



NOTICE OF APPLICATION

The City's Planning & Development Division has received an application for an Official Plan and Zoning By-law amendment for the lands noted below.

Lands Between Thorold Townline Road and Beechwood Road, North and South of the Uppers Lane Right of Way (Assessment Roll Nos.: 2725-100-005-03100, 2725-100-005-03300, 2725-100-005-03301, 2725-100-005-03302, 2725-100-005-03303, 2725-100-005-09605, 2725-100-005-09700, 2725-100-005-09800, 2725-100-005-09801, 2725-100-005-10100, 2725-100-005-10101 and 2725-100-005-0970.

Zoning By-law Amendment Application – City File: AM-2021-025

Applicant: Walker Aggregates Inc. (Kevin Khel)

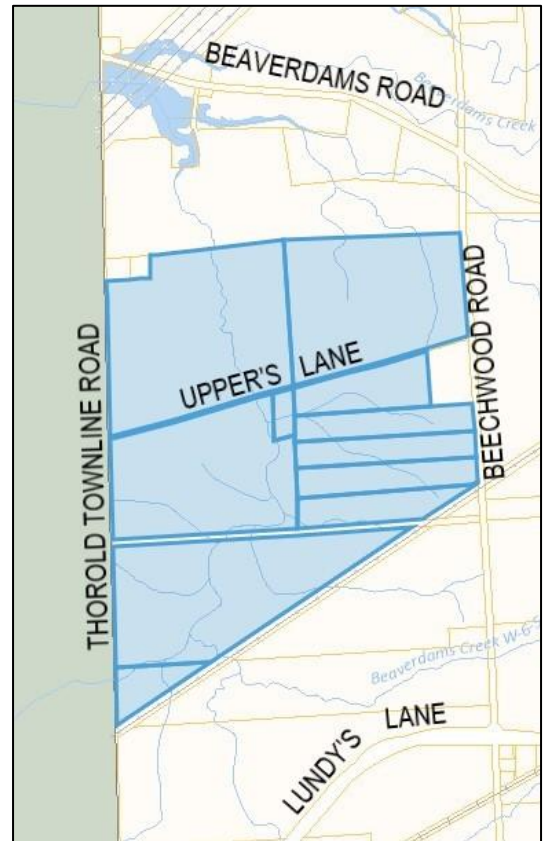
Agent: MHBC Planning (Debra Walker)

PROPOSAL

An Official Plan and Zoning By-law amendment application has been submitted for lands totalling 103.6 hectares in area and shown on the right. The requested application seeks to permit an aggregate quarry with associated processing and recycling of aggregate material including asphalt and concrete and a concrete or asphalt mixing plant on the lands. Schedule 1 shows details of the proposed development.

The lands are designated Good General Agriculture, in part, Environmental Protection Area, in part and Environmental Conservation Area in part. The applicant is requesting the lands be redesignated to Extractive Industrial to permit the proposed uses.

The lands are zoned Agriculture (A and A-467) and Hazard Land (HL) under Zoning By-law No. 79-200, as amended by By-law No. 1999-48. The applicant is requesting the land be rezoned site specific Extractive Industrial (EI) with regulations permitting a pit or quarry licensed under the Aggregate Resources Act, processing of natural materials from the site, processing of aggregate recycled aggregate material, a concrete or asphalt mixing plant, accessory buildings or structures and uses permitted under an Agriculture (A) zone.



ASSOCIATED APPLICATIONS

A concurrent application for a Regional Official Plan Amendment has been submitted to the Regional Municipality of Niagara. This amendment is proposed to add the subject lands to section 13 (Site Specific Policies) of the Regional Official Plan to facilitate the establishment of a new quarry.

An application for a Category 2 (Below Water Quarry) – Class A License has also been filed by the applicant to the Ministry of Natural Resources and Forestry under the *Aggregate Resources Act*.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at niagarafalls.ca/planning.

WRITTEN SUBMISSION

Your input on the proposed development is welcomed and encouraged. To provide comments in writing, please submit a letter to the Director of Planning & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5, or by email at planning@niagarafalls.ca prior to or at the future Open House.

MORE INFORMATION

For more information, please contact Andrew Bryce, Planner 2, at 905-356-7521, extension 4232 between the hours of 8:30 AM and 4:30 p.m. or by email anytime at abryce@niagarafalls.ca.

OPEN HOUSE

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on these applications before a staff recommendation report is prepared and presented to Council at a future Public Meeting. To accomplish this, an Open House will be scheduled to present the application and provide an opportunity for you to ask questions or provide comments. Separate notice of that meeting will be provided to you approximately fourteen (14) days before the Open House is to occur.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and approximately thirty (30) days before the Public Meeting is to occur.

LEGAL NOTICE

Sections 17 and 34 of the Planning Act

If a person or public body would otherwise have an ability to appeal the decision of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls before the Official Plan Amendment is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision of the Niagara Falls City Council to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Niagara Falls in respect to the proposed Official Plan Amendment or by-law before the Official Plan Amendment is adopted or the by-law is passed, the person or public may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the City of Niagara Falls this 5th day of January, 2022



Sam Valeo, M.Eng., P.Eng., CBCO, PMP
Acting Director of Planning, Building and Development

AB:
Attach

