

A large-scale photograph of a quarry or aggregate processing site, showing a conveyor belt system and a large pile of crushed stone. The image is overlaid with a semi-transparent green filter.

MINERAL AGGREGATE RESOURCES MASTER PLAN AND OFFICIAL PLAN POLICIES – THE COUNTIES

Public Open House Presentation

May 31, 2021

Purpose of Open House





- To introduce the Consulting Team to members of the public;
- To briefly review the current policy framework in the OP (where we are now);
- To identify project objectives (where we want to be); and
- To discuss how we will get there



Current Policy Framework – Section 3.5

- Broadly intended to recognize that a balance must be struck between competing priorities – need for aggregates, protecting sensitive uses and promoting rural development – ***always a challenge***
- Includes standard objectives rooted in the PPS – ***protect and identify***
- Starts off by stating that social, economic and environmental impacts shall be minimized – ***from PPS as well***


DISCLAIMER: This is an Office Consolidation for convenience purposes. Reference should be made to the original documents.



Official Plan for the
United Counties of
Leeds and Grenville

Athens
August
Edwardsburgh Cardinal
Elizabethtown-Kitley
Front of Yonge
Leeds and the Thousand Islands
Merrickville-Wolford
North Grenville
Rideau Lakes
Westport

This Office Consolidation was prepared by Counties staff, the approved Official Plan prepared by:



