

Staff Report 2024-0272

Meeting Date: May 14, 2024

Subject: Supplementary Aggregate Policy Study – Status Update

Submitted By: Joe Nethery, Nethery Planning for Strategic Policy Planning

RECOMMENDATION

That the Aggregate Policy Update Report Study Staff Report 2024-0272, be received for information.

REPORT HIGHLIGHTS

- The purpose of this report is to provide an update on the status of the Supplementary Aggregate Resources Policy Study
- 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 Zoning By-law 2006-50, are best improved and/or updated
- All study work remains planned to be completed during the term of the Interim Control By-law, with a statutory public meeting and Council approvals of study documents in September 2024, as shown in the updated work plan included as Schedule A to this report
- The Background Report is complete and is included as Schedule B to this report
- The next report currently being prepared is a Policy Options Report, which will include a comprehensive policy analysis of options to update and improve the mineral aggregate policies of the Caledon Official Plan
- The Aggregate Resources Community Working Group has been meeting monthly in a large-group setting, plus in ten, small-group sessions focused on technical issues requested by the group
- The next milestone is public engagement, targeted to take place in June 2024

DISCUSSION

The purpose of this report is to provide an update on the status of the Supplementary Aggregate Resources Policy Study, including an update on the continued meetings of the Aggregate Resources Community Working Group.

Background

Through Report 2022-0448, in October 2022, Council directed staff to initiate a Caledon Supplementary Aggregate Resource Policy Study to analyze the findings of the in-progress Joint Aggregate Policy Review (Region/Town) and the Town's recently adopted Rehabilitation Master Plan and propose new mineral aggregate policies to be added to the Future Caledon Official Plan.

The goals of the study are as follows:

- Prepare a background report that provides context and policy analysis for consideration by Council
- Conduct a public consultation program with residents, indigenous communities, stakeholders, agencies and Council members
- Draft 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 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 Zoning By-law 2006-50, are best improved and/or updated.

Status Update

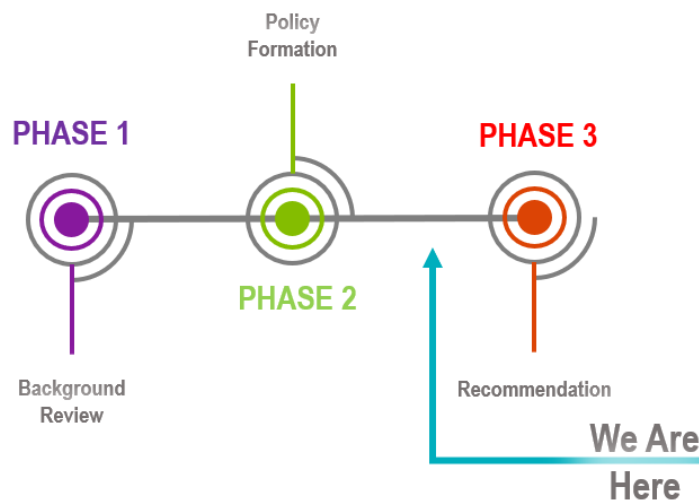
Council was last updated on the progress of the study through Memorandum 2023-0654 in November 2023, and in the general correspondence and delegations on the Supplementary Aggregate Policy Study and Aggregate Resources Community Working Group at the January 16, 2024, meeting of Planning and Development Committee.

The Town has now retained project management support from Joe Nethery (Nethery Planning). The consultant project manager will coordinate both the remaining meetings of the Aggregate Resources Community Working Group and the work of retained consultants to draft Official Plan policies and mapping updates.

Upcoming Work Products and Revised Timeline

Completing the Supplementary Aggregate Policy Study requires some adjustments to be made to the overall work program. All work remains planned to be completed during the period of the Interim Control By-law's applicability, with a statutory public meeting and Council approvals of study documents in September 2024. An updated work plan is provided as Schedule A to this report. Some adjustments as to what content is delivered at what time are being made to ensure timely delivery of the overall project.

The Supplementary Aggregate Resources Policy Study is in Phase 2: Policy Formation.



The Background Report focuses on a chronological history of the aggregate policy and legislative framework in Ontario and a synopsis of a number of policy matters related to mineral aggregates. The Background Report is provided as Schedule B to this report. The report includes three parts:

1. Facts and Issues Assessment
2. Review of Existing Caledon Official Plan Mineral Resources Goals, Objective and Policies
3. Background – Historic Perspective and Context.

This assessment is issue-oriented, and reflects feedback received thus far as well as the project consultant's significant history dealing with planning for mineral aggregates.

