

TOP AGGREGATE PRODUCING MUNICIPALITIES OF ONTARIO [TAPMO]

WINTER MEETING AGENDA

Sunday, January 24th, 2021 2:00 pm
Virtual Meeting – Online Registration Required

Due to the COVID-19 pandemic and the recommendations of the Province of Ontario to exercise physical distancing / public gathering thresholds, the 2021 Winter Meeting of TAPMO is being held by video conference / teleconference. Member municipalities of TAPMO may watch and/or participate in this open meeting electronically as follows:

1. **Please register** and submit the request in writing to the Township of North Dumfries **before 12 noon on Thursday 21st, 2021**. Please contact Denise Donald at ddonald@northdumfries.ca. A link and/or telephone number will be provided to those who register before the registration deadline so that you can participate in the Virtual Winter Meeting of TAPMO

Presiding Official: Chair Sue Foxton,
Mayor of the Township of North Dumfries

1. Call to Order – Welcome & Introductions

2. Business Items

2.1 Minutes (copies attached)

2.1.1 Minutes of Meeting – TAPMO AGM Meeting August 16th, 2020

2.1.2 Minutes of Meeting – TAPMO Executive Meeting October 5th, 2020

2.1.3 Minutes of Meeting – TAPMO Executive Meeting December 17th, 2020

2.2 Correspondence Issued by TAPMO (copies attached)

2.2.1 Joint Letter to Ministers of Natural Resources & Forestry and Municipal Affairs & Housing, dated October 7th, 2020

2.2.2 Letter Update to TAPMO Member Municipalities, dated October 9th, 2020

2.3 2019 / 2020 Workplan (copy attached)

TAPMO Winter Meeting Agenda
Sunday January 24th, 2021 2:00 pm

The Chair will provide an update on the Workplan and outline next steps to be undertaken by the Executive Committee between January 2021 and August 2021. The Executive Committee is seeking comments on the Workplan. The proposal is to extend the current workplan through to the August 2021 TAPMO AGM.

3. Delegations / Presentations (Copy Attached)

3.1 James Seeley, Mayor, Township of Puslinch
Re: Retain the Services of a Consultant to Lobby Provincial Government
Presentation by Michael Diamond, Upstream Strategy Group

Goal is for MPAC to assess aggregate properties appropriately. Does retaining the services of a Government Relations Firm to assist TAPMO by advocating a fair & equitable assessment formula / methodology advance this item further? Are TAPMO municipalities willing to financially contribute to retaining the services of a Government Relations Firm?

4. New and Other Business

5. Adjourn

Next Meeting:	TAPMO AGM Meeting - Virtual	[to be confirmed]
	2021 AMO Conference	
	Sunday August 15 th , 2021	

TOP AGGREGATE PRODUCING MUNICIPALITIES OF ONTARIO [TAPMO]

MINUTES OF ANNUAL GENERAL MEETING

Sunday August 16th, 2020 1:00 pm

Zoom Video Conference

Susan Foxton	Township of North Dumfries	Mayor (and Chair of TAPMO)
Shelley Stedall	Township of North Dumfries	Treasurer/ Director of Corporate Services
Andrew McNeely	Township of North Dumfries	CAO
Pam Gillespie	Township of North Dumfries	Councillor
Dave Barton	Township of Uxbridge	Mayor
Rick Maloney	Town of Bracebridge	Deputy Mayor
Colin Best	Town of Milton	Councillor
Marcus Ryan	Township of Zorra	Mayor
Alison Warwick	Thames Centre	Mayor
Allan Alls	Town of Erin	Mayor
Brian Milne	Township of Southgate	Deputy Mayor
Bryan Lewis	Halton Hills	Councillor
Dianne Rintjema	Town of Lincoln	Councillor
Dave Milliner	Township of Southgate	CAO
James Seely	Township of Puslinch	Mayor
Jeff Schmidt	Township of Springwater	CAO
Jim Hegadorn	Loyalist Township	Deputy Mayor
Ken DeHart	Wellington County	County Treasurer
Harry Hughes	Township of Oro-Medonte	Mayor
Robin Dunn	Township of Oro-Medonte	CAO
Scott Mackey	Township of Chatsworth	Mayor
Scott Wilson	Wellington County	CAO
Sandra Easton	Town of Lincoln	Mayor (Vice Chair of TAPMO)
Stephen Rettie	Town of Bracebridge	CAO

1. **CALL TO ORDER**

The Chair welcomed attendees.

2. **Business Items**

2.1 **Delegations/Presentations**

TAPMO AGM Minutes

Sunday, August 16, 2020 1:00 pm

2.1.1 Gravel Watch Ontario (Copy Attached)

Dr. Stephanie De Grandis and Bryan J Smith from Gravel watch gave a presentation Highlighting the history and role of Gravel Watch Ontario.

Moved by Colin Best
Seconded by Allan Alls

That the presentation by Dr Stephanie De Grandis and Bryan J Smith from Gravel Watch be received as information.

**2.1.2 County of Wellington, Ken DeHart, CPA, CGA, Treasurer
Re: Assessment Valuation – Aggregate Sites (Copies Attached)**

Ken DeHart gave an overview of the work completed to date, the key findings related to the analysis, what discussions have occurred and a framework of the next steps.

Ken was asked to share the following documents with TAPMO members.

- Slide presentation for the AGM (note this shouldn't be put on any Council agendas)
- Template municipal resolution for TAPMO municipalities to support
- Sample media pitch developed by Sussex Strategy Group that could be circulated to local media outlets, for willing members. Sussex Strategy group are willing to circulate this on TAPMO's behalf (Sussex has a comprehensive list of local media contacts across the province – including for TAPMO members)
- Wellington County's media release that will go out on the afternoon of Tuesday, August 18 following our meeting with PA Cho

Moved by Brian Milne
Seconded by Bryan Lewis

That the TAPMO Executive continue to work with the County of Wellington to raise the concerns about potential inequities in terms of how assessment valuations are developed by MPAC.

**2.1.3 Kevin Mitchell, Dufferin Aggregates, a Division of CRH Canada Group Inc
Re: Progressive Rehabilitation & End Use Opportunities (Copy Attached)**

Kevin Mitchell provided an overview of rehabilitation practices deployed by Dufferin Aggregates to return lands to a desired end state.

