



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Curtis Marshall, Planner - Policy

DATE: February 15, 2013

REPORT NO.: PDS-2013-0032

RE: Public Meeting Report for the Stand Alone Aggregate Related Uses Study - Proposed Official Plan and Zoning By-law Amendments

RECOMMENDATION:

THAT Report PDS-2013-0032 dated February 15, 2013, regarding the Public Meeting Report for the Stand Alone Aggregate Related Uses Study - Proposed Official Plan and Zoning By-law Amendments be received;

AND FURTHER THAT all comments received from agencies and the public be referred to staff for a further report to be considered by Council regarding a final recommendation on the proposed Official Plan and Zoning By-law Amendments.

PURPOSE:

The purpose of this report is to:

- Provide an update on the status of the Stand Alone Aggregate Related Uses Study.
- Present draft Official Plan and Zoning By-law amendments to Council and to provide the public an opportunity to comment on the draft amendments as part of a public meeting in accordance with the *Planning Act*.

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 passed 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. The By-law is in effect for one year and is set to expire on April 2, 2013.

On May 8, 2012, Council approved the 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 were retained by the Town to complete the study.

Recommended Land Use and Draft Policy Report

As part of Phase 3 of the study, Meridian Planning Consultants prepared a Recommended Land Use and Draft Policy Report, dated January 21, 2013, which provided recommended policy and land use options related to stand alone aggregate related uses (concrete batching plants, asphalt plants, aggregate transfer stations and other related outdoor storage uses). The recommended policies and land use options were developed with public, agency, and industry input and were presented to Council for consideration on February 5, 2013 (Staff Report PDS-2013-0015). With Council's endorsement, the recommended policies and land use options were used as the basis to develop draft Official Plan and Zoning By-law amendments related to stand alone aggregate related uses.

Proposed Amendments to the Town of Halton Hills Official Plan

Draft Official Plan amendments have been prepared based on the Recommended Land Use and Draft Policy Report, dated January 21, 2013 which serve to introduce land use policies related to standalone aggregate related uses. A broad based amendment (attached as **Schedule 1** to this report) has been prepared which proposes to:

1. Introduce policies that require that once a license has been surrendered or revoked in accordance with the *Aggregate Resource Act* on a property, the Town is to take the necessary steps to re-designate the property from the Mineral Resource Extraction Area designation to another appropriate land use designation;
2. Clarify that the use of land for aggregate related uses is not permitted once a property is no longer licensed under the *Aggregate Resources Act*;

3. Clarify that “Portable Concrete Plants” and “Portable Asphalt Plants” used on public authority contracts shall be permitted in all areas of the Town except those areas of existing development or particular environmental sensitivity, which have been determined to be incompatible with extraction and associated activities;
4. Permit outdoor storage and/or processing uses subject to criteria, such as “Concrete Batching Plants”, “Aggregate Transfer Stations and “Contractors Establishments” in the General Employment Area Designation, in Georgetown and Acton, and the Rural Industrial Designation in the Mansewood rural industrial area;
5. Introduce specific standards (e.g. location, setbacks, screening etc.) in the Plan for outdoor storage uses such as “Concrete Batching Plants”, “Aggregate Transfer Stations and “Contractors Yards”;
6. Establish that “Asphalt Plants” are not permitted in the General Employment Area Designation in Georgetown and Acton, and the Rural Industrial Designation in the Mansewood rural industrial area, without an amendment to the Plan.
7. Establish specific criteria for Council to consider when reviewing an application to establish an asphalt plant, such as:
 - i. Council shall be satisfied that the proposed use is appropriately located, designed, buffered and/or separated from sensitive land uses such as residential uses to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety;
 - ii. The use shall not be permitted to locate on properties that front on major roads that also serve as the boundary between the General Employment Area designation and another designation;
 - iii. In order to make an informed decision on such an application, supporting studies that review the potential adverse effects will be required.
8. Revise/delete/add various definitions and wording to provide clarity.

A second site specific draft amendment, attached as **Schedule 2** to this report, has also been prepared which proposes to re-designate two former aggregate extraction sites which are no longer licensed by the Ministry of Natural Resources under the *Aggregate Resources Act*, to more appropriate land use designations. The draft amendment proposes to:

1. 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;
2. 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.

Proposed Amendments to the Town of Halton Hills Comprehensive Zoning By-law

Draft amendments to the Town's Comprehensive Zoning By-law 2010-0050 as amended, have been prepared based on the Recommended Land Use and Draft Policy Report, dated January 21, 2013, which serve to introduce land use policies related to standalone aggregate related uses. The draft by-law amendments consider public, agency, and industry comments that were received as part of the study.

