

AGGREGATE RESOURCES MASTER PLAN LANARK COUNTY

Open House Presentation

March 20, 2025



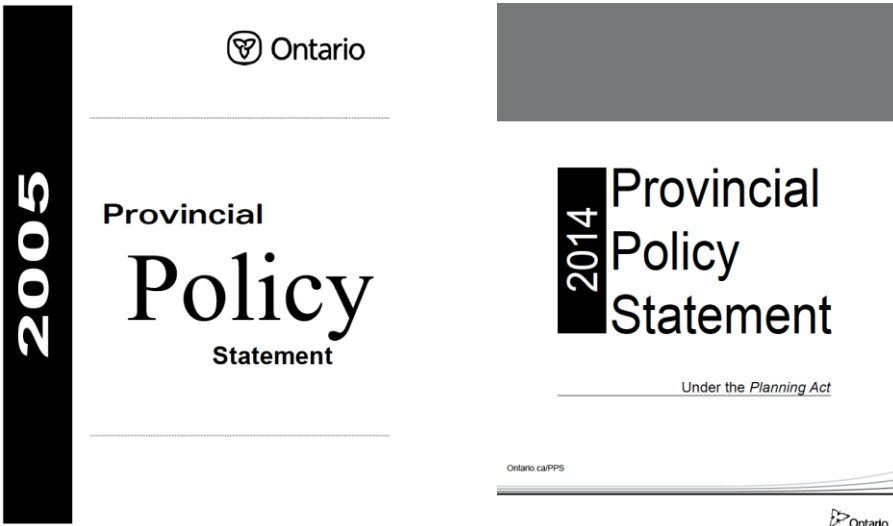
Purpose of Presentation (and Discussion)

- To briefly review the current policy framework in the SCOP;
- To identify why mapping of resource areas is required;
- To identify project objectives;
- To review location of existing resource uses;
- To review location of resource areas mapped by the Province;
- To identify mapping and policy options for consideration; and
- To review next steps.



Current County Policy Framework – Mineral Aggregates

- Sustainable Communities Official Plan (SCOP) adopted in 2012
- Only licensed pits and quarries are currently identified on Schedule A to the SCOP – meaning that County OPA is required for new or expanding mineral aggregate operations
- While SCOP does not map resource areas, it prohibits non-aggregate uses in resource areas identified in local Official Plans
- When the SCOP was prepared and approved, the then in-effect Provincial Policy Statement (2005) did not require that deposits of mineral aggregate deposits be identified – this requirement was introduced in the Provincial Policy Statement (2014)



Why is Mapping of Resource Areas Important?

Section 4.5 of the PPS (2024) includes policies that address mineral aggregate and petroleum resources. Section 4.5.1.1 requires the long-term protection of mineral aggregate resources and it reads as follows:

Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

The PPS (2024) defines deposits of mineral aggregate resources as follows:

Deposits of mineral aggregate resources: means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.



Why is Mapping of Resource Areas Important (cont'd)?

Once the mapping of resource areas is included in an Official Plan, Section 4.5.2.5 of the PPS (2024) is then triggered:

In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.

This is known as the ‘preclude and hinder test’ and it is intended to implement Section 4.5.2.1 of the PPS:

As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.



Project Objectives

- Review relevant provincial legislation, County Official Plan and local Official Plans related to mineral aggregates;
- Review mineral aggregate industry in the County of Lanark;
- Assess environmental, social and economic factors affecting mineral aggregate resources;
- Identify viable mineral aggregate resource deposits for protection and extraction;
- Identify potential constraints to extraction of mineral aggregates, based on stakeholder input;
- Refine mapping of mineral aggregate resources, based on stakeholder input; and
- Identify existing licensed pits and quarries, known feasible deposits and known feasible bedrock, along with adjacent lands



Process



Draft Report has Been Prepared

This report reviews:

- Reviews the Planning Act and what it says about the conservation and management of natural resources and the mineral resource base – which is a Provincial interest;
- Reviews the PPS (2024) and how it elevates the importance of aggregates to the economy;
- Identifies the location of existing resource uses in the County;
- Identifies the location of selected sand and gravel and bedrock resource areas in the County;
- Reviews the current policy framework in the SCOP and the local Official Plans that have rural areas; and
- Provides a number of options for consideration