Moved by Jeff Schmidt
Seconded by Jim Hegadorn

TAPMO AGM Minutes

Sunday, August 16, 2020 1:00 pm

That the TAPMO Executive work with Ontario Sand Gravel & Aggregates Association on a framework to establish a more robust and comprehensive Program for the rehabilitation of sites.

2.2 2019/2020 Workplan (copy attached)

The Chair reviewed the workplan and the following revisions made.

B2 Add On: Both Parties submit their discussion point prior to meetings to allow Adequate research and preparation.

B3 Replaced with: In 2021 TAPMO Executive approach the ministry in running a Forum with TAPMO and the Minister of Natural Resources & Forestry.

C4-7ii Determined: will remain as talking points in discussions with the Minister of Natural Resources & Forestry or Ministry Staff and if possible would be in the forum of future meetings with the Minister and staff.

C10 Add on: TAPMO to meet with Minister of Finance once the review is completed.

3. Adjournment

Next Meeting: TAPMO Winter Meeting (to be confirmed)
2021 ROMA Conference
Sunday, January 24th 2021
Sheraton Centre Hotel
Toronto, Ontario

GRAVEL WATCH ONTARIO

VIGILANCE. EDUCATION. ADVOCACY



A PRESENTATION TO TAPMO



-
- Bryan J. Smith, President
 - Dr. Stephanie De Grandis, Board Member



A BRIEF HISTORY OF GRAVEL WATCH ONTARIO



- Founded in 2003 as a “coalition of coalitions”
- Comprised of community groups, NGOs and individuals from across Ontario
- Meets monthly to educate and support members
- Engages in consultations, e.g., for the Blueprint for Change (ARA); The Growth Plan; The Better for People, Better for Business Act, etc.

PARALLEL INTERESTS



TAPMO

- Represents municipalities 'hosting' aggregate extraction within their boundaries
- Attentive to environmental, social and economic factors

GRAVEL WATCH

- Represents communities impacted by extraction
- Motivated by the preservation of the built and natural environment, engages the community, taxpayers and contributors

CURRENT ISSUES IN LAWS, POLICIES AND REGULATIONS



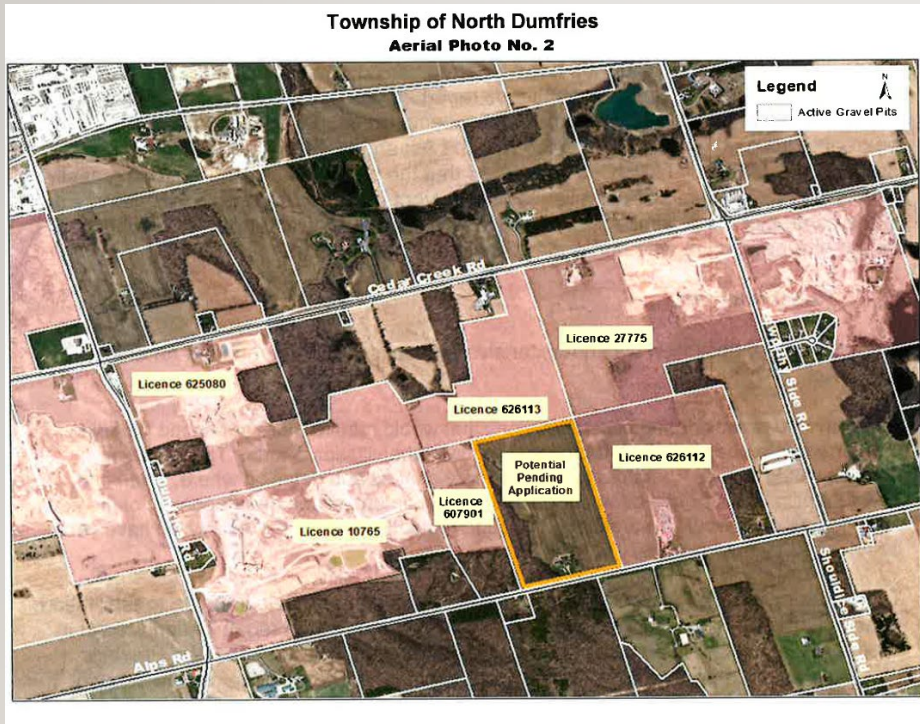
- Policy changes targeting public and environmental health as “reducing red tape”
- Regulation changes related to ARA and Golden Horseshoe Growth Plan
- Violation of Law through Lack of Public Consultation, e.g., Bill 197, according to the Attorney General
- Silence and Inaction on Climate Change

CURRENT ISSUES WITH THE ARA CHANGES



- Below water-table extraction
- Site Plans, Amendment, Self-Filing
- Minor Expansions – Road Allowances, Wayside Pits
- Haul Routes
- Public Notification and Consultation
- Compliance Reporting, Monitoring, Enforcement, Spills Hotline
- Rehabilitation – Progressive, Comprehensive, Integrated; Timely
- Recycling aka Industrial Reprocessing of Concrete, Asphalt, etc.
- Fill; Excess, Contaminated and Hazardous Soils, Dumps, Landfills

CURRENT ISSUES – THE DIRT



- Loss of Prime Farmland
- Soil Fertility after Berm
- Sterilization of Aggregate
- Water Budgets
- Risk to Food Supply

CURRENT ISSUES – TIME AND SPACE

- Duration & Cumulative Impacts of Pits and Quarries

- Loss of Proximity and Connectivity
from a Community or Farm Property
Perspective



CURRENT ISSUES – WHOSE VOICE GETS HEARD?

- The Industry has a very influential voice.
- The industry is dominated by transnational corporations
- Governments are the biggest consumers.



