



THE CORPORATION OF THE TOWN OF Halton Hills

BY-LAW NO. 2013-XXXX

A By-law to adopt Amendment No. \_\_\_\_ to the  
Official Plan of the Town of Halton Hills –  
Re-designation of Former Aggregate Extraction Sites

**WHEREAS** the Council of the Corporation of the Town of Halton Hills, is empowered to enact this By-law by virtue of the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended;

**AND WHEREAS** the Regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

**AND WHEREAS** on March XX, 2013, Council for the Town of Halton Hills approved Report No. PDS-2013-00XX, dated March XX, 2013, in which certain recommendations were made relating to the re-designation of former licensed aggregate extraction sites in the Town of Halton Hills;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Amendment No. \_\_\_\_ to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this day of \_\_\_\_\_, 2013.

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MAYOR – Rick Bonnette

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TOWN CLERK – Suzanne Jones

OFFICIAL PLAN AMENDMENT NO  
TO THE OFFICIAL PLAN

for

THE CORPORATION OF THE TOWN OF HALTON HILLS

(Re-designation of Former Licensed Aggregate Extraction Sites)

March XX, 2013

FILE: D08 – Stand Alone Aggregate Related Uses Study

**AMENDMENT NO. \_\_\_\_ TO THE OFFICIAL PLAN  
OF THE TOWN OF Halton Hills**

The attached text and schedules constitutes Amendment No. \_\_\_\_ to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2013-\_\_\_\_\_ in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended;

THE CORPORATION OF THE TOWN OF Halton Hills

\_\_\_\_\_  
MAYOR – R. Bonnette

\_\_\_\_\_  
CLERK – S. Jones

**AMENDMENT NO. \_\_\_\_**

TO THE OFFICIAL PLAN FOR THE TOWN OF Halton Hills

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. \_\_\_\_ to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES - does not constitute part of the Amendment, but is included for information purposes only.

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## **Part A – The Preamble**

### **1. Purpose of the Amendment**

The purpose of this Amendment is to re-designate two properties formerly licensed under the *Mineral Resources Act* for aggregate extraction to a more appropriate land use designation that recognizes that the properties are no longer licensed.

The amendment proposes to re-designate the property known as 12519 Eighth Line, Part Lot 23, Concession 9, Town of Halton Hills (Esquesing), from Mineral Resource Extraction Area to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay to be consistent with the Provincial Greenbelt Plan.

The amendment also proposes to re-designate the property known as 12942 Highway 7, Part Lots 26 & 27, Concession 7, Town of Halton Hills (Esquesing) from Mineral Resource Extraction Area to Escarpment Natural Area, Escarpment Protection Area, and Escarpment Rural Area to be consistent with the Niagara Escarpment Plan as amended by Amendment No. 192.

### **2. Location**

This amendment applies to two former licensed aggregate extraction sites in the Town as follows:

- 12519 Eighth Line, Part Lot 23, Concession 9, Town of Halton Hills (Esquesing)
- 12942 Highway 7, Part Lots 26 & 27, Concession 7, Town of Halton Hills (Esquesing)

### **3. Basis of the Amendment**

This Amendment is intended to implement the recommendations being made in the "*Stand-Alone Aggregate Related Uses Study*" prepared by the Town and finalized on March XX, 2013.

In light of a review of relevant land use policies, aggregate related land uses, and comments from, agencies, aggregate industry representatives and the public as part of the study, it has been recommended that once a license under the *Aggregate Resources Act* has been surrendered or revoked, the Town should take steps to remove the Mineral Resource Extraction Area designation and Mineral Aggregate Resource zone from the property to recognize that the lands are no longer licensed.

This Amendment recognizes that it is the intent of Provincial policy to promote the rehabilitation of aggregate extraction sites after a license has been surrendered or revoked and that aggregate related activities should not continue on a property once the license has been surrendered or revoked.

