



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chairman and Members of the Planning and Development Committee
From: Mark Paoli, Senior Policy Planner
Date: February 1, 2012
Subject: **Official Plan 5-Year Review – Aggregate Resources Mapping (PD2012-10)**

1. Background

The provincial aggregate resources inventory shows sand and gravel resource areas of Primary, Secondary and Tertiary significance, and Selected Bedrock Resource Areas (areas where bedrock of suitable quality for aggregate use has less than 8m of overburden).

The County's Official Plan shows Primary areas, as well as approved pits and quarries that lie outside of Primary areas, as 'Mineral Aggregate Area' on Schedule 'A'. Under current Official Plan policies, an aggregate extraction proposal in a Primary area requires Rezoning and a County Official Plan Amendment is not required unless a Greenlands issue is involved. Outside the Primary area, an aggregate extraction proposal requires Rezoning and a County Official Plan Amendment.

In pre-consultation discussions on the 5-Year Review, the province has indicated that it wants Official Plans to identify additional lands for potential aggregate extraction. Recently approved Official Plans in other municipalities show sand and gravel resource areas of Primary and Secondary significance, and Selected Bedrock Resource Areas. The Waterloo Plan adopted by Regional Council was modified through Minister's approval by adding bedrock resource deposits to the aggregate resource schedule.

In Wellington, we have seen a number of applications in Secondary areas, and the County was criticized at a recent Ontario Municipal Board hearing for not identifying Secondary areas in the Official Plan.

Attachment 'A' shows Primary and Secondary areas and Selected Bedrock Resource Areas in the County. This report sets out options for discussion about where aggregate extraction should require Official Plan Amendment and/or Rezoning approvals.

2. Discussion of Resource Mapping

The map in Attachment 'A' shows the County distribution (including Guelph for context) of sand and gravel areas of Primary and Secondary significance, as well as Selected Bedrock Resource Areas, based on Draft mapping provided by the Ministry of Northern Development and Mines (note: there is a Secondary area at Aikensville that we have not shown to reflect a recent OMB refusal).

At the time of writing this report, the Ministry of Natural Resources and Ministry of Northern Development Mines were in discussions to review the accuracy and extent of Selected Bedrock Resource Areas. This review may result in some reduction of the extent of the bedrock resource shown.



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Compared to the current 'Mineral Aggregate Area' designation, the main differences are:

- There is a Primary area in the Rockwood area that was Secondary in earlier provincial mapping;
- There are large Secondary areas in Erin, Centre Wellington, Wellington North and Minto; and
- The current Official Plan only includes Selected Bedrock Resource Areas in the 'Mineral Aggregate Area' where there are existing or approved quarries.

Staff propose to show these resources on a separate Official Plan Schedule. This will make the resource mapping more readable, and the public will be more aware of the potential for aggregate extraction across the County.

3. Municipal Planning Approval Options

The staff proposal to add Secondary areas and Selected Bedrock Resource Areas raises the question of what municipal planning approvals should be required for new extraction. Staff have identified the options below for discussion.

Option 1: Require County Official Plan Amendment only outside Primary areas (Current Official Plan)

As noted in the introduction, under current Official Plan policies, an aggregate extraction proposal in a Primary area requires Rezoning but not a County Official Plan Amendment, unless a Greenlands issue is involved. Outside of the Primary area, an aggregate extraction proposal requires Rezoning and a County Official Plan Amendment. This applies to both pits and quarries.

Option 2: Require County Official Plan Amendment Only for Quarries

Under this option, a sand and gravel extraction proposal in all areas would require Rezoning but would not require an Official Plan Amendment. A proposal to establish a new quarry would require Rezoning and an Official Plan Amendment.

Option 3: Require Rezoning Only

Under this option, Rezoning would be required in all cases while no aggregate extraction proposal would require an Official Plan Amendment unless a Greenlands issue was involved.

4. RECOMMENDATION

"THAT Report PD2012-10 be received for information."

Respectfully submitted,

Mark Paoli,
Senior Policy Planner



ATTACHMENT 'A'

Draft Aggregate Resources Map showing
Sand and Gravel Deposits of Primary Significance
and Selected Bedrock Resource Areas with the
current County Official Plan 'Mineral Aggregate Area'



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Draft Aggregate Resource Mapping shown with Current Official Plan 'Mineral Aggregate Area'



Legend

-  Sand and Gravel - Primary Significance
-  Sand and Gravel - Secondary Significance
-  Selected Bedrock Resource Areas (under review)
-  'Mineral Aggregate Area' in Current County Official Plan

Source: Ontario Geological Survey,
Ministry of Northern Development, Mines and Forestry,
Aggregate Resources Inventory Paper 162

F:\Land Information System\Aggregate Designated Areas\
Agg Resources Map with Polygon in Publish Removed\
August 2011 - Ltr Aggregate Shapes\files
with County OP Mineral Ag Layer - with Polygon in Publish Removed 2.mxd
Date: February 1, 2012