

# **Town of Caledon Community Aggregate Working Group Draft Policy Options Working Session**

## **Meeting Notes**

**Date:** June 12<sup>th</sup>, 2024

**Time:** 12:30-3:40 p.m.

**Place:** Caledon Town Hall (Valleywood Room) or Virtual

## What's the Big Idea?

The purpose of this Caledon aggregate policy initiative is to...

maintain and enhance the health, safety, and quality of life of our residents and our community, and our natural environment and water resources to the full extent of the Town's legal jurisdiction.

## Key Principles to Help Achieve the Vision

- The requirement to identify and protect the resource and make as much available as is realistically possible and feasible is a Provincial policy. The municipality must be guided by all the considerations under s. 2 of the *Planning Act* and all relevant provisions of the Provincial Plans, the Region of Peel Official Plan and the Provincial Policy Statement, not just this one Provincial Policy.
- Aggregate extraction is a major facility that is incompatible with rural and sensitive land uses — including rural settlement areas — that but for Provincial policy and legislation would not be permitted within the rural landscape of the Town.
- Aggregate extraction permanently destroys the pre-existing features and functions on the landscape, which cannot be protected on lands where aggregate extraction is allowed to occur;
- Subject to limitations in the Town Zoning By-law, the Province regulates the operation of aggregate sites through Aggregate Resources Act (ARA) approvals. Once licensed the day to day operation is governed by the ARA site plan and not by the Town.
- Aggregate extraction is specified to be a land use under s. 34(2) of the *Planning Act* and changes in the land use contrary to the provisions of the Zoning By-law require amendments to the By-law.
- The municipality has the role to determine through the OP and Zoning where aggregate operations are to be located and to determine the use of the land that is to be permitted through zoning in accordance with s. 34 of the *Planning Act*.

- The Official Plan shall provide a framework to guide zoning decisions on where land uses that comprise aggregate extraction may occur. It shall also guide the use of measures in addition to zoning to implement the policies of the OP.
- The policies shall be formulated to be as precise and prescriptive as is realistic in order to achieve the Town's vision in a clear manner and should provide for public participation in decision making where site specific evaluation is required.
- Existing sources of data and expertise, and technology should be used to identify and map areas throughout Caledon where aggregate extraction shall not occur based on local constraints such as water resources and sensitive land uses.
- It shall be recognized that where aggregate resources are being identified and protected under the Official Plan, other capital intensive and/or sensitive land uses may be restricted. The Town will not identify and protect resources where:
  - There are incompatible existing or future land uses;
  - There is the potential for other land uses that support the rural economy and institutions, and therefore serve a greater long-term public interest;
  - There are issues of public health, public safety, and environmental impact.
- There are a number of existing operations established prior to modern environmental and planning legislation applying. These operations may not meet current standards or expectations for aggregate operations, and should have contemporary standards applied to each.
- Planning policies and related measures should be used to achieve progressive and final rehabilitation of pit and quarry operations and viable end uses.

## **Thematic Framework/Content**

Review and discussion of key topics to include — and sharing suggestions for content organization:

- [NOTE: The topic buckets and related sub-topics as presented in the document from Jane were generally endorsed with some minor suggested

tweaks/additions — for example, adding ‘traffic safety’ to the transportation bucket title (i.e. ‘Transportation including traffic safety, haul routes and truck traffic corridors in general). Please consult the Nethery Planning notes for any additional information.]

**Beginning the Exploration of the Draft Policy Options**

**NOTE: The following was not addressed due to time limitations.]**

By topic area: What are the relevant issues/considerations? What are the options and perspectives? Where are we netting-out re: draft policy options?

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| <b>Topic X</b>        |                      |                      |
| Issues/Considerations | Options/Perspectives | Draft Policy Options |
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| <b>Topic Y</b>        |                      |                      |
| Issues/Considerations | Options/Perspectives | Draft Policy Options |
|                       |                      |                      |