



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
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May 13, 2016

Bill White, CAO / Clerk  
Town of Minto  
5941 Highway 89  
Harriston, Ontario N0G 1Z0

Dear Mr. White:

**Re: Planning Comments**  
**D'Arcey Gravel Pit – Recycling of Asphalt and Concrete**  
**Zoning By-law Amendment**

### **PLANNING OPINION**

The rezoning would permit the additional use of recycling of asphalt, concrete, bricks, and similar inert materials in an existing gravel pit. A relatively small area within the pit would be used for the stockpiling this material, which would be blended with sand and gravel. The Ministry of Natural Resources and Forestry will require a major site plan amendment to the license once the rezoning is approved. I do not have any concerns at this point.

### **LOCATION OF THE SUBJECT LAND**

The property subject to the proposed amendment is located on Lot 22, Concession 2, with a municipal address of 5991 3<sup>rd</sup> Line. The area to be rezoned is 12.24 ha in size; the property is about 33.9 hectares. Both are shown on the air photo next page – red line for property boundary; black line for zoning boundary.

### **THE PURPOSE AND EFFECT OF THE APPLICATION**

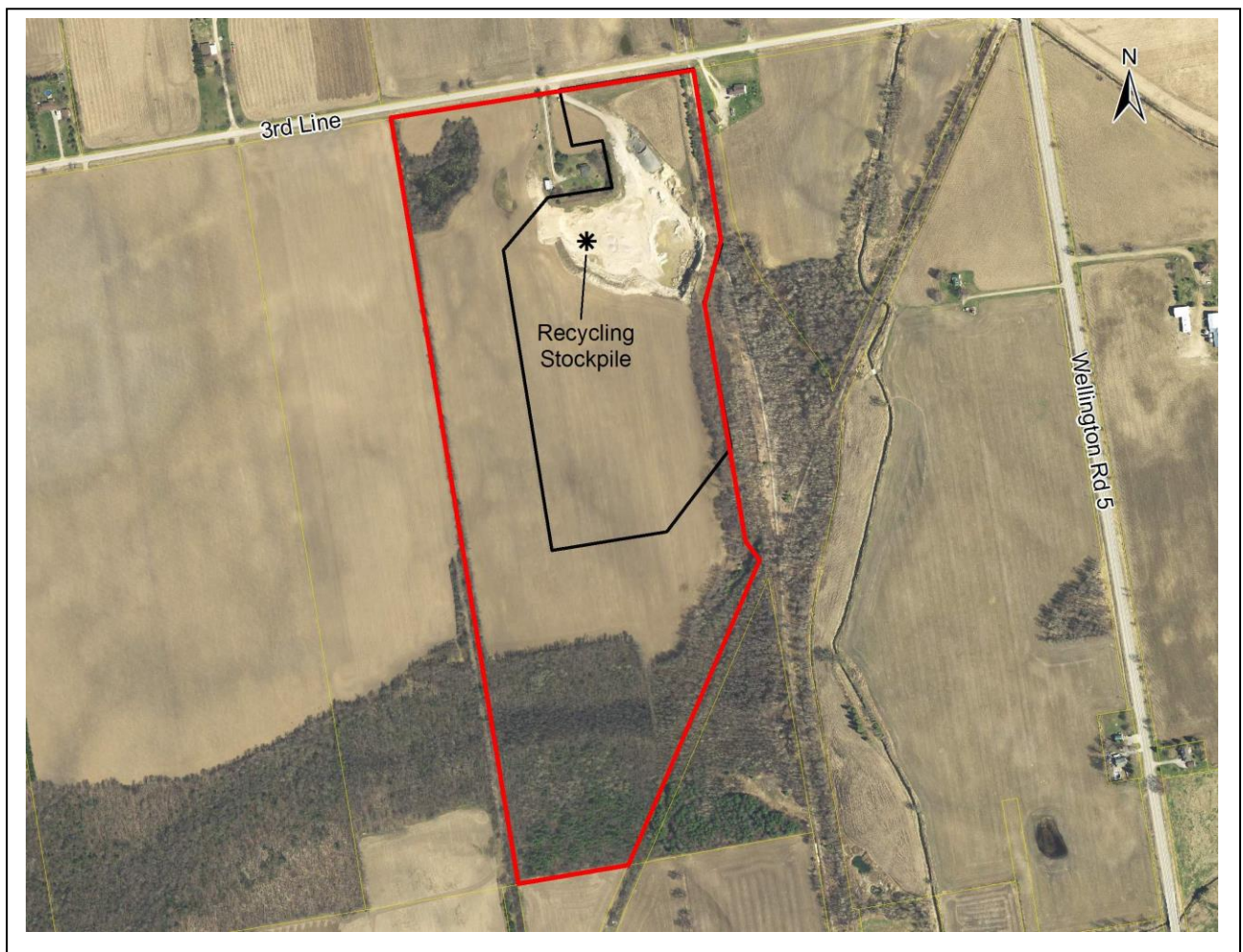
The purpose and effect of the proposed amendment is to amend the current Extractive Industrial (EI) Zone, to allow for the storage and recycling of used asphalt and concrete within an existing pit. The applicant has also applied to the Ministry of Natural Resources and Forestry (MNRF) to have the aggregate license on the subject land amended for this purpose.

