



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

August 28, 2023

Sean Norman, PMP, MCIP, RPP
Senior Planner
Planning and Development Services,
Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Andrew Bryce, MCIP, RPP
Director of Planning
Planning, Building and Development
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 JUNE 01, 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 June 01, 2023 confirming the receipt of the resubmission of materials in response to comments dated August 23, 2022 and November 14, 2022 on the above-noted applications. In response to the additional information required outlined in the letter dated June 01, 2023, please find enclosed digital copies of the following material being submitted:

- **Comment / Response Matrix for JART (dated August 25, 2023);**
- **Updated ARA Site Plans (dated August 28, 2023);**
- **Updated ARA Site Plans - Notes (in a separate word document);**
- **Updated Planning Justification Report (dated August, 2023);**
- **Updated Alternative Site Analysis (dated August, 2023);**
- **Updated Air Quality Assessment (dated July 12, 2023);**
- **Updated Acoustic Assessment Report (dated August 2, 2023);**

- **Updated Level 1 and Level 2 Natural Environment Technical Report and Environmental Impact Study (dated August 25, 2023);**
- **Response to JART Hydrogeological Comments, prepared by WSP (dated October 3, 2022);**
- **Analyzing the Economic Benefits of the Upper's Quarry Construction & Operation, prepared by Prism (dated February 2023);**
- **TIS Addendum, Upper's Quarry, prepared by TYLin (formerly TMIG) (dated March 2023);**
- **Visual Impact Addendum, prepared by MHBC (dated February 24, 2023);**

The revised material enclosed and noted above also addresses comments received from the MNRF as explained in the following comment/response matrix (also enclosed):

- **Comment / Response Matrix (dated August 25, 2023) relative to MNRF's letter dated April 3, 2023**

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.