A broad based amendment (attached as **Schedule 3** to this report) has been prepared which proposes to:

1. Delete "Aggregate Transfer Stations" as a permitted use in the Mineral Aggregate Resources (MAR) Zone;
2. Revise the definition of "Aggregate Transfer Station" to indicate that such a use is a stand alone use to differentiate it from an Aggregate Transfer Station that is associated with a licensed mineral aggregate resource operation;
3. Permit "Aggregate Transfer Stations", "Concrete Batching Plants", "Contractor Establishments" and "Outdoor Storage Uses" subject to criteria (e.g. setbacks from major roads, lot area etc.), in the Employment One (EMP1) Zone in Georgetown and Acton, except for lots that have frontage or flankage on Guelph St., Mountainview Rd., or River Dr. in Georgetown, and the following properties in Acton:
 - 36 Vimy Street;
 - 124 Guelph Street;
 - 122 Guelph Street;
 - 159 Perth Street;
 - 153 Perth Street;
 - 12 Wallace Street.
4. Permit "Aggregate Transfer Stations", "Concrete Batching Plants", "Contractor Establishments" and "Outdoor Storage Uses" subject to criteria in the Rural Employment (RU-EMP) Zone in the Mansewood rural industrial area;
5. Add a 20% Minimum Lot Coverage standard for buildings to the Employment One (EMP1) Zone, which is reduced to 10% for Aggregate Transfer Stations, Concrete Batching Plants, Outdoor Storage Uses, and Contractors Establishments (The addition of this standard is intended to ensure that there is a building of a minimum size associated with the newly permitted outdoor storage uses);
6. Add a 5% Minimum Lot Coverage standard for buildings to the Rural Employment (RU-EMP) Zone in the Mansewood rural industrial subdivision (The addition of this standard is intended to ensure that there is a building of a minimum size associated with the newly permitted outdoor storage uses);
7. Revise/delete/add various definitions and wording to provide clarity;
8. Revise the general outdoor storage provisions/standards to indicate that:
 - i. Outdoor storage must comply with the required setbacks for the main building in each Zone;
 - ii. Outdoor storage shall not be permitted in any yard abutting a lot line that serves as a Residential Zone boundary in Acton and Georgetown;

- iii. Outdoor storage shall not be permitted in any yard abutting Guelph Street, Mountainview Road or River Drive in Georgetown.
9. Amend Zoning By-law 74-51 and Zoning by-law 57-91 as necessary to prohibit “Concrete Batching Plants”, “Asphalt Plants”, and “Aggregate Transfer Stations” on the properties still subject to the By-laws.

A second site specific draft amendment (attached as **Schedule 4** to this report) has also been prepared which proposes to re-zone the property known as 12519 Eighth Line, Part Lot 23, Concession 9, Halton Hills (Esquesing) (which is no longer licensed under the *Aggregate Resource Act*), 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.

COMMENTS:

Agency and Industry Circulation

The draft Official Plan amendments and information on the proposed Zoning By-law amendments has been circulated to applicable agencies (Niagara Escarpment Commission, Region of Halton, Ministry of Natural Resources, Conservation Authorities) and representatives from the concrete, asphalt and aggregate industry. All comments received by the March 8th deadline will be addressed as part of the final recommendation report to Council on the amendments.

Public Comments and Next Steps

Background information and the draft Official Plan Amendments have been available to the public on the Town’s website since February 13, 2013. The public will have the opportunity to provide oral comments on the proposed amendments at the March 5, 2013 public meeting in accordance with the *Planning Act*. The deadline for written comment on the amendments is March 8, 2013.

In accordance with Phase 4 of the Stand Alone Aggregate Related Uses Study, Town staff will prepare a follow up report to Council which responds to all comments received on the draft amendments, and will prepare final Official Plan and Zoning By-law amendments for Council’s consideration on March 18, 2013.

RELATIONSHIP TO STRATEGIC PLAN:

This report relates to 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 associated with this report.

COMMUNICATIONS IMPACT:

Notice of the statutory public meeting was published in the Independent and Free Press on February 13, 2013 and the New Tanner on February 14, 2013. The notice advised that the draft Official Plan Amendments and information on the Zoning By-law Amendments was available on the Town's website and at the Planning, Development and Sustainability Department in accordance with the requirements of the Planning Act.

Notification of the statutory public meeting has been provided to all who requested notification as part of the Stand Alone Aggregate Related Uses Study.

SUSTAINABILITY IMPLICATIONS:

Since this report is providing background information on the proposed Official Plan and Zoning By-law Amendments for the purposes of a statutory public meeting, there are no sustainability implications at this time.

CONSULTATION:

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

CONCLUSION:

This report and attached Official Plan and Zoning By-law Amendments pertaining to standalone aggregate related uses in the Town has been prepared for the purpose of providing background information for the statutory public meeting on March 5, 2013. The deadline for written comments on the draft amendments is March 8, 2013.

Furthermore, in accordance with Phase 4 of the Stand Alone Aggregate Related Uses Study, Town staff will prepare a follow up report to Council which responds to all comments received on the draft amendments, and final Official Plan and Zoning By-law amendments related to stand alone aggregate related uses for Council's consideration on March 18, 2013.

