



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Curtis Marshall, Planner - Policy

DATE: March 13, 2013

REPORT NO.: PDS-2013-0035

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

RECOMMENDATION:

THAT Report PDS-2013-0035 dated March 13, 2013, regarding the Final Recommendation Report for the Stand Alone Aggregate Related Uses Study - Proposed Official Plan and Zoning By-law Amendments be received;

AND FURTHER THAT Council endorse the recommendations of this report responding to comments received on the draft Official Plan and Zoning By-law amendments;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 15 – Stand Alone Aggregate Related Uses, attached as **Schedule 2** to this report, subject to Deferral #1 as outlined in this report, be adopted as an exempt Local Official Plan Amendment;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 16 – Re-designation of Former Aggregate Extraction Sites, attached as **Schedule 3** to this report, be adopted as a non-exempt local Official Plan Amendment and submitted to the Region of Halton for approval;

AND FURTHER THAT the Region of Halton be requested to initiate an amendment to the Regional Official Plan in a timely manner, to re-designate two former aggregate extraction sites located at 12519 Eighth Line, Part Lot 23, Concession 9, Town of Halton Hills (Esqueuing), and 12942 Highway 7, Part Lots 26 & 27 Concession 7, Town of Halton Hills (Esqueuing) from Mineral Resource Extraction Area to appropriate land use designations, now that the properties are no longer licensed for extraction under the *Aggregate Resources Act*;

AND FURTHER THAT Town staff be directed to monitor the approval process for Official Plan Amendment No. 16, and prepare a follow-up report to Council as necessary;

AND FURTHER THAT Council, in accordance with Section 34(17) of the Planning Act, determines that no further notice of a public meeting is required in respect of the Zoning By-law Amendment attached as **Schedule 4** and **Schedule 5** to this report;

AND FURTHER THAT the Zoning By-law Amendments attached as **Schedule 4** and **Schedule 5**, to this report, be approved.

PURPOSE:

The purpose of this report is to:

- Address all comments received at the Public Meeting (March 5, 2013), or written comments received in advance of the finalization of this report, on the draft Official Plan and Zoning By-law amendments.
- Present final recommended Official Plan and Zoning By-law amendments related to stand alone aggregate related uses to Council for consideration.

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.

Meridian Planning Consultants was retained by the Town to complete the study.

1. Project Status

Completion of the Stand Alone Aggregate Related Uses Study has taken place in four phases as follows:

Phase 1 - Background Review **Completed**

- Phase 1 of the study was completed with the preparation of a Background and Policy Options Paper by Meridian Planning Consultants dated September 18, 2012 (see PDS-2012-0072 for reference).

Phase 2 – Consultation Completed

- A Public Open house was held on October 30, 2012 to obtain public input. Approximately 80 people attended the meeting.
- The Background and Policy Options Paper was circulated to various government agencies (Conservation Authorities, Region of Halton, Niagara Escarpment Commission, Ministry of Natural Resources) and industry representatives (related to concrete, asphalt and aggregate) for review and comment.
- Discussions were held with various government agency and industry representatives.

Phase 3 – Initial Policy and Regulatory Framework Completed

- Meridian Planning Consultants prepared a Recommended Land Use and Draft Policy Report, dated January 21, 2013, which was endorsed by Council (see PDS-2013-0015 for reference).
- Draft Official Plan and Zoning By-law amendments were prepared based on the Recommended Land Use and Draft Policy Report and circulated to agencies and industry representatives for comment.
- A public meeting was held on March 5, 2013 in accordance with the *Planning Act* in order to obtain public comments on the draft Official Plan and Zoning By-law amendments (see PDS-2013-0032 for reference).

Phase 4 – Final Proposed Policy and Regulatory Framework Completed

- A final report has been prepared addressing all comments received on the draft amendments. Final proposed Official Plan and Zoning By-law amendments have been prepared for Council's consideration.

2. Draft Official Plan and Zoning By-law Amendments

Based on the Recommended Land Use and Draft Policy Report, Draft Official Plan and Zoning By-law amendments were prepared, and presented to the public at the March 5, 2013 public meeting. The draft amendments were also 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 for comment. Copies of the draft amendments were made available on the Town's website in advance of the public meeting, and an overview of the draft amendments was provided as part of Report PDS-2013-0032.

COMMENTS:**1. Public Agency Comments**

Niagara Escarpment Commission: requested that the proposed amendments be revised to clarify that asphalt plants and concrete plants (temporary or permanent) are not permitted in the Niagara Escarpment Plan Area. Town staff have considered the request and revised the amendments as appropriate.

Conservation Halton: no concerns or comments on the draft amendments.

Region of Halton: No concerns with the proposed general Official Plan Amendment (OPA 15) and Zoning by-law amendment. Staff has been advised that the general Official Plan amendment has been exempted from Regional approval.

Staff has also been advised that due to the fact that the two subject properties remain designated Mineral Resource Extraction Area in the approved Regional Official Plan, proposed site specific Official Plan Amendment (OPA 16) is not exempt from Regional approval. This situation reflects the fact that the Region would typically address the removal of a Mineral Resource Extraction Area designation on properties no longer licensed at the time of a 5-year review of the Regional Official Plan.

Regional staff has indicated that an amendment to the Regional Official Plan is required to implement the proposed Town Official Plan amendment, and a recommendation to that effect has been included in this report. It is important to note that Regional staff supports and has not indicated any substantive concerns with the policy direction of proposed Official Plan Amendment 16, as the Regional Plan clearly intends that the Mineral Resource Extraction Area designation apply only to licensed aggregate extraction sites. This situation is due to the fact that the Region would typically re-designate properties designated Mineral Resource Extraction Area, which are no longer licensed for aggregate extraction, at the 5-year review of the Regional Plan.

Halton District School Board: no concerns.

2. Industry/Landowner Comments

Comments were received from Holcim Canada Inc., Total-Pave, Rick and Sally Stull, and Clare Riepma on behalf of 1294141 Ontario Inc. and 1328358 Ontario Inc. These comments are addressed with detailed responses prepared by Planning staff, in consultation with Meridian, in a table attached as **Schedule 6** to this report, and summarized in the discussion below.

Holcim Canada Inc. re. Concrete Batching Plants:

Holcim submitted a letter generally supportive of the recommendations of the Recommended Land Use and Draft Policy Report, dated March 5, 2013. However, they recommended that the definition of “concrete batching plant” be amended to include the “reprocessing of returned concrete on the premises” as part of a concrete batching plant use. Town staff confirmed with Holcim that returned concrete is unused concrete left on a truck and is brought back to the concrete batching plant. Returned concrete does not include the recycling or processing of concrete rubble from buildings, roads etc. Town staff and the consultant is of the view that the re-processing of returned concrete is an accessory use to a concrete batching plant and could also be considered a customary part of the use given the nature of the operation, and it is recommended that the amendment be revised to incorporate Holcim’s request.

Total-Pave re. Asphalt Plants:

A comment has been received from Total Pave Inc. objecting to the proposed Official Plan policy requiring an Official Plan Amendment for the establishment of a new asphalt plant in the Town. Total Pave also indicated that they support the requirement for a zoning by-law amendment for the establishment of a new asphalt plant and that asphalt plants would provide employment in the Town and make asphalt locally available at a competitive price as there are presently no asphalt plants in the Town.

Response:

Planning staff note that the Stand Alone Aggregate Related Uses Study recommended that asphalt plants should 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.

As stated in Meridian's Recommended Land Use and Draft Policy Report, the proposed policy direction for asphalt plants 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. Mapping was prepared which showed that all of the Acton and Georgetown employment areas are within 1000 metres of lands that are designated and zoned for residential purposes. Given that it is not possible to pre-determine whether a proposed asphalt plant would be a Class II or III land use, it would be premature to determine where these uses should be permitted in principle in advance of a development application. Therefore, it is recommended that an amendment to the Official Plan and Zoning By-law be required in order to establish an asphalt plant.

The proposed Official Plan amendment also sets out criteria and study requirements that would be relied upon to assess the merits of asphalt plants on a case by case basis. These criteria deal with the potential adverse effects of asphalt plants on sensitive land uses in the area and with visual impacts of these uses. It is the opinion of staff and the consultant that requiring an Official Plan Amendment ensures that all issues with respect to establishing the principle of development are dealt with up front.

Rick and Sally Stull, 12519 Eighth Line:

The owners of 12519 Eighth Line provided a written submission in opposition to the proposed Official Plan and Zoning By-law amendments (see attached **Schedule 6**). They take the position that an aggregate transfer station is an appropriate and legal use of the subject property, given the historic use of the property for aggregate extraction and the clear need for locations for rural employment uses. They also indicate that the proposed amendments hinder their efforts to rehabilitate their lands for agricultural uses consistent with the policies of the Greenbelt Plan.

They recommend that the MREA designation and MAR Zone be retained and strengthened recognizing that the site is an excellent location for the storage of aggregate. They also recommend that ‘aggregate transfer stations’ be recognized as an appropriate use in non-urban areas. They also recommend that the rehabilitation of the site for agricultural uses be supported, and once rehabilitation is complete, the site be given a “Rural Employment” designation and zoning to permit the storage of recycled aggregate on site.

Response:

The proposed site-specific Official Plan and Zoning By-law amendments re-designate the subject property to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay, and re-zones the subject property to Protected Countryside (PC) and Protected Countryside Natural Heritage System 2 (PC-NHS2), since the aggregate extraction license has been revoked by MNR, and in recognition of the policies and land use designations of the Greenbelt Plan, and the clear intent of the Provincial Policy Statement (PPS) and the Regional and Town Official Plans.

The PPS and the Greenbelt Plan do provide direction for the rehabilitation of former gravel pits to agriculture or other appropriate land uses compatible with the rural area. However, it is not the intent of the Greenbelt Plan or the PPS to permit the use of properties that are no longer licensed for aggregate-related uses. The proposed designation and zoning permit the future use of the property for agriculture, although it should be noted that the rehabilitation of the site was to have occurred in accordance with the site plan pursuant to the license, and it was the responsibility of the Ministry of Natural Resources to ensure that rehabilitation occurred as required.

The approved Regional Official Plan states clearly in Section 110(6) that it is the policy of the Region to “consider Extraction Areas as an interim use and encourage the rehabilitation of all such Areas to Greenlands A or B or agricultural use.”

Regional Official Plan Amendment 38 (ROPA 38) is also clear with respect to policy direction for Mineral Resource Extraction Areas. Section 109 (4) of ROPA 38 states that the following uses, in addition to licensed aggregate extraction and agriculture, may be permitted in the Mineral Resource Extraction Area:

- *Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products, provided that such associated facilities are:*
 - a) directly associated with the extraction of mineral aggregate resources on the same site, where appropriate;
 - b) designed to be temporary and not to be utilized after extraction has ceased; and,
 - c) located, where appropriate, in a manner that does not affect the immediate rehabilitation or enhancement of the site in accordance with an approved rehabilitation and enhancement plan [emphasis added].

The Halton Hills Official Plan also provides clear policy direction with respect to areas designated for mineral aggregate extraction. Section A3.3.6 states that the Mineral Resource Extraction Area designation applies only to lands currently licensed for aggregate extraction by the MNR. Section E6.1 (g) states that it is the objective of the designation to ensure the progressive rehabilitation of pits and quarries to an appropriate after use. Section E6.4.6 states that a determination of the appropriate designation of lands for an after use must consider factors such as: the use and designation of the land before extraction commenced, the land uses and designations of adjacent properties, the character of the area, and opportunities to enhance natural heritage features. The proposed Official Plan amendment for the subject property is in keeping with these policies.

The conclusions of the Stand Alone Aggregate Related Uses Study were that aggregate transfer stations were an appropriate use in rural areas only in association with a licensed aggregate resource operation. The Study also concluded that stand alone aggregate transfer stations are employment uses that should be directed to the urban employment areas of Acton and Georgetown, as well as the Mansewood Rural Industrial Area, subject to appropriate locational and site plan criteria.

Clare Riepma for 1294141 and 1328358 Ont. Inc.:

This letter submitted on behalf of the property owners of the former Springbank/Linken Gravel Pit located on 20 Sideroad, east of the Hamlet of Glen Williams, indicating that they are opposed to the amendments and the removal of stand alone aggregate related uses on the site. It is indicated that the pit has been filled and prepared for a suitable after use as an aggregate transfer station.

Response:

The former Springbank/Linken Gravel Pit is still licensed for aggregate extraction under Aggregate Resources Act, but the license has been suspended by MNR for non-compliance with the approved site plan. Staff note that it is clearly the intent of the Town's Official Plan that former aggregate extraction sites be rehabilitated (Section E6.4.7 - Rehabilitation) and that the after uses of the sites are to "be compatible with and have minimal impact on the surrounding natural environment, vistas and views, and existing uses" (Section E6.46 – After Uses).

Through the Stand Alone Aggregate Related Uses 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 MAR zoning to recognize that the lands are no longer licensed. It has also been recommended through the study that stand alone aggregate transfer stations (not associated with a licensed operation) should not be permitted in the Mineral Aggregate Resource (MAR) Zone and should be directed to locate in the urban and rural employment zones.

Town staff does not support the establishment of stand alone aggregate related uses including an aggregate transfer station at the Springbank/Linken Gravel Pit and propose

that when the property is no longer licensed by the MNR, the property should be re-designated and re-zoned by the Town to a more appropriate land use compatible with the surrounding area.

3. Public Comments

A statutory public meeting was held on March 5, 2013 to obtain public input on the draft Official Plan and Zoning By-law amendments related to standalone aggregate related uses. Nine people addressed Council regarding the amendments, and numerous written comments have been received following the meeting. A copy of the draft meeting minutes have been attached as **Schedule 1**. The minutes are being forwarded to Council for adoption at a future Council meeting. Copies of the written public comments on the draft amendments have been attached as **Schedule 8** to this report.

Site Alteration Activities at 12519 Eighth Line:

Throughout the various phases of the Stand Alone Aggregate Related Uses study concerns were raised by numerous residents regarding site alteration activities at 12519 Eighth Line. Identified concerns include: traffic safety issues with trucks, nuisance impacts (traffic, noise, and dust) negative impacts on property values. Similar comments were also made by the public at the public meeting and in written submissions received following the public meeting.

Several submissions were also received in support of the continued filling of the former gravel pit at 12519 Eighth Line, based on the stated intent of the landowner to prepare the property for agricultural use in the future (see attached **Schedule 8**).

Response:

Planning staff note that the bringing of fill onto any property in the Town is controlled by the Town's Site Alteration By-law pursuant to the Municipal Act. The bringing of fill onto a property is not specifically controlled by a zoning by-law that is passed pursuant to the Planning Act, and it has not been examined through the Stand Alone Aggregate Related Uses Study.

