



Background and Policy Options Paper

Stand-Alone Aggregate Related Uses and Aggregate Transfer Stations

**OPEN HOUSE
PRESENTATION –
OCTOBER 30, 2012**



BACKGROUND

- There is a need to study the land use planning framework and zoning regulations dealing with stand-alone aggregate related uses that are not associated with a licensed aggregate extraction operation.
- Interim Control By-law 2012-0032 was passed on April 2, 2012 and had the effect of prohibiting the use of land in the Town for stand-alone aggregate related uses or an aggregate transfer station for one year.

October 30, 2012

LANDS AFFECTED BY ICBL

- All lands zoned EMPI in Acton and Georgetown
- All lands zoned RU-EMP in the Mansewood rural industrial area
- Two properties on the 20 Side Road (former Springbank/Linken Gravel Pit) – License has been suspended by MNR
- Lands at 12519 8th Line – License has been revoked by the MNR
- Lands at 9198 6th Line – Mega City Auto Recycling (zoned MI by Bylaw 74-51)

October 30, 2012

OVERALL INTENT OF PROJECT

- Identify the uses in terms of their processes, locational requirements and potential impacts
- Review the land use planning framework, and associated zoning regulations, with respect to these land uses
- Identify options for each use in terms of their treatment in the Official Plan and the Zoning By-law
 - The OP and Zoning By-law do not address site alteration but rather site alteration is dealt with in By-law 2010-0119 (and the site alteration by-law is not the subject of this study)
- Discuss other considerations arising from this study – included the re-zoning of MAR properties after extraction has ceased on the lands

October 30, 2012

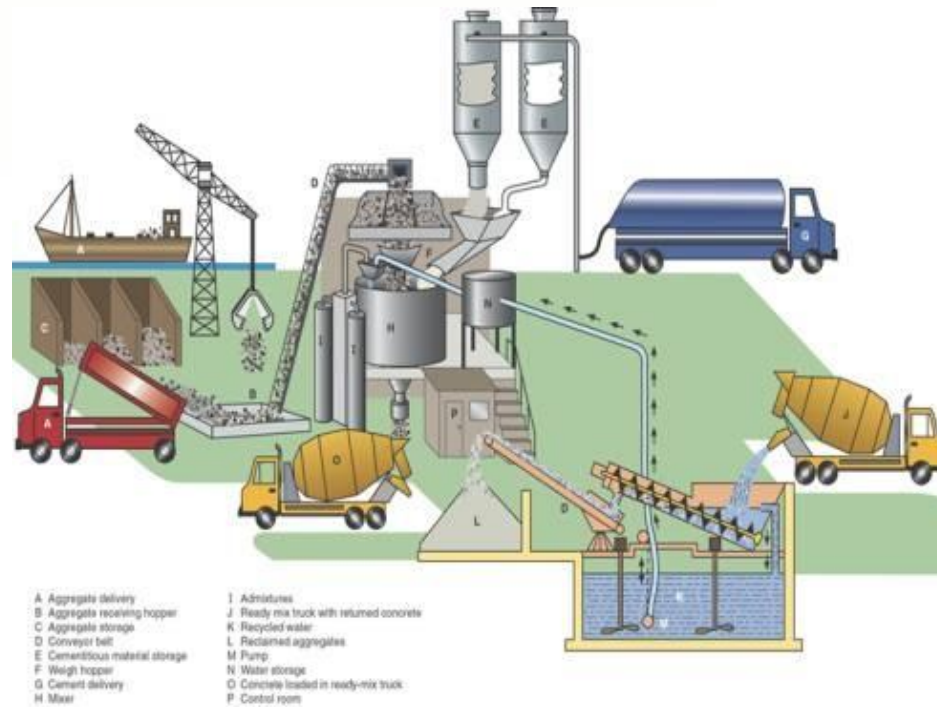
DESCRIPTION OF USE – Concrete Plant

- A facility that combines aggregates, Portland cement and other ingredients to form concrete
- Includes facilities for the administration or management of the business, stockpiling of bulk materials used in the production process as well as the finished product
- Does not include the retail sale of the finished product