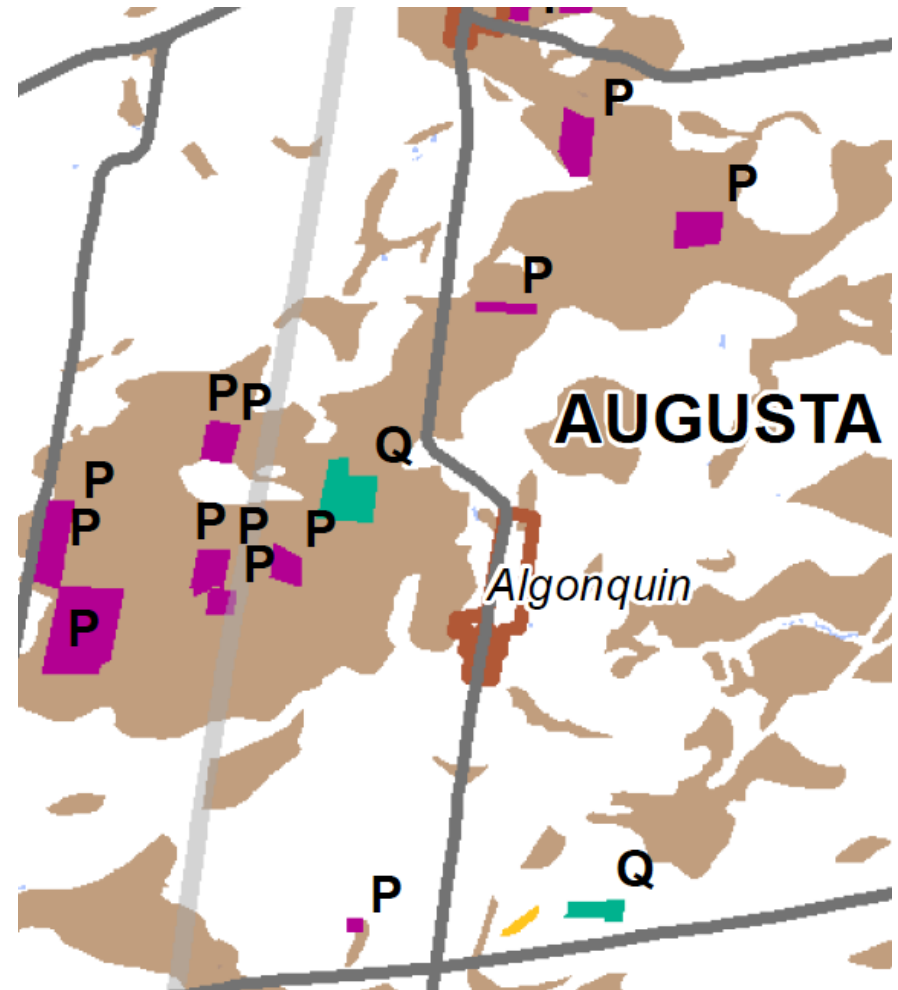
OFFICE CONSOLIDATION
DECEMBER 2019

COUNCIL ADOPTION: July 23, 2015
MINISTERIAL APPROVAL: February 19, 2016



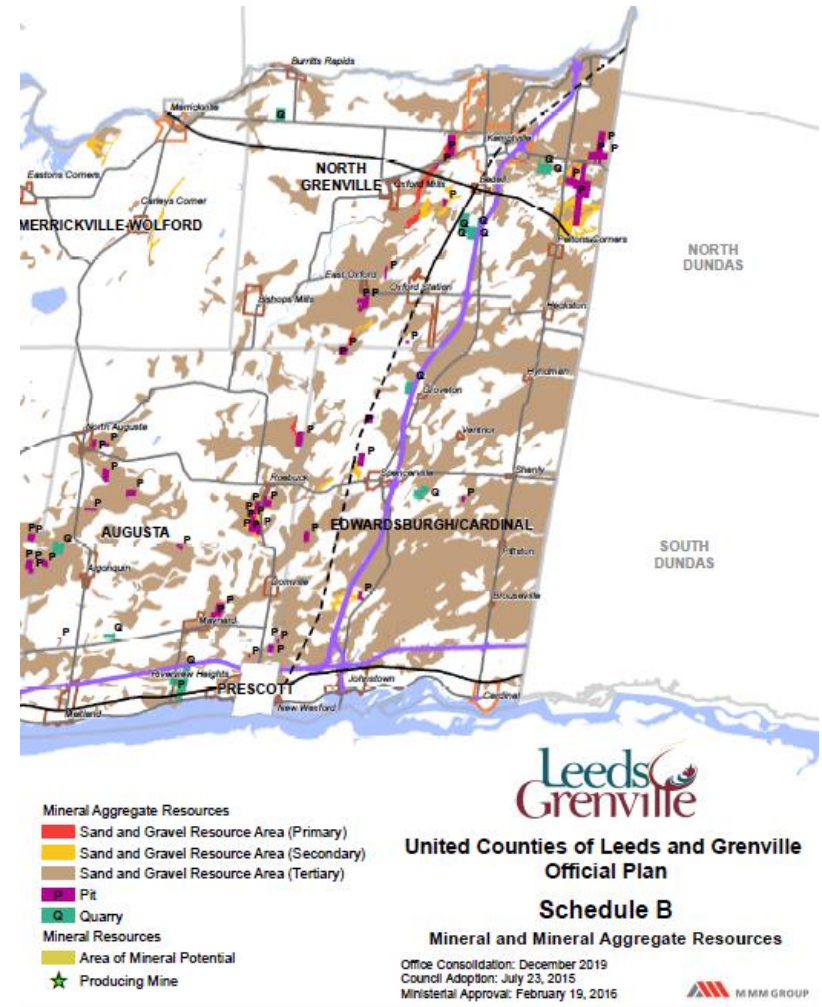
Mapping of Resource Uses

- Schedule B of Official Plan identifies pits and quarries through the use of a symbol - **P** or **Q**
- Counties OP states that no County OPA required for new or expanding operations – **However, local OPA required**
- Mapping in Counties OP to be updated through OPA process