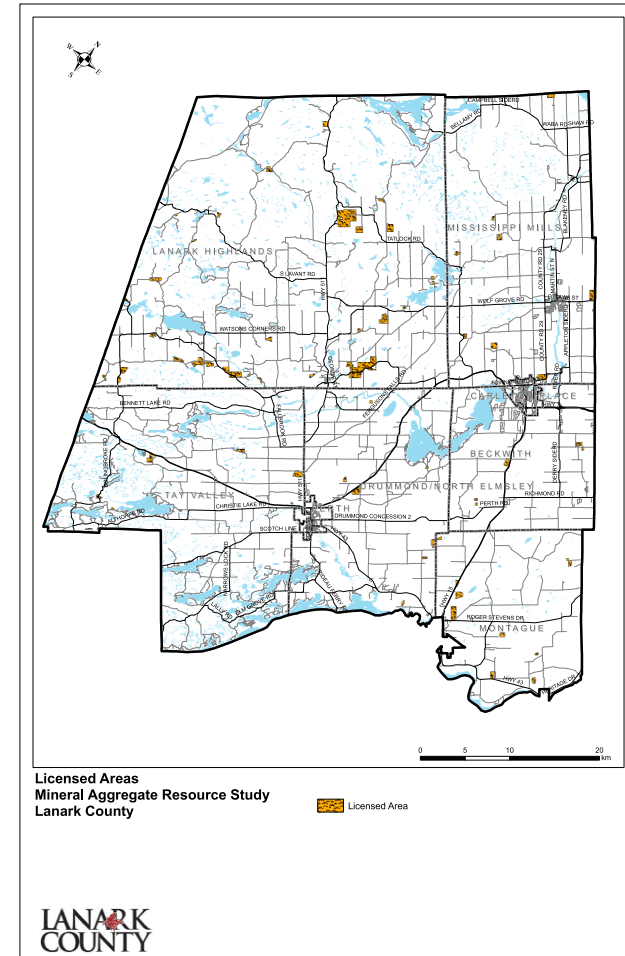
Lanark County Aggregate Resources Master Plan

DRAFT - December 2, 2024



Existing Resource Uses in the County

- There are 82 active sand and gravel and hard rock licenses in the County that apply to about 2,170 hectares – about 0.7 % of land area of County
- Up to 14 million tonnes can be extracted per year – 2.6 million tonnes extracted in 2022
- Highest amount extracted was in 2010 with 2.9 million tonnes – lowest was in 1998 with 1.3 million tonnes
- About 9 licenses have no maximum tonnage limits
- About 50% of licenses are in Lanark Highlands with permissions to extract up to 8.9 million tonnes



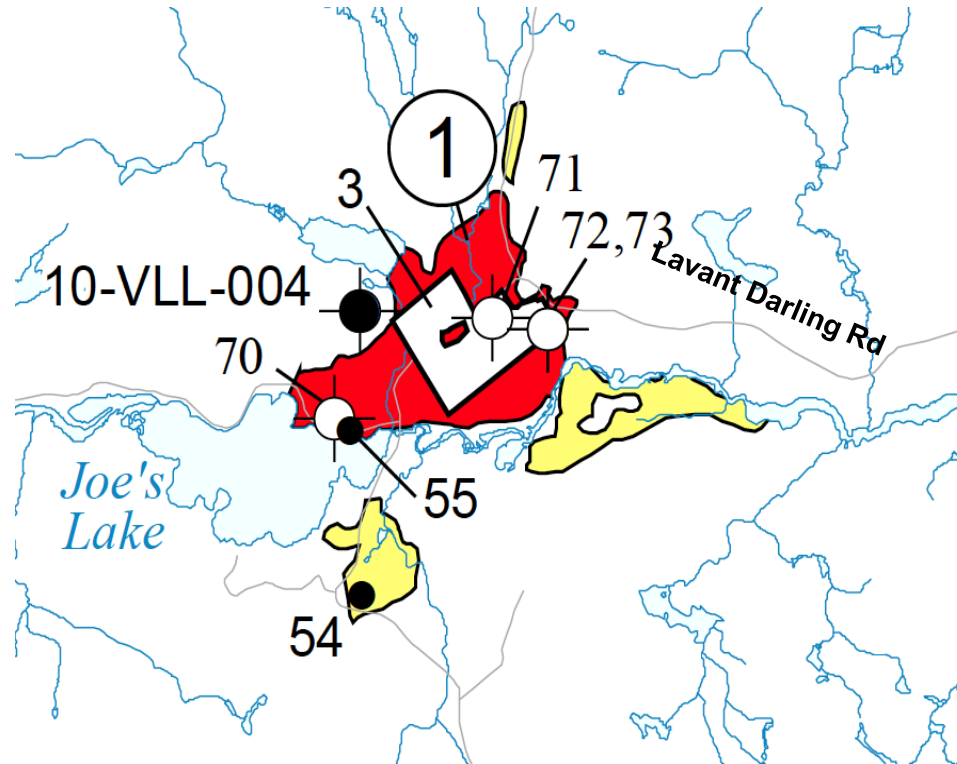
Aggregate Resource Inventory Paper (ARIP)

