



## POLICY AND ZONING RECOMMENDATIONS

## STAND-ALONE AGGREGATE RELATED USES AND AGGREGATE TRANSFER STATIONS

PRESENTATION TO  
HALTON HILLS COUNCIL  
FEBRUARY 4, 2013

# 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.

# 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

# PROCESS TO DATE

- Detailed report prepared on September 18, 2012 and released for public review
- The report identified a series of options for consideration
- Public Open House held on October 30, 2012
- Many comments made and received on the report and the options
- Time then spent in November and December reviewing comments and developing recommendations
- Product is a second report dated January 21, 2013 – which is the focus of the presentation to Council on February 4, 2013

# CONCRETE PLANTS (Options)

## **Concrete Plant – Urban Areas**

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

## **Concrete Plant – Rural Areas**

- Permit concrete plants in association with a licensed pit or quarry

# CONCRETE PLANTS (Recommendations)

- Concrete batching plants should be permitted in the General Employment Area designation and the Employment One (EMPI) Zone
- Zoning criteria should be developed (setbacks from major roads, lot area etc.)
- Concrete batching plants should also be permitted in the Rural Industrial Designation and the Rural Employment (RU-EMP) Zone, also subject to specific criteria.

# ASPHALT PLANTS (Options)

## **Asphalt Plant – Urban Areas**

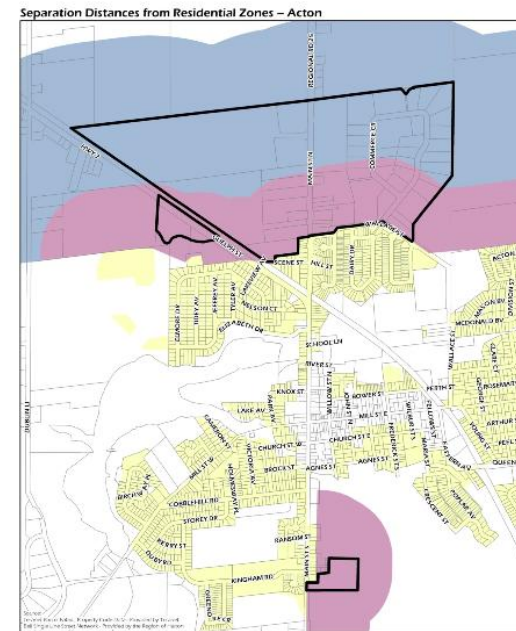
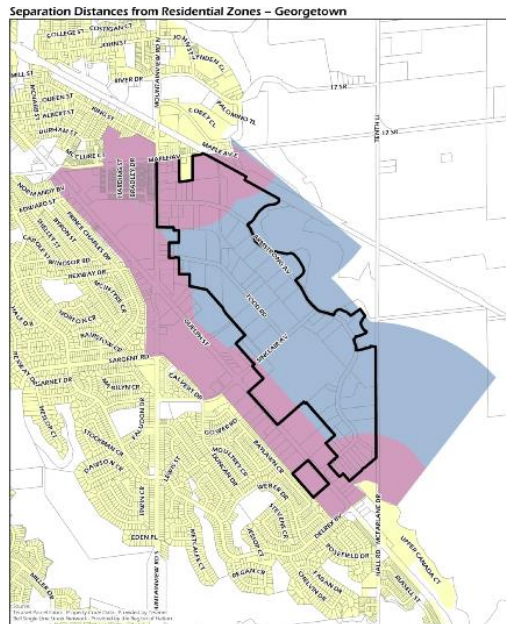
- OPA and ZBA for new asphalt plants in the General Employment Area and Rural Employment Area designations
- ZBA only for new asphalt plants in the General Employment Area and Rural Employment Area designations
- Include a definition of asphalt plant in the zoning by-law and not permit the use

## **Asphalt Plant – Rural Areas**

- Permit asphalt plants in association with a licensed pit or quarry

# ASPHALT PLANTS (Recommendations)

- Should only be permitted through amendments to Official Plan and Zoning Bylaw - the use may not be appropriate in some locations as a result of the potential for this use to have adverse effects on nearby sensitive land uses.





# AGGREGATE TRANSFER STATIONS (Options)

## **Aggregate Transfer Stations – Urban Areas**

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

## **Aggregate Transfer Stations – Rural Areas**

- The aggregate transfer station use permission could be deleted from the MAR zone and the term deleted from the by-law
- Maintain status quo with respect to the use being permitted within the MAR zone
- 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
- Retain the definition of aggregate transfer station, but do not permit the use in any zone
- Re-zone MAR properties once extraction has ceased

# AGGREGATE TRANSFER STATIONS (Recommendations)

- The zoning bylaw should be amended to delete Aggregate Transfer Stations as a permitted use in the Mineral Aggregate Resources Zone ('MAR').
- The definition of Aggregate Transfer Station should be retained in the bylaw and the definition should be modified to indicate that such a use is a stand-alone use to differentiate it from an Aggregate Transfer Station that is 'associated' with a licensed mineral aggregate resource operation.
- Aggregate Transfer Stations should be added as a permitted use in the Employment One (EMPI) Zone and the Rural Employment (RU-EMP) Zone subject to criteria.
- The Official Plan should be amended to clearly indicate that the use of land for aggregate-related uses following the surrender or revocation of a license pursuant to the Aggregate Resources Act is not permitted.
- 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 Zone to recognize that the lands are no longer licensed.

# OTHER RECOMMENDATIONS

- The definitions of 'aggregate processing facility', 'construction/landscaping contractors yard', 'outdoor storage use' and 'industrial' in the zoning bylaw should be reviewed and updated as required to ensure that each of these uses are mutually exclusive.
- Given the recommendation to permit aggregate transfer stations and concrete batching plants in the Georgetown and Acton employment areas and the RU-EMP Zone, other similar uses such as 'construction/landscaping contractors yard' should also be permitted in these same areas.
- The Official Plan should be modified to reflect the added permissions that are being proposed in the Acton and Georgetown employment areas.
- Bylaw 74-51, which continues to apply to a limited number of properties, should be amended to ensure that aggregate transfer stations, concrete batching plants and asphalt plants are not permitted on those properties.
- Definitions for 'portable asphalt plant' and 'portable concrete plant' from the Provincial Policy Statement should be added to the comprehensive zoning bylaw.
- In addition, definitions for 'aggregate', 'earth', and 'rock' from the Aggregate Resources Act should also be added. Lastly, a definition for 'asphalt plant' is also needed.

# NEXT STEPS

- Draft Official Plan policies and zoning provisions to be prepared
- Public Meeting under Planning Act proposed to be held on March 5, 2013
- Decision can then be made by Council on proposed amendments after that date

## QUESTIONS?