The owners of 12519 Eighth Line have applied to the Town for a permit under the Town's Site Alteration By-law in order to place fill on the property. The application is currently under review by the Infrastructure Services Department. Recognizing the public interest in this matter, a consultation process will be created and will be communicated to the surrounding properties in the near future by the Infrastructure Services Department. Anyone who has expressed an interest in this property through the Stand Alone Aggregate Related Uses Study has been added to the notification list.

It must also be noted that agricultural use is a permitted use whether the property is designated Mineral Resource Extraction Area or Protected Countryside Area in the Town's Official Plan, and consequently the proposed amendments have no effect on the ability of the property owner to use the land for agricultural purposes.

Proposed re-designation/re-zoning of 12519 Eighth Line:

Many of the residents who attended the public meeting spoke in support of the proposed official plan and zoning by-law amendments. Several of the residents also specifically indicated that they supported the re-designation and rezoning of the former aggregate extraction sites. Numerous written comments have also been received indicating support for the proposed amendments pertaining to the subject property, as well as several expressing opposition to the proposed amendments (see **Schedule 6** to this report). This matter was discussed in detail in an earlier section of this report.

Concerns with the Proposed Minimum Building Size Requirement:

A resident/business owner spoke at the public meeting and indicated that he did not support the proposed minimum building sizes (lot coverage) for employment uses of 20% (for uses in the Employment One Zone) and 10% (for outdoor storage uses including concrete batching plants and contractor establishments) as they are too large and would be detrimental to attracting business to the community.

Response:

The purpose of a minimum lot coverage is to provide further direction to Section 4.35 of By-law 2010-0050, which requires a building on a property, in which the principal use on the property is conducted. The proposed minimum lot coverage was differentiated on the basis of employment uses that would have limited or accessory outdoor storage only, in contrast to those uses that would be considered to be predominantly outdoor storage uses. Given that this report relates to stand alone aggregate related uses, which are considered to be outdoor storage uses, staff recommend that the 20% minimum lot coverage for all other employment uses not be included in the proposed amendment to the zoning by-law.

Furthermore in light of the comments received, Planning staff has amended the proposed final Zoning By-law to reduce the required minimum building size on a lot for 'outdoor storage uses', 'contractor's establishments', 'aggregate transfer stations', and 'concrete batching plants' in the Employment One Zone. Having regard for existing lot coverages in the Acton and Georgetown employment areas, Planning staff are now proposing in the Zoning By-law that these uses would need to construct a building on site whichever is the lesser of 5% of the lot area (lot coverage) or 464 square metres (5,000 square feet) of ground floor area.

Finally, Planning staff have amended the proposed final Zoning By-law to apply similar consideration in the Rural Employment Zone in the Mansewood rural industrial area related to the minimum building size requirements for 'outdoor storage uses', 'contractor establishments', 'aggregate transfer stations', and 'concrete batching plants'. Planning Staff are now proposing in the Zoning By-law that these uses would need to construct a building on site which is the lesser of 5% of the lot area (lot coverage) or 464 square metres (5,000 square feet) of ground floor area.

4. Proposed Final Official Plan and Zoning By-law Amendments

Proposed final Official Plan Amendments and Zoning By-law amendments have been attached as **Schedules 2, 3, 4, and 5** to this report. The final amendments have been revised in response to comments received from agencies, industry and the public as outlined earlier in this report.

Planning staff have also made minor editorial revisions to the amendments to provide clarity and have added a definition for “contractors’ establishment” in the general Official Plan Amendment (OPA 15). The policy direction pertaining to the areas in which outdoor storage uses are to be prohibited has been revised to include properties abutting Maple Avenue in Georgetown, in addition to properties abutting Guelph Street, Mountainview Road and River Drive in Georgetown, as well as specific properties in Acton.

Proposed OPA 16 has been revised to re-designate portions of the former J.C. Duff Pit at 12942 Highway 7, Part Lots 26 & 27 Concession 7, Town of Halton Hills (Esquesing) property to Greenlands A and B, consistent with the policy direction pertaining to the Regional Greenlands System contained in the Regional and Town Official Plans, and in particular those policies with respect to Provincially Significant Wetlands and Environmentally Sensitive Areas.

Deferral of Properties at 303-317 Armstrong Avenue:

With respect to the approval of Official Plan Amendment 15, staff is recommending that a decision by Council, on the policies that permit outdoor storage uses in the General Employment Area designation of Acton and Georgetown, be deferred as it pertains to certain properties on the east side of Armstrong Avenue in Georgetown (see **Schedule 7** to this report). These properties do not directly abut Guelph Street or a Residential Zone, however they are adjacent to the site of the Sands condominium. Given the foregoing, staff is of the view that the recommended policies with respect to permission for outdoor storage uses should be deferred for the adjacent Armstrong Avenue properties until focused discussions can occur with representatives of the Sands condominium corporation.

Consequently, the Armstrong Avenue properties have also been identified in the proposed Zoning By-law Amendment, as properties on which outdoor storage uses are not permitted, pending consideration through a follow-up report to Council pertaining to secondary uses in the Acton and Georgetown employment areas, scheduled for April/May. This report flows from an earlier report to Economic Development Committee in January 2013 (PDS-2013-0018).

Region of Halton Approval:

Planning staff note that the Region of Halton has indicated that the proposed general Official Plan Amendment (OPA 15) is exempt from Regional approval, however the proposed site specific Official Plan Amendment (OPA 16) proposing to re-designate two

former aggregate extraction sites, cannot be exempted at the present time from Regional approval.

The properties subject to the proposed site specific amendments are currently designated Mineral Resource Extraction Area under the Regional Official Plan (2006). (The Region has also proposed as part of Regional Official Plan Amendment #38 (ROPA 38) to designate the former J.C. Duff Pit near Silvercreek (12942 Highway 7) as Regional Natural Heritage System, however the amendment is under appeal and is not in effect). The Region has indicated that they cannot approve the Town's site specific amendment at the present time, as it would not conform to the approved Regional Official Plan.

It is important to note that Regional staff has not indicated any substantive concerns with the policy direction of proposed Official Plan Amendment 16, as the Regional Plan clearly intends that the Mineral Resource Extraction Area designation apply only to licensed aggregate extraction sites. This situation is due to the fact that the Region would typically re-designate properties designated Mineral Resource Extraction Area, which are no longer licensed for aggregate extraction, at the 5-year review of the Regional Plan.

Consequently, Town staff have included a recommendation as part of this report that the Region of Halton amend the Regional Official Plan, in a timely manner, to re-designate the two properties, as they are no longer licensed for extraction under the *Aggregate Resources Act*. With the re-designation of the properties (removal of the Mineral Resource Extraction Area designation), the issue of the conformity of Official Plan Amendment 16 with the Regional Official Plan would be addressed. The Region would then be able to either exempt the site specific Official Plan Amendment from their approval or consider the amendment for approval.

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, and written notification was provided to all who requested notification as part of the Stand Alone Aggregate Related Uses Study.

As discussed earlier in this report, it is the recommendation of staff that a portion of Official Plan Amendment No. 15 be deferred (and the associated zoning permissions for outdoor storage uses) pending focused discussions with representatives of the Sands condominium corporation, and addressed in a separate public meeting in April/May.

Notification that this report was on the March 18th Council Agenda was provided to all those on the notification list for the Stand Alone Aggregate Related Uses Study.

Notice of decision in regards to the amendments will be given in accordance with the *Planning Act*, which includes posting notice in the newspaper and direct mailing to all who requested notification as part of the Stand Alone Aggregate Related Uses Study.

SUSTAINABILITY IMPLICATIONS:

The contents of this report were reviewed against relevant sections of the Sustainability Implications Worksheet. The proposed Official Plan and Zoning By-law amendments relate to the (i) Responsive and Effective Government; (ii) Healthy and Diverse Environment; and (iii) Resilient Economy aspects of sustainability.

With respect to governance, by conforming to the policies of the Provincial Policy Statement, Greenbelt Plan and the Regional Official Plan, the Town will provide clarity and direction with respect to the location of aggregate related uses in Halton Hills. The proposed amendments should also benefit the environment by directing stand-alone aggregate uses to urban employment areas and away from prime agricultural areas, subject to locational and site plan criteria, and by implementing relevant policies of the Greenbelt Plan. From an economic perspective, the proposed amendments recognize the need to provide suitable locations for aggregate related uses by directing such uses to the urban employment areas of Acton and Georgetown, and the Mansewood Rural Industrial Area.

CONSULTATION:

Staff consulted with Meridian Planning Consultants, the Region of Halton and the Town Zoning Officer, in the preparation of this report.

CONCLUSION:

This report has summarized the results of the statutory public meeting and agency circulation on the draft Official Plan and Zoning By-law Amendments related to stand alone aggregate related uses in the Town. As outlined in this report, the proposed amendments have been revised after taking into consideration the comments received.

Planning staff is of the opinion that final Amendments have been revised appropriately considering agency, industry and public comments received. The proposed Official Plan and Zoning By-law amendments are in keeping with the policies of the Provincial Policy Statement, and Greenbelt Plan, are consistent with the intent of the Regional Official

Plan, and provide clarity and direction with respect to aggregate related uses in the Town.

In light of the above Planning staff recommended that the Official Plan Amendments (attached as **Schedules 2** and **3**) and the Zoning By-law Amendments (attached as **Schedules 4** and **5**) related to stand alone aggregate related uses in the Town, and the supporting recommendations of this report be adopted by Council.

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 to PDS-2013-0035
Draft Public Meeting Minutes**



DRAFT --- M I N U T E S

PUBLIC MEETING-2013-0001

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

Minutes of the Public Meeting held on Tuesday, March 7, 2013 at 8:14 p.m., in the Council Chambers, Town of Halton Hills Civic Centre, 1 Halton Hills Drive.

Councillor M. O'Leary chaired the meeting.

Councillor M. O'Leary advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to the draft Official Plan and Zoning By-law Amendments pertaining to stand alone aggregate related uses in the Town. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening. Please note the tonight's meeting is not related to the Town's Site Alteration By-law or any pending applications made under the by-law.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Municipal Board. In addition, if a person or public body does not make oral submission at a public meeting, or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held.

The format of this Public Meeting is as follows:

- The Town's consultant – Meridian Planning will generally explain the purpose and details of the draft Official Plan and Zoning By-law Amendments;
- Next, the public can obtain clarification, ask any questions and express their views on the draft Amendments.

Town staff will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC APPLICATION

This Public Meeting involves Town initiated draft Official Plan and Zoning By-law Amendments pertaining to stand alone aggregate related uses in the Town.

Following the presentation by the Town's consultant, any questions should be directed to the appropriate person for response.

The Chair called upon the Town's Consultant - Nick McDonald from Meridian Planning to come forward to explain the draft Official Plan and Zoning By-law Amendments.

Nick McDonald, Meridian Planning

Mr. McDonald provided an explanation of the intent of the public meeting and the overall intent of the project. Mr. McDonald provided the public with the process to date, an overview of the changes proposed and the reasons for the proposed the changes, and what the next steps are in the process to implement the changes.

(A copy of the PowerPoint Presentation is on file with the Clerk's Office)

The Chair thanked Mr. McDonald for his presentation.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons in attendance that had any questions, required further clarification or information or wished to present their views on the draft Amendments.

Seeing that there were persons present wishing to speak on the matter the Chair noted the following process;

Each person wishing to speak shall come forward to the podium one at a time, when recognized by the Chair, and state their name and address for the record.

The following persons came forward to speak:

David McNally, McNally Construction

Mr. McNally stated that he was repeatedly told that the Public Meeting regarding this matter would not be held until April. Mr. McNally also stated that this piece of legislation is the most irresponsible piece of legislation to come out of this Town ever. The required building coverage for a piece of land does not say that the Town of Halton Hills is open for business. Mr. McNally explained that under the proposed legislation that a 60 acre property such as the one he owns in Acton would require a purchaser to build a building five times the size of the Superstore. Mr. McNally noted that he understood and agreed with the idea of ensuring that the properties were not used to store tractor trailers and that requiring the businesses to have a building on the site makes sense but that building size requirements are too extreme. Mr. McNally said that too many rules will box the Town in. Mr. McNally also stated that he has heard people say that you can always go to Committee of Adjustment to get changes made but nobody wants to do that and in the end people will go elsewhere with their businesses.

Clare Riepma, 13041 Highway 7, Town of Halton Hills

Mr. Riepma stated that he was representing a landowner with a property on Prince Street just east of Glen Williams that has been designated MAR (Mineral Aggregate Resources). Mr. Riepma stated that his client has serious concerns with the proposed changes to the Official Plan and Zoning By-law pertaining to stand alone aggregate related uses in the Town and that he has provided Town Staff with a letter stating those concerns.

Joan Cornfield, 13705 22nd Side Road, Town of Halton Hills

Ms. Cornfield provided her perspective on global environmental issues. Ms. Cornfield stated that she is 80 years old and has Asthma and the current use of 12519 8th Line in terms of truck traffic and CO2 emissions are detrimental to her health and the health of the community. Ms. Cornfield stated that she is in support of the proposed change in designation of 12519 8th Line to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay.

(Ms. Cornfield's presentation is on file in the Clerk's Office)

Laurie Yaworski, 12171 8th Line, Town of Halton Hills

Ms. Yaworski stated her concerns about the safety of her family due to the truck traffic to and from 12519 8th Line. She stated that they cannot even walk their dogs on the road; it is too dangerous as the trucks do not obey speed limits.

Elizabeth Doell, 12451 8th Line, Town of Halton Hills

Ms. Doell respectfully requested that Council act on behalf of the residents and adopt the change in designation of 12519 8th Line to Protected Countryside Area and

Protected Countryside Area with a Natural Heritage System Overlay. Ms. Doell stated that the area has always been a nice peaceful place until recently with all of the truck traffic and therefore supports the change in designation.

Sam Holmes, 13209 22nd Side Road, Town of Halton Hills

Mr. Holmes stated that he originally helped to empty the pit at 12519 8th Line years ago and never thought that anything else would be done with the pit. Now there are trucks going in and out all of the time creating noise and safety issues. Mr. Holmes stated that his 84 year old mother cannot even walk her dog down the road anymore. Mr. Holmes also noted the potential reduction in property values if the current use were to continue. Mr. Holmes asked Council to please support the proposed amendments to the Official Plan and Zoning By-law pertaining to stand alone aggregate related uses in the Town.

Sharon Dutton, 12501 8th Line, Town of Halton Hills

Ms. Dutton explained that she has severe environmental sensitivities and that the current use of 12519 8th Line creates health risks for her in terms of truck emissions and dust. Ms. Dutton stated that she has an air filter installed in her home because in the summer she has to keep all of her windows closed in order to breathe because of the dust.

Michael Huggins, 13805 22nd Side Road, Town of Halton Hills

Mr. Huggins stated that he and his wife support the proposed amendment to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay.