- Purpose of the ARIP is to provide the basic geological information required to include potential mineral aggregate resource areas in land-use planning strategies and decision-making processes.
- The ARIP also notes that although mineral aggregate deposits are plentiful in Ontario, they are fixed-location, non-renewable resources that can be exploited only in those areas where they occur. Even then – that does not automatically mean that extraction will occur.
- The sand and gravel resource map is based on an assessment of surficial geology maps and air photo interpretation. Some field work was completed and it was augmented by pit information supplied by the Ministries of Natural Resources and Transportation.
- The bedrock resource map included is an interpretative map derived from bedrock geology, drift thickness and bedrock topography maps, water well data from the Ministry of the Environment (MOE), oil and gas well data from the Ministry of Natural Resources (MNR), and from geotechnical test hole data from various sources.
- Notwithstanding all of the above, the mapping does not identify all potential resource areas that may be commercially viable – for example the Tatlock Quarry is not within an identified resource area – ultimately it is up to the private sector to determine what is commercially viable

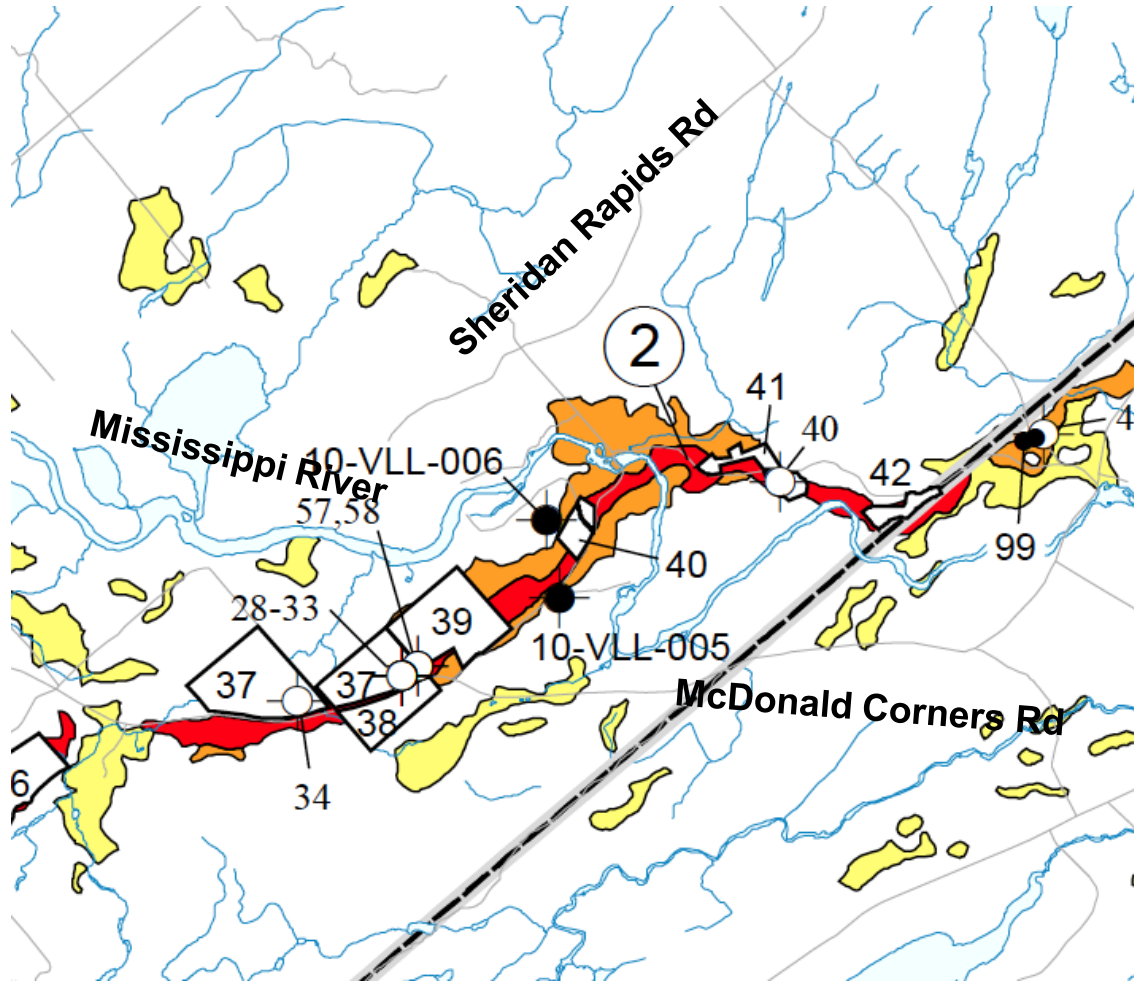


Location of Sand and Gravel Deposits

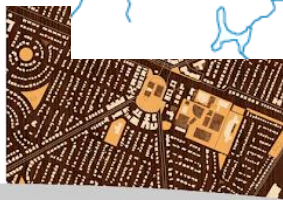
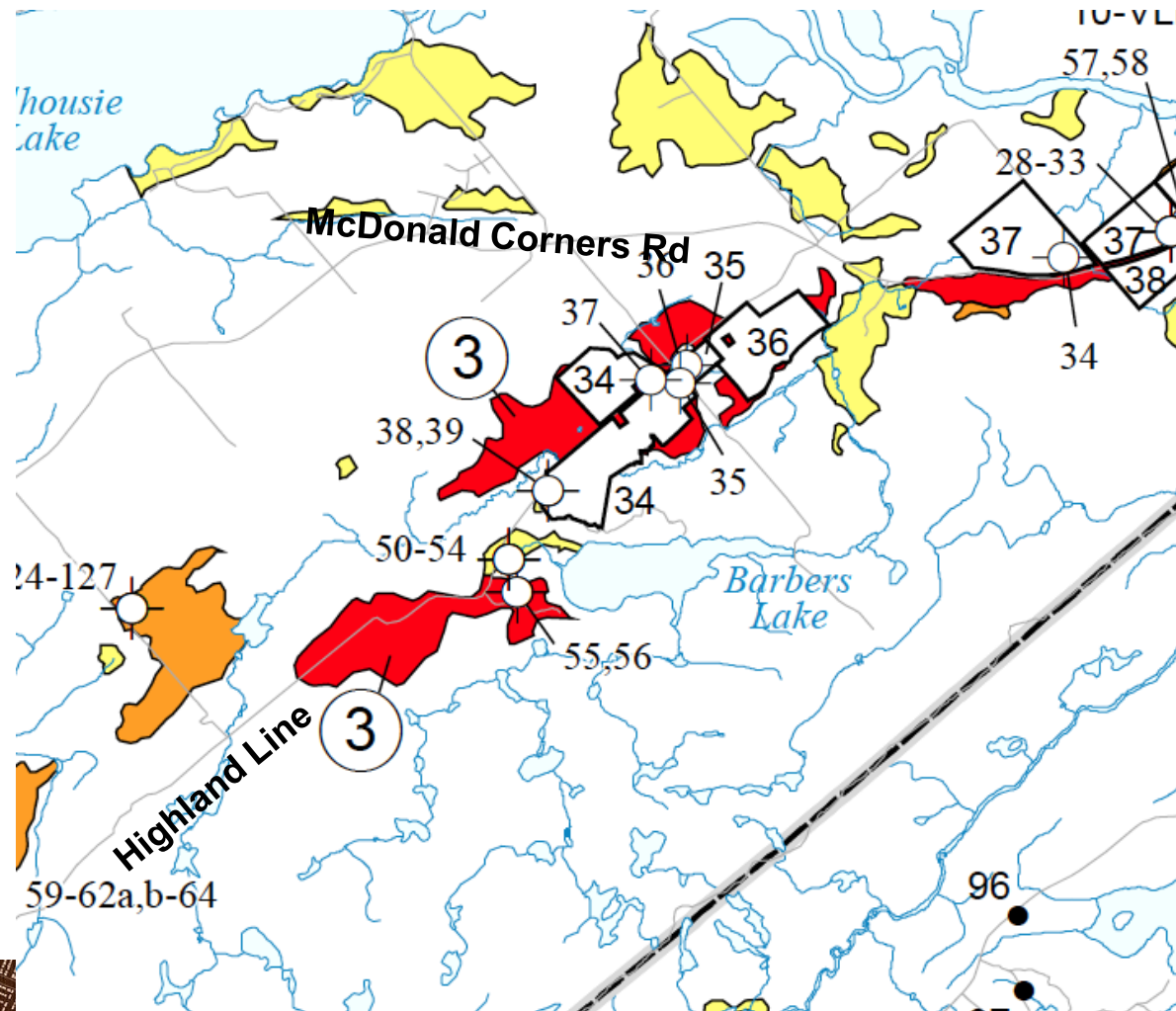
- Deposits of primary, secondary and tertiary significance identified in ARIP – recommended by ARIP that primary and secondary be protected



