



PLANNING
URBAN DESIGN
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April 05, 2024

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Director of Planning
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City of Niagara Falls
4310 Queen Street
Niagara Falls, ON L2E 6X5

Email to: Sean.Norman@niagararegion.ca and abryce@niagarafalls.ca

Dear Sean and Andrew:

RE: UPPER'S QUARRY PROPOSAL – RESPONSE TO JART LETTER (DATED NOVEMBER 14, 2023)
APPLICATIONS TO AMEND THE NIAGARA REGION OFFICIAL PLAN, CITY OF NIAGARA FALLS OFFICIAL PLAN AND ZONING BY-LAW
Part of Lots 119, 120, 136 & 137 in the former Township of Stamford, now the City of Niagara Falls
Niagara Region File No.: D.13.04.ROPA-21-0003
City of Niagara Falls No. AM-2021-025
Our File: 9811V

Thank you for the letter dated November 14, 2023 providing comments on the resubmission package (dated August 28, 2023) for the above-noted applications. In response to the additional information required outlined in the letter dated November 14, 2023, please find enclosed digital copies of the following material being submitted:

- **Comment / Response Matrices for JART including the following individual comment / matrices (dated April, 2024):**
 - **Appendix 1: Planning Justification Report & ARA Summary Statement Comments**
 - **Appendix 2: Aggregate Resource Act Site Plan Comments**
 - **Appendix 3: Alternative Site Analysis Comments**
 - **Appendix 4: Level 1 & 2 Water Study Report Comments**
 - **Appendix 5: Level 1 & 2 Natural Environment and Environmental Impact Study Comments**
 - **Appendix 6: Acoustic Assessment Report Comments**
 - **Appendix 7: Air Quality Assessment Report Comments**

- **Appendix 8: Blasting Impact Assessment Comments**
- **Appendix 9: Traffic Impact Study Comments**
- **Appendix 10: Cultural Heritage Comments**
- **Appendix 11: Visual Impact Study Comments**
- **Appendix 12: Economic Benefits Analysis Comments**
- **Appendix 13: City of Niagara Falls Building Department Comments**
- **Appendix 14: TransCanada Pipeline Comments**
- **Appendix 15: City of Thorold Comments**
- **Appendix 16: Ministry of the Environment, Conservation, and Parks Comments**
- **Updated ARA Site Plans with red-line revisions (dated April 4, 2024);**
- **Updated Planning Justification Report & Summary Statement (dated April 4, 2024);**
- **Updated Alternative Site Analysis (dated February 5, 2024);**
- **Updated Air Quality Assessment (dated December 5, 2023);**
- **Updated Acoustic Assessment Report (dated January 11, 2024);**
- **Updated Blasting Impact Analysis (dated April 2024);**
- **Updated Level 1 and Level 2 Natural Environment Technical Report and Environmental Impact Study (dated April 4, 2024);**
- **Updated Visual Impact Study, prepared by MHBC (dated April, 2024);**

Should you require hard copies of the any of the documents noted above, please contact us and we can arrange that it be sent to you.

If you have questions or require any further information to assist with your review, please do not hesitate to call or email.

Thank you.

Respectfully submitted,

MHBC



Debra Walker, BES, MBA, MCIP, RPP
Partner

Copy: Kevin Kehl, Walker Aggregates Inc.