



[Note: This Attachment is to be read in conjunction with PD Report 16-2024 as presented to Township Council at its Meeting of April 22, 2024]

**COMMENTS / REQUESTED REVISIONS TO THE
PROPOSED PROVINCIAL POLICY STATEMENT (PPS) 2024**

Aggregate Resources

- i) The existing Policy framework of the PPS 2020 should not be further amended and relaxed as it applies to alternative evaluations for mineral aggregate extraction rehabilitation;
- ii) A definition of “progressive rehabilitation” of aggregate operations needs to be established to provide for clarity and consistency. The objective should be to return lands at an enhanced rate of activity to the desired end use;
- iii) A minimum separation distance between limits of extraction / processing facilities associated with licensed aggregate & sand operations should be established. The minimum separation distance from urban areas / settlement areas as designated in an Official Plan and extraction / processing facilities shall be 300 metres or greater when recommended through applicable studies such as Noise, Dust and Vibration Analysis;
- iv) The definition of *agricultural condition* in the context of rehabilitation of aggregate facilities in prime agricultural areas should be amended to be more proactive in nature, and, representative that aggregate operations are meant to be an interim land use. The objective should be to restore and rehabilitate aggregate operations to a standard that can contribute in the long term as a meaningful source for food and agricultural production.

The suggested text for the definition of *agricultural condition* as it pertains to prime agricultural areas outside of specialty crop areas is as follows:

“... a condition in which substantially the same areas and same soil capability and rating for agricultural will be maintained, restored and/or enhanced. In this regard, the agricultural capacity of the rehabilitated lands shall be demonstrated to support the production of crop varieties and yields, animal husbandry, food products or similar agricultural activity that is present on adjacent farms in proximity to the subject lands”

- v) Policy 4.5.2 and specifically the reference that the type of supply / demand analysis shall not be required in support of the consideration of new aggregate operations or the expansion of existing operations should be revisited. A test in terms of “need” should be required when considering new applications. The issue of “need” may curb the unwarranted or premature consideration of aggregate sites and reduce the stress in the local community with a proliferation of licensed facilities, and/or, require Owners / Operators to properly close out older licensed facilities before pursuing new operations in proximity to their established locations
- vi) Policy 4.5.3 Rehabilitation and specifically Subsection 2 of this Policy on comprehensive rehabilitation needs to be elevated in terms of its importance. A clear statement needs to be articulated that it is a priority that where a concentration of aggregate operations exist that comprehensive rehabilitation will be required, unless the Owner / Applicant can demonstrate why that is not practical

Agricultural Policies / Prime Agricultural Areas

- i) The proposed definition of *On-Farm Diversified Uses* should be broadened to include a reference to value-added goods, materials and foods that are grown or raised on the farm enterprise, or, where the majority of the inputs are grown or raised on the farm enterprise;

Employment Areas

- i) Do not weaken the Policy regime to support the conversion of employment areas to other land use classifications. The PPS should require strong justification for the conversion of employment lands and require municipalities to ensure that adequate employment land is provided to create a complete community