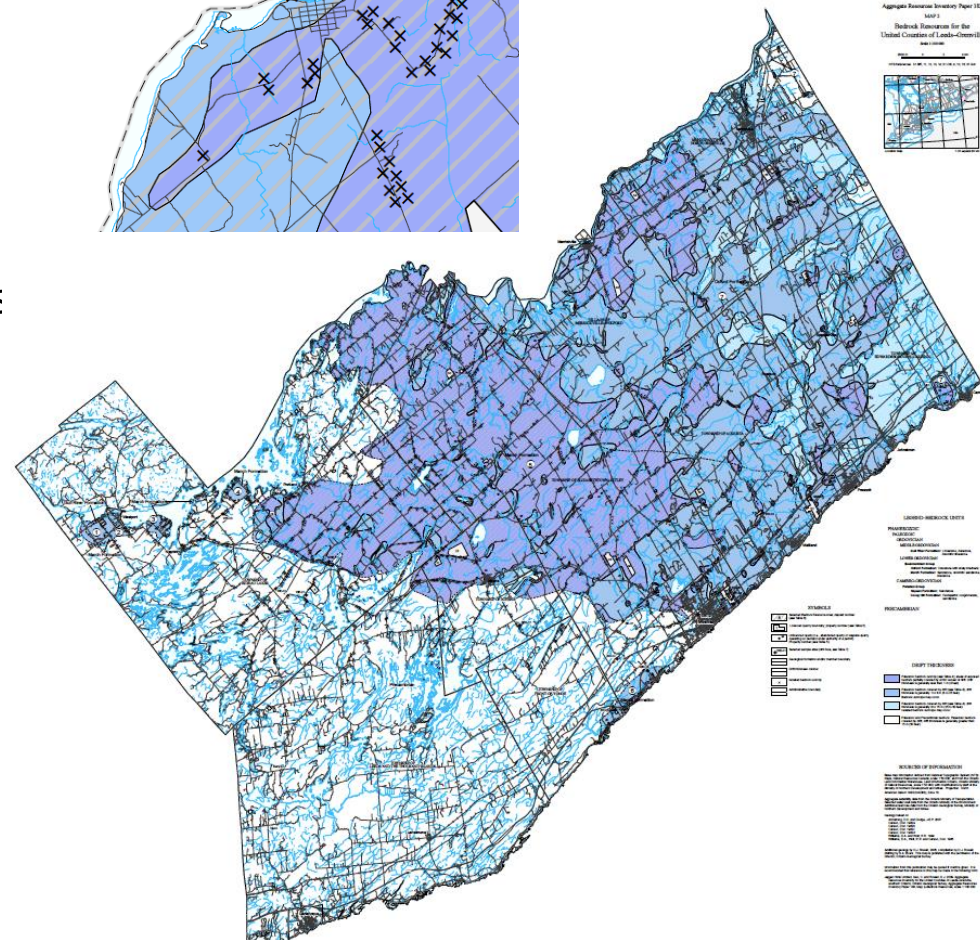
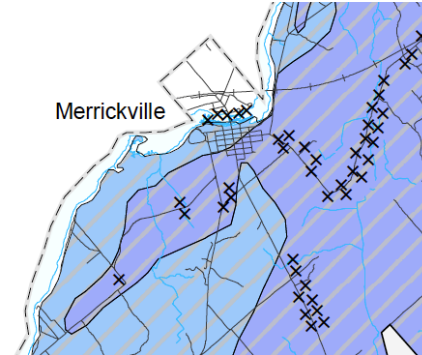
Mapping of Resource Areas

- OP considers primary, secondary and tertiary sand and gravel to be deposits of mineral aggregate resources and includes these resources on Schedule B – ***the tertiary areas are the majority***
- Bedrock resource areas are not mapped in Counties OP and instead are identified or required to be identified in local OP's – ***recognizes the significant extent of these resources and that master plan would deal with this***



Current ARIP Mapping and Bedrock

- Bedrock resource areas occupy about two-thirds of County
- Three drift thicknesses identified (less than 1 m, 1 to 8 m and 8 to 15 m)
- Select bedrock resource areas appear to be less than 1 m
- ARIP 183 contains detailed descriptions of each bedrock resource area and provides rationale for why they were identified – ***master plan to consider these areas***
- Preclude or hinder policies apply to both sand and gravel and bedrock resources



Preclude or Hinder

New uses that would preclude or hinder the establishment of a resource use or access to the resources will only be permitted if

1. Resource use would not be feasible; or
 2. Proposed use serves a greater long term public interest; and
 3. Issues of public health, public safety and environmental impact are addressed
- Feasibility – technical and practical
 - Technical – have to minimize impacts
 - Practical – nature of land uses, need to assemble land and cost of land
 - What is in greater long term interest – very subjective and context-specific