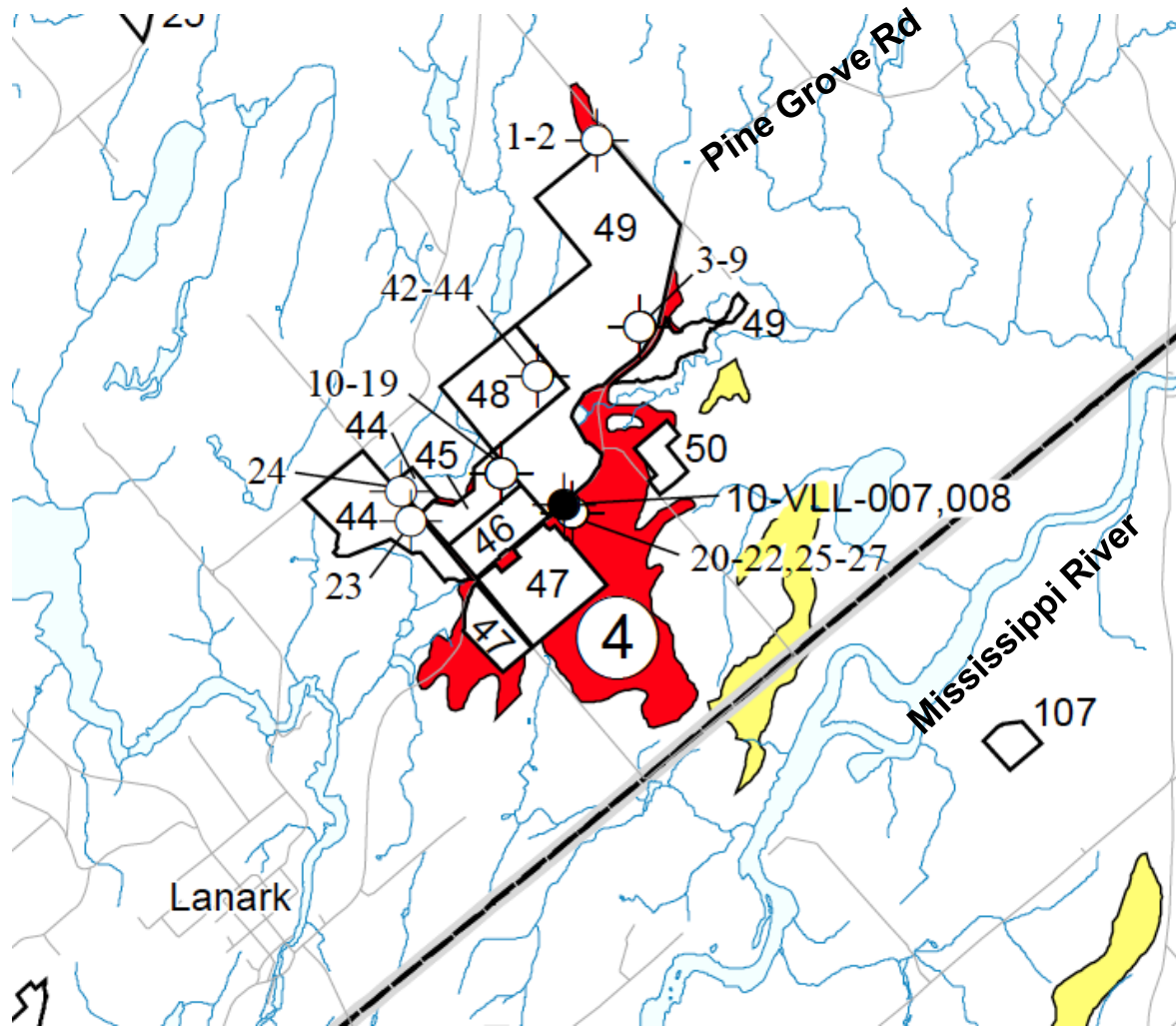
Location of Sand and Gravel Deposits (cont'd)