CURRENT ISSUES – FALSE ASSUMPTIONS



- Regulation is red tape
- Close to Market is best
- No Need to Show Need
- A Crisis in Supply exists
- Extraction drives the Economy
- Levies cover costs to local municipalities
- It is an interim activity

NEXT STEPS



- Clarify the role of technical experts at MNRF
- Maintain or expand the right to comment by experts and communities on new licenses, expansions and amendments
- Engage Minister Yakabuski, PA Mike Harris, et al. in dialogue on the effectiveness of new regulations, organization; false assumptions
- Work with member and partner organizations
- Collaborate with TAPMO at municipal and provincial levels
- Support local groups in their vigilance and advocacy through education

OUTCOMES



- A Strategic Plan for Aggregates in Ontario including
 - rationalization of supply and demand
 - planning for long-term aggregate resource
 - replacement of a 'free-for-all' with a new business model
- Industry Oversight by the MNRF
 - an expanded role and clearer communication
 - the application of best practices with monitoring and enforcement
 - the removal of remnants of pre-1970's ideas

OUTCOMES

- A new normal that respects the changes that COVID 19 should make to our relationships with
 - each other
 - the natural environment
 - the built environment
 - Indigenous Nations

REFERENCES



- www.gravelwatch.org
- www.wildernesscommittee.org
- www.ontarionature.org
- www.environmentaldefense.org
- www.ontarioheadwatersinstitute.ca

CONCLUSION



- Thank you
- Questions
- Requests

Email: info@gravelwatch.org

Phone: 519 456 5270



Seeking Fair and Equitable Land Assessment and Property Taxes for Aggregate Sites



Submission by:
County of Wellington
TAPMO AGM
Virtual Meeting

August 16, 2020

Background: A Long-Standing Issue

- ▶ There has been disagreement on how to assess aggregate properties (gravel pits and quarries) since the current MPAC system was created dating back to 1998
 - ▶ Regular assessment appeals since then
- ▶ In particular, there were mass province-wide aggregate assessment appeals from 2009 to 2016
 - ▶ “Legacy appeals” – vast majority of which were initiated by the aggregate industry
 - ▶ Change in provincial policy in 2008 to exempt the value of aggregate from land
 - ▶ Intended to align valuation of gravel pits and quarries with other mineral extraction properties (mines) – formalize existing practice
 - ▶ However, industry interpreted this as a tax break and appealed the values on that basis



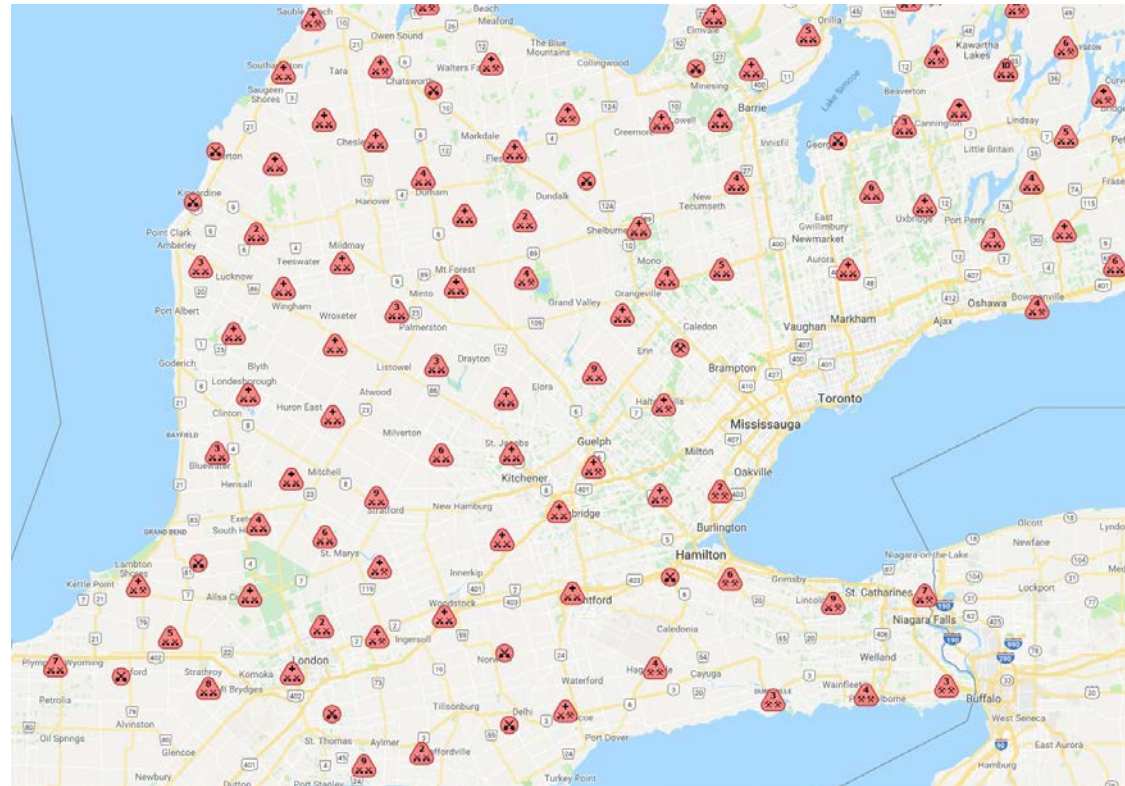
Background: A Long-Standing Issue (cont'd)

- ▶ Previous methodology assessed the active areas of the site at industrial land values
 - ▶ Other lands on the property were either valued as farm or bulk lands, depending on use
- ▶ New methodology was agreed to for the 2017 taxation year and forward, but negotiated between the OSSGA and MPAC only
 - ▶ Caused a significant financial impact on Ontario municipalities and was essentially imposed without consulting on it
 - ▶ Values licensed aggregate sites at Class 5 farmland rate, plus “site preparation costs” for licensing the property
 - ▶ At the same time, it was agreed that the assessed values of these properties would not exceed \$15,000/acre anywhere in the province (including value of the land and cost to licence)



Background: This issue affects municipalities in all parts of Ontario

- ▶ Approx 70% of Ontario municipalities have at least one aggregate site
 - ▶ Aggregate sites are found in municipalities in all parts of the province