John Mannell, 13716 22nd Side Road, Town of Halton Hills

Mr. Mannell stated that he was in agreement with the statements of the other residents that had spoken but wished to add that he fears for the safety of his children just getting on their bus for school due to the truck traffic. Mr. Mannell also stated that he believes that riding a bike is great exercise for children but that he does not allow his children to do so as it is too dangerous due also to the truck traffic. Mr. Mannell stated that he supports the proposed amendment to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. The Chair advised that Council would not be taking any action on the draft Official Plan and Zoning By-law Amendments tonight. Staff will be reporting back on March 18, 2013 with a recommendation for Council's consideration.

If you wish to receive further notification of this proposal, please leave your name with a member of staff in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names will be

provided further notification. If you wish to speak to the Amendments when they are brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission respecting the proposed Stand Alone Aggregate Related Uses Official Plan and Zoning By-law Amendments, the deadline for comment is Friday March 8, 2013.

The Public Meeting Closed at 9:00 p.m.

Draft

MAYOR Rick Bonnette

Draft

CLERK Suzanne Jones

**Schedule 2 to PDS-2013-0035
Official Plan Amendment No. 15**



THE CORPORATION OF THE TOWN OF Halton Hills

BY-LAW NO. 2013-XXXX

A By-law to adopt Amendment No. 15 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 18, 2013, Council for the Town of Halton Hills approved Report No. PDS-2013-0035, dated March 13, 2013, in which certain recommendations were made relating to Stand Alone Aggregate Related Uses in the Town of Halton Hills;

AND WHEREAS Council for the Town of Halton Hills considers it appropriate to defer the policy direction pertaining to outdoor storage uses with respect to certain properties in the Georgetown urban employment area, identified in this by-law;

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

1. That Amendment No. 15 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted, **except that amendments 5 and 11 are deferred, only as these amendments apply to the properties at 303, 305, 307, 309, 311, 313, 315 and 317 Armstrong Avenue in the Georgetown General Employment Area;**
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. 15
TO THE OFFICIAL PLAN
for
THE CORPORATION OF THE TOWN OF HALTON HILLS

(Stand Alone Aggregate Related Uses)

March 18, 2013

FILE: D08 – Stand Alone Aggregate Related Uses Study

**AMENDMENT NO. 15 TO THE OFFICIAL PLAN
OF THE TOWN OF Halton Hills**

The attached text and schedules constitutes Amendment No. 15 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. 15

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. 15 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.

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' establishments 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 18, 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.

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 be 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*.

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. 15 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 C14 (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 or rezoning in all areas of the Town, except the Niagara Escarpment Plan Area and 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 sub-sections accordingly:

"b) *industrial uses* that involve *outdoor storage* and/or processing such as concrete batching plants, aggregate transfer stations and *contractors' establishments*, 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 deleting Sub-section a) and replacing it with a new Sub-section a) as set out below:

"a) not located in the front yard;"

9. 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).

10. Section D3.4.1.4.1 (Accessory Outdoor Storage), is further amended by deleting the last two sentences and replacing them with the following:

"The implementing Zoning By-law may contain additional provisions regarding the location of accessory *outdoor storage* on a lot, and the locations in which *outdoor storage* shall only be permitted as an *accessory use*."

11. 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 sub-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 in the front yard;
- 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 or building ground floor area.

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

12. 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 sub-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."

13. Section E1.3 (Permitted Uses) is amended by deleting Sub-section o) and replacing it with a new Sub-section 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*."

14. Section E2.3 (Permitted Uses) is amended by deleting Sub-section s) and replacing it with a new Sub-section 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*."

15. 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."
16. 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".
17. 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*".
18. 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."
19. 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*."
20. Section E7.3 (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' establishments* subject to Section E7.4.3."
21. 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.
22. 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*:
- 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 in the front yard;
- 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."

23. 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 *Rural Industrial 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."

24. 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."

25. 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."

26. 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.”

27. Section G13.7 (Glossary) is hereby amended by adding a new definition of “contractors’ establishment” as set out below:

“Contractors’ Establishment: 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.”

**Schedule 3 to PDS-2013-0035
Official Plan Amendment No. 16**



THE CORPORATION OF THE TOWN OF Halton Hills

BY-LAW NO. 2013-XXXX

A By-law to adopt Amendment No. 16 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 18, 2013, Council for the Town of Halton Hills approved Report No. PDS-2013-0035, dated March 11, 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. 16 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 16
TO THE OFFICIAL PLAN
for
THE CORPORATION OF THE TOWN OF HALTON HILLS
(Re-designation of Former Licensed Aggregate Extraction Sites)

March 18, 2013

FILE: D08 – Stand Alone Aggregate Related Uses Study

OFFICIAL PLAN AMENDMENT NO 16
TO THE OFFICIAL PLAN
for
THE CORPORATION OF THE TOWN OF HALTON HILLS
(Re-designation of Former Licensed Aggregate Extraction Sites)

March 18, 2013

FILE: D08 – Stand Alone Aggregate Related Uses Study

**AMENDMENT NO. 16 TO THE OFFICIAL PLAN
OF THE TOWN OF Halton Hills**

The attached text and schedules constitutes Amendment No.16 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. 16

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. 16 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.

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 re-designates 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 re-designates the property known as 12942 Highway 7, Part Lots 26 & 27, Concession 7, Town of Halton Hills (Esquesing) from Mineral Resource Extraction Area to Greenlands A, Escarpment Natural Area, Greenlands B, Escarpment Protection Area, and Escarpment Rural Area to be consistent with the Niagara Escarpment Plan as amended by Amendment No. 192, and the Greenlands System as defined in the Regional Official Plan.

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 18, 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 be 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 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 re-designates the property from Mineral Resource Extraction Area to Greenlands A, Escarpment Natural Area, Greenlands B, 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, and the Greenlands System as defined in the Regional Official Plan.

Part B – The Amendment

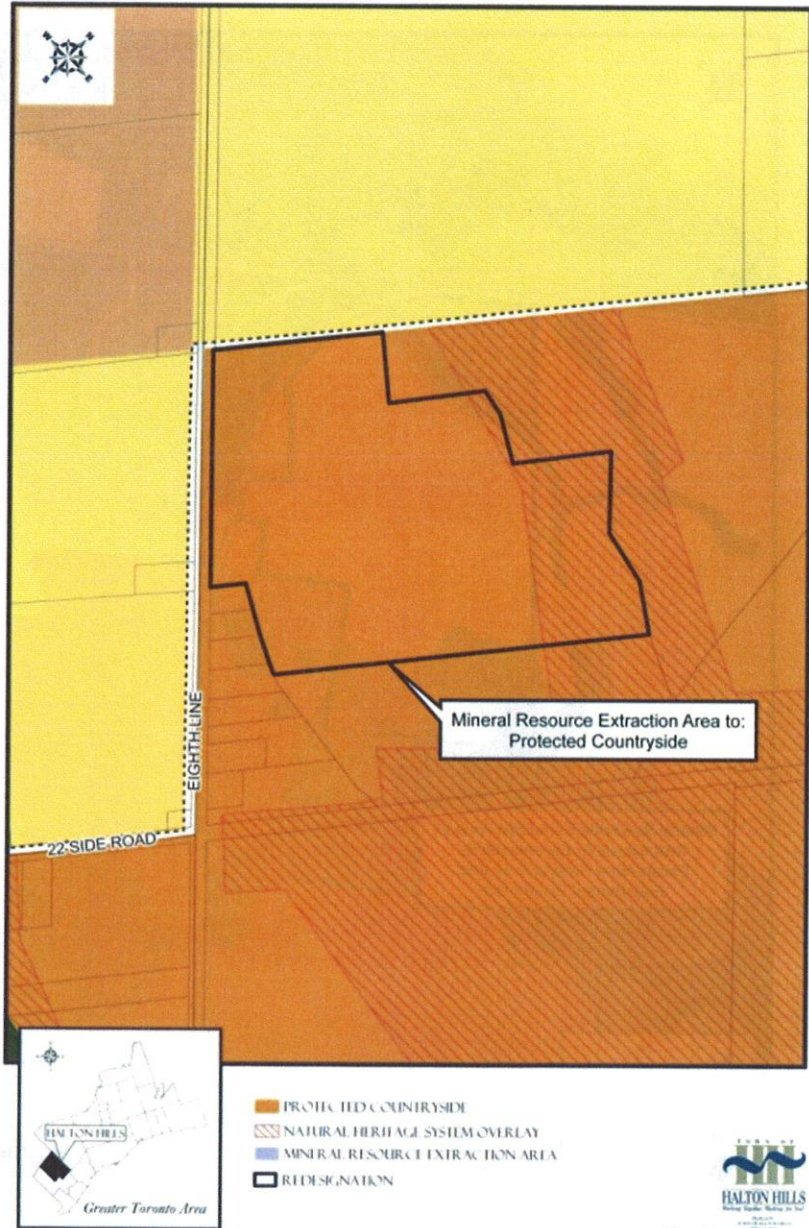
All of this part of the document entitled **PART B – THE AMENDMENT**, consisting of the following text, constitutes Amendment No. 16 to the Official Plan for the Town of Halton Hills.

Details of the Amendment

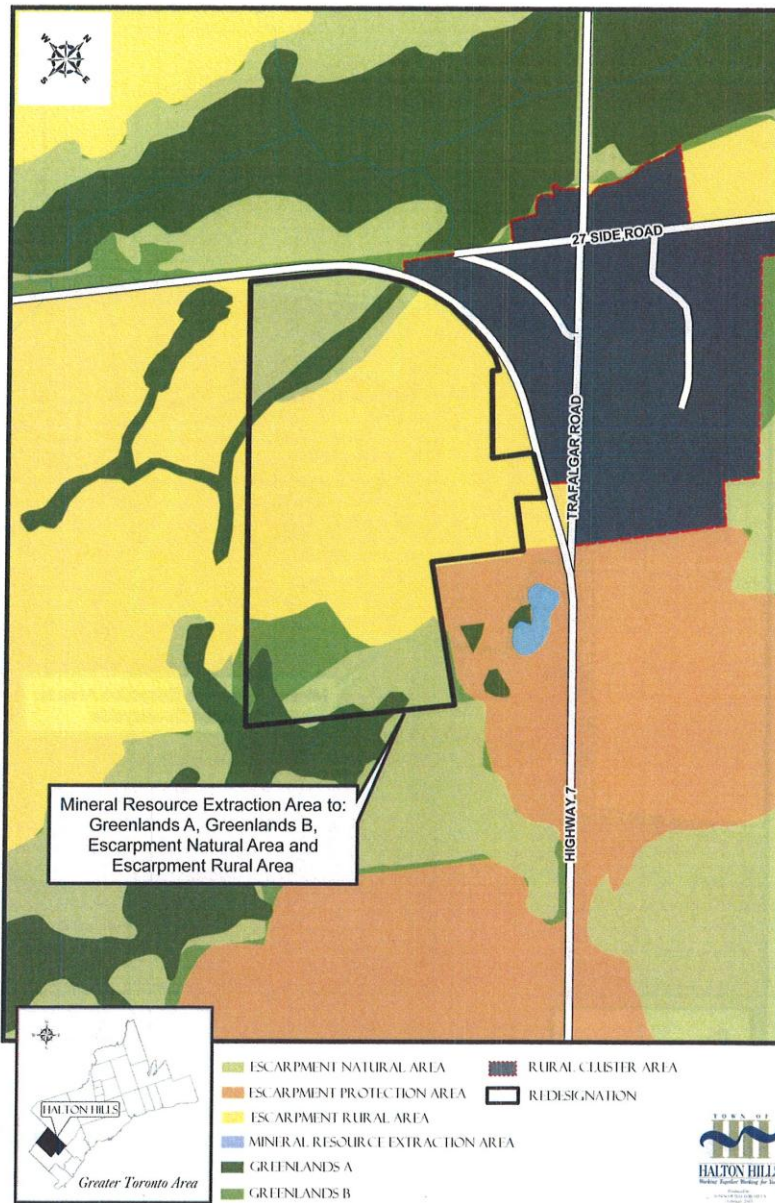
The Official Plan of the Town of Halton Hills is hereby amended as follows:

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. 16 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 Greenlands A, Escarpment Natural Area, Greenlands B, and Escarpment Rural Area.

Schedule 1 to OPA No. 16



Schedule 2 to OPA No. 16



**Schedule 4 to PDS-2013-0035
Zoning By-law Amendment**



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. 15, the matters set out herein are in conformity with the Town of Halton Hills Official Plan;

AND WHEREAS on March 18, 2013, Council for the Town of Halton Hills approved Report No. PDS-2013-0035, dated March 13, 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 under the Aggregate Resources Act. 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, to produce asphalt paving material, 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) Amending the definition of 'concrete batching plant' by adding the following words "or the reprocessing of returned concrete on the *premises*" after the words 'on the *premises*'.
 - f) 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."
 - g) 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".
 - h) 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*."
 - i) Amending the definition of 'outdoor storage' by replacing the term with 'outdoor storage, accessory'.
 - j) 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 adding the words "*outdoor storage* and" before the word '*accessory*' in the first sentence, by deleting the words "and shall not be located any closer than 9.0 metres to any streetline" in sub-section a), deleting the word "and" after the word 'metres;' 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, Maple Avenue, Mountainview Road or River Drive in Georgetown, notwithstanding sub-sections a) thru e) above."
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’ establishments*” and “*outdoor storage uses*” as permitted uses in the EMP1 Zone. In addition, the above uses shall be subject to Special Provision 1 a new Special Provision 6 which states the following:

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

- 303 Armstrong Avenue (Georgetown)
- 305 Armstrong Avenue (Georgetown)
- 307 Armstrong Avenue (Georgetown)
- 309 Armstrong Avenue (Georgetown)
- 311 Armstrong Avenue (Georgetown)
- 313 Armstrong Avenue (Georgetown)
- 315 Armstrong Avenue (Georgetown)
- 317 Armstrong Avenue (Georgetown)
- 36 Vimy Street (Acton)
- 124 Guelph Street (Acton)
- 122 Guelph Street (Acton)
- 159 Perth Street (Acton)
- 153 Perth Street (Acton)
- 12 Wallace Street (Acton)”

5. **THAT** Table 8.1 (Permitted Uses – Urban Employment Zone) of Zoning By-law 2010-0050, as amended, be amended by adding a Special Provision 7 to “*aggregate transfer stations*”, “*concrete batching plants*”, “*contractors’ establishments*” and “*outdoor storage uses*” which indicates the following:

“A lot containing this use shall have the lesser of a minimum lot coverage of 5% or a minimum ground floor area of all permitted buildings of 464 square metres.”

6. **THAT** Table 8.1 (Permitted Uses – Urban Employment Zone) of Zoning By-law 2010-0050, as amended, be amended by deleting the word ‘accessory’ from the wording of Special Provision 1.