Project Objectives

- Incorporate bedrock resource mapping in County OP that is net of pre-emptive constraints
- Update mapping of sand and gravel resource areas that are also net of pre-emptive constraints
- Pre-identify uses and types of applications that do not require consideration of preclude or hinder test
- Identify a robust set of clear application requirements for new and expanding aggregate operations (and potentially type of approval process)
- Clearly set out permitted associated uses
- Determine if County OPA should be required for new uses and expansions

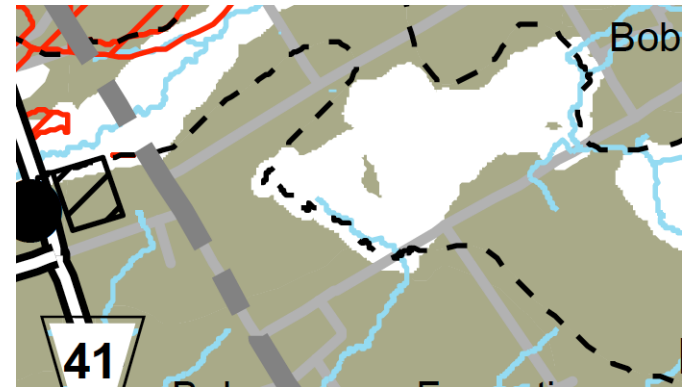
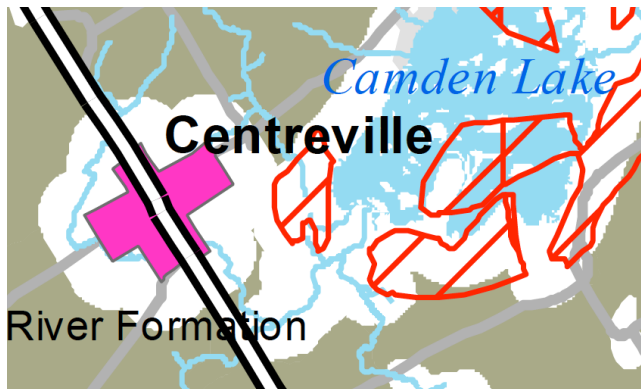
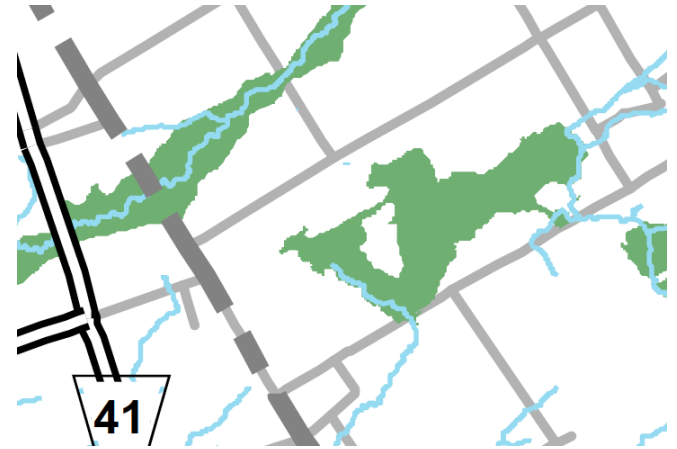
Pre-emptive Constraints

- **Provincially significant wetlands and Areas of Natural and Scientific Interest**
- **Lands adjacent to Provincially significant wetlands and Areas of Natural and Scientific Interest - 120 metres suggested**
- **Lands adjacent to settlement areas - 500 metres suggested**
- **Lands adjacent to lakes - 500 metres suggested**
- **Lands within and adjacent to rural residential clusters - distance TBD**