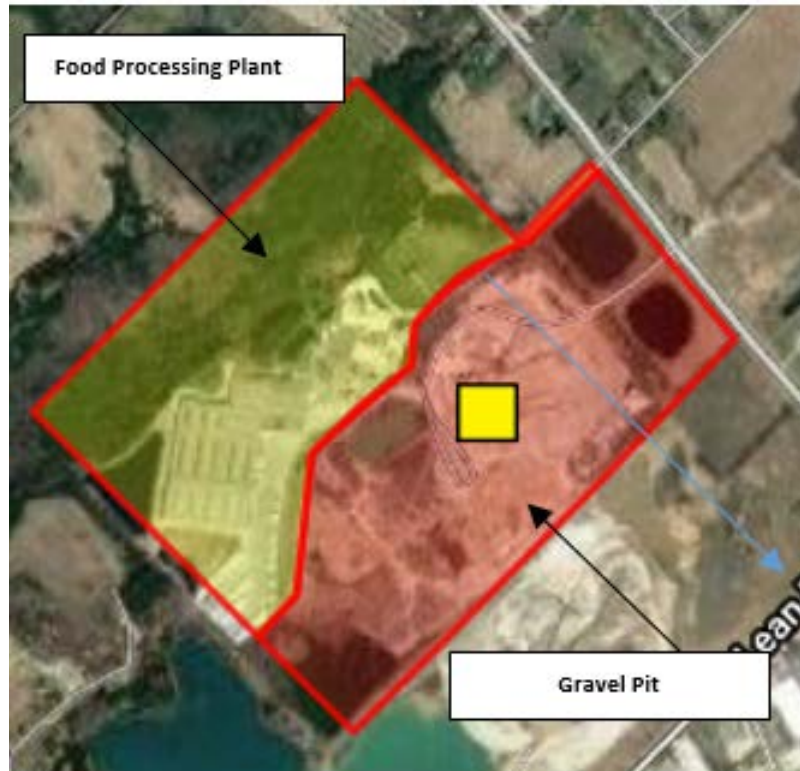
Current Assessment Regime Violates Basic Taxation Principles

- ▶ One of the key principles to taxation in Canada is fairness
 - ▶ Key components of a fair taxation system include vertical equity and horizontal equity
 - ▶ Vertical equity: higher wealth and incomes should be taxed at higher rates than lower wealth/incomes
 - ▶ Horizontal equity: those with equal wealth and incomes should be treated equally
- ▶ Current assessment regime leads to 100-acre active gravel pits incurring less property tax than single family homes
 - ▶ Approximately 5% of all single family homes in Puslinch pay more taxes than 100-acre active sites
- ▶ Current assessment regime leads to adjacent properties incurring different levels of property tax due to different types of industry operating on each property



Example: Puslinch Gravel Pit vs Food Processing Plant

- ▶ Two almost equivalent sized, adjacent industrial properties within close proximity to the 401



- ▶ Food processing plant: 99.5 acre site (green shading)
 - ▶ Land valued at up to \$138,000/acre
 - ▶ Total land assessment: \$7.4 million
- ▶ Gravel pit: 98 acre site (red shading)
 - ▶ Land valued at \$4,200/acre (class 5 farmland) + site preparation costs (\$5,000/acre)
 - ▶ Total land assessment: \$900,000

2016 Base Year Valuation: Gravel Pit vs Food Processing Plant

Example 1: Gravel Pit – Current Valuation Method

	Licensing/Preparation Costs	Class 5 Farm Land	Total Land Rate	Total Land	Apportionment Value (CVA)	Tax Class	Taxes Paid (2017 Rates)
Industrial 18.46 acres	\$5,000/acre	\$4,205/acre	\$9,205/acre	\$ 169,927	\$ 702,300	IT	\$ 22,439
Industrial 10 acres	\$5,000/acre	\$4,205/acre	\$9,205/acre	\$ 92,052	\$ 92,050	RT	
Residential 66.46 acres	\$5,000/acre	\$4,205/acre	\$9,205/acre	\$ 611,776	\$ 611,850	RT	\$ 6,935
Industrial 3.05 acres	\$5,000/acre	\$4,205/acre	\$9,205/acre	\$ 28,075	\$ 71,800	CT	\$ 1,599
Total Land Value 97.97 acres				\$ 901,830	\$ 1,478,000		\$ 30,973

Example 2: Food Processing Plant

	Total Land Rate	Total Land	Apportionment Value (CVA)	Tax Class	Taxes Paid (2017 Rates)
Industrial 31.61 acres	\$137,838/acre	\$4,357,059	\$ 27,903,800	IT	\$ 923,459
Industrial 24.13 acres	\$103,379/acre	\$2,494,523	\$ 112,300	IU	\$ 7,169
Residential 43.74 acres	\$12,672/acre	\$ 554,294	\$ 220,900	E	\$ -
Total Land Value 99.48 acres		\$7,405,876	\$ 28,237,000		\$ 930,628



Current Assessment Regime Penalizes Taxpayers

- ▶ Property taxes are zero-sum – lower rates for one class of properties means higher rates for other classes of properties
- ▶ In aggregate producing municipalities, this means higher property taxes on residents and small businesses
 - ▶ For example, in Puslinch – other property owners saw their rates increase by over 3.5% in 2017 (3% township portion, 0.5% county portion) as a result of the new assessment methodology
 - ▶ In Wellington County, there is a corporate welfare bill of approximately \$800,000 annually
 - ▶ Across Ontario, this is tens of millions annually



Other Issues with Current Assessment Regime

- ▶ Violates the provisions of the *Assessment Act*
 - ▶ Properties are to be assessed at current value – there should be no arbitrary cap on valuations
 - ▶ Artificially undervalues these properties – contradicts Ontario's market-value based system
- ▶ Administratively burdensome and creates costs for municipalities
 - ▶ Municipalities are dedicating significant staff time as well as legal and consulting costs for litigating the issue
- ▶ Creates costs and contributes to delays for aggregate industry
 - ▶ Aggregate producers are incurring legal and consulting costs
 - ▶ Low valuations and taxation contribute to local and political opposition to new sites



What is Wellington County doing?

- ▶ Wellington County has been proactive in advancing this cause through:
 - ▶ (1) Initiating assessment appeals through the Assessment Review Board
 - ▶ (2) Various advocacy initiatives
- ▶ Filed assessment appeals for all gravel pits and quarries in Erin, Guelph/Eramosa and Puslinch for the 2017-2020 taxation years
 - ▶ Hired an international expert for valuing aggregate properties
 - ▶ Expert Findings:
 - ▶ MPAC's approach to land valuation is flawed
 - ▶ There shouldn't be a discount on land valuations simply because aggregate is present
 - ▶ Land should be valued the same as comparable properties in the area
 - ▶ System of self-reporting creates incentives for understating aggregate activities
 - ▶ Helicopter fly-overs have identified 'bad-actors' for the industry



What is Wellington County doing?