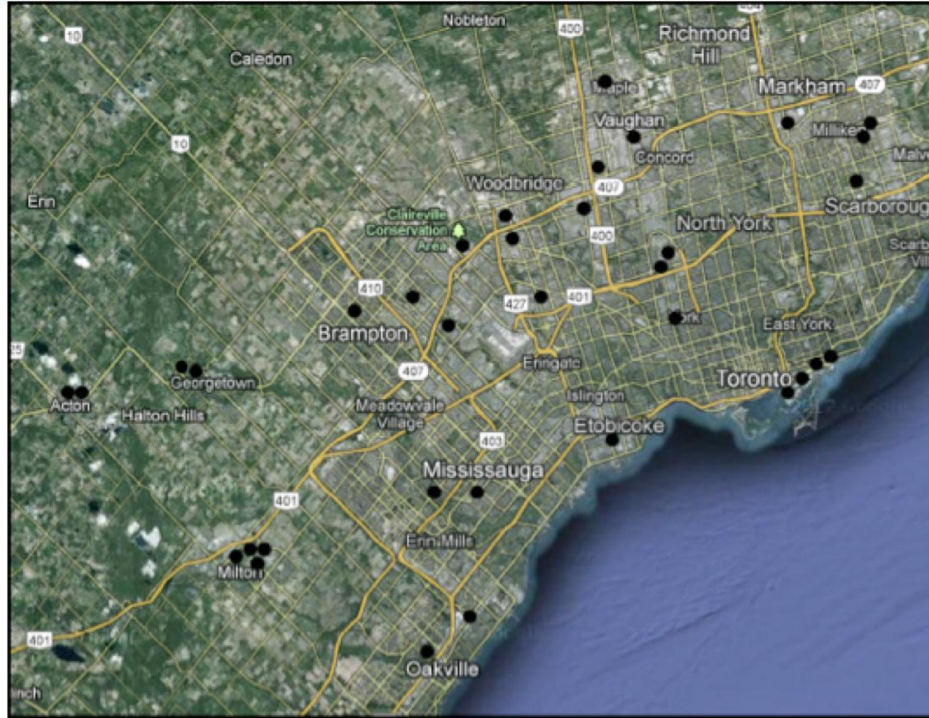
October 30, 2012

DESCRIPTION OF USE – Concrete Plant



Representative example of a ready-mix concrete plant (Source: Biza Company)

Concrete Plant Locations



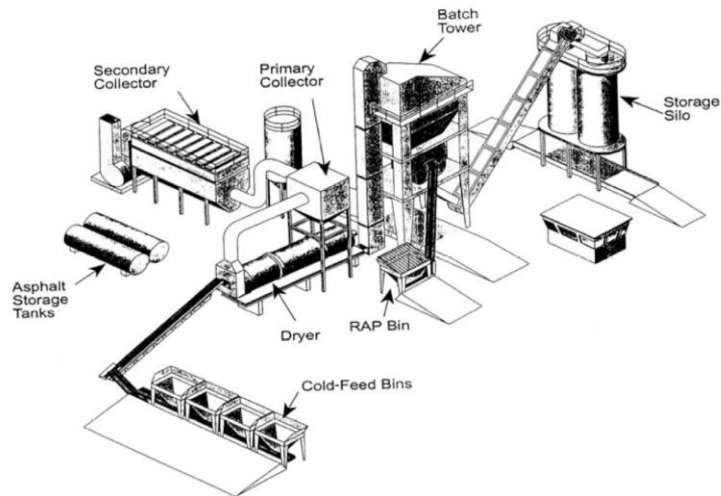
**Approximate Location of Concrete Batching Plants Based on Members of the Ready-Mix Concrete Association of Ontario
(Source: Google Maps)**

