



# 9

## MINERAL AGGREGATES



## **CHAPTER 9 MINERAL AGGREGATES**

The mineral aggregate policies are intended to identify and protect Mineral Aggregate Resources Areas for long-term use. Policies in this chapter provide for the consideration of future extraction of *mineral aggregate resources*, while recognizing the need to balance social, economic, and environmental interests.

### **9.1 OBJECTIVES**

- (1) Identify and protect Mineral Aggregate Resource Areas for current and future needs.
- (2) Minimize short and long term impacts of aggregate extraction on the natural environment and the quality of life for existing and future residents.

### **9.2 GENERAL POLICIES**

- (1) Areas identified as having a high potential to contain *mineral aggregate resources* are identified as Mineral Aggregate Resource Areas on **Schedule 'H' – Mineral Aggregate Resource Areas.**
- (2) Boundaries of the Mineral Aggregate Resource Areas may be updated by the Region as necessary through a five-year *municipal comprehensive review* of the Regional Official Plan, or the completion of a *municipal comprehensive review* as otherwise initiated by Regional Council. Boundaries of the Mineral Aggregate Resource Areas may be further refined in this Plan without an amendment to the Regional Official Plan.
- (3) The Mineral Aggregate Resource Area designation is intended to protect and provide for the recovery of *mineral aggregate resources* if required over the extended long-term. The identification of Mineral Aggregate Resource Areas in this Plan does not presume that all lands located within the identified area are suitable for mineral aggregate extraction within the life of this Plan. Large portions of the Mineral Aggregate Resources Area designated in this Plan currently underlie the Grey Silo Golf Course, parkland, and multi-use trail located within the RIM Park recreation complex. As a result, this Plan does not anticipate or support

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the extraction of *mineral aggregate resources* in this area within the planning horizon of this Plan.

- (4) *Development* that would preclude or hinder the extraction of *mineral aggregate resources* shall be prohibited within or adjacent to any Mineral Aggregate Resource Area, except where:
  - (a) extraction of the resource would not be feasible;
  - (b) the proposed land use or development serves a greater long-term public interest; or,
  - (c) issues of public health, public safety and environmental impact are addressed.
  
- (5) While the City anticipates a limited demand for *mineral aggregate operations* within the City, the City recognizes regulatory requirements to permit *mineral aggregate operations*. *Mineral aggregate operations* within a Mineral Aggregate Resource Area or elsewhere in the City may be permitted only by amendment to the Zoning By-Law. Any such amendments will be evaluated based on:
  - (a) whether the proposed *mineral aggregate operation* will have *adverse environmental impacts* on any element of the City's Natural System shown on **Schedule 'A4' – Natural System**. Potential *adverse environmental impacts* to the Natural system shown on **Schedule 'A4'– Natural System** shall be appropriately mitigated through adequate buffering, screening, or other techniques.
  - (b) anticipated impacts on *roads* under City jurisdiction;
  - (c) anticipated impacts on the surrounding community; and,
  - (d) conformity with all other applicable policies found within this Plan and the Regional Official Plan.
  
- (6) Extraction of *mineral aggregate resources* may be permitted outside the Mineral Aggregate Resource Area as shown on **Schedule 'H' – Mineral Aggregate Resource Area** where there is a sufficient quantity and quality of resources to warrant extraction as demonstrated to the satisfaction of the *Province*, the Region, and the City, subject to policies in this Plan and the Regional Official Plan.
  
- (7) In addition to the supporting information that may be required as part of a complete *development* application, excluding *site plan* applications, under Section 12.2.14 of this Plan, any proposals for the extraction of *mineral aggregate resources* will also be reviewed in the context of the

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supporting studies required under policy 9.C.3 of the Regional Official Plan. To avoid duplication among the studies required by the various agencies, the City will require applicants to participate in a pre-application consultation meeting to identify the supporting information that addresses the needs of each agency having jurisdiction.

- (8) Any Zoning By-Law Amendment that permits a *mineral aggregate operation* shall also permit accessory uses that are directly associated with the extraction, and processing of, mineral aggregates such as crushing, screening, washing, storage, weigh scales, parking, and office facilities.
- (9) Applications to amend the Zoning By-law to permit *mineral aggregate operations* may also request the permission of secondary uses such as *asphalt plants, concrete plants, and aggregate depots that blend and stockpile aggregate materials with salt.*

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