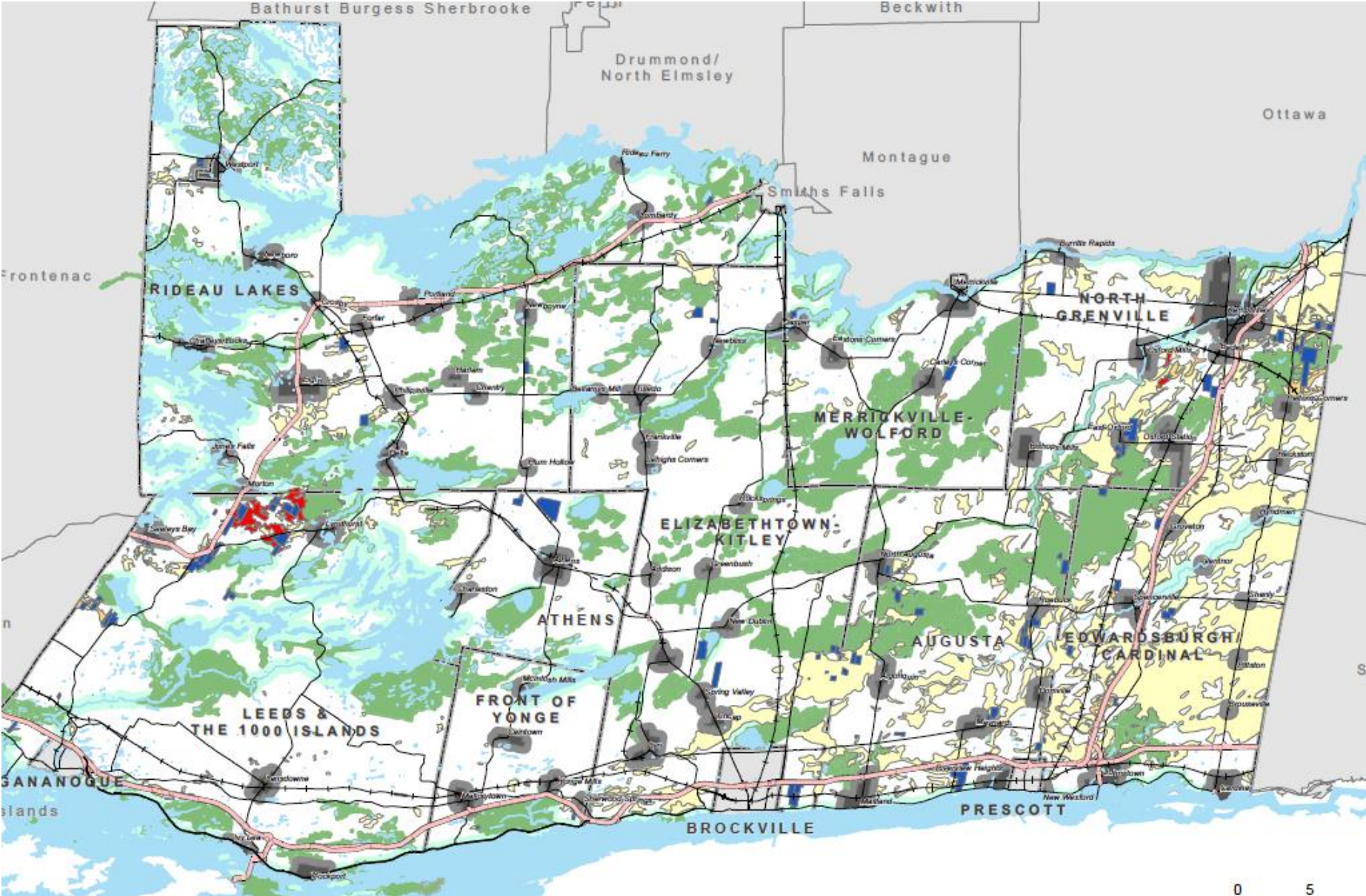


Process

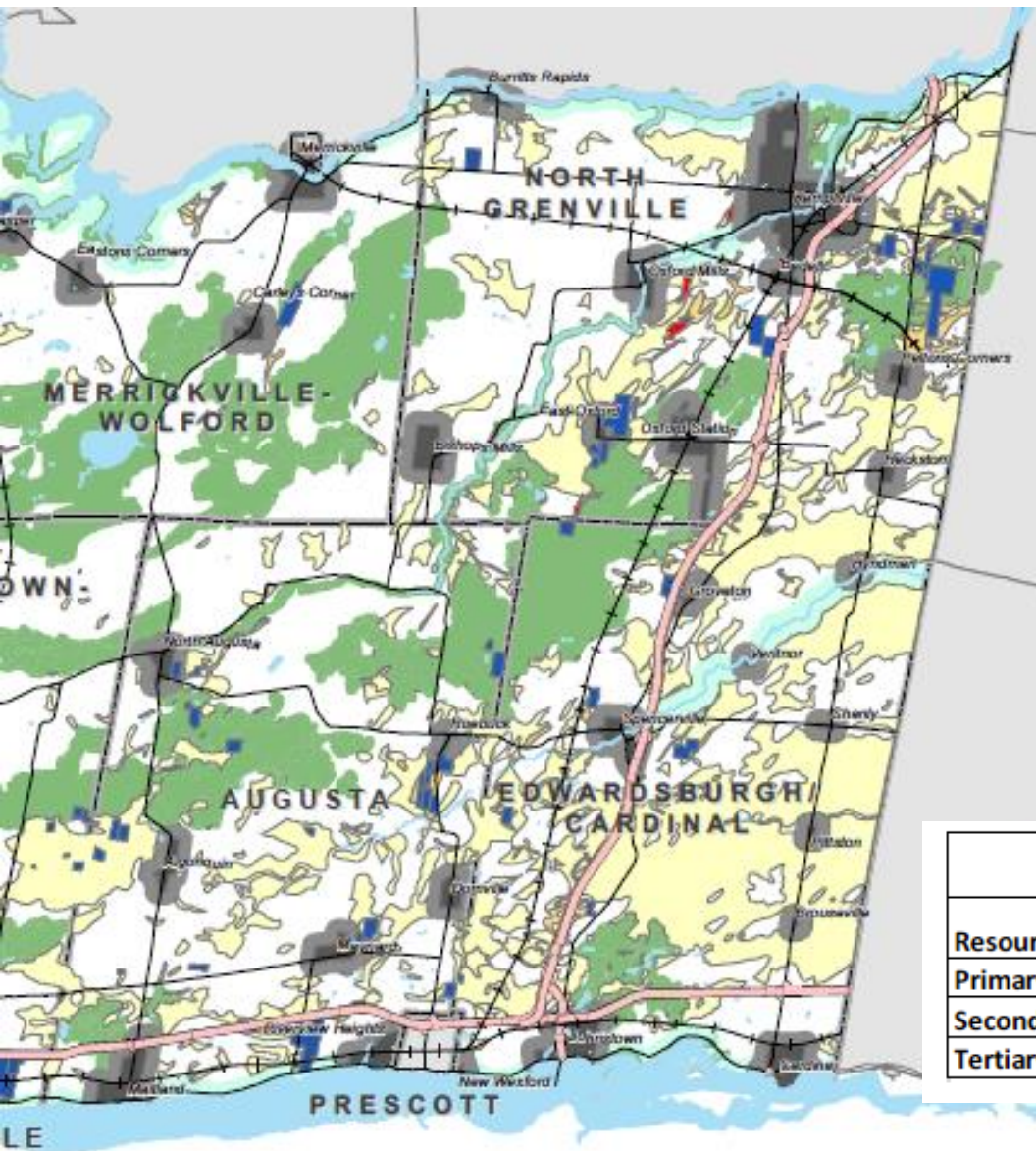
- **Background research** – review policies and mapping, meet with local municipalities, provincial ministries and producers – and then hold open house
- **Master Plan** – prepare master plan that satisfies project objectives, meet with TAC, meet with local municipalities, provincial ministries and producers
- **OPA** – meet with TAC, prepare draft OPA, circulate, public meeting, final OPA



Draft Mapping – sand and gravel resources



Draft Mapping – sand and gravel resources (cont'd)



Mineral Aggregate Resource

- Primary
- Secondary
- Tertiary
- Pit/Quarry

Constraints

- PSW/ANSI including 120 metre buffer
- Settlement Area
- Settlement Area 500m Buffer
- Lake/River
- Lake/River 500m Buffer