- ▶ Wellington County has met with municipal and provincial representatives over the past few years to discuss this issue:
 - ▶ Presented impact of aggregate appeals municipal representatives at TAPMO in 2017
 - ▶ Several meetings with MPAC and Ministry of Finance staff from 2017 to present
 - ▶ Meetings with local MPPs during summer of 2018
 - ▶ Meeting with Minister Vic Fedeli (then Minister of Finance) at 2018 AMO Conference
 - ▶ Attended, presented and made a submission at the Aggregate Summit in March 2019
- ▶ Approached TAPMO Executive in May 2020 to provide a joint submission to the Ministry of Finance on the MPAC Review on Aggregate Producing Properties



Next Steps

- ▶ TAPMO Executive Team are making a presentation as a delegation to the Ministry of Finance at this year's AMO Conference
- ▶ Local media releases and interviews to follow
- ▶ Assessment appeals are expected to go to Hearings at the Assessment Review Board this fall



What can TAPMO municipalities do?

- ▶ Pass municipal resolutions to direct the province and MPAC to review the fairness of this assessment regime and send to the Ministry of Finance
- ▶ Talk to your local MPPs about this issue to raise awareness and garner local support
- ▶ Consider local news releases and speaking with local media to ensure local residents and small business owners know how this is affecting them



Concluding Comments

- ▶ Aggregate sites serve an important economic role in making Ontario open for business
 - ▶ Critical element of public works and help to fuel steady economic growth
 - ▶ Demand for aggregate in Ontario is increasing
- ▶ Wellington County and TAPMO believe a win-win-win solution is possible where:
 - ▶ All property owners pay a fair level of property tax
 - ▶ Reduce administrative burden and costs and provide stability to the property assessment system
 - ▶ That the aggregate industry has a sustainable future in Ontario



Fair Assessment and Property Tax for Aggregate Industry

Questions?

Ken DeHart, County Treasurer
County of Wellington
kend@wellington.ca



WHEREAS previous assessment methodologies for aggregate resource properties valued areas that were used for aggregate resources or gravel pits at industrial land rates on a per acre basis of the total site and such properties were formally classified and taxed as industrial lands;

WHEREAS the Council of _____ supports a fair and equitable assessment system for all aggregate resource properties;

WHEREAS the Municipal Property Assessment Corporation determined, with the participation only of the Ontario Sand, Stone and Gravel Association, revised criteria for assessing aggregate resource properties;

AND WHEREAS the Council of _____ has concerns that the revised criteria does not fairly assess the current value of the aggregate resource properties;

NOW THEREFORE BE IT RESOLVED:

- (a) That the Council of _____ does not consider the revised criteria for assessment of aggregate resource properties as a fair method of valuation for these properties; and
- (b) The Council of _____ believes there is a need to review the current assessment scheme for aggregate resource properties to address the inequity of property values;
- (c) The Council of _____ hereby calls upon the Province to work with the Municipal Property Assessment Corporation to address the assessment issue so that aggregate resource properties are assessed for their industrial value; and
- (d) The Council of _____ directs the Chief Administrative Officer to provide a copy of this motion to the Minister of Finance, Minister of Municipal Affairs and Housing, Minister of Natural Resources and Forestry and {the local MPP(s)}

Sample Media Pitch / Introduction – Wellington County

Good morning/afternoon [Name of reporter],

Today [Name of Municipality] met with Parliamentary Assistant to the Minister of Finance, Stan Cho, to present options for an equitable approach to property tax assessment, so that aggregate properties (gravel pits and quarries) can be taxed fairly.

The Municipal Property Assessment Corporation's (MPAC) current property tax valuation methodology unfairly sees active gravel pits incurring less property tax than single family homes and small businesses because the methodology sets an artificial cap on their property valuations – costing areas like [Name of Municipality] millions in tax revenue.

That tax revenue is especially needed now so that municipalities can continue to provide high-quality services and programs to support families and businesses in the fight against COVID-19.

We would be happy to arrange an interview with [Name of Mayor, Representative, or TAPMO Executive] to discuss their proposed solutions to ensure properties are taxed fairly and why change is needed now more than ever.

I've attached a news release [note if embargoed] that provides additional details on the story.

Are you interested in scheduling an interview to this further?

COUNTY OF WELLINGTON

MEDIA RELEASE



FOR IMMEDIATE RELEASE

WELLINGTON COUNTY AND TOP AGGREGATE PRODUCING MUNICIPALITIES CALL FOR FAIR APPROACH TO MPAC PROPERTY VALUATION

TORONTO, ONTARIO (August 18, 2020) – Today, the County of Wellington along with other members of the Top Aggregate Producing Municipalities of Ontario (TAPMO) met with Stan Cho, Parliamentary Assistant to the Minister of Finance, to discuss the need to improve how aggregate properties are taxed across Ontario under an equitable valuation system. The meeting was held during the Association of Municipalities of Ontario (AMO) conference, where municipal and provincial policymakers come together to discuss the most pressing issues facing both levels of government.

Wellington County and other TAPMO members presented several policy-driven solutions to Mr. Cho that would make the Municipal Property Assessment Corporation's (MPAC) property tax valuations equitable. One proposed solution is for the Ministry of Finance to create a separate property class for these aggregate producing properties, as it did in 2015 for landfills which enabled municipalities to maintain stability in local taxation levels and meet the needs of their communities. Other recommendations include the Ministry of Finance issuing a directive to MPAC for how to assess these types of properties based on their true industrial or market value, using the same land values as comparable properties in the area, or removing the exemption of aggregate in the *Assessment Act* that limits the ability of MPAC to assess the full value of the property.

