

Impact Assessment Study – Mineral Aggregate

Terms of Reference

1. Description

The intent of a Mineral Aggregate Impact Assessment Study is, generally, to protect existing licensed and future mineral aggregate operations from incompatible development.

The intent of a Mineral Aggregate Impact Assessment Study is to address two equal priorities.

- To protect residents from the adverse effects associated with the nearby mineral aggregate extraction activities; and
- To protect known high quality mineral aggregate resources from development and activities that would preclude or hinder their ability to be extracted or expansion.

2. Authority To Request

The policy basis for protecting mineral aggregate resource areas originates in Section 5.6.3.2 of the Official Plan and the Provincial Policy Statement issued under the *Planning Act* (which must be read in its entirety).

3. When Required

Planning Act applications proposing new development within:

- 500 metres of lands within the Bedrock Resource Area Overlay identified on the B-series schedules of the Official Plan
- 300 metres of lands within the Sand and Gravel Resource Area Overlay identified on the B-series schedules of the Official Plan

4. Contents

The following outlines the minimum study requirements for a Mineral Aggregate Impact Assessment Study.

Background and Study Area Context

- A description of the study area, current and historical land use, including mapping of all licensed and former pits and quarries, and mineral aggregate resource areas within one kilometre.



- A description of the current Official Plan designation and Zoning as well as that of adjoining properties.
- An evaluation of provincial resource mapping in proximity to the proposed development (Aggregate Resources Inventory Paper 191 - <http://www.geologyontario.mndm.gov.on.ca/mndmfiles/pub/data/imaging/ARIP191/ARIP191.pdf>)

Objective

The objective of the assessment is to evaluate whether new development in proximity to all mineral aggregate resource areas or mineral aggregate pits and quarries, can occur without impacting future extraction. Where potential impact is determined, mitigation may be proposed.

Issues to be explored and analyzed against certain criteria

Approaches possible to substantiate development in proximity to mineral aggregate resource areas and licensed operations:

- i. To demonstrate that the resource is non-existent or not-viable (mapping correction), Official Plan amendment, and license surrender: and/or
- ii. To demonstrate, with detailed rationale that the proposal will not hinder current extraction or expansion in the future.

Implementation Methodology to be applied

- Determination that the resource is non-existent or non-viable must be substantiated through an assessment that requires primary data detailing subsurface and geological conditions. This information is typically only available through analysis of multiple boreholes or wells. Characterization must not rely on historical well records.
- Determination that the proposal will not inhibit current or future extraction must be substantiated through additional technical study of noise and vibration consistent with the requirements of the [Environmental Noise Control Guidelines, January 2016](#). This may include the requirement for monitoring noise and vibration including the impacts of blasting. Groundwater impacts may be assessed on an estimate of potential drawdown and the requirement for a warning clause. Applications in proximity to bedrock resources must also provide an assessment of risk from fly-rock.
- Mitigation measures, if applicable, must specify how they will be implemented and enforced by the applicant. Implementation and enforcement should consider available options under the *Planning Act* that are applicable to the proposal.



Examples include but are not limited to, establishing minimum setback requirements, and/or posting security deposits prior to the installation of any physical mitigation elements.

Consultation

The proponent of on any proposed development must consult with any aggregate license holder and/or property owners with an aggregate overlay identified on the B-series schedules of the Official Plan, within one kilometre of the site.

Reporting requirements

- Pre-consultation form
- Assessment report(s)
- Mitigation measures if applicable
- Curriculum Vitae
- Demonstration of required consultation. The applicant must demonstrate that they have consulted with owners/operators of mineral aggregate resources.

Notes

- In all instances warning clauses on title may be required. The city will not accept a warning clause on title as a form of mitigation where development would not otherwise be permitted.
- The quantity of long-term supply of mineral aggregate resources in the city (i.e. the position that the resource is not needed) cannot be accepted as rationale in the assessment.
- Existing residential or sensitive development will not be accepted as rationale in the assessment for more development.
 - The City will not accept any development in an area at risk of Flyrock (generally within 150 metres of a bedrock quarry).

5. Roles and Responsibilities / Qualifications

Professional Geoscientist / Geologist, unless the City in consultation with the Ministry Natural Resources and Forestry and/or the Ministry of Environment, Conservation and Parks, determines otherwise, whom is a qualified person.

6. Resources / Background

[Aggregate resources policies and procedures | Ontario.ca](#)