Similarly, the intent of the Town of Halton Hills Official Plan is that aggregate extraction sites be rehabilitated, and that former aggregate extraction sites re-designated under the Official Plan to a more appropriate land use which precludes mineral aggregate extraction in the future once they are no longer licensed. It is intended that the after use be compatible with and have minimal impact on the surrounding natural environment, vistas and views and existing uses. The Plan provides specific criteria for consideration when determining an appropriate land use.

Finally, the intent of the Town of Halton Hills comprehensive zoning by-law is to only

zone properties as Mineral Aggregate Resource (MAR) if they are licensed for mineral aggregate extraction under the *Aggregate Resources Act*.

The property located at 12519 Eighth Line, Part Lot 23, Concession 9, Town of Halton Hills (Esquesing) (known as the former Campbell Pit) was formerly licensed under the *Mineral Resources Act* by the Ministry of Natural Resources for aggregate extraction. The property is currently designated Mineral Resource Extraction Area under the Town of Halton Hills Official Plan and zoned Mineral Aggregate Resource (MAR) under the Town's comprehensive zoning by-law. This amendment proposes to re-designate the property from Mineral Resource Extraction Area to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay as the property is no longer licensed for aggregate extraction, and in accordance with the Provincial Greenbelt Plan. A corresponding zoning amendment has been proposed to rezone the property from Mineral Aggregate Resource (MAR) to Protected Countryside (PC) and Protected Countryside Natural Heritage System Two (PC-NHS2).

The property located at 12942 Highway 7, Part Lots 26 & 27, Concession 7, Town of Halton Hills (Esquesing) (known as the former J.C. Duff Ltd. Pit) has been rehabilitated and is no longer licensed under the *Mineral Resources Act* by the Ministry of Natural Resources for aggregate extraction. The property is located within the Niagara Escarpment Plan Area and is subject to Development Control by the Niagara Escarpment Commission. The Niagara Escarpment Commission re-designated the property from Mineral Resource Extraction Area to Escarpment Natural Area, Escarpment Protection Area, and Escarpment Rural Area since the property was no longer licensed. The property is currently designated Mineral Resource Extraction Area under the Town of Halton Hills Official Plan and is not subject to the Town's comprehensive zoning by-law. This amendment proposes to re-designate the property from Mineral Resource Extraction Area to Escarpment Natural Area, Escarpment Protection Area, and Escarpment Rural Area since the property is no longer licensed and to be consistent with the Niagara Escarpment Plan as amended by Amendment No. 192.