Respectfully submitted,

Curtis Marshall, MCIP, RPP
Planner – Policy

Steve Burke, MCIP, RPP
Manager of Planning Policy

John W. Linhardt, MCIP, RPP
Director of Planning, Development &
Sustainability

David Smith
Chief Administrative Officer

Schedule 1
Report No. PDS-2013-0032
Draft Official Plan
Amendment



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 –
Standalone Aggregate Related Uses

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 Stand Alone Aggregate Related Uses 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.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

OFFICIAL PLAN AMENDMENT NO
TO THE OFFICIAL PLAN
for
THE CORPORATION OF THE TOWN OF HALTON HILLS

(Stand Alone Aggregate Related Uses)

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.

DRAFT

Part A – The Preamble

1. Purpose of the Amendment

The purpose of this Amendment is as follows:

- 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; and,
 - 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, and the Mansewood rural industrial area.
- To introduce related general and technical wording changes including new definitions in the Official Plan.
- To introduce policies pertaining to outdoor storage uses and contractors yards in the Georgetown, and Acton employment areas, and the Mansewood rural industrial area in the Official Plan.
- To introduce policies that clearly articulate that aggregate related uses are not permitted on properties following the surrender or revocation of a license under the Aggregate Resources Act.
- To introduce policies that direct the Town to expeditiously re-designate and re-zone properties that are no longer licensed pursuant to the Aggregate Resources Act once the license has been surrendered or revoked.

2. Location

This amendment applies Town wide to lands within the *General Employment Area*, *Rural Industrial Area* and *Mineral Aggregate Resource Area* designations under the Town of Halton Hills Official Plan.

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.

On April 2, 2012, the Town of Halton Hills passed Interim Control By-law 2012-0032, which had the effect of prohibiting the use of land in the Town for stand-alone aggregate related uses or an aggregate transfer station.

The rationale for the passage of Interim Control Bylaw 2012-0032 stemmed from the need, in the view of Planning staff and the Town Solicitor and as set out in Town staff report PDS-2012-0033, to clarify the land use planning framework, and associated zoning regulations, with respect to land uses which are related to mineral aggregate extraction, but which are not associated with a mineral resource extraction operation licensed under the Aggregate Resources Act. A study on the land uses subject to the Interim Control Bylaw was initiated in May 2012 and completed in January 2013.

On the basis of a review of the land uses subject to the study and the comments received from agencies, the industry and members of the public, this Amendment recognizes that it is the intent of Provincial policy to promote the rehabilitation to appropriate after uses of properties licensed for aggregate-related uses after a license has been surrendered or revoked. In addition, it is the clear intent of the Town of Halton Hills Official Plan and comprehensive zoning by-law to permit only uses that are related

to a license on properties that are designated and zoned for mineral resource extraction. As a consequence, permitting any type of aggregate related use as a stand-alone use and an as-of-right use following the surrender or revocation of a license is not appropriate and not in the public interest and the practice should not be continued in the comprehensive zoning by-law.

This Amendment also recognizes the value of the Georgetown and Acton employment areas as general industrial areas with a mix of uses including those with outdoor storage. It is on this basis that this Amendment supports the current function of the Georgetown and Acton employment areas as locations where outdoor storage and/or processing is permitted, subject to criteria and other controls as appropriate.

Given that asphalt plants by definition are primarily an outdoor storage use and because the odours emanating from the asphalt plant are often of concern to the public/adjacent landowners, this Amendment indicates that asphalt plants can only be considered in the Georgetown and Acton employment areas, and the Mansewood rural industrial area by way of an Amendment to the Official Plan and zoning by-law, subject to criteria.

This policy direction recognizes that an asphalt plant would be considered either a Class II or Class III land use based on Ministry of Environment Guideline D-6. This is primarily because there are both occasional outputs of fugitive emissions associated with the use and the potential is high for there to be fugitive emissions given the nature of the use. The influence areas for Class II and III facilities are 300 and 1,000 metres respectively. Given that it is not possible to pre-determine whether a proposed asphalt plant in Acton in or Georgetown would be a Class II or III land use, it would be premature to determine where these uses should be permitted in principle at this time without an amendment to the Official Plan and zoning by-law.

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. Section A3.3.6 (Mineral Resource Extraction Area) is amended by adding the following sentence after the first sentence:

“Once the license has been surrendered or revoked in accordance with the Aggregate Resource Act, the Town will take the necessary steps to re-designate the subject lands from the Mineral Resource Extraction Area designation to another appropriate land use designation.”

2. Section C 14 (Land Use Compatibility) is amended by adding the following words at the end of the second sentence:

“to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety.”

3. Part C (Environmental Management Policies) is amended by adding the following new Section as set out below:

“C18 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Official Plan amendment, rezoning or development permit in all areas of the Town, except those areas of existing development or particular environmental sensitivity, which have been determined to be incompatible with extraction and associated activities."

