

Comments regarding

Regional Official Plan Amendment (ROPA-21-0003)

Proposed Uppers Quarry, City of Niagara Falls

Comments are being submitted by: Chuck Gould, [REDACTED], Niagara Falls

I believe the Regional Council has the job to determine the justification for this new quarry although Walkers does not. There are already 2 working quarries in Niagara Falls and many in the Niagara Region; Vineland, Beamsville, Port Colburne, Stevensville for example. It's been stated by the *RGMC that the supply of quarry products in Ontario is 11 times greater than demand. I believe there is room to expand existing quarries in Niagara when the need arises sometime in the future.

The proposed land is now beautiful rural farmland with streams, ponds, and 2 mature forested woodlots home to wildlife and fish habitat. Directly surrounding the proposed site are recreational sport clubs and businesses, and sport fishing in the Beaverdams ponds. I suggest each member take a firsthand look at what this area is, you can access the area on Uppers Lane, off Thorold Townline Road or Beachwood, you can stop your vehicle on Uppers, get out and take it in, there is rarely any traffic on Uppers as Walkers bought and destroyed almost all the homes there. It is my belief that you put your business in the appropriate location, least likely to upset the balance. Zoning was implemented in the first place for this very reason. There are zoned areas in and around Niagara **for** this kind of business and areas of scrub land not suited for agriculture. I hope you agree with me that this location was picked for its convenience to the base of Walkers operations just up the road, access to the regional road and natural gas supply and **not** because its aggregate is the **only best supply** as Walkers puts it in "Our Market Area". Their "Alternative Site Analysis" vision doesn't go beyond 2km of the Walker Brothers quarry. But in this type of business your market area is wherever your customers are, examples being an international speedway in Fort Erie or a residential driveway in St Catharines. This type of business you find customers at some distance, no matter where your "market area" is perceived to be. Some examples Dufferin Aggregates in Markham serves the metro Toronto area Vinemount Quarries in Stoney Creek services the metro Hamilton area, Rankin Quarries in Port Colburne claims to service the entire Niagara Region.

Regional and City government must look at the claim of the **only best supply** is the Uppers Quarry . In our Community Focus Group meeting September 28, Julie Lantos a geologist living in Niagara Falls makes the claim that the rock supply Walkers refers to, is abundant throughout Niagara, and I believe her, and I hope Regional Government hears her and investigates that claim.

Traffic nearly doubled on Thorold Townline Road with the extension of Taylor Road to Thorold Townline and Walkers had an interest in that decision. With a projected increase of 300 or more vehicles daily, mostly heavy trucks, travelling to and from the proposed quarry, this would

transform our relatively quiet residential area into a noisy dusty industrial transport route. There are no studies on wet dirt attached to 12 to 16 tires per truck 300 or more times daily, and how the effect of that fine dirt, dust will track down Thorold Townline Road or North, as the prevailing winds blow southwest will carry that dust.

There is a statistical correlation between property distance to a quarry and the property sale price. A Caledon Ontario study found property values within 2 km of a quarry decreased in value by an average of 19%. That translates to a loss of around \$100,000 based on the average sale price for a home in Niagara. How do you think our real estate industry will view the desirability of my location on Thorold Townline Road?

Walker proposed hours of operation are extremely ambitious for this quarry proposal and if anything, its hours of operation should be 8 to 4:30 Mon to Fri only.

An asphalt plant doesn't belong on a quarry floor as its exhaust will be sent at ground level down to the residences of Thorold Townline Road and I ask you to remember why they invented the smokestack.

Some Land Use policies under the Niagara Falls Official Part 2 August 1, 2023

8.3.4 To protect adjacent lands, particularly residential areas, from the effects of incompatible uses.

8.3.5 General Industrial or Heavy Industrial zones will be separated from residential areas wherever possible, to protect such areas from the effects of noise, heavy traffic, and other offensive characteristics.

I consider the homes north of Beaverdams on Thorold Townline Road a residential area. I would like the Regional Council to consider the homes on Thorold Townline a residential area as they are standard size lots spaced like most residential areas. How do you classify the homes on Thorold Townline Road?

My conclusion is, there is no reason to destroy the agricultural lands here in the city of Niagara Falls for a quarry. To disrupt the water table for the residents here, disrupt the habitat of the wild birds, fish and animals on the proposed site. Turn a nice regional road into a dusty noisy industrial haulage road and lessen our enjoyment of our properties along with the loss of property value.

I support David Rupay's P.Eng. statement regarding this quarry proposal that, "there are negative impacts when quarries are not situated in the appropriate location"

Please share any thoughts or questions regarding my comments

Thankyou

Chuck Gould 10/10/23

*Niagara Falls Rewiew