## **Part B – The Amendment**

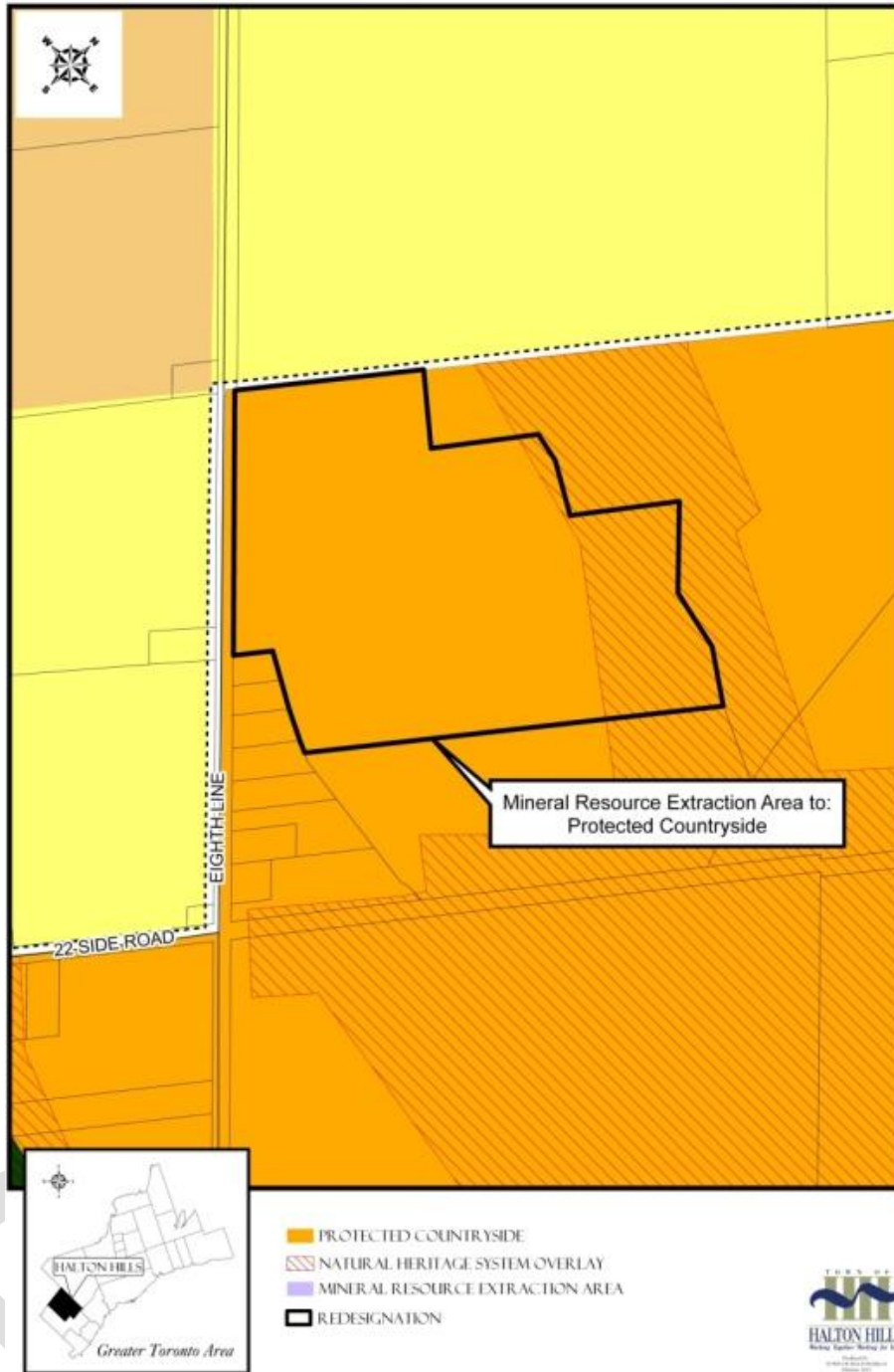
All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text, constitutes Amendment No. \_\_\_\_ to the Official Plan for the Town of Halton Hills.