DESCRIPTION OF USE – Asphalt Plant

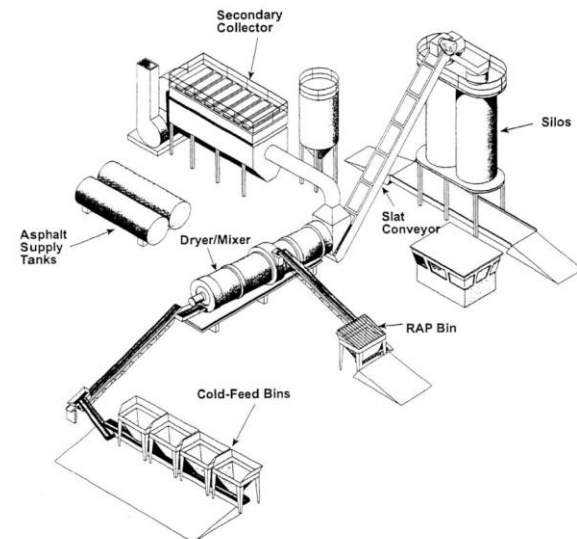
- A facility which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar
- Includes the stockpiling and storage of bulk materials used in the process as well as storage of the finished product on the premises



DESCRIPTION OF USE – Asphalt Plant



Representative Example of a Batch-mix Asphalt Plant (State of Tennessee, 2005)



Representative Example of a Drum-mix Asphalt Plant (State of Tennessee, 2005)

Asphalt Plant Locations



**Approximate Location of Hot-Mix Asphalt Plants in the GTA Based on Registered Members of the Ontario Hot-Mix Producers Association
(Source: Google Maps)**

October 30, 2012

AGGREGATE TRANSFER STATIONS

Aggregate Transfer Station

An aggregate transfer station is defined in the Town of Halton Hills Zoning By-law as:

“An area of land 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”

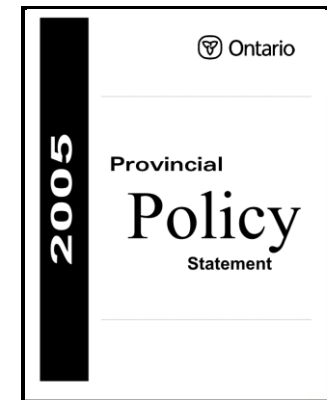
The above means the use cannot involve:

- The processing of aggregate since such a use would be an aggregate processing facility; and,
- The retail sale of aggregate products.

PROVINCIAL POLICY

Provincial Policy Statement (PPS)

- Encourages a mix and range of employment uses to meet long term needs
- Promotes a diversified economic base which supports a wide range of economic activities and ancillary uses
- Protects and preserves employment areas for current and future uses
- Specifies that industrial uses should be situated and designed, buffered and/or separated from sensitive land uses to prevent adverse effects
- Directs concrete and asphalt plants and industrial uses such as aggregate transfer stations to urban areas and licensed pits or quarries



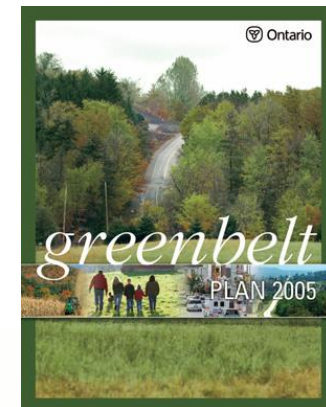
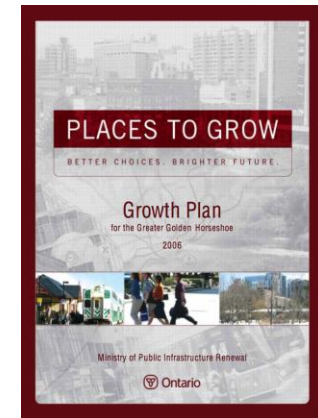
MORE PROVINCIAL POLICY

Growth Plan

- Characterized by a shift in the amount and location of growth, toward greater intensification and higher densities
- Requires municipalities to maintain an adequate land supply

Greenbelt Plan

- Protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use
- Provides for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource use
- Directs concrete and asphalt plants and industrial uses such as aggregate transfer stations to urban areas and licensed pits or quarries