4. Section D3.4.1.1 (Objectives) is amended by adding a new sub-section d) as set out below and renumbering the remaining sub-sections accordingly:

"d) provide opportunities for a diversified economic base which supports a wide-range of economic activities and which takes into account the needs of existing and future businesses."
5. Section D3.4.1.3 (Main Permitted Uses) is amended by adding in a new sub-section b) as set out below and renumbering the remaining sections accordingly:

"b) industrial uses that involve outdoor storage and/or processing such as concrete batching plants, aggregate transfer stations and contractors yards, subject to Section D3.4.1.4.2."
6. Section D3.4.1.4 (Land Use Policies) is amended by adding the word "Accessory" to the title of Section D3.4.1.4.1.
7. Section D3.4.1.4.1 (Accessory Outdoor Storage) is amended by deleting the words "and/or" from the first sentence and adding the words "and/or equipment" after the words "finished products" in the first sentence.
8. Section D3.4.1.4.1 (Accessory Outdoor Storage), is further amended by adding the words "berms and/or fencing" after the word "landscaping" in sub-section d).
9. Section D3.4.1.4 (Land Use Policies), is hereby amended by adding a new sub-section D3.4.1.4.2 and renumbering the remaining sections accordingly.

"D3.4.1.4.2 Outdoor Storage Uses

The establishment of uses that have significant outdoor storage and/or outdoor processing components shall be subject to Site Plan Control. In considering such an application, Council shall be satisfied that the outdoor storage:

- a) *is located on a lot that is the site of a building that meets the minimum requirements for such a building as set out in the implementing Zoning By-law;*
- b) *is not located between the main building and the street;*
- c) *is set back an appropriate distance from the side and rear lot lines, having regard to the nature of adjacent land uses;*
and,
- d) *is completely enclosed and/or screened by landscaping, berms and/or fencing that functions year-round.*

The implementing Zoning By-law may contain additional provisions regarding the location of outdoor storage on a lot, as

well as requirements for minimum lot coverage. In addition, the implementing Zoning By-law shall contain provisions that prohibit outdoor storage uses on lots that abut Guelph Street, Mountainview Road and River Drive in Georgetown and on properties in Acton, as specified in the implementing by-law."

10. Section D3.4.1.4 (Land Use Policies), is hereby amended by adding a new sub-section D3.4.1.4.3 and renumbering the remaining sections accordingly.

"D3.4.1.4.3 Asphalt Plants

Asphalt Plants are not permitted in the General Employment Area designation and the establishment of a new asphalt plant shall require an amendment to this Plan. In considering an application to establish an asphalt plant, Council shall be satisfied that the proposed use is appropriately located designed, buffered and/or separated from sensitive land uses such as residential uses to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. In addition, such a use shall not be permitted to locate on properties that front on major roads that also serve as the boundary between the General Employment Area designation and another designation. In order to make an informed decision on such an application, supporting studies that review the potential adverse effects will be required."

11. Section E1.3 (Permitted Uses) is amended by deleting Sub-section o) and replacing it with a new Subsection o) as set out below:

"Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants used on public authority contracts, subject to the requirements of the Ministry of Natural Resources and the Ministry of Environment."

12. Section E2.3 (Permitted Uses) is amended by deleting Sub-section s) and replacing it with a new Subsection s) as set out below:

"Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants used on public authority contracts, subject to the requirements of the Ministry of Natural Resources and the Ministry of Environment."

13. Section E6.2 (Location) is amended by adding the following sentence at the end of the paragraph:

"Once a license has been surrendered or revoked, the Town will take steps to re-designate the subject lands from the Mineral Resource Extraction Area designation to another appropriate designation."

14. Section E6.3 (Permitted Uses) is amended, by deleting Sub-section a) and replacing the contents of Sub-section a) with the following words: *"mineral aggregate operations"*.

15. Section E6.3 (Permitted Uses) is amended by deleting *"wayside pits and quarries and portable asphalt plants for road works"* in Sub-section i) and replacing those words with *"wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts"*.

16. Section E6.4.6 (After-Uses) is amended by deleting the first two paragraphs and replacing those paragraphs with the following:

"It is intended that the Official Plan will be amended after a license has been surrendered or revoked to provide for an after-use that is compatible with and has minimal impacts on the surrounding natural environment, vistas and views and existing uses."

17. Section E6.6 (Implementing Zoning By-law) is amended by adding the following sentence after the first sentence:

"The implementing zoning by-law shall only permit mineral aggregate operations as defined by this Plan on lands that are zoned to implement this section of the Official Plan. The implementing zoning by-law shall also clearly indicate that aggregate related uses are not permitted on a site once a license has been surrendered or revoked in accordance with the Aggregate Resources Act."

18. Section E7.1 (Permitted Uses) is amended by adding in a new sub-section b) as set out below and renumbering the remaining sections accordingly:

"b) industrial uses that involve outdoor storage and/or processing such as concrete batching plants, aggregate transfer stations and contractors yards."

19. Section E7.4.2 (Outdoor Storage) is amended by adding the word "accessory" to the title of Section E7.4.2 and by adding the words 'accessory' after the word 'all' in the first sentence.

20. Section E7.4 (Land Use Policies) is amended by adding a new sub-section E7.4.3 and renumbering the remaining section accordingly.