Mineral Aggregate Resource Constraints

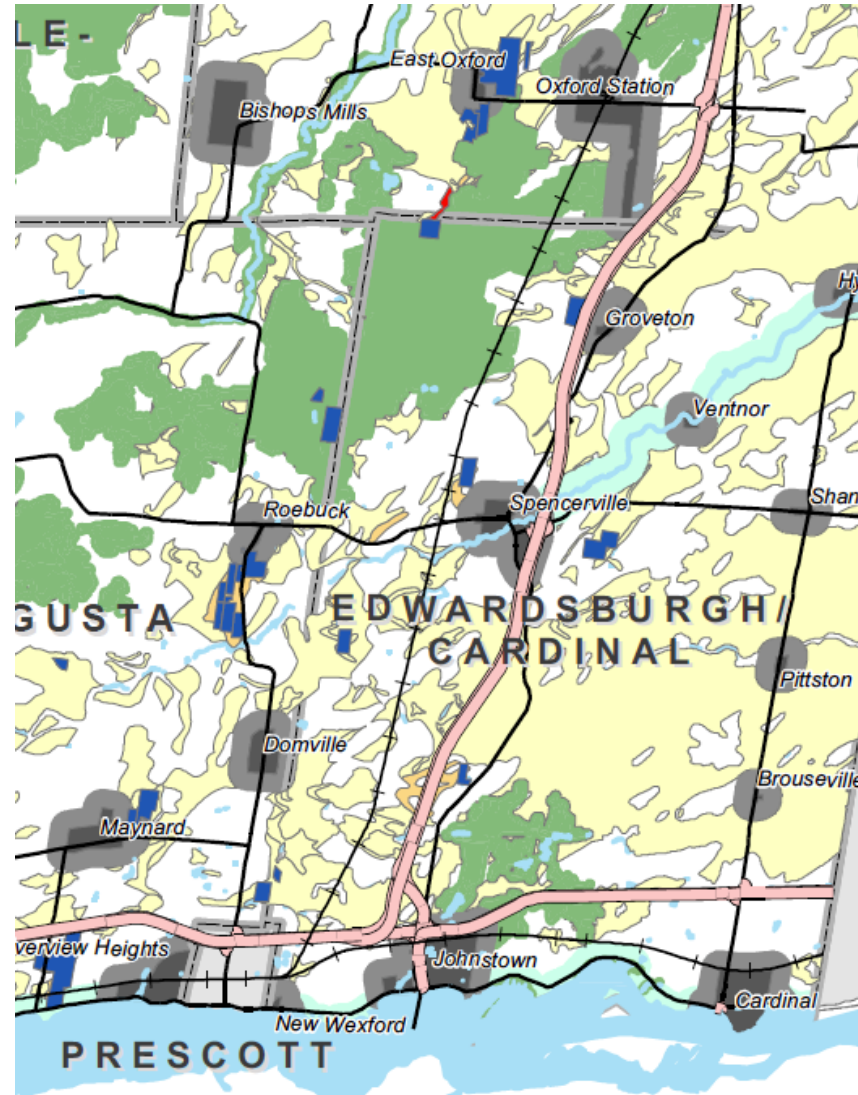
Resource	Total (ha)	Remaining (ha)
Primary	1266	1034
Secondary	1664	1295
Tertiary	48497	34178

Impact of both sand & gravel and bedrock mapping

The updated mapping:

- Will identify and protect resource areas that are appropriate for protection (based on ARIP) – **does not necessarily mean these areas are viable for extraction;**
- Will not establish the principle of developing a resource use on the lands and same approval process applies for new resource uses regardless of location; and,
- Will not mean that the use of lands for a mineral aggregate operation is a preferred land use over other permitted land uses.

In fact – the only impact of the mapping is that it serves as a screening tool when applications to develop other land uses are proposed.



Discussion Questions

Do you support the addition of bedrock resource areas to the County OP schedule – ***should the cut-off be 8 metres of drift thickness or less?***

All mapping in County OP to be net of pre-emptive constraints - **Do you agree with our approach to mapping of pre-emptive constraints?**

Are there new policies or approaches we should be considering through the master plan?

Pre-emptive Constraints

- **Provincially significant wetlands and Areas of Natural and Scientific Interest**
- **Lands adjacent to Provincially significant wetlands and Areas of Natural and Scientific Interest - 120 metres suggested**
- **Lands adjacent to settlement areas - 500 metres suggested**
- **Lands adjacent to lakes - 500 metres suggested**
- **Lands within and adjacent to rural residential clusters - distance TBD**



Other Comments

