



**TOWN OF ERIN  
Special Council Meeting  
AGENDA**

**November 1, 2016**

**6:30 PM**

**Centre 2000 - Shamrock Room**

**14 Boland Drive, Erin ON**

Pages

- 1. Call to Order**
- 2. Public Meeting**
  - 2.1 Aggregate Extractive Operation, 5345 & 5358 Tenth Line - Halton  
Crushed Stone Ltd. 1 - 3  
  
Zoning By-law Amendment Application Z16-04  
Town of Erin Official Plan Amendment Application OP16-01  
Wellington County Official Plan Amendment Application OP 2016-04
- 3. Adjournment**



## PLANNING REPORT for the TOWN OF ERIN

Prepared by the County of Wellington Planning and Development Department

**DATE:** October 26, 2016  
**TO:** Dina Lundy, Clerk  
 Town of Erin  
**FROM:** Aldo Salis, Manager of Development Planning  
 County of Wellington  
**SUBJECT:** **PUBLIC MEETING**  
**Zoning By-law Amendment Application Z16-04**  
**Town of Erin Official Plan Amendment Application OP16-01**  
**Wellington County Official Plan Amendment Application OP 2016-04**  
**To permit the extension of an existing Aggregate Extractive Operation**  
**Pt. of Lots 12, Con. 10 & 11, Town of Erin (5345 & 5358 Tenth Line)**  
**Halton Crushed Stone Limited (Erin Pit)**

### OVERVIEW

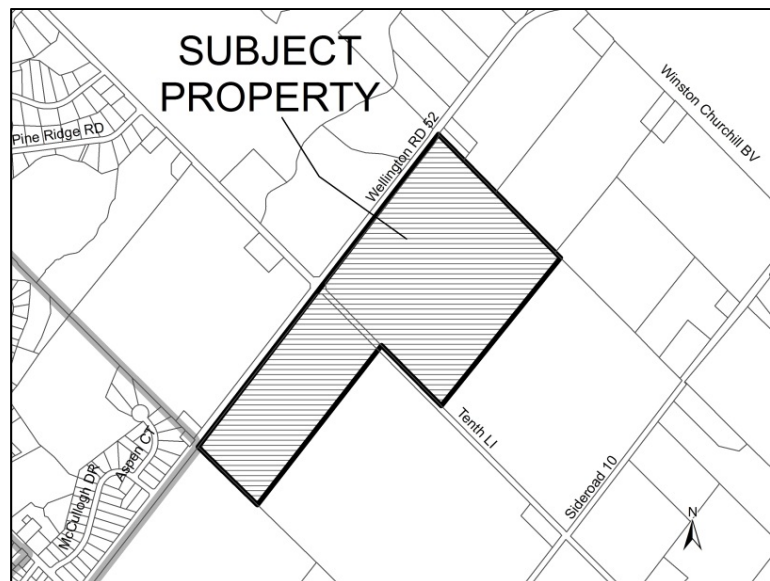
The purpose of the planning applications before the County of Wellington and Town of Erin are to consider a proposed extension of the Halton Crushed Stone aggregate extraction operation (Erin Pit). The area subject to the proposed official plan and zoning by-law amendments is approximately 62.3 ha (154 ac) which represents the area to be licenced (i.e. pit extension). The planning applications were filed with the County and the Town in May 2016 and deemed complete for the purposes of the Planning Act in July 2016. The applicant has also submitted a request for an aggregate licence with the Ministry of Natural Resources and Forestry pursuant to the Aggregate Resources Act (ARA). A public meeting to consider the planning applications is scheduled for November 1, 2016.

In response to the notice of Public Meeting for the above-referenced planning applications, we provide Council with the following preliminary comments.

### Location

The land subject to the proposed planning applications filed by Halton Crushed Stone Limited (HCS) is located to southeast of the village of Erin on the south side of Wellington Road 52 (see key map). Immediately south of the subject property, HCS operates a licensed aggregate extraction operation (the Erin Pit) on both sides of the Tenth Line (north of Sideroad 10). This aggregate extraction and processing operation was acquired by HCS from Dufferin Aggregates in 2014. HCS's proposal is to extend the Erin Pit northward on both sides of the Tenth Line to Wellington Road 52.

Figure 1 Property Location



**Purpose of the Planning Applications**

The purpose of the Official Plan Amendment applications is to amend the land use schedules of both the County Official Plan and the Town of Erin Official Plan (including revising the Core Greenlands designation) in order to allow for the pit extension (above water extraction). The purpose of the proposed Zoning By-law Amendment is to extend the Extractive Industrial (M4) Zone onto a portion of the subject land and to revise the existing EP2 Zone in order to permit aggregate extractive uses. It should be noted that a portion of the subject lands are currently zoned M4.