"E7.4.3 Outdoor Storage Uses

The establishment of uses that have significant outdoor storage and/or outdoor processing components shall be subject to Site Plan Control. In considering such an application, Council shall be satisfied that the outdoor storage:

- e) is located on a lot that is the site of a building that meets the minimum requirements for such a building as set out in the implementing Zoning By-law;*
- f) is not located between the main building and the street;*
- g) is set back an appropriate distance from the side and rear lot lines, having regard to the nature of adjacent land uses; and,*
- h) is completely enclosed and/or screened by landscaping, berms and/or fencing that functions year-round.*

The implementing Zoning By-law may contain additional provisions regarding the location of outdoor storage on a lot, as well as requirements for minimum lot coverage."

21. Section E7.4 (Land Use Policies), is hereby amended by adding a new sub-section E7.4.5 as set out below:

"E7.4.5 Asphalt Plants

Asphalt Plants are not permitted in the General Employment Area designation and the establishment of a new asphalt plant shall require an amendment to this Plan. In considering an application to establish an asphalt plant, Council shall be satisfied that the proposed use is appropriately located designed, buffered and/or separated from sensitive land uses such as residential uses to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety. In order to make an informed decision on such an application, supporting studies that review the potential adverse effects will be required."

22. Section G13.7 (Glossary) is hereby amended by deleting the definition of "portable asphalt plant" and replacing that definition with the following:

"Portable asphalt plant: means a facility

- a) *with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and*
- b) *which is not of permanent construction, but which is to be dismantled at the completion of the construction project."*

23. Section G13.7 (Glossary) is hereby amended by adding a new definition of "asphalt plant" as set out below:

"Asphalt plant: means a facility

A facility which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises and the storage and maintenance of equipment."

24. Section G13.7 (Glossary) is hereby amended by adding a new definition of "portable concrete plant" as set out below:

"Portable concrete plant: means a building or structure

- a) *with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and*
- b) *which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project."*

PART C
THE APPENDICES

DRAFT

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 that 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:

Curtis Marshall, MCIP RPP
Planner – Policy
905-873-2601 ext. 2253
curtism@haltonhills.ca

Steve Burke, MCIP RPP
Manager of Planning Policy
905-873-2601 ext. 2254
stevebu@haltonhills.ca

Please provide all comments by March 8, 2013.

APPENDIX 2 – Minutes of the Public Meeting

DRAFT

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)

Schedule 2
Report No. PDS-2013-0032
Draft Official Plan Amendment - Site
Specific



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.

MAYOR – Rick Bonnette

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.

DRAFT

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

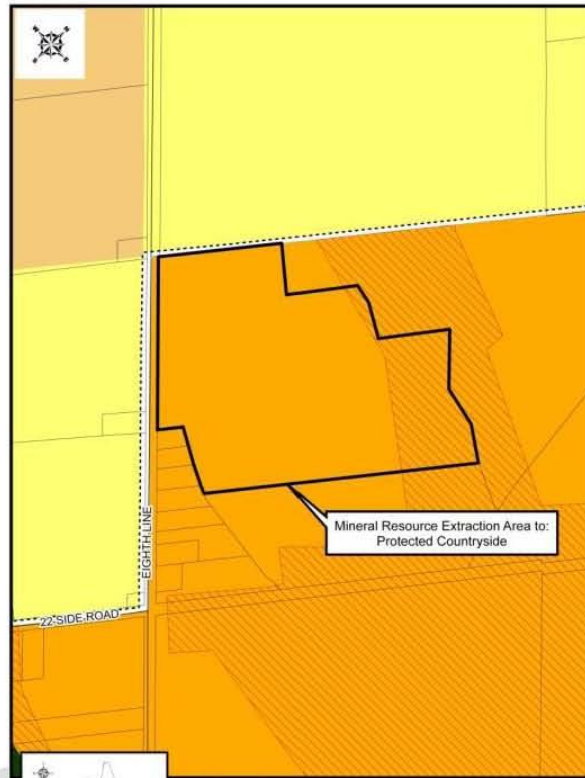
All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text, constitutes Amendment No. ___ to the Official Plan for the Town of Halton Hills.

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.