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.

THAT Table 9.1 (Permitted Uses – Non-Urban Zones) of Zoning By-law 2010-0050, as amended, be amended by adding a Special Provision 16 to “*aggregate transfer stations*”, “*concrete batching plants*”, “*contractors’ establishments*” and “*outdoor storage uses*” which indicates the following:

“A lot containing this use shall have the lesser of a minimum lot coverage of 5% or a minimum ground floor area of all permitted buildings of 464 square metres.”

8. **THAT** Table 9.1 (Permitted Uses – Non-Urban Zones) of Zoning By-law 2010-0050, as amended, be amended by deleting the word ‘accessory’ from the wording of Special Provision 1.

9. **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 sub-section, 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, to produce asphalt paving material, 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."

10. **THAT** Section 4 – General Provisions All Zones of Zoning By-law 57-91, as amended, be amended by adding the following sub-section (4.3 – Prohibited Uses and renumbering the remaining sub-sections:

"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.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

**Schedule 5 to PDS-2013-0035
Zoning By-law Amendment**



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. 16, the matters set out herein are in conformity with the Town of Halton Hills Official Plan;

AND WHEREAS on March 18, 2013, Council for the Town of Halton Hills approved Report No. PDS-2013-0035, dated March 11, 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:

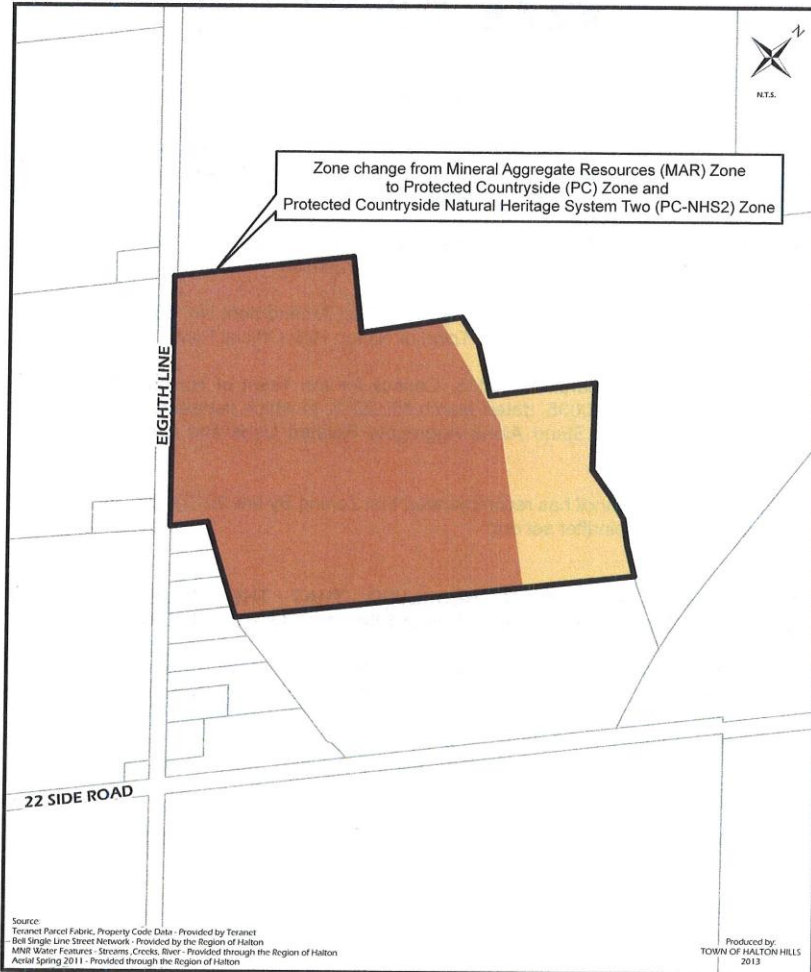
1. **THAT** Schedule A2, Greenbelt Plan Area of Zoning By-law 2010-0050, as amended, be amended, as shown on Schedule "1" to this By-law by re-zoning the property known as 12519 Eighth Line, Part Lot 23, Concession 9, Town of Halton Hills (Esquesing), from the Mineral Aggregate Resources (MAR) Zone to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

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

Schedule '1' to By-law 2013-



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

**Schedule 6 to PDS-2013-0035
Comments/Response Table**

Source	Comment	Response
<p>Holcim (Canada) Inc.</p>	<p>Holcim is pleased that the Report addressed and comments on the many aspects of our previous submission. However, within the Report the statement “Consideration could be given to indicating that aggregate recycling could be a component of a concrete batching plant in the definition” needs clarification. Holcim would like to recommend amending the definition of a Concrete Batching Plant in Zoning By-law 2010-0050 to:</p> <p style="padding-left: 40px;">“A premises 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 <u>or the reprocessing of returned concrete on the premises</u> and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products”.</p> <p>In addition, Holcim is supportive of the Report’s recommendations and will look forward to reviewing the draft Official Plan and Zoning By-law amendments. Please ensure that Holcim is kept on the circulation lists and would like to be notified of the recommendations and/or any decisions that are made with respect to this</p>	<p>Town staff confirmed with Holcim that returned concrete is unused concrete left on a truck and is brought back to the concrete batching plant. Returned concrete does not include the recycling or processing of concrete rubble from buildings, roads etc.</p> <p>Town staff and the consultant are of the view that the re-processing of returned concrete is an appropriate accessory use to a concrete batching plant, and the amendment has been revised to incorporate Holcim’s request.</p>

	<p>process.</p>	
<p>Clare Riepma for 1294141 Ont. Inc. and 1328358 Ont. Inc. (former Springbank/Linken Pit, Prince Street, Glen Williams)</p>	<p>I act as agent for 1294141 Ontario Limited and 1328358 Ontario Limited. These companies own two parcels of land totaling approximately 17 acres on the north side of Prince Street just east of Glen Williams.</p> <p>The property is currently designated for Extraction, is zoned MAR and is licensed by MNR. My client objects to the proposed amendments because they remove stand alone aggregate uses from the uses permitted on the site. This is not in the interest of my client not is it in the public interest. The site has been used for many years as a gravel pit and has subsequently been filled and prepared for a suitable after use as an aggregate transfer station.</p> <p>The proposed documents would remove this use which my client relied upon and do not provide for any additional economical use for the property.</p> <p>We would be happy to discuss this further with you in an effort to achieve a resolution that is satisfactory. In the interim, my client has no alternative but to strenuously object to the proposed Official Plan Amendments proposed.</p>	<p>The former Springbank/Linken Gravel Pit is still licensed for aggregate extraction under Aggregate Resources Act. However, the license has been suspended by the Ministry of Natural Resources (MNR) for non-compliance with the approved site plan. Staff note that it is clearly the intent of the Town’s Official Plan that former aggregate extraction sites be rehabilitated (Section E6.4.7 - Rehabilitation) and that the after uses of the sites are to “be compatible with and have minimal impact on the surrounding natural environment, vistas and views, and existing uses” (Section E6.46 – After Uses).</p> <p>Through the Stand Alone Aggregate Related Uses 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 MAR zoning to recognize that the lands are no longer licensed. It has also been recommended through the study that stand alone aggregate transfer stations (not associated with a licensed operation) should not be permitted in the Mineral Aggregate Resource (MAR) Zone and should be directed to locate in the urban employment areas and the Mansewood rural industrial area.</p> <p>Town staff does not support the establishment of stand alone aggregate related uses including an aggregate transfer station at the Springbank/Linken Gravel Pit. Consistent with the policy direction of the Study, once the property is no longer licensed by the MNR, the property will be re-designated and re-zoned by the Town to a more appropriate land use compatible with the surrounding area.</p>
<p>Total-Pave</p>	<p>We are in receipt of the notice of statutory public meeting to be held on March 5, 2013 at 7:00 p.m. As per the meeting notice, please note the following:</p>	<p>Total-Pave is on the notification list and will be provided written notice of the decision of Council on the proposed Official Plan and Zoning By-law amendments.</p>

	<p>1. We would like to be notified of the decision of the Town of Halton Hills with respect to the Official Plan and Zoning By-Law Amendments.</p>	
<p>Total-Pave</p>	<p>2. Following the public meeting held in October of 2012, we have decided to vote for option 2 under the permanent asphalt plants section which states <i>“Permit use in the General Employment and Rural Employment designations in the Official Plan and require re-zoning”</i>. Meridian, being the Consultant hired by the Town, has recommended option 1 which states <i>“Require Official Plan amendment and Zoning By-Law amendment for new asphalt plants in the General Employment and Rural Employment Area designations”</i>. We would like to appeal the Consultant recommendation and kindly request that option 2 above be selected. Wirth the above being said, we would like to provide the following comments and reference some sections of the Official Plan:</p> <p>a. Section 77.1 (2) of the Regions Official Plan strongly emphasizes the need for a fully-diversified economic base and future businesses within the employment area of the Town. Sections 168 to 170 contain a number of policies on economic development with section 169 (1.1) stating to create a competitive economic environment that promotes new business formation. Section 170 (4.2) indicates that it is a policy of the Region to protect employment lands for economic development during the current planning</p>	<p>Planning staff note that the Stand Alone Aggregate Related Uses Study recommended that asphalt plants should 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.</p> <p>As stated in Meridian’s Recommended Land Use and Draft Policy Report, the proposed policy direction for asphalt plants 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.</p> <p>Mapping was prepared which showed that all of the Acton and Georgetown employment areas are within 1000 metres of lands that are designated and zoned for residential purposes. Given that it is not possible to pre-determine whether a proposed asphalt plant would be a Class II or III land use, it would be premature to determine where these uses should be permitted in principle in advance of a development application. Therefore, it is recommended that an amendment to the Official Plan and Zoning By-law be required in order to establish an asphalt plant.</p> <p>The proposed Official Plan amendment also sets out criteria and study requirements that would be relied upon to assess the merits of asphalt plants on a case by case basis. These criteria deal with the potential adverse effects of asphalt plants on sensitive land uses</p>

	<p>period to 2013. It is further indicated in Section A1 of the Plan that the intent is to diversify and create more vibrant local economy through proactive efforts to attract new industries. An asphalt plant is considered a new industry in our view due to the fact that once approved, it will be the first of its kind in the area. The establishment of a positive business environment that provides jobs and prosperity to Town residents is a key component of the Plan. The establishment of such industry, being an asphalt plant, will provide diversified career opportunities for local residents whether it is by working at such plants or by joining a crew of local contractors who would use make use of the material produced by the plant as supply for their own projects.</p> <ul style="list-style-type: none"> b. The stated goal as part of Section A2.7 of the Plan is to provide opportunities for economic development in a manner that fosters competitiveness. A local asphalt plant will definitely foster competitiveness for local projects requiring asphalt material given the fact that no asphalt plants currently exist in the area. c. Section D3.4.1.3 indicates that industrial uses are those that are within wholly enclosed buildings. It is understood that the reason behind such requirement is to reduce any impacts on air quality and 	<p>in the area and with visual impacts of these uses.</p>
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	<p>permitted noise levels. With a thorough and complicate C of A, ECA and EASR approvals process, it is guaranteed that the air quality/emissions and noise thresholds are adhered at all times and with that being said, an asphalt plant needs not be enclosed in a building. Additionally, the process of producing asphalt pavement material generates heat and therefore such plants need not be enclosed to allow for ventilation and cooling.</p>	
<p>Rick and Sally Stull, 12519 Eighth Line</p>	<p>The amendments disregard the existing legal standalone uses of the MAR Zone, and ignore the policies of the Greenbelt Plan on rehabilitation of former gravel pits to agriculture. The amendments deny the legal employment uses from which we derive our livelihood.</p>	<p>The proposed site-specific Official Plan and Zoning By-law amendments re-designate the subject property to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay, and re-zones the subject property to Protected Countryside (PC) and Protected Countryside Natural Heritage System 2 (PC-NHS2), since the aggregate extraction license has been revoked by MNR, and in recognition of the policies and land use designations of the Greenbelt Plan, and the clear intent of the Provincial Policy Statement (PPS) and the Regional and Town Official Plans.</p> <p>It is agreed that the PPS and the Greenbelt Plan direct the rehabilitation of former gravel pits to agriculture or other uses appropriate in a rural area. However, it is not the intent of the Greenbelt Plan or the PPS to permit the use of properties that are no longer licensed for aggregate-related uses.</p> <p>The rehabilitation of a property is supposed to occur in accordance with the requirements of the MNR. Once the license is formally revoked, it is assumed that the MNR is satisfied that their</p>

		<p>rehabilitation requirements were met.</p> <p>Under s. 34(9)(a) of the Planning Act, any use that was carried on lawfully as of the date of passage of the zoning by-law amendment would not be prevented from continuing.</p>
<p>Rick and Sally Stull, 12519 Eighth Line</p>	<p>In our opinion the amendments are an attempted action against us to advance the vested interests of a handful of vocal neighbours. The neighbours who oppose the nuisance of truck traffic on the 22nd Sideroad/8th line bought their homes along the 22nd Sideroad/8th Line, where 2 licensed aggregate sites had operated for more than 40 years.</p>	<p>The proposed site-specific Official Plan and Zoning By-law amendments simply recognize the fact that the license to extract on the subject property has been revoked by MNR, as the Mineral Resource Extraction Area designation and MAR Zone is only intended to apply to licensed properties.</p> <p>While the views of the neighbouring residents were definitely taken into consideration in this process, it must be noted that the Town intends to remove the MREA designation and MAR Zone from <u>all</u> properties that have this designation and zone, once they are no longer licensed for aggregate extraction.</p> <p>The proposed general Official Plan and Zoning By-law amendments implement a general policy direction resulting from the Stand Alone Aggregate Related Uses Study, pertaining to asphalt plants and concrete batching plants, as well as aggregate transfer stations, and respond to inquiries about these uses in both the urban and rural areas of the Town.</p>
<p>Rick and Sally Stull, 12519 Eighth Line</p>	<p>Not all the neighbours are part of this group; several neighbours have approached us about the inaccurate notice and have advised that they have no concerns with our use of the property that requires the temporary nuisance of trucks used to rehabilitate the site to agriculture in the long term. The neighbours also noted they have no concerns with the continuation of our legal</p>	<p>The notice published in the local newspaper, and mailed to all property owners within 120 metres of the subject property, clearly outlined the intent and purpose of both the general and site-specific Official Plan and Zoning By-law amendments.</p> <p>It is recognized that there are opposing views with respect to the current and future use of the subject property, demonstrated in the</p>

	use of our land for storage of recycled aggregate transfer area.	fact that submissions have been received from residents in support as well as opposed to the site-specific amendments pertaining to the subject property. All public comments have been considered in finalizing a recommendation for the consideration of Council.
Rick and Sally Stull, 12519 Eighth Line	The proposed amendments are a result of Nimbyism; over local truck nuisance.	The proposed general and site-specific Official Plan and Zoning By-law amendments implement a general policy direction resulting from the Stand Alone Aggregate Related Uses Study.
Rick and Sally Stull, 12519 Eighth Line	HH Council has taken an extreme position to place an interim Control By-law, the proposed amendments, and weight restrictions on the access road as well as obtaining a court restraining order to benefit a specific group of residents despite the overwhelming current and future need for rural employment lands.	The passage of the Interim Control By-law, the Stand Alone Aggregate Related Uses Study, and the proposed Official Plan and Zoning By-law amendments, address the appropriate land use policies and regulations pertaining to stand alone aggregate related uses in the Town as a whole. The need for aggregate transfer stations is recognized, however this type of use should be directed to urban employment areas, not rural and/or prime agricultural areas.
Rick and Sally Stull, 12519 Eighth Line	Land is needed for the recycling of aggregate products which can be stored for reuse in GTA development supporting economic and environmental initiatives.	It is agreed that the recycling of aggregate is in the public interest. It is also agreed that these materials need to be stored somewhere. However, this type of use should be directed to urban employment areas that are planned to accommodate these types of uses and similar uses. There is also a need for contractor's yards and concrete batching plants as well, and these uses are also recommended to be directed to urban employment areas.
Rick and Sally Stull, 12519 Eighth Line	The proposed amendments are the result of the work by the Town's hired consultants. No one has contacted us, in any way to include us in the discussion to reach an acceptable zoning that actually deals with on-site	The Town's consultant contacted the property owners in order to arrange a site visit to assist in better understanding the current uses on site. The property owners rejected the offer made by the Town's