Location of Sand and Gravel Deposits (cont'd)

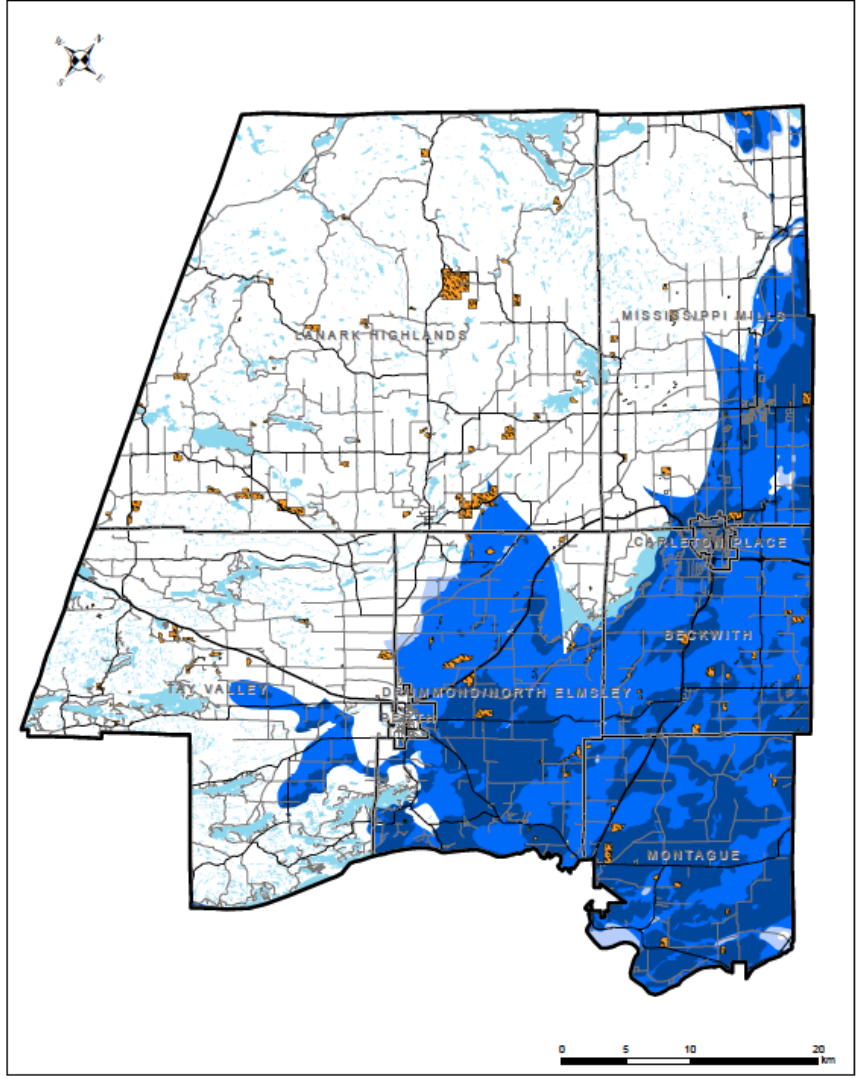


Location of Sand and Gravel Deposits (cont'd)



Location of Bedrock Resources

- Bedrock resource areas occupy about 25% of the County (County has area of 297,900 hectares)
- Three drift thicknesses identified (less than 1 m, 1 to 8 m and 8 to 15 m)
- About 59,614 hectares of area on lands with drift thickness of 8 metres or less – these are selected bedrock resource areas
- Select bedrock resource areas have drift thickness of 8 metres
- These are the March, Oxford, Gull River and Bobcaygeon formations
- ARIP 189 contains detailed descriptions of each bedrock resource area and provides rationale for why they were identified



Bedrock Resource Areas
Lanark County

Drift Thickness	
	Less than 1 m
	1 m to 8 m
	8 m to 15 m
	Licensed Area
	County Boundary
	Municipal Boundary



Options for Consideration – Mapping of Licensed Pits and Quarries

- All licensed areas currently designated in SCOP – OPA required for new operations and expansions and OPA required when operation ceases

ALTERNATIVES TO STATUS QUO

- **Alternative 1** – SCOP does not designate licensed areas and they are designated only in local Official Plans – County would then become approval authority for local OPA – however, processing and assessing of application would be responsibility of local municipality
- **Alternative 2** – Both the SCOP and the local Official Plans do not designate licensed areas and they are dealt with in Zoning By-law only - County would become commenting authority only



Options for Consideration – Mapping of Resource Areas

- All Official Plans including the SCOP are required to map resource areas according to PPS (2024) – the primary purpose of which is to identify areas where the ‘preclude or hinder test’ is applied – for the most part the minimum area to be identified is prescribed by the PPS (2024) reference to the ARIP mapping

However, the mapping:

- does not establish the principle of establishing a resource use on the lands that are mapped;
- does not mean that the use of lands for a mineral aggregate operation is a preferred land use over other land uses; and
- does not establish an easier or less rigorous approval process for new pits and quarries, since the application requirements are the same regardless of location.



Options for Consideration – Mapping of Resource Areas – Decision 1

- ARIP recommends that primary and secondary sand and gravel resource areas be protected (this is the minimum requirement) – ***should the County also identify areas of tertiary significance?***
 - *Primary – 1,266 hectares*
 - *Secondary – 1,664 hectares*
 - *Tertiary – 48,497 hectares*
- ARIP recommends that select bedrock resource areas with a drift thickness of 8 metres or less be protected (this is the minimum requirement) – ***should the County identify additional areas based on local input? These additional areas could be those that are identified on basis of local knowledge***



Options for Consideration – Mapping of Resource Areas – Decision 2

After Decision 1 is made – the next decision to make is whether all of some of the resource areas are to be mapped in the SCOP – and there are five options:

- **Option 1** - Apply the ARIP 189 mapping as-is without any refinements
- **Option 2** - Apply the ARIP 189 mapping as-is except to lands within settlement areas
- **Option 3** - Building upon Option 2, this option entails applying the mapping as-is except to lands within settlement areas and within Provincially significant wetlands.



Options for Consideration – Mapping of Resource Areas – Decision 2 (cont'd)

Option 4 - Building upon Option 3, this option entails identifying other areas that should not be mapped because the feasibility of establishing a new mineral aggregate resource operation is reduced due to the nature of the existing and permitted land uses in the following areas:

- Developed shoreline residential areas; and
- Existing rural residential clusters.