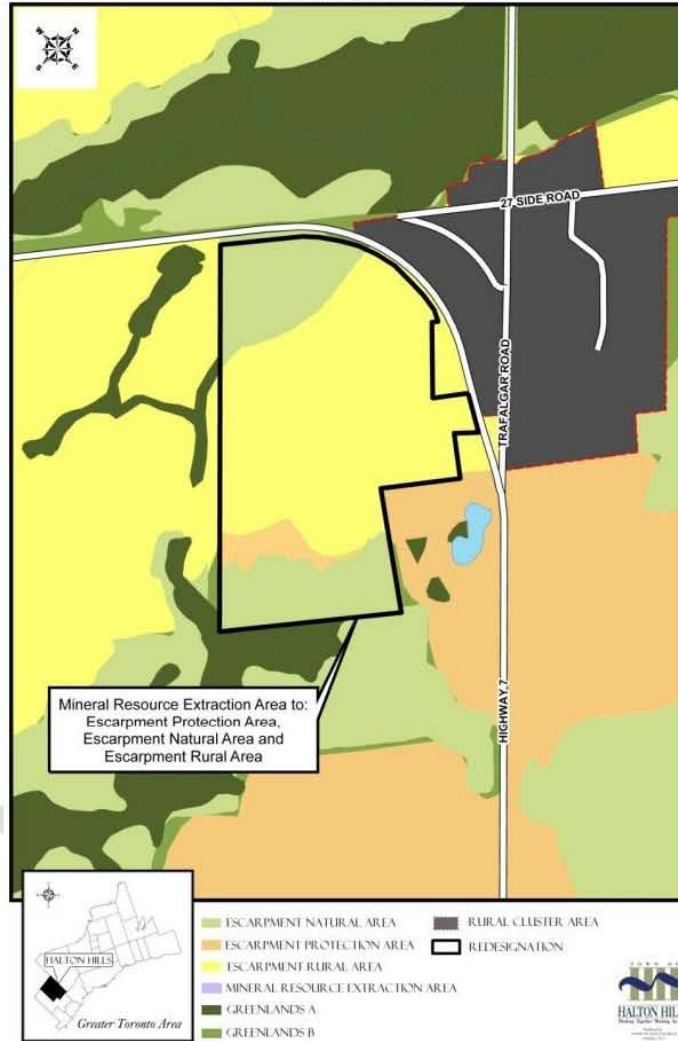
Schedule 1 to OPA ##



- PROTECTED COUNTRYSIDE
- NATURAL HERITAGE SYSTEM OVERLAY
- MINERAL RESOURCE EXTRACTION AREA
- REDESIGNATION



Schedule 2 to OPA ##



PART C
THE APPENDICES

DRAFT

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:

Curtis Marshall, MCIP RPP
Planner – Policy
905-873-2601 ext. 2253
curtism@haltonhills.ca

Steve Burke, MCIP RPP
Manager of Planning Policy
905-873-2601 ext. 2254
stevebu@haltonhills.ca

Please provide all comments by March 8, 2013.

APPENDIX 2 – Minutes of the Public Meeting

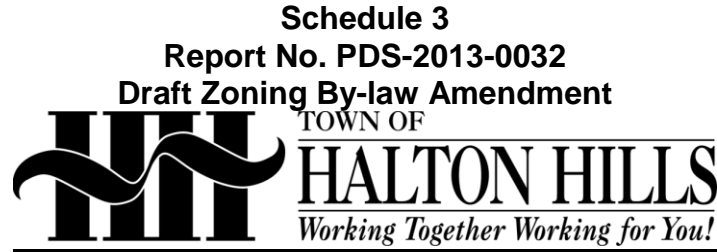
DRAFT

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)



BY-LAW NO. 2013-

A By-law to amend Zoning By-law 2010-0050, as amended, Zoning By-law 74-51, as amended, and Zoning By-law 57-91, as amended to regulate Stand Alone Aggregate Related Uses in the Town.

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS upon the approval of Official Plan Amendment No. ##, the matters set out herein are in conformity with the Town of Halton Hills Official Plan;

AND WHEREAS on March##, 2013, Council for the Town of Halton Hills approved Report No. PDS-2013-00##, dated March ##, 2013, in which certain recommendations were made related to Stand Alone Aggregate Related Uses and this Zoning By-law Amendment.

AND WHEREAS Council has recommended that Zoning By-law 2010-0050, as amended, Zoning By-law 74-51, as amended and Zoning By-law 57-91, as amended, be amended as hereinafter set out;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF Halton Hills ENACTS AS FOLLOWS:

1. **THAT** Part 3 (Definitions) of Zoning By-law 2010-0050, as amended, is amended by:
 - a) Adding a definition of 'aggregate' as set out below:

“means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sand stone, marble, granite, rock or other prescribed material. For the purposes of this definition, earth does not include topsoil and peat.”
 - b) Amending the definition of 'Aggregate Transfer Station' by adding the words *“that is not associated with a licensed mineral aggregate operation”* following the words 'an area of land';
 - c) Including a definition for 'asphalt plant' as set out below:

“Means a use of land, building or structure, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises, the storage and maintenance of equipment, and facilities for the administration or management of the business.”

d) Amending the definition of 'bulk storage facility' by adding the following words at the end of the definition: *“but does not include the storage of any other product, material or item that is included within another definition in this by-law”*.

e) Deleting the definition of 'construction/landscape contractors yard' and replacing that definition with the definition for 'contractors establishment' as set out below:

“means the use of land, building or structure, or parts thereof, by any general contractor or builder where equipment and materials are stored, or where a contractor and/or tradesman performs shop and assembly work, and/or offers a trade or service, including, but not limited to landscaping services, general construction services, cabinetry services, plumbing services and welding services, or other similar services but does not include any other use as defined by this by-law.”

f) Amending the definition of 'industrial use' by adding the following words at the end of the first sentence: *“but does not include any other use as defined by this by-law”*.

g) Deleting the definition of 'outdoor storage use' and replacing that definition with a new definition as set out below:

“means an outdoor storage area forming the main use of a lot and may include aggregate transfer stations, concrete batching plants and contractors' establishments.”

h) By adding a new definition of 'portable concrete plant' as set out below:

“means a building or structure

a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and

b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.”