### **Details of the Amendment**

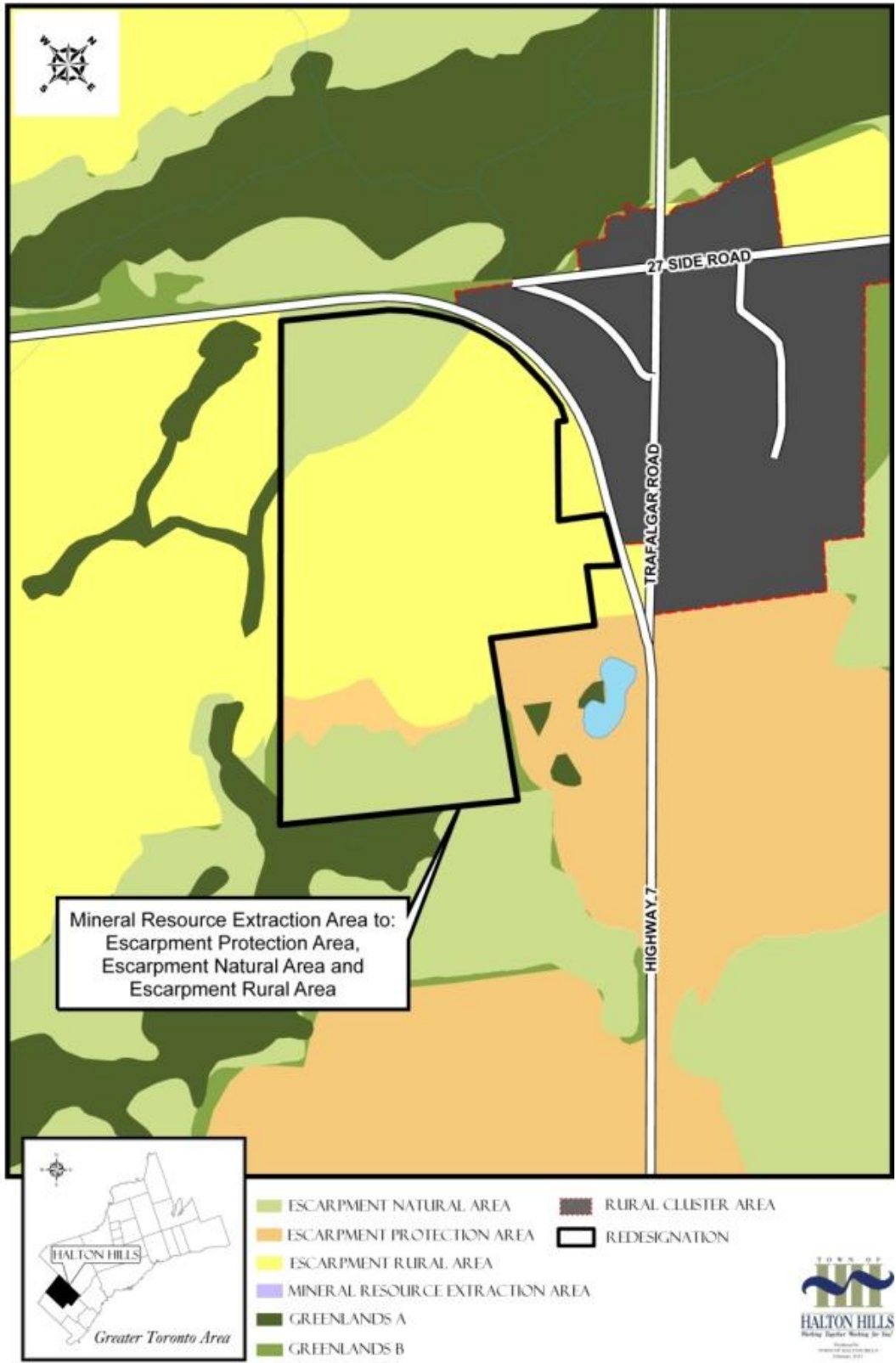
The Official Plan of the Town of Halton Hills is hereby amended as follows:

1. That Schedule A2, Greenbelt Plan is amended, as shown on Schedule "1" and Schedule "2" attached to and forming part of this Amendment No. XX by:
  - i) Re-designating the property known as 12519 Eighth Line, Part Lot 23, Concession 9, Town of Halton Hills (Esquesing), from Mineral Resource Extraction Area to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay.
  - ii) Re-designating the property known as 12942 Highway 7, Part Lots 26 & 27 Concession 7, Town of Halton Hills (Esquesing) from Mineral Resource Extraction Area to Escarpment Natural Area, Escarpment Protection Area, and Escarpment Rural Area.

Schedule 1 to OPA ##



Schedule 2 to OPA ##





PART C  
THE APPENDICES

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## APPENDIX 1 – Notice of Public Meeting

### NOTICE OF STATUTORY PUBLIC MEETING

#### TOWN INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS PERTAINING TO STAND ALONE AGGREGATE RELATED USES

**DATE:** March 5, 2013  
**TIME:** 7:00 P.M.  
**LOCATION:** Council Chambers, Civic Centre  
1 Halton Hills Drive  
Halton Hills (Georgetown)

Town of Halton Hills Council will hold a statutory public meeting to discuss draft Official Plan and Zoning By-law Amendments pertaining to stand alone aggregate related uses in the Town.

On April 2, 2012, Town Council approved the undertaking of a Stand Alone Aggregate Related Uses Study and passed an Interim Control By-law 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.