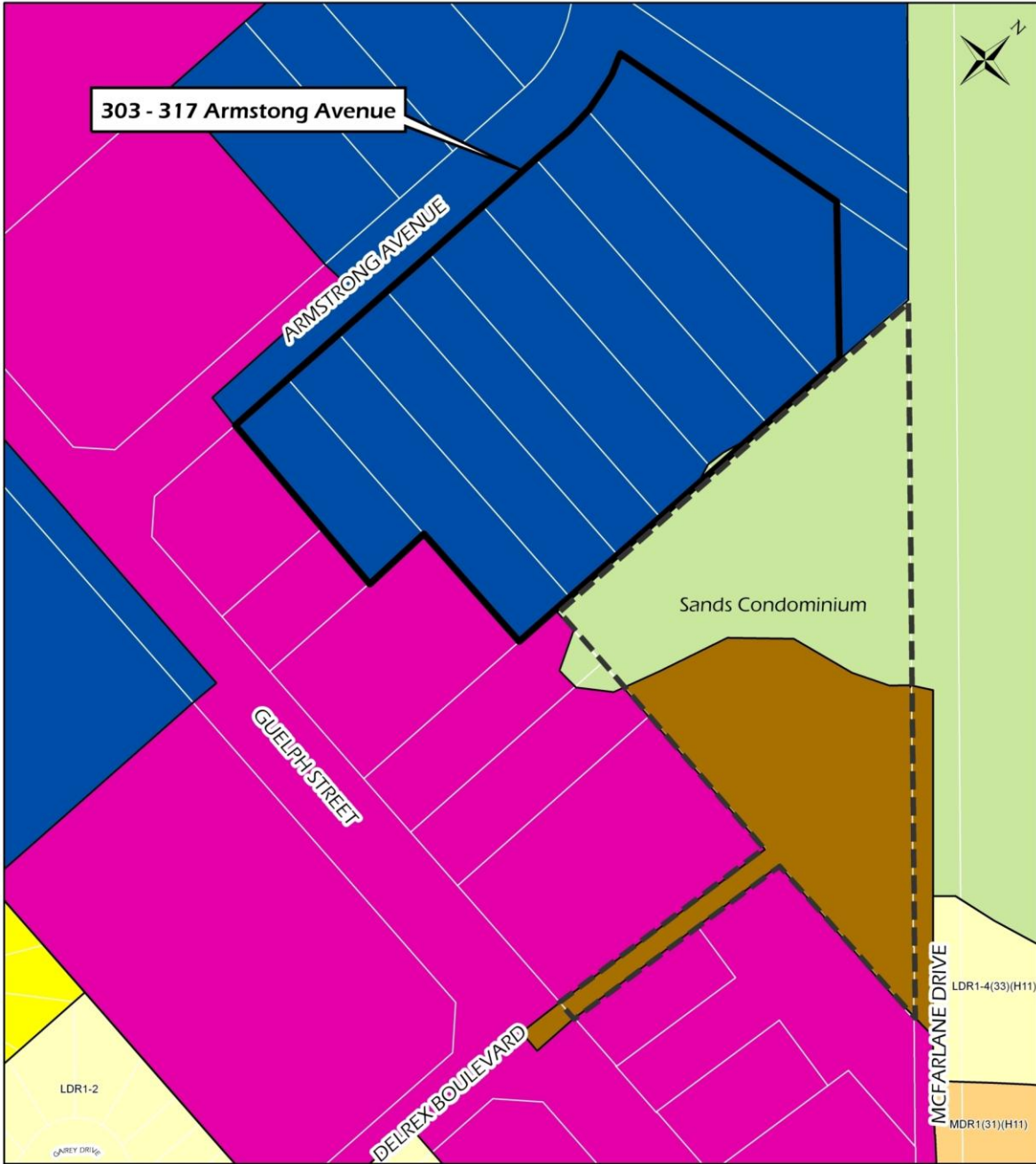
	<p>permitted uses or provides for our temporary storage of recycled aggregate.</p>	<p>consultant.</p>
<p>Rick and Sally Stull, 12519 Eighth Line</p>	<p>We offer the following recommendations for amendment to the existing MAR zoning to include our employment uses of aggregate recycling and storage and farming.</p> <ol style="list-style-type: none"> 1. Strengthen the MAR designation & zone, to permit and encourage additional “after-life” uses recognizing that the large bermed site is an excellent location for stored aggregate. 2. Support progressive rehabilitation of the property to a final appropriate use in keeping with the overwhelming need and long term land use for the rehabilitation of former pits. 3. Amend the current definition of aggregate transfer station to clearly recognize that recycled aggregate storage is good environmental practice and should be encouraged in non-urban areas. 	<p>The clear intent of provincial policy, the Regional Official Plan and the Town Official Plan is only for sites licensed under the Aggregate Resources Act to be designated and zoned to permit aggregate extraction, and not to facilitate the continued use of depleted extraction sites for stand alone aggregate related uses, but to encourage the establishment of appropriate after uses.</p> <p>The Town does support progressive and final rehabilitation of aggregate extraction sites, but notes that this process is governed by the site plan process related to the license, and is administered by MNR.</p> <p>There are two component of this request. The first deals with permitting the storage of recycled aggregate as part of an aggregate transfer station. The current definition permits the temporary storage of aggregate products. The storage of aggregate products that are to be recycled is already permitted in the context of this definition. However, the processing of aggregate products (which involves crushing, mixing or blending) is not permitted. In recognition of the need for this use, it should be directed to urban employment areas that are planned to accommodate these type of uses and similar uses. It is also noted that the storage of aggregate that is to be recycled is also permitted as an ‘associated use’ to a</p>

		<p>mineral aggregate resource operation, as long as the site is licensed pursuant to the ARA and as long as the MNR has permitted the use of recycled aggregate in any processing that is permitted on site. It is also noted that it is customary for concrete batching plants to blend recycled aggregate with ‘virgin’ aggregate to produce concrete and given that this would be considered customary, this blending would be a permitted component of a concrete batching plant. It is also recognized that aggregate that is proposed to be recycled would also have to be temporarily stored on the concrete batching plant property before it is used, and this would be permitted as well.</p> <p>The second component relates to the use being permitted in rural areas. As indicated previously, this type of use should be directed to urban employment areas that are planned to accommodate these types of uses and similar uses. In addition, permitting stand-alone aggregate related uses in non-urban areas would not be consistent with the PPS or in conformity with the Greenbelt Plan.</p>
<p>Rick and Sally Stull, 12519 Eighth Line</p>	<p>At such time as rehabilitation has occurred, the zoning can then be reconsidered to acknowledge the following:</p> <ol style="list-style-type: none"> 1. Rural Employment designation and zoning supporting the storage and transfer of recycled aggregate material on site. 2. The balance of the site to be zoned for Agricultural uses & potentially designated “protected countryside” within the Greenbelt. 	<p>A rural employment designation for the subject property would be contrary to the policy direction of the Greenbelt Plan, Regional and Town Official Plans.</p> <p>The subject property is proposed to be designated and zoned to reflect its location in the Protected Countryside (and a portion within the Natural Heritage System) of the Greenbelt Plan.</p>

<p>Rick and Sally Stull, 12519 Eighth Line</p>	<p>Council must keep in mind the purpose provisions of the Planning Act in section 1.1 namely:</p> <ul style="list-style-type: none"> (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act; (b) to provide for a land use planning system led by provincial policy; (c) to integrate matters of provincial interest in provincial and municipal planning decisions; (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient; (e) to encourage co-operation and co-ordination among various interests; (f) to recognize the decision-making authority and accountability of municipal councils in planning. 	<p>The proposed Official Plan and Zoning By-law amendments take into account the purposes of the Planning Act as set out in Section 1.1. In addition, the proposed Official Plan and Zoning By-law amendments are considered to be consistent with the Provincial Policy Statement, which is a requirement of Section 3 (5) (a) of the Planning Act and in conformity with the Greenbelt Plan as required by Section 3 (5) (b) of the Planning Act.</p>
<p>Rick and Sally Stull, 12519 Eighth Line</p>	<p>The proposed amendments totally ignore economic and environmental viability. We have the support of the Ontario Federation of Agriculture as well as the Halton Region Federation of Agriculture to rehabilitate the pit to farm land.</p>	<p>The rehabilitation of any licensed property is supposed to occur in accordance with that license and before the license is surrendered or revoked. Once a license is surrendered or revoked, it is assumed that the rehabilitation has been completed. Once this occurs, it is the intent of the Provincial Policy Statement and the Greenbelt Plan for these lands to be used for agricultural purposes or restored to the natural environment. The current actions on the property are a site alteration matter and not a zoning matter.</p>
<p>Rick and Sally Stull,</p>	<p>The proposed amendments also ignore the policies of the PPS, Greenbelt Plan, Town of Halton Hills OP, Region of</p>	<p>As addressed in detail in the Background and Policy Options Paper prepared by Meridian, the study consultant, a review of the</p>

<p>12519 Eighth Line</p>	<p>Halton OP and our rights, as landowners, to utilize our property for the purposes legally permitted have been [incorporated?].</p>	<p>Provincial Policy Statement (PPS), Greenbelt Plan, Regional Official Plan and Town Official Plan clearly support the conclusion that stand alone aggregate related uses, including aggregate transfer stations, are employment uses, which should be directed to urban employment areas, and not former licensed aggregate extraction sites in the prime agricultural area.</p>
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**Schedule 7 to PDS-2013-0035
Armstrong Avenue Properties**



Zones:

- Employment One (EMP1)
- High Density Residential (HDR)
- Environmental Protection Two (EP2)
- Low Density Residential One (LDR1)
- Low Density Residential Two (LDR2)
- Medium Density Residential One (MDR1)



HALTON HILLS
Planning, Development
& Sustainability Department
March 2013

✓

**Schedule 8 to PDS-2013-0035
Comment Letters**

Curtis Marshall

From: Kate McGowan <[redacted]@katemcgowan.co>
Sent: Friday, March 08, 2013 4:10 PM
To: Curtis Marshall
Subject: 12519 8th line

Dear Mayor and Councillors;

We reside on 8th Line, #12094, and we support the proposed amendments as they apply to 12519 8th line and we ask that Council please vote in support of the Official Plan Amendments to the lands at 12519 8th Line changing both the Zoning and the Designation of the lands to Protected Country.

Thank you for your attention to this matter,

Sincerely
Catriona and Timothy McGowan

Via iPhone. Please send all spelling complaints to: [redacted]

Curtis Marshall

From: Joan Robson
Sent: Friday, March 08, 2013 4:45 PM
To: Curtis Marshall
Subject: Fw: 12519 8th line

Fyi

----- Original Message -----

From: [REDACTED]
To: Joan Robson
Sent: Fri Mar 08 15:59:44 2013
Subject: 12519 8th line

Hi Joan, please forward to council and the mayor, just repeating discussion from various area residents of said address, but please consider our remarks and requests, we moved in (we back onto the property) last summer, had no idea of any current or potential future operations and trucking in front of our house, even though we asked more than once re: this...(real estate agents)...very conserved as you could imagine... We are no zoning experts but please put yourselves in our shoes and decide accordingly, thanks to everyone for your time... Jeannette and don...

Sent from my iPhone

March 6, 2013

Town of Halton Hills
1 Halton Hills Drive
Halton Hills, Ontario
L7G 5G2

Attn. Mayor and Council c/o Town Clerk

RE. Proposed OP and Zoning Changes affecting:
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)

Dear Mayor Bonnette and Councilors:

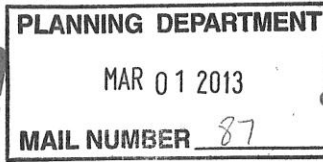
As long time residents of 13280 22nd Sideroad, we strongly support the proposed Official Plan and Zoning Bylaw changes which would designate 12519 8th Line as Protected Countryside and Protected Country Side Natural Heritage System Two.

We respectfully ask the council to vote in support of these amendments.

Regards,



Glen and Nancy Inch



905-877-6751
13041 Highway #7
Georgetown, Ontario, Canada L7G 4S4
www.riepma.ca

February 28, 2013

Town of Halton Hills
1 Halton Hills Drive
Georgetown, Ontario
L7G 4S4

Attention: Mr. Steve Burke, MCIP RPP
Manager of Planning Policy

**Re: Town Initiated Official Plan and Zoning Bylaw Amendments pertaining to the Stand alone
Aggregate Related Uses**

Dear Sir:

I act as agent for 1294141 Ontario Limited and 1328358 Ontario Limited. These companies own two parcels of land totaling approximately 17 acres on the north side of Prince Street just east of Glen Williams.

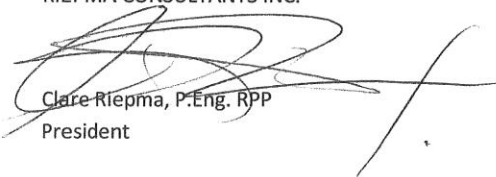
The property is currently designated for Extraction, is zoned MAR and is licensed by MNR. My client objects to the proposed amendments because they remove stand alone aggregate uses form the uses permitted on the site. This is not in the interest of my client nor is it in the public interest. The site has been used for many years as a gravel pit and has subsequently been filled and prepared for a suitable after use as an aggregate transfer station.