Option 5 - this option entails identifying other lands that should not be mapped because of their sensitivity to development and/or their remote location. Such areas could include:

- Lands a certain distance from an existing haul route; and/or
- Other lands that may be sensitive – such as a certain distance from major lakes and rivers and from settlement areas

Note: Both Options 4 and 5 would require more work and analysis and would be beyond the scope of this project



Options for Consideration – Applying the Preclude and Hinder Test

Section 4.5.2.5 of the PPS (2024) reads as follows:

In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or*
- b) the proposed land use or development serves a greater long-term public interest; and*
- c) issues of public health, public safety and environmental impact are addressed.*



Options for Consideration – Applying the Preclude and Hinder Test – Policy Options

Option 1 – apply the 'preclude or hinder test' to all Planning Act applications without exception

Option 2 – Identify certain types of Planning Act applications up-front that would be exempt from the 'preclude or hinder test' such as:

- Development in settlement areas; and/or
- Development of additional residential units; and/or
- Development of agricultural uses, agriculture-related uses and on-farm diversified uses; and/or
- Creation of lots for surplus farm dwellings; and/or
- Re-zoning of land for development or expansion of commercial, industrial or recreational uses; and/or
- Expansion of legal non-conforming uses; and/or
- Any application for site plan approval or minor variance

Note: *Consents and Plans of Subdivision cannot be exempted since new parcels are being created and sensitive uses will be established as a result*



Options for Consideration – Applying the Preclude and Hinder Test – Policy Options (cont'd)

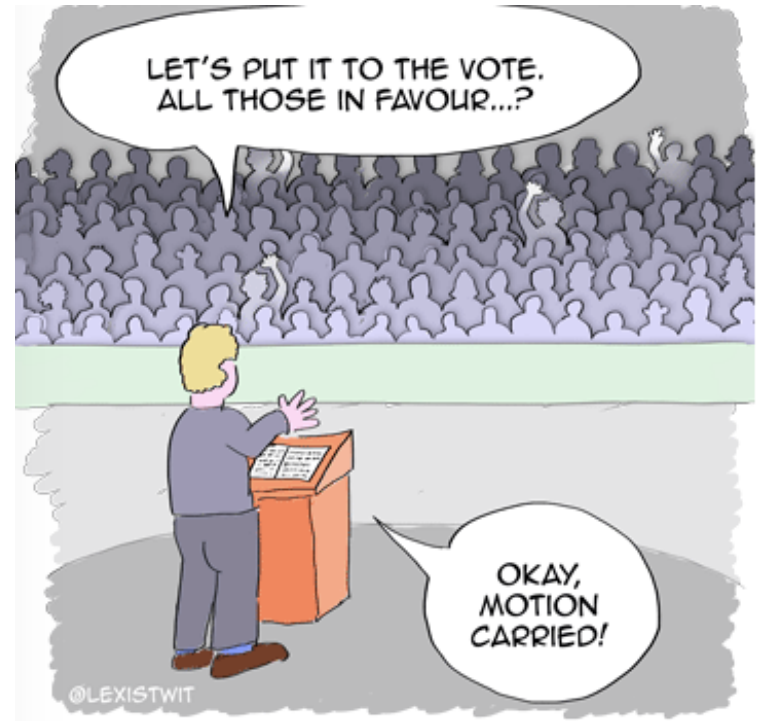
Option 3 – This option builds upon Option 2 and entails the establishment of a set of factors that would be assessed at the time of application to determine whether a 'preclude or hinder' study is actually required. This allows for 'professional judgement' to be applied - Factors could include:

- Other land uses in the area and their impacts on feasibility of extraction;
- Nature of other potential land uses in area as per Official Plan;
- Nature of road network and suitability for haul route purposes;
- Configuration of parcels in the area and related impacts on extraction;
- Depth of overburden (drift thickness);
- Quality of the aggregates in the general area;
- Nature of natural heritage and water resource features in area; and
- Presence of cultural heritage resources in the area



Next Steps

1. Review comments on presented options (March/April 2025);
2. Review and refine policy options for OPA (May 2025);
3. Meet with EDC/Council to present initial recommendations (June/July 2025);
4. Prepare OPA based on EDC/Council direction (July 2025); and
5. Public meeting (September/October 2025)



Questions and Comments