#### **Proposed Town Wide Amendments**

Town wide Official Plan and Zoning By-law amendments are proposed to introduce specific policy and land use regulations pertaining to asphalt plants, concrete batching plants, and aggregate transfer stations in the Town including:

- Directing concrete batching plants and aggregate transfer stations to the urban employment areas of Acton and Georgetown, and the Mansewood rural industrial area, subject to criteria.
- Requiring an amendment to the Official Plan and the Zoning By-law for the establishment of an asphalt plant in the Acton and Georgetown employment areas.

Additional related wording and technical changes, such as new definitions, are also being proposed as part of the amendments, including policies and zoning provisions pertaining to outdoor storage uses.

While the proposed Official Plan and Zoning By-law amendments have town-wide application, they relate principally to the following lands in the Town:

- All lands designated General Employment Area, Rural Industrial Area, or Mineral Resource Extraction Area under the Town of Halton Hills Official Plan.
- All lands zoned Employment One (EMP1), Rural Employment (RU-EMP), or Mineral Aggregate Resources (MAR) under Town of Halton Hills Zoning By-law 2010-0050 as amended.
- All lands that remain subject to Zoning By-law 74-51 as amended, in the Town, and in particular those lands zoned General Industrial (M1).
- All lands that remain subject to Zoning By-law 57-91 as amended, in the Town, and in particular those lands zoned First Industrial (M1) and Second Industrial (M2).

## **Proposed Site Specific Amendments**

In keeping with the proposed policy direction to expeditiously re-designate and re-zone MAR zoned properties that are no longer licensed under the *Aggregate Resources Act*, site specific amendments to the Official Plan and Zoning by-law are also proposed for two former aggregate extraction sites in the Town, as follows:

- **Location:** 12519 Eighth Line, Halton Hills (Esquesing)  
Part Lot 23, Concession 9 (Esquesing), Part 1, 20R-10084, Part 1, 20R-2217, Part 1, 20R-8815, Town of Halton Hills, PIN 25012-0034 (LT)

### **Proposed Amendments:**

To re-designate from Mineral Resource Extraction Area to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay under the Town of Halton Hills Official Plan, and rezone from Mineral Aggregate Resources Zone (MAR) to Protected Countryside (PC) and Protected Country Side Natural Heritage System Two (PC-NHS2) under Town of Halton Hills Zoning By-law 2010-0050 as amended, consistent with the Provincial Greenbelt Plan.

- **Location:** 12942 Highway 7, Halton Hills (Esquesing)  
Part Lots 26 & 27 Concession 7 (Esquesing), Town of Halton Hills

### **Proposed Amendments:**

To re-designate from Mineral Resource Extraction Area to Escarpment Natural Area, Escarpment Protection Area, and Escarpment Rural Area under the Town of Halton Hills Official Plan, consistent with the Niagara Escarpment Plan as amended by Amendment No. 192.

Following the statutory public meeting, Town staff will prepare a report to Council which will respond to oral and written comments received, and provide a final recommendation on passage of the Official Plan and Zoning By-law Amendments.

Additional information pertaining to the draft Amendments will be available for public review and comment, on Wednesday, February 13, 2013 at the Town of Halton Hills Planning, Development and Sustainability Department, 1 Halton Hills Drive, Halton Hills, Ontario L7G and on the Town's website:

<http://www.haltonhills.ca/initiatives/AggregateStudy.php>.

Contacts:

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**Please provide all comments by March 8, 2013.**

**APPENDIX 2 – Minutes of the Public Meeting**

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## Staff Reports

Report	Title
PDS-2012-0033	Proposed Interim Control By-law and Study for Stand Alone Aggregate Related Uses
PDS-2012-0035	Proposed Terms of Reference - Stand Alone Aggregate Related Uses Study
PDS-2012-0072	Stand Alone Aggregate Related Uses Study - Background and Policy Options Paper
PDS-2013-0015	Stand Alone Aggregate Related Uses Study - Recommended Land Use and Draft Policy Report

## Draft Documents

Date	Title
February 2013	Draft Official Plan Amendment – Stand Alone Aggregate Related Uses (for Public Meeting)