

---

**Subject:** State of Aggregate Resources in Niagara Region – Technical Addendum

**Report to:** Planning and Economic Development Committee

**Report date:** Wednesday, May 16, 2018

---

## Recommendations

1. That Report PDS 12-2018, dated May 16, 2018, respecting State of Aggregate Resources in Niagara Region – Technical Addendum, and Appendix 1, “State of Aggregate Resources in Niagara Region – Technical Addendum,” **BE RECEIVED** for information; and,
2. That a copy of Report PDS 12-2018 **BE CIRCULATED** to the Local Municipalities, the Niagara Peninsula Conservation Authority (NPCA), and the Ontario Stone, Sand & Gravel Association (OSSGA).

## Key Facts

- This purpose of this report is to present the “State of Aggregate Resources in Niagara Region – Technical Addendum Report” (Appendix 1) to Committee and Council for information.
- This report and attachments are part of the aggregate resources work program for the new Regional Official Plan. Aggregate resources were identified in PDS 41-2017 as one of the eight priority background studies.
- The attached Technical Addendum is intended to supplement the “State of Aggregate Resources in Niagara Region – Background Report” which was previously brought to Committee and Council for information in November 2015 and January 2016, and attached as Appendix 2.
- Consultation was undertaken with the Technical Advisory Group (TAG) and industry stakeholders in the preparation of the Technical Addendum.
- The next step in the aggregate resources work program will be policy development. The policy development phase will include a public and stakeholder consultation program. The aggregate policies will be endorsed by Council. The policies will form part of the new Official Plan which will be adopted by Council as a single document.

## Financial Considerations

The costs associated with the aggregate resources work program, including the development of the “State of Aggregate Resources in Niagara Region – Technical Addendum” can be accommodated within the Council approved Regional Official Plan project budget.

## Analysis

### Background / History

The following provides a history of the Niagara Region aggregate resources policy project:

- Niagara Region initiated an aggregates resources policy project in 2014 as part of “Imagine Niagara” which was the Region’s 5-year update of the Official Plan. At that time a Regional Official Plan Amendment (ROPA) was proposed. The project at that time known as ROPA 8 was initiated through PDS 3-2014.
- The background study completed to inform the project was the “State of Aggregate Resources in Niagara Region: Background Report”. The Background Report was brought for information to Committee and Council in November 2015 and January 2016. (PDS 40-2015). Minor changes were made to the Background Report through PDS-C 3-2016. An office consolidation of the report dated January 2016 is attached as Appendix 2.
- The project did not move directly into the policy development phase. As the policy development process for aggregates was being reinitiated, the Region began a process to prepare a new Regional Official Plan (PDS 40-2016). The approved approach was to prepare a new Regional Official Plan from start to finish rather than a number of topic-specific amendments to the existing plan.
- The Region’s aggregate resources policy project is now to prepare policies for the new Regional Official Plan. A topic specific Regional Official Plan Amendment (i.e. ROPA 8) is no longer proposed; although the previously completed Background Report will continue to provide much of the direction for the policy development process.
- Since the time the Background Report was brought forward for information, there have been changes to the Provincial Plans (i.e. Growth Plan, Greenbelt Plan, and Niagara Escarpment Plan) and *Aggregate Resources Act* as well as the introduction of Bill 139. It was determined that a Technical Addendum document – to summarize the recent legislative changes – was required before the new Official Plan policies could be drafted.

### Technical Advisory Group

During the preparation of the Background Report a technical advisory group (TAG) was formed to provide input on the aggregate project. The TAG included representation from the local municipalities, Niagara Peninsula Conservation Authority, Niagara Escarpment Commission, Ministry of Municipal Affairs, Ministry of Natural Resources and Forestry, as well as the Ontario Stone, Sand & Gravel Association (OSSGA) which is the Provincial industry association for aggregate producers and services.

The TAG has been reengaged and provided input on the Technical Addendum. In addition to meeting with the TAG in March 2018 Region staff and our consultant also met with the OSSGA in April 2018 to discuss the draft Technical Addendum as well as the policy development phase of the project.

### Technical Addendum

The Technical Addendum (Appendix 1) was prepared by Dillon Consulting and is intended to provide a summary of the legislative changes in response to the updated Provincial Plans, Bill 139, and changes to the *Aggregate Resources Act*. The Technical Addendum is to be read in conjunction with the 2016 “State of Aggregates in Niagara Region: Background Report”. Where recommendations of the 2016 Background Report have been changed; this is specifically outlined in the Technical Addendum. All other recommendations of the 2016 Background Report are assumed to remain valid.

A summary of the major findings of the Technical Addendum are:

- The changes to the *Aggregate Resources Act* have a minimal impact on land use planning and the policies of the Regional Official Plan.
- Additional policies have been added to the Growth Plan related to aggregate resources. These policies are generally in alignment with what is included in the Greenbelt Plan. Definitions related to aggregate resources have generally been aligned across the PPS and Provincial Plan.
- There is an increased emphasis on the recycling and reuse of aggregate resources.

A draft of the Technical Addendum report was circulated to the TAG. Comments were received and incorporated into the final version of the report. Additional comments were also received related to the overall aggregate resource project. These comments will be considered during the policy development phase.

### Next Steps

The next step is policy development. After draft aggregate policies for the new Regional Official Plan are formulated we will be consulting with the Technical Advisory Group (TAG), Planning Advisory Committee (PAC), industry stakeholders, Provincial Ministries, public, and Planning and Economic Development Committee. The aggregate policies will be endorsed by Council. Following the completion of the aggregates work program there will be a process to ensure alignment across all sections of the new Regional Official Plan. Then there will be a statutory public meeting, and the Official Plan will be brought to Council for adoption as a single comprehensive document.

### **Alternatives Reviewed**

N/A

### **Relationship to Council Strategic Priorities**

The aggregate resources work program is part of the new Regional Official Plan which will assist in implementing Council's Strategic Priority of Innovation, Investment, & Entrepreneurship.

### **Other Pertinent Reports**

- PDS 3-2014: Aggregate Resources (ROPA 8) – Project Initiation Report
- PDS 40-2015: State of the Aggregate Resources Report
- PDS-C 3-2016: Modifications to the State of Aggregate Report
- PDS 5-2016: A Review of “A Blueprint for Change – A Proposal to Modernize and Strengthen the *Aggregate Resources Act* Policy Framework”
- PDS 40-2016: Regional Official Plan Update
- PDS 41-2017: High Level Official Plan Process Framework
- PDS 3-2018: New Official Plan Update

---

**Prepared by:**

Sean Norman, PMP, MCIP, RPP  
Senior Planner  
Planning and Development Services

---

**Recommended by:**

Rino Mostacci, MCIP, RPP  
Commissioner  
Planning and Development Services

---

**Submitted by:**

Carmelo D'Angelo, BSc, MPA  
Chief Administrative Officer

*This report was reviewed by Danielle De Fields, MCIP, RPP, Manager, Community Planning, Dave Heyworth, MCIP, RPP, Official Plan-Policy Consultant, and Doug Giles, Director, Community and Long Range Planning.*

**Appendices**

Appendix 1 - State of Aggregate Resources in Niagara Region – Technical Addendum Report (May 2018)

Appendix 2 - State of Aggregate Resources in Niagara Region – Background Report (January 2016)