2. **THAT** Section 4.22 (Outdoor Storage) of Zoning By-law 2010-0050, as amended, be amended by deleting the word 'accessory' in the first sentence and by deleting Sub-section d) and by adding the following new Sub-sections:

- d) *Outdoor storage shall comply with the required setbacks for the main building in each zone;*
- e) *Outdoor storage shall not be permitted in any yard abutting a lot line that serves as a Residential Zone boundary in the Acton and Georgetown urban areas; and*
- f) *Outdoor storage shall not be permitted in any yard abutting Guelph Street, Mountainview Road or River Drive in Georgetown.”*

3. **THAT** Section 4.36 (Wayside Pits or Quarries, Portable Asphalt Plants or Portable Concrete Plants) of Zoning By-law 2010-0050, as amended, be amended by adding the words ‘used on a public authority contract’ after the words portable concrete plant.

4. **THAT** Table 8.1 (Permitted Uses – Urban Employment Zone) of Zoning By-law 2010-0050, as amended, be amended by adding “*aggregate transfer stations*”, “*concrete batching plants*”, “*contractors’ establishment*” and “*outdoor storage uses*” as permitted uses in the EMP1 Zone. In addition, the above uses shall be subject to a new special Provision 6 which states the following:

“This use is not permitted on a lot that fronts on or flanks on Guelph Street, Mountainview Road or River Drive in Georgetown and is not permitted on any of the properties in Acton listed below:

- *36 Vimy Street*
- *124 Guelph Street*
- *122 Guelph Street*
- *159 Perth Street*
- *153 Perth Street*
- *12 Wallace Street”*

5. **THAT** Section 8.2 (Permitted Uses) of Zoning By-law 2010-0050, as amended, be amended by deleting the word 'accessory' from the wording of Special Provision 1.

6. **THAT** Table 8.2 (Standards for Urban Employment Zone) of Zoning By-law 2010-0050, as amended, be amended by adding a “*minimum lot coverage*” column and a minimum lot coverage of 20% for the EMP1 Zone. Table 8.2 is also amended by adding a Special Provision 1 following the 20% lot coverage minimum, with Special Provision 1 indicating the following:

“Reduced to 10% for aggregate transfer stations, concrete batching plants, outdoor storage uses, and contractors’ establishments.”

7. **THAT** Table 9.1 (Permitted Uses – Non-Urban Zones) of Zoning By-law 2010-0050, as amended, be amended by deleting the permission for 'aggregate transfer

stations' from the MAR Zone and by adding the permission for 'aggregate transfer stations', "outdoor storage uses", "concrete batching plants" and "contractors' establishments in the RU-EMP Zone subject to Special Provision 1.

8. **THAT** Section 9.2 (Permitted Uses) of Zoning By-law 2010-0050, as amended, be amended by deleting the word 'accessory' from the wording of Special Provision 1.
9. **THAT** Table 9.2 (Standards for Non-Urban Zones) of Zoning By-law 2010-0050, as amended, be amended by adding a "minimum lot coverage" column and a minimum lot coverage of 5% for the RU-EMP Zone.
10. **THAT** Section 5.18 of Zoning By-law 74-51, as amended, be amended by adding the following sub-section (c):

"(c) *In addition to the uses prohibited in clause (a) of this subsection, aggregate transfer stations, asphalt plants and concrete batching plants as defined below are prohibited in any Zone:*

Aggregate Transfer Station means:

An area of land that is not associated with a mineral aggregate operation where aggregate products are temporarily stored prior to shipment and may include facilities for the administration or management of the business and the storage of required equipment, but does not include the retail sale of aggregate products.

Asphalt plant means:

A use of land, building or structure, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises and the storage and maintenance of equipment."

Concrete Batching Plant means:

A use of land, building or structure, or parts thereof, where concrete or concrete products used in building or construction are produced, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete

products."

11. **THAT** Section 5 – General Provisions All Zones of Zoning By-law 57-91, as amended, be amended by adding the following sub-section (5.3 – Prohibited Uses and renumbering the remaining subsections:

"5.3 Prohibited Uses

The following uses listed and defined below are prohibited in all Zones:

Aggregate Transfer Station

An area of land that is not associated with a mineral aggregate operation where aggregate products are temporarily stored prior to shipment and may include facilities for the administration or management of the business and the storage of required equipment, but does not include the retail sale of aggregate products.

Asphalt plant

A use of land, building or structure, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises and the storage and maintenance of equipment."

Concrete Batching Plant

A use of land, building or structure, or parts thereof, where concrete or concrete products used in building or construction are produced, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products."

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

DRAFT

MAYOR – Rick Bonnette

DRAFT

TOWN CLERK – Suzanne Jones

Schedule 4
Report No. PDS-2013-0032
Draft Zoning By-law Amendment – Site Specific



BY-LAW NO. 2013-

A By-law to amend Zoning By-law 2010-0050, as amended for the lands described as 12519 Eighth Line, Part Lot 23, Concession 9, Town of Halton Hills (Esquesing)

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS upon the approval of Official Plan Amendment No. ##, the matters set out herein are in conformity with the Town of Halton Hills Official Plan;

AND WHEREAS on March##, 2013, Council for the Town of Halton Hills approved Report No. PDS-2013-00##, dated March ##, 2013, in which certain recommendations were made related to Stand Alone Aggregate Related Uses and this Zoning By-law Amendment.

