution of land classification for site		\$ 51,000.00	
Region will earn Construction Aggregate fees of an average of \$43,000 annually over life of project		\$ 43,000.00	
		\$ 94,000.00	
	TOTAL ANNUAL INCOME FOR NF & NIAGARA REGION:	\$ 308,000.00	
Indirect Benefits			
They suggest lower transportation costs of aggregate thereby reducing overall cost of construction for infrastructure projects etc. (based on current quarries being 22km to 38km away from City Centre) how does this make sense? Is everything being built in City Centre? (40% of trucks will be heading out of Niagara Falls..the NEED for a quarry in NF has not been shown to us)			\$1.04 to \$2.32 less per ton in transportation costs
Board of Education - City of Niagara Falls & Niagara Region		Annually Niagara Region	Based on 50 years Niagara Region
Indirect benefit from Property taxes paid to School Board of Education - depending on land classification for site - \$17,000 to \$26,000 p.a.		\$ 26,000.00	\$ 1,300,000.00
	TOTAL ANNUAL INCOME FOR NF & NIAGARA REGION:	\$ 334,000.00	

250 & 500 Homes Possibility of Residential Subdivision	Potential Income 250 Homes City of Niagara Falls	Potential Income 500 Homes City of Niagara Falls
Development Fees - Based on \$17,239.00 per unit	\$ 4,309,750.00	\$ 8,619,500.00
Property Taxes Paid - based on residential homes at a rate of \$5,000.00 per year	\$ 1,250,000.00	\$ 2,500,000.00
Property Taxes Paid - based on residential homes at a rate of \$8,000.00 per year	\$ 2,000,000.00	\$ 4,000,000.00
	\$ 3,250,000.00	\$ 6,500,000.00
Taxes paid by Fernwood Estates Residents using an average of \$6,000.00 (which is low) for 440 homes:	\$ 2,640,000.00	

FIRSTLY, the economic report from Prism is not sufficient as it does not address the actual need for the quarry.
 How much of Walkers aggregate from other sites have been used/extracted? There is still a lot more to be used from existing quarries.
 Therefore there is no need for this new quarry here in the middle of all the residential development.
 We need an actual NEEDS analysis showing proof that it is needed here in Niagara Falls.
 Need a report that confirms the actual reserve of existing aggregate and projection of construction needs to show the actual NEED for a quarry in NF.

**Tax revenue from Fernwood alone exceeds the projected tax revenue from Walkers - \$2.5 Million vs less than \$1 Million in Prism Report
 If City were to rezone the Uppers Lane to Residential and avoid harming its residents, annual revenues from residences would exceed
 revenues projected from a quarry. (issue is Walkers owns the land....they will not sell it to a developer)
 -- Is there due consideration paid to a loss of tax base now and in the future after the quarry closes?
 -- what happens if Walkers don't clean up/rehabilitate the property after the quarry closes? The tax payers do not want to be on the hook
 for cleanup cost.
 Is Walkers going to post a Bond for the estimated clean up cost to rehabilitate the area once they finish extracting the aggregate etc.**