The proposed documents would remove this use which my client relied upon and do not provide for any additional economical use for the property.

We would be happy do discuss this further with you in an effort to achieve a resolution that is satisfactory. In the interim, my client has no alternative but to strenuously object to the proposed Official Plan and Zoning amendments proposed.

Yours very truly,

RIEPMACONSULTANTS INC.



Clare Riepma, P.Eng. RPP
President

Land Use Planning • Environmental Consulting • Renewable Energy



Holcim (Canada) Inc.
2300 Steeles Ave W, 4th Floor
Concord, ON L4K 5X6
Canada

Jessica Ferri, MCIP, RPP
Phone 905 532 3230
Fax 905 761 7505
jessica.ferri@holcim.com
www.holcim.ca

March 6, 2013

Mr. Steve Burke, Manager of Planning Policy
Planning, Development & Sustainability Department
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, Ontario
L7G 5G2

Dear Mr. Burke,

**RE: Stand Alone Aggregate Related Uses Study
2nd Written Submission – March 5, 2013 – Statutory Public Meeting**

Holcim (Canada) Inc. (herein referred to as 'Holcim') would like to thank you for another opportunity to review and comment on the updated *Recommended Land Use and Draft Policy Report* (herein referred to as 'Report') prepared by Meridian Planning Consultants, dated January 21, 2013.

As indicated in our previous submission dated October 30, 2012, our comments focused on three components: a technical review, a policy review, and recommendations. In addition, our business division, Dufferin Concrete hosted a tour of their Georgetown ready-mix concrete plant at 301 Armstrong Avenue on September 17, 2012 for Council members, Town staff and Meridian Consultants.

Holcim is pleased that the Report addresses and comments on the many aspects of our previous submission. However, within the Report the statement "Consideration could be given to indicating that aggregate recycling could be a component of a concrete batching plant in the definition" needs clarification. Holcim would like to recommend amending the definition of a Concrete Batching Plant in Zoning By-law 2010-0050 to:

"A premises 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 or the reprocessing of returned concrete on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products".

In addition, Holcim is supportive of the Report's recommendations and will look forward to reviewing the draft Official Plan and Zoning By-law amendments.

Strength. Performance. Passion.



Please ensure that Holcim is kept on the circulation lists and would like to be notified of the recommendations and/or any decisions that are made with respects to this process. If you have any questions or concerns please feel free to contact me at 905-532-3230 or jessica.ferri@holcim.com.

Thank you,

A handwritten signature in black ink, appearing to read 'J Ferri'.

Jessica Ferri, MCIP, RPP
Planning Specialist
Planning & Regulatory Affairs
Holcim (Canada) Inc.

cc. Curtis Marshall, MCIP, RPP, Town of Halton Hills
Enzo Bertucci, Holcim (Canada) Inc.
Peter Moylan, Dufferin Concrete
Chris McColl, Dufferin Concrete

Curtis Marshall

From: Joan Robson
Sent: Thursday, March 07, 2013 4:32 PM
To: Curtis Marshall
Subject: FW: Concerns re pit at 12519 Eighth Line.

Follow Up Flag: Follow up
Flag Status: Flagged

From: P Broadwell [mailto:p.broadwell@georgetown.ca] [mailto:p.broadwell@georgetown.ca]
Sent: Monday, March 04, 2013 10:01 AM
To: Jane Fogal; Joan Robson; Jon Hurst; Moya Johnson; Mark Kluge; Mike O'Leary; Bryan Lewis; Bob Inglis; Ann Lawlor; Dave Kentner; Clark Somerville; Mayor of Halton Hills
Subject: Concerns re pit at 12519 Eighth Line.

We have been kept up to date on the site alteration/permit application re the above referenced pit. by Elizabeth Doell. We have reviewed her correspondence to town council and others and fully echo her concerns. We encourage the SA committee to vote to accept the official plan amendments as they pertain to 12519 Eighth Line.

With regard to the permit application by Mr Stull we would like to make the following comments.

1. Why would time be spent by our officials considering this application when the applicant continued through 2012 to break the law running trucks in and out of the said pit illegally and was only finally stopped by a court order in late November 2012. It is a "no brainer" he broke the law and should not as a reward have the permit re-issued, in fact he should be charged to the fullest extent of the law.
2. We would consider the approval of a permit to this applicant a complete disrespect to us law abiding residents of this community.
3. A number of years ago at a town meeting, again where the truck traffic on Eighth Line was in question, Sally Stull stood up and said "we have enough truck traffic on Eighth Line, we don't want anymore." Obviously now that it is significantly to the Stulls financial advantage the concern has suddenly disappeared!!!!!!!!!!!!

Respectfully submitted

Roger and Patricia Broadwell
 12154 Eighth Line,
 Georgetown.

Curtis Marshall

From: Sam Holmes <shaholmes1@gmail.com>
Sent: Wednesday, March 06, 2013 7:11 AM
To: Curtis Marshall
Subject: PDS-2013-0032

Please hear the voices of concerned residents fearing the fact of zoning our neighborhood as MAR. The truck traffic last summer was dangerous to citizens trying to even take a walk as they were driving dangerously fast not to mention their jake brakes and pounding of their empty boxes as they raced back up the sideroad after dumping the loads. It is something I'm sure you would not want in your neighborhood. The side road took a beating with the traffic and overloaded fleets of careless drivers. I thought the truck traffic was finished when Albion Sand And Gravel exhausted the resources years ago. We as tax payers ask you to please do not allow these trucks to continue as they haul from 6 :30 am to sometimes 8 pm

As a resident here of 56 years please do not allow the truck traffic. This sideroad has already a lot of traffic used by a lot of people as a Georgetown by-pass
Thank you Sam Holmes

Curtis Marshall

From: Sam Holmes <[redacted]>
Sent: Sunday, February 24, 2013 9:36 PM
To: Mayor of Halton Hills
Subject: Zoning Changes and Permit Application re 12519 8th Line

Hello

As a resident of 22 sd rd for over fifty years I thought that the truck traffic had finished when they revoked the licence for the pit a few years ago when Albion Sand And Gravel closed and quit hauling.

The truck traffic this past summer was a real nightmare due to the noise not to mention the unconsiderate drivers and the traffic from 6:30 in the morning to sometimes 8 o'clock at night .

If this was about to be passed in your neighborhood I am sure you would not want the horror of the daily noise that will devalue ones property not to mention their enviroment.

How is someone even allowed to apply after illegally dumping without a permit or permission and making a good profit to boot at us tax payers expence. Rubbing our noise in the unsafe conditions that have been forced upon us.

Please vote down the approval of this Application

Sam Holmes

Niagara Escarpment Commission

232 Guelph St.
Georgetown, ON L7G 4B1
Tel: 905-877-5191
Fax: 905-873-7452
www.escarpment.org

Commission de l'escarpement du Niagara

232, rue Guelph
Georgetown ON L7G 4B1
No de tel. 905-877-5191
Télécopieur 905-873-7452
www.escarpment.org



February 22, 2013

Mr. Curtis Marshall, MCIP, RPP
Planner - Policy
Town of Planning, Development & Sustainability Department
Civic Centre
Town of Halton Hills
1 Halton Hills Drive,
Halton Hills, ON L7G 5G2

Dear Mr. Marshall:

**Re: Draft Official Plan and Zoning By-law amendment
Stand alone Aggregate Related Uses**

Further to your recent circulation of the Public Meeting Notice and draft Official Plan and Zoning By-law amendments with respect to stand alone aggregate related uses, staff of the Niagara Escarpment Commission (NEC) have reviewed the documents and offer the following comments.

Details of the Amendment

Part 3, Section C18 proposes to allow wayside pits and quarries, portable asphalt and concrete plants on public contracts without a development permit. This proposed policy contravenes the Niagara Escarpment Plan (NEP) which does not allow these uses. We require that the draft policy be amended before adoption to delete the words "development permit" and to add at the end of the sentence, "except in the Niagara Escarpment Plan Area".

Parts 11 and 12 of the draft policy would also have to be amended with the additional words, "except in the Niagara Escarpment Plan Area".

Part 15 of the draft policy proposes to delete the existing reference to the prohibition on asphalt plants in the NEP. We request that the existing wording after the word "area" remain the same so that the prohibition within the NEP remains.

Part 16 of the draft policy proposes to eliminate the current wording in Policy E6.4.6 that informs the reader that an amendment to the NEP may be necessary for the proposed after uses of aggregate resource areas. We request that the proposed wording of E6.4.6 include an additional sentence indicating that, "An amendment to the Niagara Escarpment Plan may also be necessary".

Ontario's Niagara Escarpment - A UNESCO World Biosphere Reserve

Thank you for the opportunity to review the draft amendment. Please indicate whether the changes we have requested will be made before the amendment goes to Council. Please provide notice of the adoption of the Official Plan amendment.

Yours truly,

A handwritten signature in cursive script, appearing to read "N. Mott-Allen".

Nancy Mott-Allen, MCIP, RPP
Senior Strategic Advisor

Curtis Marshall

From: Joan Robson
Sent: Thursday, March 07, 2013 4:30 PM
To: Curtis Marshall
Subject: FW: Support letter
Attachments: ATT171306722.txt; ATT171306724.htm

From: Jennifer Bergsma [mailto:jennifer.bergsma@vale.com]
Sent: Tuesday, March 05, 2013 11:06 AM
To: Joan Robson
Cc: joell@rogers.blackberry.net
Subject: Support letter

Hi Jane;

Can you forward my letter to Council and the Mayor on my behalf?

Thank you!

Dear Major and councilors;

I reside at 22nd Sideroad, E#13218. I support the proposed amendments as they apply to 12519 8th line and I ask that Council please vote in support of the Official Plan Amendments to the lands at 12519 8th Line changing both the Zoning and the Designation of the lands to Protected Country.

Thank you for your attention to this matter,

Jennifer Bergsma
Supervisor Research Services
Vale Canada Limited
2060 Flavelle Blvd, Sheridan Park
Mississauga, Ontario L5K 1Z9 Canada
T. (905) 403 2603 F. (905) 403-2403
jennifer.bergsma@vale.com

Curtis Marshall

From: Joan Robson
Sent: Thursday, March 07, 2013 4:28 PM
To: Curtis Marshall
Subject: FW: 12519 Eighth Line

From: Sharon Cronkright [mailto:sharon.cronkright@geotown.com]
Sent: Tuesday, March 05, 2013 12:31 PM
To: Mayor of Halton Hills; Clark Somerville; Jane Fogal; Jon Hurst; Mike O'Leary; Joan Robson; Bryan Lewis; Moya Johnson; Dave Kentner; Bob Inglis; Ann Lawlor
Subject: 12519 Eighth Line

Dear Mayor and Councilors;

I reside at 12846 Eighth Line and I support the proposed amendments as they apply to 12519 Eighth Line and I ask that Council please vote in support of the Official Plan Amendments to the lands at 12519 Eighth Line changing both the Zoning and the Designation of the lands to Protected Country.

Thank you for your attention to this matter,

Sharon Cronkright
12846 Eighth Line
Georgetown, Ontario
L7G 4S4

Need to send us LARGE or IMPORTANT files? Need guaranteed delivery? Simply go to sharon.cronkright@geotown.com. Contact sharon.cronkright@geotown.com for an account.

TOWN OF MILTON NOTICE

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Curtis Marshall

From: Joan Robson
Sent: Thursday, March 07, 2013 4:26 PM
To: Curtis Marshall
Subject: FW: 12519 8th Line OPA's....

From: Joan Robson
Sent: Wednesday, March 06, 2013 1:17 PM
To: Mayor of Halton Hills; Councillors
Subject: FW: 12519 8th Line OPA's....

From: Elizabeth Doell [mailto:████████████████████]
Sent: Wednesday, March 06, 2013 10:22 AM
To: Joan Robson
Subject: 12519 8th Line OPA's....

Hello Joan – Can you forward please to Council and the Mayor on our behalf.

Thanks.

Council Members, and Mayor Bonnette

We the resident's of the 8th Line and 22nd Sideroad rural residential neighbourhood respectfully ask that you act on the behalf of this entire community. We are law abiding, tax paying residents. Many of us have lived in this quiet and desirable neighbourhood for decades or more.

We have no garbage pickup, no cable, no natural gas, no internet services, and no Town supplied water and yet we remain here, and we like our peaceful neck of the woods, which until recently, was undisturbed by urban development and industrial activity. We believed we were protected by the Niagara Escarpment, The Credit Valley Conservation Authority, the Greenbelt plan, and our Planning Department.

In keeping with your own stated Strategic Plan Direction to, "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", please assist us.

Return this community to its peaceful state. Please vote to accept the proposed amendments to the Official Plan currently before you. Please vote to designate the lands located at 12519 8th Line to Protected Country in the Official Plan, and please re-zone this property to Protected Country.

Yours,

Liz Doell and Wayne Doell
12451 8th Line
Georgetown, ON
L7G 4S4



Curtis Marshall

From: Joan Robson
Sent: Thursday, March 07, 2013 4:29 PM
To: Curtis Marshall
Subject: FW: Property located at 12519 8th Line North

-----Original Message-----

From: Pat Stuart [mailto:patstuart@haltonhills.com]
Sent: Tuesday, March 05, 2013 12:04 PM
To: Mayor of Halton Hills; Joan Robson; Bryan Lewis; Mike O'Leary; Moya Johnson; Clark Somerville; Jane Fogal; Ann Lawlor; ringlis@haltonhills.ca; Jon Hurst; davidk@haltonhills.ca
Subject: Property located at 12519 8th Line North

We wish to inform you of our strong support for the re-designation of lands located at 12519 8th Line North to "Protected Country" and the re-zoning from MAR to Protected Country.

This re-zoning and the re-designation will have significant positive impact on the safety and enjoyment of their properties of the residents of the 8th Line North and the 22nd Sideroad.

Patricia Stuart
Joe Hagge

Curtis Marshall

From: Joan Robson
Sent: Thursday, March 07, 2013 4:24 PM
To: Curtis Marshall
Subject: FW: 12519 8th Line N.

From: Mayor of Halton Hills
Sent: Wednesday, March 06, 2013 2:34 PM
To: Councillors
Subject: FW: 12519 8th Line N.

From: Liz Campbell [mailto:lizc@haltonhills.com]
Sent: Wednesday, March 06, 2013 9:18 AM
To: Mayor of Halton Hills
Subject: 12519 8th Line N.

To: Mayor Bonnette and Halton Hills Councillors

Please vote to accept the Official Plan Amendments as they apply to 12519 8th Line N.
We live directly across the road from said property. Our summer (actually from May to October) was hell - with the mega trucks, the noise and the dust.
We watched and listened as the peace, beauty and safety of our rural community was destroyed and the value of our home of 43 years substantially diminished - all so Mr. Stull (under whatever guise he chooses to use) can line his own pockets.