AND WHEREAS Council has recommended that Zoning By-law 2010-0050, as amended, be amended as hereinafter set out;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF Halton Hills ENACTS AS FOLLOWS:

12. **THAT** Schedule A2, Greenbelt Plan Area of Zoning By-law 2010-0050, as amended, be amended, as shown on Schedule "1" to this By-law by re-zoning the property known as 12519 Eighth Line, Part Lot 23, Concession 9, Town of Halton Hills (Esquesing), from the Mineral Aggregate Resources (MAR) Zone to the Protected Countryside (PC) Zone and the Protected Countryside Natural Heritage System Two (PC-NHS2) Zone.

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

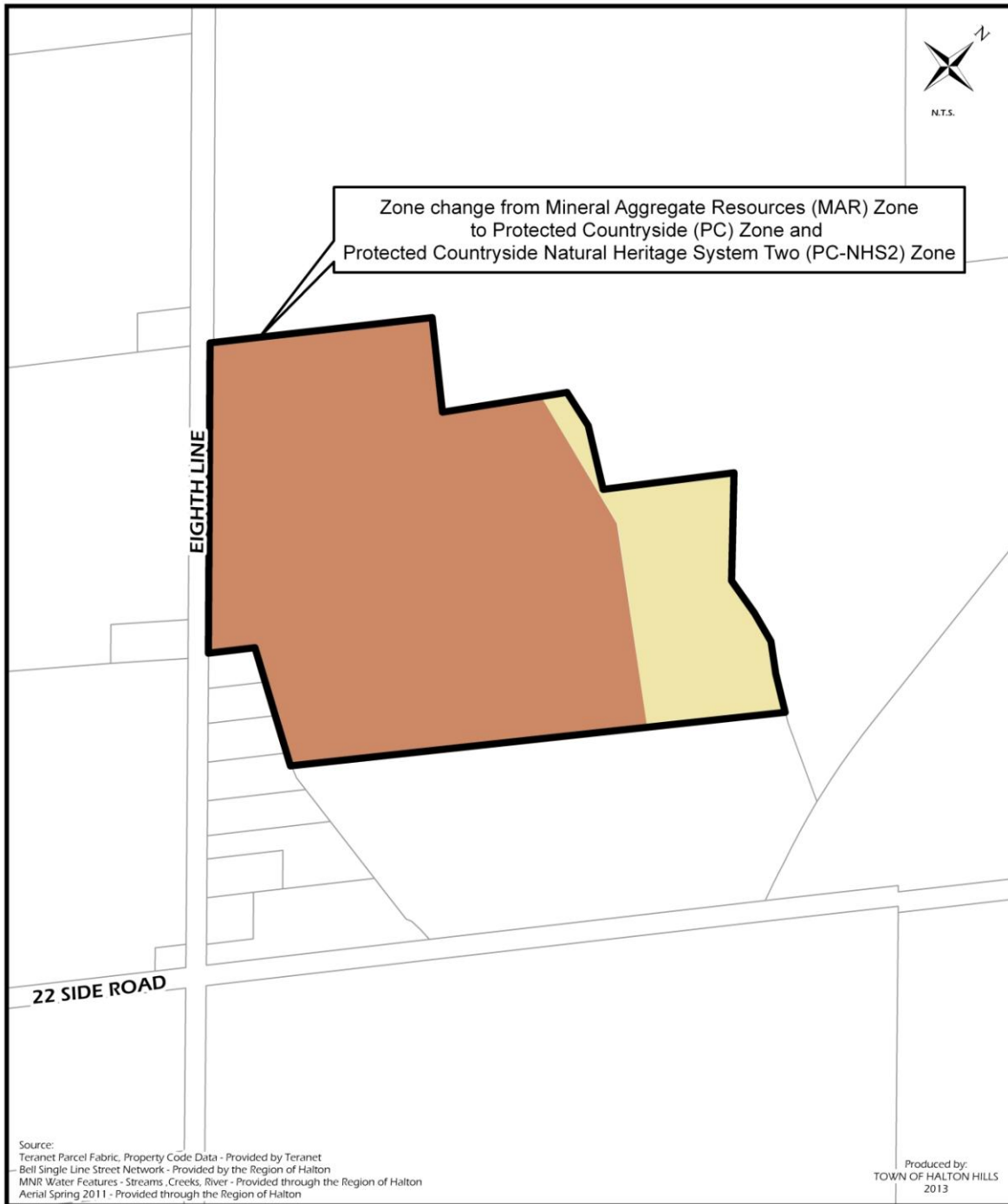
DRAFT




MAYOR – Rick Bonnette

DRAFT

TOWN CLERK – Suzanne Jones

Schedule '1' to By-law 2013-



-  Protected Countryside (PC)
-  Protected Countryside Natural Heritage System Two (PC-NHS2)
-  Subject Lands