In discussions with the Working Group, the study work plan has been updated to include a series of issue-focused technical briefings. Members were invited to attend as they were available, with the results of discussions reported back to the large group meetings. A listing of topics, date and presenters at each technical briefing is provided below:

	Topic Area	Date	Presenters
1	HPMARA mapping	March 18	Laura Handley, Peter LeBaron (Ministry of Mines; Geology Ontario) Marsha Paley (Peel Region)
2	"Pits to Parks Program" (Excess Soil)	April 4	Jesse De Jager, David Hatton, Laura Rundle (Credit Valley Conservation)
3	Transportation	April 8	Suzette Shiu, Carl Wong (HDR) Rob Gauthier, Robbie Jay, Marsha Paley, Julian Perez, Kyle Van Boxmeer (Peel Region)
4	Stream and valley mapping	April 11	Jeff Hignett (Town of Caledon)
5	Land use compatibility	April 16	Harvey Watson (R.J. Burnside) Alexandra Service (Town of Caledon)
6	Blasting and flyrock	April 24	Ray Jambakhsh (Rakowski Group)
7	Hydrology and hydrogeology	April 30	Ron Scheckenberger Chris Neville (SSPA)
8	Other aggregate uses	May 2	Melanie Horton (Esher Planning)
9	Social Impact	May 6	Anneliese Grieve
10	Environmental Policy Framework	May 14	Nick McDonald (Meridian Planning)

These technical briefings resulted in a number of policy questions and ideas that are found in the Background Report and will be addressed in the Policy Options Report.

The Policy Options Report will review the regulatory and policy context, including existing Provincial, Regional and local initiatives that are applicable to the study area or have the potential to influence its future, as well as the reports prepared as part of the Joint Aggregate Policy Review completed with Peel Region. This includes the analysis of the Town's previous Official Plan as amended by Official Plan Amendment 161. The Policy Options Report will serve as the basis for public engagement beginning in June 2024 with residents and other stakeholders to actively participate in the Study's process.

Input received on the Policy Options Report will inform preparation of a Draft Recommendation Report, including draft Official Plan Amendment and Zoning By-law Amendment (if required), to be prepared in summer 2024. The Draft Recommendation Report will be presented to the Aggregate Resources Community Working Group for input, be presented at a statutory public meeting, and then go to Planning and Development Committee and Council for consideration and approval in September 2024.

Aggregate Resources Community Working Group

The Supplementary Aggregate Resources Study is informed by input provided by an Aggregate Resource Community Working Group, comprised of Town residents.

Continued discussion with the Working Group and responding to issues and concerns raised in those conversations, informed the production of an updated project work plan, further reviewed at the March 21, 2024 meeting of the group and updated based on further feedback after the April 18, 2024 meeting. Final adjustments have been made based upon this feedback received and is provided as Schedule A to this report.

The Aggregate Resources Community Working Group will continue to be engaged throughout the project.

Public Input is Welcome at Any Time

Public input is welcome at any time throughout this project. The [Town's project webpage](#) has been updated to include contact information for submissions. A summary of public input received will be prepared. The Consultant will, with the support of Town staff, summarize and address agency and public comments received. The Final Recommendation Report, including any recommended amendments to the Official Plan and Zoning By-law, will be prepared for Council's consideration in September 2024.

Next Steps

The remaining work program will be generally structured as follows:

- Closure on issues exploration and technical review: February through May 2024
- Four Working Group Meetings: February through May 2024
- Completion of Policy Options Report: May and June 2024
- Next website update: June 2024
- Update to Planning and Development Committee: June 18, 2024
 - This will be the next comprehensive project update to Council, and will include the Policy Options Report for information
 - It will also provide firm details on public engagement
- Public open house: late June 2024

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- Statutory public meeting: targeted for September 3, 2024
- Committee adoption of final reports, Official Plan Amendment and Zoning By-law Amendment (if required): targeted for September 17, 2024
- Council adoption of final reports, Official Plan Amendment and Zoning By-law Amendment (if required): targeted for September 24, 2024
- Expiry of Interim Control By-law: October 18, 2024 (unless otherwise altered through ongoing appeals)

The project website will continue to be updated to ensure information prepared is available for public review and comment.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

COUNCIL WORK PLAN

Strategic Plan 2023-2035

This report is directly related to the following priority in Caledon's 2023-2035 Strategic Plan:

Community Vitality and Livability

Details about Caledon's 2023-2035 Strategic Plan can be found at caledon.ca/strategicplan.

ATTACHMENTS

Schedule A: Updated Work Plan

Schedule B: Background Report