**Request for an Aggregate Licence**

An application for a Class 'A' Licence (Category 3 – Pit Above Water) was submitted by HCS to the Ministry of Natural Resources and Forestry (MNRF) earlier this year. The licence is to permit the proposed extension of the Erin Pit (i.e. continue to extract aggregate material to a maximum depth of 1.5 metres above the water table for the adjacent lands owned by HCS). As part of their application to MNRF, HCS has requested a maximum annual production limit of 725,600 tonnes. On June 6, 2016, HCS with their consultants hosted a public 'open house' meeting pursuant to the requirements of the Aggregate Resources Act.

The area of licence extension includes a portion of the northeast Half of Lot 12, Concession 10 and the West Part of Lot 12, Concession 11. Portions of the Tenth Line have been included within the proposed licence area. The total area proposed to be licenced is approximately 62.3 hectares (154 acres) with the area of extraction being approximately 56.7 hectares (140 acres).

**Existing and Proposed Aggregate Extractive Uses**

The land use activities associated with the existing Erin Pit include: aggregate extraction, loading, crushing, sorting, washing, internal material hauling, stockpiling, weighing, and delivery to market. The proposed extension areas will be used primarily for extraction, loading and shipping, with limited processing.

Vehicle access to the pit operation is from the Tenth Line. If the gravel pit is allowed to extend onto the subject lands the existing driveway access will remain (i.e. there will be no direct access to Wellington Road 52). The details of the proposed aggregate activities (including phases of extraction, berm construction, haulage, etc.) are provided on the applicant's Operational Plan (Drawing 2 of 4) prepared by MHBC for Halton Crushed Stone.

Upon removal of the aggregate material from the site, it is proposed that the land will be rehabilitated to an agricultural after-use consistent with the after-use of the licenced portions of the Erin Pit. The after-use and progressive rehabilitation of the proposed extension lands are illustrated on the applicant's Rehabilitation Plan (Drawing 3 of 4).

**Planning Policy Review for the Pit Extension**

In order to amend the municipal planning documents, the applicant is required to demonstrate that the proposed land use change is consistent with Provincial plans and policies and ensure conformity with the applicable County planning policies. Some of the provincial matters to be addressed include: protection of water quality and quantity, protection and utilization of mineral aggregate resources, protection of natural heritage features and functions, protection of cultural heritage and archaeology resources, and address potential impacts on adjacent sensitive land uses.

According to the land use schedules of both the County and the Town of Erin Official Plans, the subject land is designated PRIME AGRICULTURAL. A portion of the subject property is also within the CORE GREENLANDS designation in both Official Plans. This Core Greenlands designation is considered a mapping error by the proponent as the land does not contain any natural heritage features or functions.

Schedule "C" of the Wellington County Official Plan recognizes the subject land as being part of the MINERAL AGGREGATE RESOURCE OVERLAY (i.e. an area of sand and gravel resources of Primary and Secondary Significance). As such, the land is considered an area of "high potential for mineral aggregate extraction". However, this identification "does not presume that all conditions are appropriate to allow extraction or processing of the resource to proceed". Again, the applicant will be required to demonstrate that aggregate extraction at this location is appropriate. Further, the Official Plan states that "any new or expanded mineral aggregate extraction operations shall only be established through an amendment..."

In considering a request for a new or expanding aggregate operation, proponents are to address the applicable policies of the County Plan including those under Section 6.6 - *Mineral Aggregate Areas*. More specifically, Section 6.6.5, *New Aggregate Operations*, of the County Official Plan states: "In considering proposals to establish new aggregate operations, the following matters will be considered:

- a) the impact on adjacent land uses and residents and public health and safety;
- b) the impact on the physical (including natural) environment;
- c) the capabilities for agriculture and other land uses;
- d) the impact on the transportation system;
- e) existing and potential municipal water supply resources are protected in accordance with Sections 4.9.5 and 4.9.5.9;
- f) the possible effect on the water table or surface drainage patterns;
- g) the manner in which the operation will be carried out;
- h) the nature of rehabilitation work that is proposed; and
- i) the effect on cultural heritage resources and other matters deemed relevant by Council."

The applicant has submitted studies and technical assessments in support of their proposed pit extension. It is the responsibility of the applicant to demonstrate that these studies and their proposed aggregate site plans and associated recommendations address the applicable Provincial and County planning policies and other matters raised through the review process and ensure that the proposed land uses are carried out in a manner that minimizes social and environmental impacts.

#### **Next Steps**

The upcoming statutory public meeting will provide Council, municipal staff, the general public, and others an opportunity to ask questions and obtain more information from the applicant regarding their proposal. We will attend the public meeting. Our planning recommendation report will be provided to Council at a later date.

We trust that these preliminary comments are of assistance to Council.

Yours truly,



Aldo L. Salis, B.E.S., M.Sc., MCIP, RPP  
Manager of Development Planning