MPAC's current property tax valuation structure unfairly sees active gravel pits incurring less property tax than single family homes and small businesses. It also leads to properties that are located in the same areas and are similar to gravel pits receive vastly different property valuations, which contradicts the principle of fairness and transparency underpinning our taxation system that similar properties should be treated and taxed equally. Arbitrarily classifying gravel pits as among the lowest forms of farmland sets an artificial cap on these producers' valuations and keeps their property taxes well below what they should be paying. In turn, residents and businesses are subsidizing the break that gravel producers are getting.

Aggregate sites are important job creators and an increasingly critical element of public works that help to fuel steady economic growth across Ontario, especially as part of municipalities' post-pandemic recovery. Yet, under the current MPAC valuation system, these sites generate significantly less revenue for municipalities and the Province than other possible uses for the same land, costing municipalities across Ontario millions of dollars in lost tax revenue every year and negatively impacts their abilities to deliver more fulsome services and programs to taxpayers. Ontario municipalities are therefore eager to find a solution that is fair for all involved: the municipality, taxpayers, and aggregate producers.

“COVID-19 has highlighted the urgency for a policy-driven, equitable approach. Municipalities across Ontario are fighting to continue providing a high standard of services to our families and businesses who need them now more than ever. The lost tax revenue undermines our ability to enhance those services at the time when our residents are suffering.” said Warden Kelly Linton. “We know aggregate producers want to be part of the solution in terms of helping families and businesses get back on their feet – the very people who are carrying the burden of the current MPAC system.”

“We had a very productive conversation with Parliamentary Assistant Stan Cho about how the current MPAC system is forcing homeowners and businesses to pay more, and we are eager to continue this dialogue.” said James Seeley, Mayor of Puslinch. “Under a policy-driven, equitable approach, MPAC can enable gravel pits to pay their fair share so that they can continue supporting the municipalities at a time when we need their help most.”

-30-

About The County of Wellington

The County of Wellington is located in south-western Ontario just over 100 kilometres west of Toronto along Highway 401. The County is made up of seven member municipalities including the Town of Erin, Town of Minto, Township of Wellington North, Township of Mapleton, Township of Centre Wellington, Township of Guelph/Eramosa and the Township of Puslinch.

About The Top Aggregate Producing Municipalities of Ontario (TAPMO)

The Top Aggregate Producing Municipalities of Ontario (TAPMO) are collaborating to work with industry partners and provincial decision-makers to developing a sustainable plan for aggregate extraction. Ontario's consumption of aggregate resources helps fuel steady economic growth and the demand for aggregate products is estimated to be four billion tonnes over the next 25 years.

Media Contact:

Ken DeHart, County Treasurer

T 519.837.2600 x 2920

E kend@wellington.ca



Shaping the Future - Habitats, Biodiversity & Collaboration

August 16, 2020



Aggregate Operations Timelines

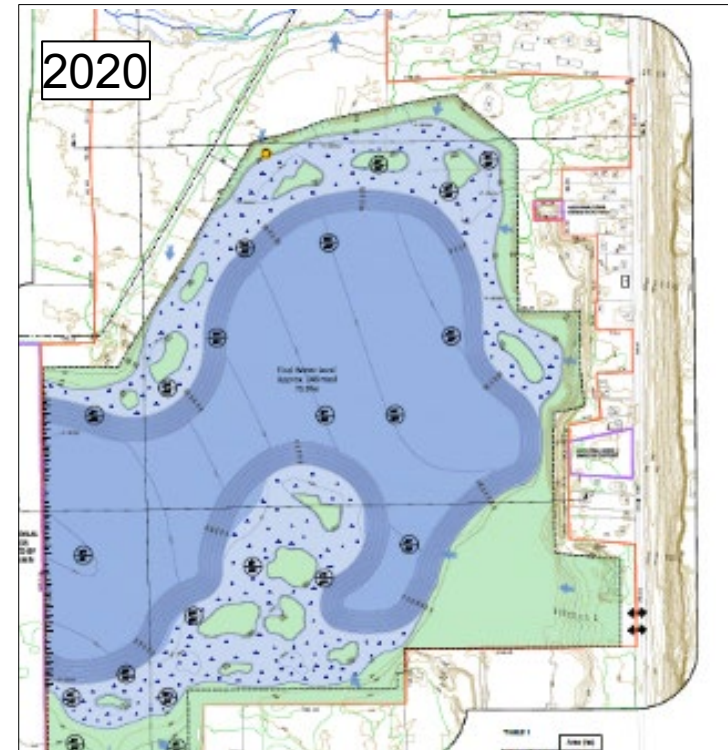
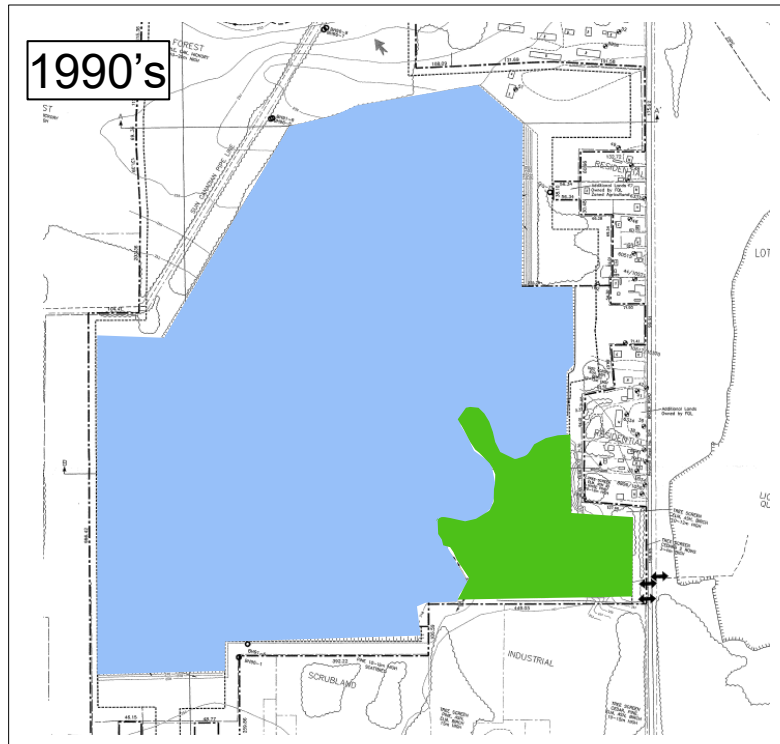


Township of North Dumfries

- Licensed in early 2000's.
- Dufferin acquired in 2004.
- 19.5 ha extracted
- Licence surrendered 2014.