October 30, 2012

MORE PROVINCIAL POLICY

Niagara Escarpment Plan

- Provides for the maintenance of the Niagara Escarpment and land in its vicinity as a continuous natural environment, and to ensure only such development occurs as is compatible with the natural environment.
- Generally appears to prohibit concrete and asphalt plants within the Niagara Escarpment Area

Section 1.7.1 of PPS

- Asphalt and concrete plants are considered Class II/Class III facilities since there are both occasional outputs of fugitive emissions associated with the use
- Provide the basis for determining how uses that may cause adverse effects can be separated from sensitive land uses

REGIONAL AND LOCAL OFFICIAL PLAN

Halton Region Official Plan

- Promotes intensification and increased densities in urban areas
- Specifies that urban area should be planned to accommodate the distribution of population and employment for the Region
- Protects economic development during the current planning period to 2031
- Addresses the impact of air pollution, noise, vibration and light on land uses
- Facilities such as those involved in the processing of mineral aggregate resourced and derived products are permitted in Mineral Resource Extraction Areas provided they are directly associated with the extraction of mineral aggregate resources and are located on the same site

Town of Halton Hills Official Plan

- Currently a lack of clarity on where these uses should be permitted
- The policies of the Official Plan require that any outdoor storage in the General Employment Area and Rural Employment Area designations be clearly accessory to the main use on the property

ENVIRONMENTAL PROTECTION ACT

Asphalt Plant

- Required to obtain an Environmental Compliance Approval (ECA), Air and Noise
- Ontario Regulation 349 also applies to Asphalt Facilities
- Asphalt facilities may be required to report annual air emissions through the National Pollutant Release Inventory Regulation and Ontario Regulation 127

Concrete Plant

- May require a noise assessment if within a certain distance to the nearest noise-sensitive receptor
- Ontario Regulation 127/01 requires emitters of listed compounds to annually report their air emissions to the Ministry of the Environment
- Concrete facilities may require an Environmental Compliance Approval (ECA), Sewage Works

OPTIONS FOR CONSIDERATION

Concrete Plant – urban areas

1. OPA and ZBA for new concrete plants in the General Employment Area and Rural Employment Area designations
2. ZBA only for new concrete plants in the General Employment Area and Rural Employment Area designations
3. Include a definition of concrete plant in the zoning by-law and recognize existing concrete plants as permitted uses in the zoning by-law
4. Include a definition of concrete plant in the zoning by-law and not permit the use

Concrete Plant – rural areas

1. Permit concrete plants in association with a licensed pit or quarry

OPTIONS FOR CONSIDERATION

Asphalt Plant – urban areas

1. OPA and ZBA for new asphalt plants in the General Employment Area and Rural Employment Area designations
2. ZBA only for new asphalt plants in the General Employment Area and Rural Employment Area designations
3. Include a definition of asphalt plant in the zoning by-law and not permit the use

Asphalt Plant – rural areas

1. Permit asphalt plants in association with a licensed pit or quarry

OPTIONS FOR CONSIDERATION

Aggregate Transfer Stations – urban areas

1. OPA and ZBA for new aggregate transfer stations in the General Employment Area and Rural Employment Area designations
2. ZBA only for new aggregate transfer stations in the General Employment Area and Rural Employment Area designations
3. Retain the definition of aggregate transfer station, but do not permit the use in any zone

Aggregate Transfer Stations – rural areas

1. The aggregate transfer station use permission could be deleted from the MAR zone and the term deleted from the by-law
2. Maintain status quo with respect to the use being permitted within the MAR zone
3. Maintain status quo with respect to the use being permitted within the MAR zone, but indicate that the use is only permitted as long as there is a valid license on the property
4. Retain the definition of aggregate transfer station, but do not permit the use in any zone
5. Re-zone MAR properties once extraction has ceased

NEXT STEPS

- Industry, agency and public comments to be sought
- Further consideration will be given to options
- Recommendation to be made on which option to select
- Product of study will be recommendations on changes to Official Plan and Zoning By-law
- Recommendations will also be made on the process to be followed when extraction has ceased

QUESTIONS?

October 30, 2012