Respectfully submitted

Paul and Elizabeth Campbell
12506 8th Line N.



Curtis Marshall

From: Joan Robson
Sent: Thursday, March 07, 2013 4:20 PM
To: Curtis Marshall
Subject: FW: [QUAR] 12519 Eighth Line Property rezoning from MAR to Protected Countryside
Importance: Low

This is from ~~Sharon Dutton@HaltonHills~~

From: Quarantine
Sent: Thursday, March 07, 2013 8:14 AM
To: Mayor of Halton Hills; Curtis Marshall; Steve Burke; Councillors
Subject: FW: [QUAR] 12519 Eighth Line Property rezoning from MAR to Protected Countryside
Importance: Low

From: Sharon [mailto:~~sharon.dutton@haltonhills.on.ca~~]
Sent: Wednesday, March 06, 2013 8:30 PM
To: Mayor of Halton Hills; Curtis Marshall; Steve Burke; Councillors
Subject: [QUAR] 12519 Eighth Line Property re-zoning from MAR to Protected Countryside
Importance: Low

Subject: Halton Hills Property Zoning at 12519 8thLine

March 6, 2013

Town of Halton Hills Mayor Rick Bonnette
Councillors
Planning Officers Curtis Marshall and Steve Burke

Subject: Amendment to Zoning @ 12519 8th Line, Halton Hills (Georgetown), ON from MAR to Protected Countryside.

Dear Mayor, Councillors, and Planning Officers of the Town of Halton Hills

As a concerned resident of the neighbourhood which lies adjacent to the defunct gravel pit at 12519 8th Line, I am writing to you to voice my strong support of the current proposed zoning amendment to re-designate this property from Mineral Aggregate Resource Zone to Protected Countryside and Protected Countryside Natural Heritage System as outlined in the report PDS 2013 0032, dated February 15, 2013.

Submitted by:

Sharon Dutton,
12501 Eighth Line,
Halton Hills
L7G 4S4

Curtis Marshall

From: Lori Y. <[REDACTED]>
Sent: Monday, March 04, 2013 7:42 PM
To: Mayor of Halton Hills
Cc: nick@meridian-vaughan.ca; Curtis Marshall; Jane Fogal; Clark Somerville; Bob Inglis; Ann Lawlor; moyajohnson@haltonhills.ca; Dave Kentner; Joan Robson; Bryan Lewis; Jon Hurst; Mike O'Leary; Steve Burke
Subject: Re: MAR zoning12519 Eighth line Halton hills

Hello Mayor and Counsellors

My name is Lori Yaworski and my spouse is Sonja St.Jacques

We live at 12171 Eighth Line, Glen Williams, L7G 4S4

Once again we would like to go on record, and reiterate our position as residents on the eighth line, that we support the proposed amendment which is to re-designate The Mineral Resource Extraction Area of 12519 Eight Line Halton Hills, to Protected Countryside Area and Protected Countryside Area with a Natural Heritage System Overlay under the Town of Halton Hills Official Plan, so that it is consistent with the PROVINCIAL GREENBELT PLAN and rezone from Mineral Aggregate Resource 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.

We would also like to voice our concern about the truck traffic and the inability to have quiet enjoyment of our property because of this illegal dumping in the pit on eighth line.

This truck traffic has put our **personal safety at risk**, because the trucks speed down the road, fail to stop at the stop sign (wildwood and 8th line). It concerns us greatly that we have to fear for our life, if we want to walk our dog, or walk up the street on our "rural road" which is not build for the volume, speed and weight of these overfilled trucks.

As residents of Eighth line, we have rights too, and it is NOT ok that our very lives are at risk, due to the truck traffic.

Please see below, our previous email to the Town Council

Concerned residents
Lori Yaworski and Sonja St. Jacques

From: Lori Y. [REDACTED]
To: "mayor@haltonhills.ca" <mayor@haltonhills.ca>
Cc: [REDACTED]; "curtism@haltonhills.ca" <curtism@haltonhills.ca>;
"janefogal@haltonhills.ca" <janefogal@haltonhills.ca>; "clarks@haltonhills.ca" <clarks@haltonhills.ca>;
"bobinglis@haltonhills.ca" <bobinglis@haltonhills.ca>; "annl@haltonhills.ca" <annl@haltonhills.ca>;
"moyajohnson@haltonhills.ca" <moyajohnson@haltonhills.ca>; "davek@haltonhills.ca" <davek@haltonhills.ca>;
"joanr@haltonhills.ca" <joanr@haltonhills.ca>; "bryanlewis@haltonhills.ca" <bryanlewis@haltonhills.ca>;
"jon@haltonhills.ca" <jon@haltonhills.ca>; "mikeo@haltonhills.ca" <mikeo@haltonhills.ca>; "stevebu@haltonhills.ca" <stevebu@haltonhills.ca>
Sent: Sunday, November 11, 2012 8:25:46 PM
Subject: MAR zoning12519 Eighth line Halton hills

To all concerned parties:

This email is in response to the MAR zoning of 12519 Eighth Line, Glen Williams, Halton Hills

My name is Lori Yaworski and my spouses name is Sonja St.Jacques and we live at 12171 Eighth Line Glen Williams, Halton Hills, ON L7G 4S4

We both attended the two public forums at the town office counsel chambers regarding this issue.

We ask the town to:

- 1) Remove the adverse MAR zoning in its entirety from the property located at 12519 Eighth Line
- 2) De-classify the land at 12519 Eighth Line as a mineral resource extraction area in the municipal plan and in the official plan
- 3) Right the wrong carried out by the town, on the recommendation from Nick McDonald of Meridan Planning and Consultants. Nick MacDonald acknowledged that a mistake was made.

This situation has put residents at risk. Risks to their personal safety i.e. truck traffic and the speed at which they travel and risks to their health due to all of the aggregate (clean or otherwise) that has been dumped into the quarry. This aggregate toxic or otherwise is leaching into the soil and water table. Not to mention the fact that the "fill" has affected numerous residential wells surrounding the quarry.

As residents on the Eighth line, we do not wish to have our personal safety at risk anymore, due to the speed and frequency of the truck traffic on their way to and from dumping aggregate. We are also fed up with the total lack of disregard 12519 Eighth Line has demonstrated towards all residents surrounding his property. He is breaking the law over and over again, and we want action taken to resolve this issue immediately.

With Frustration and Concern
Lori and Sonja



67 Spring Creek Drive
 Waterdown, Ontario
 LOR 2H8
 Tel: (905) 320-8141

Attention: Planning, Development & Sustainability Department, Town of Halton Hills
 Mr. Steve Burke and Mr. Curtis Marshall
Date: March 1, 2013
RE: Official Plan and Zoning By-Law Amendments

We are in receipt of the notice of statutory public meeting to be held on March 5 2013 at 7:00pm. As per the meeting notice, please note the following:

1. We would like to be notified of the decision of the Town of Halton Hills with respect to the Official Plan and Zoning By-Law Amendments.
2. Following the public meeting held in October of 2012, we have decided to vote for option 2 under the permanent asphalt plants section which states "*Permit use in the General Employment and Rural Employment designations in the Official Plan and require re-zoning*". Meridian, being the Consultant hired by the Town, has recommended option 1 which states "*Require Official Plan amendment and Zoning By-Law amendment for new asphalt plants in the General Employment and Rural Employment Area designations*". We would like to appeal the Consultant recommendation and kindly request that option 2 above be selected. With the above being said, we would like to provide the following comments and reference some sections of the Official Plan:
 - a. Section 77.1 (2) of the Regions Official Plan strongly emphasizes the need for a fully-diversified economic base and future businesses within the employment area of the Town. Sections 168 to 170 contain a number of policies on economic development with section 169 (1.1) stating to create a competitive economic environment that promotes new business formation. Section 170 (4.2) indicates that it is a policy of the Region to protect employment lands for economic development during the current planning period to 2031. It is further indicated in Section A1 of the Plan that the intent is to diversify and create more vibrant local economy through proactive efforts to attract new industries. An asphalt plant is considered a new industry in our view due to the fact that once approved, it will be the first of its kind in the area. The establishment of a positive business environment that provides jobs and prosperity to Town residents is a key component of the Plan. The establishment of such industry, being an asphalt plant, will provide diversified career opportunities for local residents whether it is by working at such plants or by joining a crew of local contractors who would use make use of the material produced by the plant as supply for their own projects.
 - b. The stated goal as part of Section A2.7 of the Plan is to provide opportunities for economic development in a manner that fosters competitiveness. A local asphalt plant will definitely foster competitiveness for local projects requiring asphalt material given the fact that no asphalt plants currently exist in the area.

- c. Section D3.4.1.3 indicates that industrial uses are those that are within wholly enclosed buildings. It is understood that the reason behind such requirement is to reduce any impacts on air quality and permitted noise levels. With a thorough and complicated C of A, ECA and EASR approvals process, it is guaranteed that the air quality/emissions and noise thresholds are adhered at all times and with that being said, an asphalt plant needs not be enclosed in a building. Additionally, the process of producing asphalt pavement material generates heat and therefore such plants need not be enclosed to allow for ventilation and cooling.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sami Abu-Halimeh', with a stylized flourish at the end.

Sami Abu-Halimeh, P.Eng, PMP
President
Total Pave Inc.

Curtis Marshall

From: Jason Braam <jason.braam@halton.ca>
Sent: Friday, March 01, 2013 10:12 PM
To: Curtis Marshall; Steve Burke
Cc: jbraam@halton.ca
Subject: Site specific By-law amendment re: 12519 8th Line

Dear Mr. Burke and Mr. Marshall,

We have read both the Proposed Town Wide Amendments as well as the Proposed Site Specific Amendments regarding the stand alone aggregate related uses of sites in Halton Hills. As residents living on 22nd Side Road, both my wife and I were very pleased to hear of the proposed amendments regarding the official plan and zoning by-laws for 12519 Eighth Line, Halton Hills. We fully support the plan to re-designate the location of 12519 Eighth Line, 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, as well as the rezoning from MAR Zone to PC and PC-NHS2 under the Town of Halton Hills Zoning By-Law, consistent with the Provincial Greenbelt Plan. We would like to see the expeditious rezoning of this no longer licensed MAR zoned property. We support both the Proposed Town Wide Amendments as well as both of the Proposed Site Specific Amendments. Thank you for listening to the residents and striving to protect our rural countryside.

Regards,

Jason Braam and Retisny Sumargo-Braam



PROTECTING THE NATURAL ENVIRONMENT FROM LAKE TO ESCARPMENT

2596 Britannia Road West
Burlington ON L7P 0G3
905.336.1158 Fax 905.336.7014
conservationhalton.ca

PLANNING DEPARTMENT
MAR 01 2013
MAIL NUMBER 089

February 22, 2013

Curtis Marshall, MCIP, RPP
Planner - Policy
Town of Halton Hills
Planning, Development and Sustainability
1 Halton Hills Drive
Halton Hills, ON
L7G 5G2

Dear Mr. Marshall:

**Re: Circulation for Comment: Draft OPA (Town wide)
Stand Alone Aggregate Related Uses and Re-designation of former Aggregate
Extraction Sites
CH File: MPR 617**

Conservation Halton recently provided formal comment to the Town on the Background and Policy Options Paper related to the above via letter dated October 22, 2012 (Bond/Marshall). The Town is now moving forward with a statutory public meeting on the proposal and has circulated two draft OPA policies for agency review.

CH staff have reviewed the draft amendments and note that our comments of October 12, 2012 remain unchanged. CH staff have no further comment on the proposed amendments and will review any future proposals through the planning approval process.

We trust the above is of assistance. If you require additional information, please contact the undersigned at extension 257.

Yours truly,

Paul Bond
Environmental Planner
Conservation Halton

cc: Mr. Josh Campbell, CVC, email
Ms Shelley Partridge, Region of Halton, email



A MEMBER OF THE CONSERVATION ONTARIO NETWORK

Curtis Marshall

From: John Linhardt
Sent: Friday, February 22, 2013 1:34 PM
To: Curtis Marshall; Steve Burke; rick@meridian-vaughan.ca
Subject: Fw: Gravel Pit at 12519 Eight line

FYI. JL

From: Mayor of Halton Hills
To: John Linhardt; Councillors
Sent: Fri Feb 22 13:15:36 2013
Subject: Fw: Gravel Pit at 12519 Eight line

Fyi

From: Roger
To: Mayor of Halton Hills
Sent: Fri Feb 22 12:19:44 2013
Subject: Gravel Pit at 12519 Eight line
To Site Alteration Committee, Mayor & Members of Council;

This Proposed Amendment seem to be relating to the subject Gravel Pit at 12519 Eight line as protected Countryside Area which is actually a large hole in the ground. If I'm right it's hard to believe that anybody would relate or see anything natural about an abandon gravel pit.

Like I said before I personally I would like see this pit filled and returned to farming by filling it up with clean dirt. Has anybody given any thoughts of what is to become of this gravel pit? If it's not going to be filled up and returned to its natural state.

Are we going to leave the problem to future generations?

- Roger Leblanc

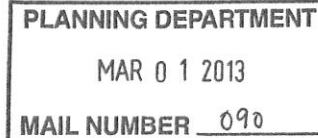
-



February 26, 2013

Curtis Marshall
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON
L7G 5G2

Legislative & Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1



Dear Mr. Marshall:

RE: Draft OP Amendments- Stand Alone Aggregate Related Uses

Regional staff have reviewed the two Draft Halton Hills Official Plan Amendments and the proposed changes to the Town Zoning By-laws related to the Stand Alone Aggregate Related Uses Study. The Region offers the following comments:

Amendment No. __ to the Official Plan – Stand Alone Aggregate Related Uses

The Region has no concerns regarding this amendment. A review against the current Regional Official Plan (2006) and ROPA 38 show that the amendment is in general conformity with both plans. Staff have also reviewed the amendment against all applicable provincial legislation and find the amendment conforms to them. The amendment is also consistent with the Provincial Policy Statement.

All Regional conditions for declaring this LOPA not exempt are currently satisfied with regards to By-law No. 18-99. Should changes be introduced to the final amendment that do not satisfy the Regional conditions, the LOPA will be declared not exempt.

Amendment No. __ to the Official Plan – Re-Designation of Former Aggregate Extraction Sites

The Region is supportive of the spirit and intent of a process that removes the Mineral Resource Extraction Area designation and MAR Zone from lands once a license under the *Aggregate Resources Act* has been surrendered or revoked. At the same time, the Region must ensure that any amendment is reflected in an appropriate manner in the Regional Official Plan.

