

Terms of Reference

Stand Alone Aggregate Related Uses Study

Purpose:

The rationale for the Stand Alone Aggregate Related Uses Study is 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*.

The purpose of the study is to examine land use compatibility issues associated with such uses, including noise, odour, air quality/dust, aesthetics and truck traffic, and provide recommendations regarding the appropriate location, regulations and standards for these uses and their compatibility with other employment and non-employment uses. Also examined would be the appropriate after uses and zoning for mined out aggregate extraction sites.

Background:

Inquiries have been received by the Town with respect to the establishment of 'stand alone' aggregate related uses not associated with a licensed aggregate extraction operation. These proposals are not consistent with the current structure of the Official Plan, which provides for aggregate related uses only on sites licensed for aggregate extraction under the *Aggregate Resources Act*, and only in association with an active, licensed aggregate operation.

On April 2, 2012 in light of the above rationale, Council approved the undertaking of a Stand Alone Aggregate Uses Study (Resolution No.: 2012-0093) and passage of 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.

Study Components:

Phase 1 – Background Review

- I. Review local, regional and provincial policies related to asphalt plants, portable asphalt plants, concrete batching plants, aggregate transfer stations and other stand alone aggregate related uses.
- II. Review existing (if any) asphalt plants, concrete batching plants, portable asphalt plants, aggregate transfer stations, and other stand alone aggregate related uses in the Town and surrounding area to determine what are the typical activities and processes associated with the uses.

- III. Review where these uses should or should not be located in the Town. Are these uses compatible with other employment uses? Can these uses be located within an enclosed building?
- IV. Review the policies of other municipalities related to asphalt plants, portable asphalt plants, concrete batching plants, aggregate transfer stations and other stand alone aggregate related uses.
- V. Consider if these uses are permitted, what additional standards and requirements should be enacted by the Town (e.g. minimum setbacks, supporting study requirements, urban design, landscaping etc.)?
- VI. Review the typical range of after uses associated with depleted/former mineral aggregate extraction sites.
- VII. Consider if changes are needed to the Official Plan mineral aggregate policies to provide guidance on the process to rehabilitate and rezone depleted aggregate extraction sites?
- VIII. Conduct interviews with Staff from the Ministry of Natural Resources (MNR), the Region of Halton, the Conservation Authorities, and representatives from the aggregate industry on the land use policy and regulation questions to be addressed by the study.
- IX. Prepare a Background and Policy Options Paper summarizing the findings of the background review and present alternative policy options.

Phase 2 - Consultation

- I. Hold a Public Open House to present and solicit public input on the Background Paper and policy options, and obtain public input.
- II. Meet with representatives from the asphalt, concrete and aggregate extraction industry to solicit their input on the Background Paper and policy options.
- III. Meet with representatives from the local Conservation Authorities, the Niagara Escarpment Commission, the MNR, and the Region of Halton to obtain their input on the Background Paper and policy options.

Phase 3 – Initial Policy and Regulatory Framework

- I. Provide preliminary recommendations and develop a draft policy framework including Official Plan and Zoning By-law amendments, as appropriate.
- II. Hold a formal Public Meeting and present draft documents to the Public and Council.

Phase 4 – Final Proposed Policy and Regulatory Framework

- I. Establish final policies and recommendations and prepare a final report
- II. Present the Official Plan and Zoning By-law amendments to Council for their consideration.

Study Timing:

Any amendments to the Town's Official Plan and Zoning By-law Amendment are to be ready to present to Council by November 2012.

Study Costs:

The budget limit for the study is \$25,000 including tax and disbursements.

Additional costs to be covered by the Town include Staff time & advertising for the Public Open House and Public Meetings.