Rehabilitation is Determined by Approved Site Plans, Provincial Policy & Landscape Context



- Rehabilitation concepts have evolved over time.
- As the site above has very little native soil covering the bedrock, the original rehabilitation plan was vertical rock faces.
- With soil importation, enhanced habitats can be created.

Does Rehabilitation Take a Long Time

- Wetlands were created as part of rehabilitation. The grading creates habitat for wildlife for breeding, hibernating and access.

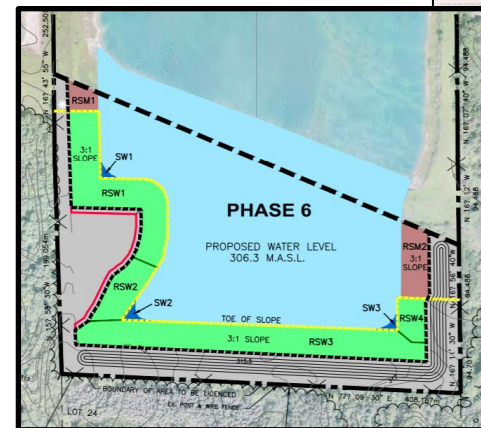
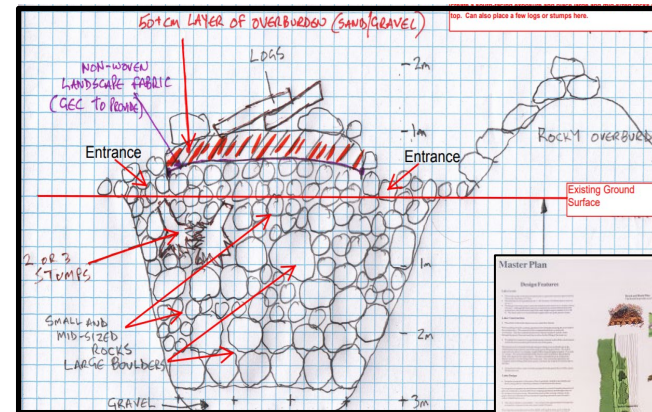


In two years this became this.

Rehabilitation to Natural Areas



- Dufferin's rehabilitation and biodiversity initiatives are focused on creating habitats that compliment adjacent lands and enhance opportunities for attracting new native species.



Biodiversity Initiatives



- Creating pit and mound micortopography provides a variety of habitats for plants and wildlife.

Biodiversity Initiatives

- Using available site materials and attention to grading creates habitats and diversity.



Rehabilitation to Natural Areas

- Dufferin monitors areas rehabilitated to natural areas using song meters, surveys by ecologists and third party groups like Birds Canada



Biodiversity Initiatives

*“Every Act of
Conservation Matters”*
Wildlife Habitat Council



Biodiversity Initiatives

- Dufferin has established a seed collection program on their sites.
- In 2020 more than 4,000 trees, shrubs and native plants were planted from collected seeds.



Collaborating on Biodiversity Initiatives

- Dufferin conducted a prescribed burn in a White Oak Woodland in North Dumfries to control invasive species and promote regeneration of oak savannah/woodland ground flora. The prescribed burn also benefited Species of Concern such as Schreber's Aster and many locally rare species.
- Dufferin partnered with the Ministry of Natural Resources & Forestry, Waterloo Stewardship Council and local experts. The burn was implemented by a certified burn specialist.
- Dufferin consulted extensively with neighbours and local fire officials.



Dusk Acton, Town of Halton Hills





Dufferin
Aggregates
A CRH COMPANY

TAPMO

MEMORANDUM

To: Member Municipalities

From: Chair Sue Foxton

Re: Item 2.2 TAPMO AGM Agenda
2019 / 2020 Workplan & Establishing a Workplan August 2020 to January 2021

Date: August 16th, 2020

The workplan laid out below was adopted at the TAPMO AGM in August 2019. The intent of the workplan was to focus the time, effort and accountability of reporting back to the Member Municipalities of TAPMO.

A lot has occurred since August 2019 that has influenced the workplan extending from the COVID-19 pandemic through to the various elements of legislation and regulations introduced / enacted by the Province of Ontario related to aggregate related activities and review / approvals process.

In consultation with the Executive Committee of TAPMO, the following adjustments to the workplan for the August 2020 to January 2021 time period are noted in red text

As Chair I am seeking the endorsement of the proposed 2019 / 2020 Workplan for the Executive Committee to implement as follows:

A. Provincial

1. Continued meetings and liaison with the Ministry of Natural Resources & Forestry, and specifically the Minister's Office, with the objective of raising the profile of TAPMO and advocating for programs, policies and/or regulations that are responsive to the needs and perspective of area Municipalities. Where applicable, other Provincial Ministries would be included in the meetings / liaison.
Continue forward with this endeavour
2. **Support the work underway in Wellington County as it pertains to the methodology to be deployed for the assessment valuation of aggregate sites. A fair and equitable assessment program to be developed.**

**Proposed TAPMO 2019/2020 Workplan
August 16th, 2020**

B. OSSGA

2. Continued meetings and liaison with the Ontario Stone, Sand & Gravel Association (OSSGA), with the objective of raising the profile of TAPMO and advocating for programs, policies and/or regulations that are responsive to the needs and perspective of area Municipalities. Where possible, promote opportunities for joint submissions, programs, case studies, etc **Continue forward with this endeavour**
3. Fall 2019 / Winter 2020 Co-host the Joint TAPMO / OSSGA Summit with the objective of securing the attendance of the Minister of Natural Resources & Forestry, Senior Ministry representatives, and, other applicable Provincial Ministers. Objective is to raise areas of common approach / alignment with the OSSGA and to inform and secure the support from the Province. Establish a framework to advance the proposed deliverables into an implementation phase. **Abandon this endeavour. Limited progress to date.**

C. Initiatives / Programs

Items 4 to 7 ii) inclusive were largely captured by various Provincial legislation / regulations undertaken since August 2019 to the present time period. It is unlikely that the Province is going to shift from the positions that they adopted in legislation if we look ahead for the next one year period. It is recommended that work on Items 4 to 7 ii) inclusive be abandoned at this time.