12942 Highway 7 (Former J.C. Duff Ltd. Pit)

This property is no longer licensed. The Niagara Escarpment Commission has re-designated the subject property to Escarpment Natural Area, Escarpment Protection Area and Escarpment Rural Area. This property is currently designated in the Regional Official Plan (2006) as Mineral Resource Extraction Area. ROPA 38, currently before the Board, designates the property as Regional Natural Heritage System.

12519 Eighth Line (Former Campbell Pit)

This property is also no longer licensed. It is currently designated as Mineral Resource Extraction Area in both the Regional Official Plan (2006) and ROPA 38.

The Regional Municipality of Halton

HEAD OFFICE 1151 Bronte Road, Oakville, Ontario L6M 3L1 • Tel: 905-825-6000 • Toll Free: 1-866-442-5866 • TTY: 905-827-9833 • www.halton.ca

In discussions with you regarding this amendment, it was determined that the two properties would be sheltered under the Stand Alone Aggregate Uses amendment and that the properties would not be subject to applications for uses such as an aggregate transfer station, cement batching plant or an asphalt plant.

With this in mind, the Region believes that the most efficient way to process this amendment without having to amend old and new Regional Official Plans is to postpone the processing of the amendment until ROPA 38 comes into force and effect. To this end, the following processes will be required:

1. 12942 Highway 7 (Former J.C. Duff Ltd. Pit) – A Town Official Plan Amendment would be required to conform with ROPA 38.
2. 12519 Eighth Line (Former Campbell Pit) – A Regional Official Plan Amendment re-designating the property to the proper designations found in ROPA 38, and a Town Official Plan Amendment to conform with ROPA 38.

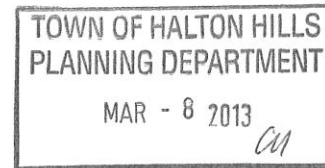
Please note that there may be other relevant ways to proceed with this amendment, but the Region believes that the above method is the most expeditious. If you have any questions concerning the Region's comments above, please contact me at 905-825-6000 Ext. 7923.

Sincerely,



Rick Reitmeier,
Senior Planner
rick.reitmeier@halton.ca

March 7, 2013
 12249 Eighth Line
 Georgetown ON
 L7G 4S4



To the Town of Halton Hills Council;

Re: Town initiated OPA & Zoning amendment affecting our property 12519 Eighth Line

We Rick and Sally Stull, (1244002 Ont Inc) owners of 12519 Eighth Line, a depleted gravel pit (Former Lic, 5477) zoned MAR within the Greenbelt in Halton Hills strongly object to the proposed town initiated OPA and zoning amendment ("the amendments").

The amendments disregard the existing legal standalone uses of the MAR Zone, and ignore the policies of the Greenbelt Plan on rehabilitation of former gravel pits to agriculture. The amendments deny the legal employment uses from which we derive our livelihood.

In our opinion the amendments are an attempted action against us to advance the vested interests of a handful of vocal neighbours. The neighbours who oppose the nuisance of truck traffic on the 22nd Sideroad/8th line bought their homes along the 22nd Sideroad/8th Line, where 2 licensed aggregate sites had operated for more than 40 years.

Not all the neighbours are part of this group; several neighbours have approached us about the inaccurate notice and have advised that they have no concerns with our use of the property that requires the temporary nuisance of trucks used to rehabilitate the site to agriculture in the long term. The neighbours also noted they have no concerns with the continuation of our legal use of our land for storage of recycled aggregate transfer area.

In our opinion council is paying too much attention to lobbying by nimbies. As you know:

NIMBY (an acronym for the phrase "**Not In My Back Yard**"), or **Nimby**, is a pejorative characterization of opposition by residents to a proposal for a new development because it is close to them, often with the connotation that such residents believe that the developments are needed in society but should be further away. Opposing residents themselves are sometimes called **Nimbies**.

Projects likely to be opposed include but are not limited to tall buildings, chemical plants aggregate sites, railways, nuisance factors such as farm odour and especially truck and transportation improvement schemes (e.g. new roads, bridges, passenger and freight railways, highways, airports, seaports).

The proposed amendments are a result of Nimbyism; over local truck nuisance. HH Council has taken an extreme position to place an interim Control By-law, the proposed amendments, and

weight restrictions on the access road as well as obtaining a court restraining order to benefit a specific group of residents despite the overwhelming current and future need for rural employment lands. Land is needed for the recycling of aggregate products which can be stored for reuse in GTA development supporting economic and environmental initiatives.

The proposed amendments are the result of the work by the Town's hired consultants. No one has contacted us, in any way to include us in the discussion to reach an acceptable zoning that actually deals with on-site permitted uses or provides for our temporary storage of recycled aggregate.

We offer the following recommendations for amendment to the existing MAR zoning to include our employment uses of aggregate recycling and storage and farming.

1. Strengthen the MAR designation & zone, to permit and encourage additional "after-life" uses recognizing that the large bermed site is an excellent location for stored aggregate.
2. Support progressive rehabilitation of the property to a final appropriate use in keeping with the overwhelming need and long term land use for the rehabilitation of former pits.
3. Amend the current definition of aggregate transfer station to clearly recognize that recycled aggregate storage is good environmental practise and should be encouraged in non-urban areas.

At such time as **rehabilitation** has occurred, the zoning can then be reconsidered to acknowledge the following;

4. Rural Employment designation and zoning supporting the storage and transfer of recycled aggregate material on site.
5. The balance of the site to be zoned for Agricultural uses & potentially designated as "protected countryside" within the Greenbelt.

Council must keep in mind the purpose provisions of the Planning Act in section 1.1namely:

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;

(f) to recognize the decision-making authority and accountability of municipal councils in planning.

The proposed amendments totally ignore economic and environmental viability. We have the support of the Ontario Federation of Agriculture as well as the Halton Region Federation of Agriculture to rehabilitate the pit to farm land. The proposed amendments also ignore the policies of the PPS, Greenbelt Plan, Town of Halton Hills OP, Region of Halton OP and our rights, as landowners, to utilize our property for the purposes legally permitted have been incorporated.



Respectfully
Sally & Rick Stull



March 6, 2013

To Mayor & Members of Council;

I am writing this letter as a concerned citizen of the Town of Halton Hills. First of all I would like to state that I disagree with the proposed amendment to the by-law and Official Plan. What I disagree with even more, is the amount of tax dollars wasted on an amendment to the by-law that was only put in place two short years ago. Our trusted Mayor and Councilors have decided to spend our hard earned dollars on a restraining order specifically targeting a local farmer and small business owner. Thousands of dollars, hours of staff time, and valuable resources have been wasted on this matter already, and will potentially continue to be wasted if this goes to the Ontario Municipal Board. I have no issues with the Stull family having an aggregate transfer station on their property, and I think creating additional farm land in this community would be beneficial.

A handwritten signature in cursive, appearing to read "Bruce Hickmott".

Bruce Hickmott



March 5, 2013

To Mayor & Members of Council;

Use of the 22nd Sideroad and 8th Line by Trucks

We have lived on the 8th Line, there were established pits and associated trucks on 22nd Sideroad & 8th Line when we moved here 11 years ago. It seems strange that the complaints come from people who bought adjacent to the pit.

We have no problem with the Stull's rehabilitation of their gravel pit to farmland on 8th line. In fact we applaud this and it should be encouraged-not hindered. The loss of farm land in our community is very short sighted and council should wake up to the loss of this type of land as well as natural lands like that of Upper Canada in Norval.

Zoning

We do not have a problem with the Stull's continuing to have a small "aggregate transfer storage area" where they store recycled aggregates for their business purposes.

A handwritten signature in cursive script, appearing to read "R. Pearce".

Rob & Roxanne Pearce



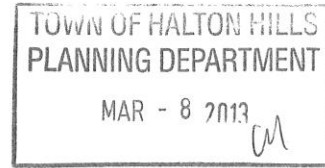
March 6, 2013

To Mayor & Members of Council;

I have decided to write this letter to voice my opinion on the proposed amendment to the zoning by-law and Official Plan. I usually do not choose to involve myself in these kinds of matters but I feel obligated as a member of the community of Halton Hills. It is completely outrageous to spend tax dollars so carelessly. Our Mayor and Council hired an outside planning firm to do an Official Plan Amendment in 2010, and are now spending thousands of dollars once again, to change zoning that was just implemented. They have even hired the same firm once again, even though mistakes were already made the first time. Furthermore the town has wasted valuable staff time of the planning department, public works, and site alteration. These are valuable resources that could have been better spent to benefit our entire community, rather than pushing such a specific agenda. It is upsetting to me that all of this money and time has been spent to stop the development of approximately 40 or more acres of new agricultural land. The development of which would ultimately be beneficial to the environment and our entire community.

A handwritten signature in black ink, appearing to read "Doug Cooper".

Doug Cooper



MARCH 6, 2013

To Mayor & Members of Council;

Use of the 22nd Sideroad & 8th Line by Trucks

We live on the Eighth line north of the Stull's Pit and 22nd Sideroad / 8th Line. We knew trucks were going to run on the 22nd & 8th Line when we moved in 2 years ago.

Filling of pit


We support the filling of the Stull pit back to the original land form for the purposes of farming as the best end use of the property.

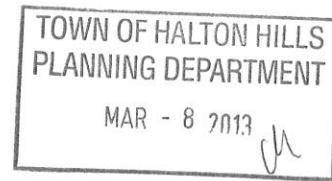
We understand that there will be trucks, a nuisance, for 3-5 years on and off during working hours on weekdays. There will be no trucks on weekends, evenings, holidays or in bad weather.

Zoning – for pit

We do not have a problem with the Stulls continuing to have zoned ``aggregate transfer storage area`` where they store gravel, top soil and fill for their excavation company to re-use.

Phil & Cassie McIntyre


12602 8th Line
Georgetown, ON



March 5, 2013

To Mayor & Members of Council;

Use of the 22nd Sideroad & 8th Line by Trucks

I am a long term resident of 26 years, There has always been truck traffic on 22nd side road. There is a truck that goes past my place at 6:45am every day from the clay pit on 22nd side road. The pits and trucks were there before the complaining residents. I have no problem with the Stull's rehabilitation of their gravel pit to farm land on 8th line.

Skoak excavation has used the 22nd Sideroad for his trucks for his construction company on the Jehovah witness private road for years. I have fixed trucks at my body shop for years. We need to be able to use 22nd side road for trucks as our livelihood depends on it. I understand that the fill work at the Stull pit is not long term, so I say let them do their work so that it can finish sooner.

Filling

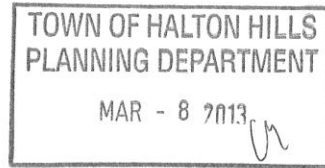
I support the filling of the Stull pit back to the original land form for the purposes of agriculture, I understand that there will be a truck nuisance for 3-5 years intermittently during weekday hours. No trucks on weekends, evenings or holidays.

Zoning

I do not have a problem with the Stulls continuing to have a small ``aggregate transfer storage area`` where they store recycled aggregates for their business purposes.

A handwritten signature in black ink, appearing to read "Floyd Nelson".

Floyd Nelson
22nd Sideroad



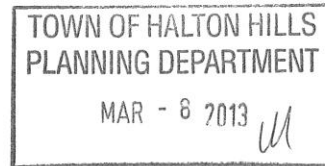
March 6, 2013

To Mayor & Members of Council;

As a long time resident of Halton Hills, I was outraged to discover that my money as a tax payer is being used to change our existing By-Law and Official Plan to alter the zoning of one specific property. Based on the independent study conducted, legal costs from the restraining order put in place, and staff time and resources, the town has already spent an estimated \$75,000 to \$100,000. Furthermore, there is very likely a chance of legal action both present and future. If this is presented to the Ontario Municipal Board, it will be bound to incur further costs. This is money that could be better spent on improving our community, rather than infringing on economic growth. I have no issues with the Stull's having an aggregate transfer station area on their property.

Dez St. Croix

A handwritten signature in cursive script, appearing to read "Dez St. Croix".



MARCH 6, 2013

To Mayor & Members of Council;

Use of the 22nd Sideroad & 8th Line by Trucks

I live on the eighth line north of the Stull's Pit and 22nd Sideroad and 8th Line. I am a resident since 1989. There were 2 pits and trucks on the roads when I moved in and I knew trucks were going to continue to be on the road, I did not think I could move in and complain away the trucks to Council.

Zoning – for pit

I do not have a problem with the Stulls continuing to have zoned ``aggregate transfer storage area`` where they store gravel, top soil and fill for their excavation company to re-use.

Filling of pit

I support the filling of the Stull pit back to the original land form for the purposes of farming.

I understand that there will be a lot of trucks, a nuisance, for 3-5 years on and off during weekday hours, this is when people work. The Stulls have advised that there will be NO TRUCKS running on the weekends, evenings, holidays or bad weather.

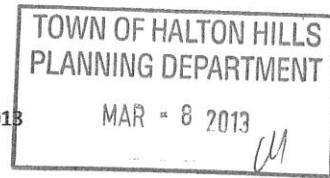
Zoning – for pit

I do not have a problem with the Stulls continuing to have zoned ``aggregate transfer storage area`` where they store gravel, top soil and fill for their excavation company to re-use.

Roger Leblanc

Mayor and Town council

March 6th 2013



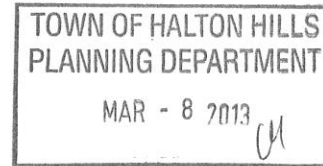
My name is Phil Taylor

I am a long time resident of 12241 8th line Georgetown, the Stull pit is directly behind my property. I have lived at this home since 1967. The Stull pit has been there since before we lived here. There has always been some sort of truck traffic in all the time that I have lived here. It is my feeling that the pit should be filled and filled as quickly as possible. I understand that this goal can be reached in approximately 3 to 4 years. Let's do it and do it quickly, then the issue of the truck traffic will no longer be a problem. I have no trouble with the trucks as long as they operate from Monday to Friday 7am to 5 pm. I believe the best use for the land is agriculture and I believe this is good for our community. Let's not waste anymore tax payer money on studies, planners, and lawyers.

A handwritten signature in black ink, appearing to be "P. Taylor", written over a horizontal line.

Phil Taylor

MARCH 6, 2013



To Mayor & Members of Council;

Use of the 22nd Sideroad & 8th Line by Trucks

I live on the farm on the northwest corner of 22nd Sideroad and 8th Line. I am a long term resident. The pits and trucks were there when the residents moved in.

Filling of pit

I support the filling of the Stull pit back to the original land form for the purposes of farming.

I understand that there will be trucks, a nuisance for 3-5 years on and off during weekday hours only, no weekends, no evenings, no holidays .

Zoning – for pit

I do not have a problem with the Stulls continuing to have zoned ``aggregate transfer storage area`` where they store recycled gravel, top soil and fill for their business purposes.

A handwritten signature in black ink, appearing to read "Rudy Bosniak".

Rudy Bosniak