



## REPORT

**REPORT TO:** Mayor R. Bonnette and Members of Council

**REPORT FROM:** Curtis Marshall, Planner - Policy

**DATE:** September 17, 2012

**REPORT NO.:** PDS-2012-0072

**RE:** Stand Alone Aggregate Related Uses Study -  
Background and Policy Options Paper

### **RECOMMENDATION:**

THAT Report No. PDS-2012-0072, dated September 17, 2012, regarding the status of the Stand Alone Aggregate Related Uses Study, and summarizing the contents of the Background and Policy Options Paper (provided under separate cover), be received for information;

AND FURTHER THAT staff be directed to hold a Public Open House on October 30, 2012 to obtain public comments on the Stand Alone Aggregate Related Uses Study – Background and Policy Options Paper.

### **PURPOSE:**

The purpose of this report is to:

- Provide an update on the status of the Stand Alone Related Uses Study;
- Provide a brief summary of the Background and Policy Options Paper to Council;
- Obtain Council direction to hold a Public Open House for the study on October 30, 2012.

**BACKGROUND:**

On April 2, 2012, Council approved the undertaking of a Stand Alone Aggregate Uses Study (Report No.: PDS-2012-0033, Resolution No.: 2012-0093) and passage of an Interim Control By-law (By-law 2012-0032) to allow for the review and development of appropriate land use policies related to stand alone aggregate related uses including asphalt plants, concrete batching plants, and aggregate transfer stations in the Town.

On May 8, 2012, Council approved Terms of Reference (Report No.: PDS-2012-0035, Resolution No.: 2012-0114) for the Stand Alone Aggregate Related Uses Study.

The Terms of Reference for the study set out a four phase process as follows:

- Phase 1- Background Review
- Phase 2 - Consultation
- Phase 3 - Initial Policy and Regulatory Framework
- Phase 4 - Final Proposed Policy and Regulatory Framework

Meridian Planning Consultants Inc. were retained by the Town to complete the study.

**COMMENTS:****Background and Policy Option Paper**

Meridian Planning Consultants Inc. have prepared a Background and Policy Option Paper (provided under separate cover), which is the key deliverable for Phase 1 of the Aggregate Related Uses Study. The Background and Policy Option Paper is comprised of five sections as follows:

- **Section 1.0: Introduction**

Section 1.0 is the introductory section and includes a summary of the purpose and structure of the Background and Policy Option Paper.

- **Section 2.0: Description of the Uses Subject to the Study**

This section provides an overview of asphalt plants, concrete batching plants and aggregate transfer stations. The uses are defined and background information is provided on the processes, site characteristics, and land use impacts (air emissions, odour, noise, traffic, effluent, aesthetics, and waste water). Examples of typical facilities are provided including information on three concrete batching plants which are located within the Town (Dufferin Concrete and Lafarge Concrete in Georgetown, Essroc Canada Inc. in Acton). Ministry of Environment Environmental Compliance requirements are also discussed for several of the facilities.

- **Section 3.0: Current Policy and Regulatory Frameworks**

This section provides an overview of Provincial, Region, and Town policies as they relate to the study. Provincial documents reviewed include the Provincial Policy Statement, Places to Grow – Greater Golden Horseshoe Growth Plan, Greenbelt Plan, Niagara Escarpment Plan, Environmental Protection Act, Ministry of Environment Land Use Compatibility Guidelines, and the Environmental Bill of Rights. Relevant Region of Halton Official Plan (including proposed ROPA 38 amendments) and the Town of Halton Hills Official Plan policies are also reviewed in this section.

- **Section 4.0: How are the Uses Subject to this Study Regulated in other Municipalities**

This section summarizes the Official Plan policies and Zoning By-law provisions related to asphalt plants, concrete batching plants, and aggregate transfer stations in Milton, Guelph, and Caledon. The approach taken by the surveyed municipalities included: prohibiting uses outright, permitting uses subject to an Official Plan Amendment and Zoning By-law amendment, permitting the uses only in specific zones.

- **Section 5.0 Options**

This section outlines various policy and land use options for consideration and discussion related to asphalt plants, concrete batching plants, and aggregate transfer stations. Below is a summary of the preliminary options for consideration:

#### Concrete Plants

Preliminary options for concrete plants in the Town have been proposed ranging from requiring an Official Plan Amendment and Zoning By-law Amendment for new plants, to requiring only a Zoning By-law Amendment for new plants, to permitting concrete plants in association with a licensed pit or quarry, to recognizing existing plants, and to not list them as a permitted use.

#### Asphalt Plants

Preliminary options for asphalt plants in the Town have been proposed ranging from requiring an Official Plan Amendment and Zoning By-law Amendment for new plants, to requiring only a Zoning By-law Amendment for new plants, to permitting asphalt plants in association with a licensed pit or quarry, to recognizing existing plants, and to not list them as a permitted use.

### Aggregate Transfer Stations

Preliminary options for aggregate transfer stations in the Town have been proposed ranging from requiring an Official Plan Amendment and Zoning By-law Amendment for new facilities, to requiring only a Zoning By-law Amendment for new facilities, to permitting aggregate transfer stations only as part of a licensed pit or quarry.

### Other Preliminary Recommendations

Several additional preliminary recommendations have been made including the need to update and delete several definitions and that the outdoor storage provisions in the Zoning By-law should be clarified to ensure that outdoor storage is clearly accessory to the main use of a property.

### **Next Steps**

Phase 2 of the Terms of Reference for the study call for the holding of a Public Open House to present and solicit public input on the Background Paper and the preliminary policy options. The Public Open House has been tentatively scheduled for October 30, 2012, 6:30 pm at the Town of Halton Hills Civic Centre. Notice of the Open House will be advertised in the Independent & Free Press, on the Town website, and by mail to any resident/landowner who has requested notice.

Meridian Planning Consultants Inc. and Town Staff will also meet with representatives from the asphalt, concrete, and aggregate extraction industry, and applicable government and agency staff to obtain input on the Background Paper and preliminary policy options.

In Phase 3 of the Study, Meridian Planning Consultants Inc. will prepare preliminary recommendations and develop a draft policy framework including Official Plan and Zoning By-law Amendments as appropriate. A Public meeting under the Planning Act will also be held to present the draft documents to the Public and Council.

In Phase 4, Meridian Planning Consultants Inc. will prepare final policies and recommendations. A proposed Official Plan Amendment and Zoning By-law Amendment will be presented to Council for consideration.

### **RELATIONSHIP TO STRATEGIC PLAN:**

The recommendations in this report are consistent with Strategic Plan Direction: A. Foster a Healthy Community, and Goal: To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.

### **FINANCIAL IMPACT:**

There is no financial impact.

**COMMUNICATIONS IMPACT:**

A Public Open House has been tentatively scheduled for October 30, 2012, 6:30 pm at the Town of Halton Hills Civic Centre. Notice of the Open house will be advertised in the Independent & Free Press, on the Town website, and by mail to any resident/landowner who has requested notice.

**SUSTAINABILITY IMPLICATIONS:**

The sustainability implications will be reviewed through the study process and will be summarized in the final recommendation report to Council.

**CONSULTATION:**

No additional consultation was held with Town Departments and Agencies in the preparation of this report.

**CONCLUSION:**

This report has provided a status update on the Stand Alone Related Uses Study, and has provided a brief summary of the Background and Policy Options Paper for Council.

Furthermore, with Council's authorization, Town Staff will commence Phase 3 of the project and will schedule a Public Open House on October 30, 2012 to present and solicit public input on the Background paper and preliminary policy options.

Respectfully submitted,

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