

Staff Report 2023-0105

Meeting Date: March 21, 2023

Subject: Proposed Supplementary Aggregate Resources Policy Study and Proposed Terms of Reference for an Aggregate Resources Community Working Group

Submitted By: Jeff Hignett, Senior Planner, Strategic Policy Planning, Planning

RECOMMENDATIONS

That the Proposed Supplementary Aggregate Policy Study Terms of Reference attached as Schedule A to Staff Report 2023-0105, be approved; and

That the proposed Aggregate Resources Community Working Group Terms of Reference attached as Schedule B to Staff Report 2023-0105, be approved.

REPORT HIGHLIGHTS

- Council has directed that a Supplementary Aggregate Resources Policy Study be prepared to improve and update Town mineral aggregate policies, as outlined in Report 2022-0448
- The Study will build upon the Aggregate Rehabilitation Master Plan and include findings and recommendations from the Joint Aggregate Policy Review currently underway in partnership with Peel Region
- The Study will occur within the timeframe that Interim Control By-Law 2022-075 is in effect, preventing the establishment of new pits or quarries within an area of high potential mineral aggregate resources, for a 1-year period
- An Aggregate Resources Community Working Group will be created for the duration of the Study, appointed by Council, to comment and assist on gathering input from residents and public agencies, and community engagement will also occur with the Indigenous community and other interest groups, as appropriate.

DISCUSSION

The Supplementary Aggregate Study will determine how aggregate policies in the Town's Official Plan may be improved

The overall intent of the Study is to consider how the mineral aggregate policies and mapping of the new Caledon Official Plan and the zoning standards of Comprehensive Zoning By-law 2006-50 may be improved and updated, taking into consideration the findings of the Joint Aggregate Review with Peel Region, and the Town's Rehabilitation Master Plan.

The Study will be undertaken by a qualified consultant, managed by Policy Planning staff

The Supplementary Aggregate Resources Policy Study will be carried out in 3 phases:

1. Background Review
2. Policy Formulation
3. Recommendations

The Study will detail policy options in a Policy Options Report for review and consideration by Council that may contain recommendations for amendments to the new Official Plan and/or Zoning By-law as deemed necessary. The Terms of Reference are provided as Schedule A to this report.

Interim Control By-law approved in October prevents new gravel pits and quarries until end of October 2023

In October 2022, Council approved By-law 2022-075, an Interim Control By-law, to prevent new gravel pits or quarries on lands identified in Staff Report 2022-0448 for a period of one year. The Interim Control By-law will expire on October 17, 2023, unless extended for a maximum of one additional year.

The Interim Control By-law provides the Town the opportunity to undertake the Study

The study is necessary to identify policy updates related to aggregate resource development, and update Official Plan policies and mapping, and the Comprehensive Zoning By-law, as appropriate.

The Town and Region of Peel are currently undertaking a Joint Aggregate Review

The Joint Aggregate Review is a component of the Region and Town Official Plan reviews, which is proceeding separately from the other components of these reviews and is being undertaken jointly by the Region and the Town. This review is intended to ensure conformity with updates to Provincial Plans and policies, including a review of aggregate resource mapping, and to consider emerging trends and best practices, including comprehensive rehabilitation planning.

The findings and recommendations of the Joint Aggregate Review will be considered as part of the Supplementary Aggregate Policy Review

The results from the Joint Aggregate Review will be incorporated into the Study and into the new Official Plan, as appropriate. Given the pending removal of land use planning

responsibilities from the Region of Peel through Bill 23, it is anticipated that Peel staff will continue to support the Joint Aggregate Review, but the Town will likely be taking on a greater role.

The Study will build upon the completed Aggregate Rehabilitation Master Plan

The Town recently completed a Rehabilitation Master Plan, which was endorsed by Council in 2022. Through that endorsement, Council directed staff to build upon the recommendations of the Aggregate Rehabilitation Master Plan, in the review of the aggregate resource policies of the Official Plan.

The Study will be informed by an Aggregate Resources Community Working Group of residents and other stakeholders, as well as Indigenous consultation

The role of the Aggregate Resources Community Working Group (Schedule B) is to provide a forum for community resident perspectives to inform the Study, and for public agencies to review, comment, and provide data input to the study process. This working group will help with the identification of issues, and ensure timely, and accurate input into the study process.

The Town will also engage with Indigenous groups to determine their interest in participating in the Study and will work to design engagement to align with the interests of those groups who express an interest in participating.

The Ontario Stone, Sand and Gravel Association, representing the aggregate resource industry, has been asked to participate on the Working Group, or alternatively provide written input to the study. If necessary, a separate meeting can be held with their representative, as appropriate.

Members of the Working Group will be authorized by Council

Following a staff organized recruitment campaign, Town Council, will select and appoint individuals to participate in the Aggregate Resources Community Working Group.

The Working group will be comprised of:

- Mayor of Town of Caledon and/or an alternate.
- Ward 1 Councillor
- Ward 1, 2, 3 Regional Councillor
- 3-5 citizen members from Ward 1, with up to 1 member outside of Ward 1
- Representative from Credit Valley Conservation Authority (as appropriate)
- Representative from Region of Peel Planning Department (as appropriate)
- Representative from the Ontario Stone, Sand & Gravel Association (as appropriate)

Representatives from the Region of Peel, Ontario Stone, Sand & Gravel Association, and Credit Valley Conservation Authority will take part in the Working Group in a liaison capacity.

Next Steps

Staff will begin the recruitment process to attract and engage citizen members and representation as outlined in the Terms of Reference. Once the recruitment is closed, staff will bring forward a report with applicant details as part of the selection and appointment process for Council's consideration. Should there be any challenges with acquiring the required membership, staff will extend the recruitment period. Any further concerns will be brought to Council's attention in the selection and appointment staff report.

FINANCIAL IMPLICATIONS

To complete this study, funding is available in previously approved capital project 22-156 in the amount of \$50,000.

COUNCIL WORK PLAN

Sustainable Growth: Advance policies to the Government of Ontario that aid the repurposing of future decommissioned aggregate land

Improved Service Delivery: Update and standardize by-laws, including implementation, to meet the best practices of other municipalities

Good Governance: Push for policies that better cover the true cost of growth

ATTACHMENTS

Schedule A: Proposed Supplementary Aggregate Policy Study - Terms of Reference

Schedule B: Proposed Aggregate Resources Community Working Group - Terms of Reference