## BACKGROUND

Official Plan and Zoning By-law amendments were approved for this property in 2009, to permit aggregate extraction. The pit license from the MNRF permits 150,000 tonnes to be extracted per year.

The property has recently been sold to D'Arcey Sand and Gravel Ltd. In order for the license to be transferred to the new owner, zoning compliance is required. As the current zoning does not permit the recycling of off-site materials, an amendment to the by-law is required to permit this accessory use.

The applicant's planner Ron Davidson has provided a planning report on the application. He indicates that approximately 1,000 tonnes of used asphalt and concrete will be recycled per year. Relatively speaking, this is quite a small amount.



## **PROVINCIAL POLICY STATEMENT (PPS)**

Section 2.5.2.3 of the PPS states that, *“mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.”*

## **WELLINGTON COUNTY OFFICIAL PLAN**

The subject property is located within the PRIME AGRICULTURAL designation of the County Official Plan. Section 6.6.4 (c) of the Official Plan permits ancillary uses such as ...stockpiling and blending of aggregates with such materials as ...recycled road material.

## **TOWN OF MINTO ZONING BY-LAW**

The northeastern portion the property is zoned Extractive Industrial (EI) – black line in above air photo. The rest of the property is zoned Agricultural (A) and Agricultural Exception (A-1) [i.e. new livestock operations not permitted too close to Palmerston].

## **MNRF PIT LICENSE**

The area zoned EI is also licensed for a gravel pit by the MNRF. If the current rezoning application is approved by Minto, then the pit license would have to go through a major amendment process to the site plan, to permit the recycling.

## **PLANNING CONSIDERATIONS**

### Recycling Use

The province is definitely encouraging the recycling of aggregate materials. It only makes sense, rather than going to landfills. Closer to the Toronto region, there have been some concerns with the potential for contaminated materials entering a gravel pit. In the current application, I don't have any concerns with this, given the small scale and the distance away from large urban centres.

Activities within the pit are regulated by the MNRF. Last year on a similar rezoning in Mapleton, I asked MNRF to comment on its responsibility, via the site plan amendment process and license, to make sure that proper recycling standards are followed. Kristy Sutherland, Aggregate Technical Specialist, responded with the following:

*“You are correct, the Ministry would enforce these standards. As mentioned in my voicemail, the following wording would be included on the site plan:*

*1. Recycling of [insert material types, e.g. asphalt, concrete, glass, etc.] will be permitted on this site.*

*2. Recyclable asphalt materials will not be stockpiled within: 30m of any water body or man-made pond; or 2 m of the surface of the established water table.*

*3. Any rebar and other structural metal must be removed from the recycled material during processing and placed in a designated scrap pile on site which will be removed on an on-going basis.*

*4. Removal of recycled aggregate is to be ongoing.*

*5. Once the aggregate on site has been depleted there will be no further importation of recyclable materials permitted.*

*6. Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations must cease.*

*Note: Approved recycling areas must be shown as a separate specific delineated area on the site plan.”*

#### Compatibility with Neighbours

The closest dwelling is at 6005 3<sup>rd</sup> Line, immediately east of the rail trail and the subject property. Mr. Davidson's report indicates that the pit license operational plan does not allow for any pit activity within 150 metres of this dwelling. I do not see any compatibility issues arising from the addition of the recycling use to the existing licensed gravel pit.

#### **DRAFT ZONING BY-LAW AMENDMENT**

I have attached a draft zoning by-law amendment for Council's review. The property is to be zoned Extractive Industrial Exception (EI-112) to permit the additional use of recycling.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Sincerely,



Mark Van Patter, RPP, MCIP  
Manager of Planning and Environment

C: Ron Davidson, applicant's planner  
Brandi Walter, MVCA