4. MNRF representation at the Planning stage of aggregate applications and more effectively interface the parallel processes of the review / approval of Licenses under the *Aggregate Resources Act* and the *Planning Act* applications associated with Official Plan Amendments / Zoning By-law Amendments. Seamless integration of Provincial and Local Municipal functions is the intent.
5. Working in consultation with the OSSGA and the Ministry, develop streamlined process for the approval / expansion of aggregate applications occurring above the water table.
6. Develop a mutually (TAPMO, OSSGA and Municipality) agreed upon set of 'experts' to prepare technical studies (ie: traffic, noise & dust, environmental, hydrogeology & hydrology, etc) and avoid the need for duplicating 'peer' review studies. The objective is to focus time and effort on the preparation of complete studies and avoid additional costs and time delays. The Municipality and the aggregate applicant would agree on Terms of Reference for the studies which would then establish the work plan / scope of work and analysis to be completed by the selected consultant.

Proposed TAPMO 2019/2020 Workplan
August 16th, 2020

7. Establish a more robust process that provides a consistent interpretation of:
 - i) what triggers an amendment to an approved License / Site Plan;
 - ii) clarification of what constitutes a major vs minor amendment to a License / Site Plan and associated Notice provisions;
 - iii) how to identify and regulate haul routes; capital road improvements to haul routes; and, the issue of haul routes on or adjacent to Municipal boundaries that may affect two or more Municipalities. **Continue forward with this endeavour**
8. A review and analysis of any further adjustments to the aggregate levy that are transferred to Municipalities on a per tonne basis from aggregate operators. **Continue forward with this endeavour**
9. The ability for Local Municipal by-law enforcement officers to regulate/enforce Provincial laws or conditions on Licenses with respect to aggregate operations, haul routes, etc. **Identify Municipalities that may be interested in participating in this pilot project and then make a submission to the Minister of Natural Resources & Forestry.**
- 10. A review, utilizing municipal staff resources, to assess land use policy options for end of use aggregate sites where extraction below the water table operations were permitted. The objective of this review and analysis is to identify broader land use opportunities to grow the assessment base in recognition that agricultural opportunities are likely not practical on properties where below the water table extraction occurred.**

TOP AGGREGATE PRODUCING MUNICIPALITIES [TAPMO]

Executive Meeting Minutes

**Monday, October 5, 2020 2:00
pm Zoom Meeting**

Attended:

Sue Foxton (Chair)	Township of North Dumfries
Jim Hegadorn	Loyalist Township
Dave Barton	Township of Uxbridge
James Seeley	Township of Puslinch
Sandra Easton	Town of Lincoln

Regrets:

John Woodbury	Township of Southgate
Rick Maloney	Bracebridge
Marcus Ryan	Township of Zorra

- 1. Call to Order - Welcome**
- 2. Review the letter to MPP Stan Cho**

Minor edits were made to the letter to MPP Stan Cho to clarify the Aggregate Levy and the MPAC Property Assessment Valuations are two separate issues.

Include Minister of Finance, Rod Phillips and Premier Doug Ford in the addressee.

- 3. Next Meeting**

Discussion Topic – Meeting with John Yakabuski, Minister of Natural Resources & Forestry to discuss below the water table extraction

MPP Stan Cho
Parliamentary Assistant to the Minister of Finance
7 Queen's Park Crescent
Toronto, ON M7A 1Y7
Via E-mail: stan.cho@ontario.ca

Dear MPP Cho (Stan):

We would like to thank you for meeting with us during the recent AMO virtual conference. As you will recall our meeting was about issues with the property tax valuation of aggregate producing properties. It was a very productive discussion and we truly appreciate your willingness to listen and hear our concerns. We continue to look forward to having these properties revaluated as part of the MPAC review to ensure that aggregate is assessed at its industrial value rather than having the residential taxpayer bear the burden.

We have highlighted in previous submissions that policy-driven solutions is needed to equitably resolve this long standing issue. The current methodology for valuing aggregate sites is inequitable. When a 100 acre gravel pit pays less in property tax than many local single family homes and aggregate pays a small fraction of the property tax incurred by neighbouring industrial properties; the assessment values for aggregate sites are artificially capped at arbitrary rates with no regard to the market conditions that dictate the assessed values of all other properties.

We are aware that Ontario Stone, Sand & Gravel Association (OSSGA) has sent a letter in regards to this topic. Unfortunately the letter contained several inaccuracies in describing the 2008 and 2016 methodology for these properties. The OSSGA describes how the 2016 methodology was with extensive consultation over 8 years. In reality it was an agreement largely arrived at between MPAC and OSSGA with little consultations with the municipalities. We refer you to the materials previously provided including a methodology backgrounder from the Municipal Tax Advisory Group for an accurate description of these events.

OSSGA devotes much of its letter to what you had accurately described, and we agree, the aggregate levy is a completely separate issue. The aggregate levy is for the adverse impacts on the Municipal road infrastructure.

We look forward to continuing to work with you on the real issue at hand and ensuring a win-win-win policy-driven solution where everyone pays their fair share ensuring neither the municipalities nor the industry have to spend significant funds each year continually appealing these valuations. A fair and economical outcome will ensure municipalities can continue to provide residents and businesses the services they need during this pandemic and beyond. It is essential that residents and other local businesses are not unfairly burdened.

Sincerely

TAPMO Executive

TAPMO Executive Meeting

Dec 17, 2020 9:00 a.m.

Present:

Sue Foxton	North Dumfries
Dave Barton	Uxbridge
Sandra Easton	Lincoln
James Seeley	Puslinch
Marcus Ryan	Zorra
Rick Maloney	Muskoka
Denise Donald	North Dumfries

Regrets:

Jim Hegadorn	Loyalist
John Woodbury	Southgate

1. Discussion: Agenda for January TAPMO Meeting

1.1 Topics for Agenda

a. County of Wellington Re: Assessment Valuation – Aggregate Sites

Goal is for MPAC to assess aggregate properties appropriately

Invite a consultant from Upstream to make a presentation to TAPMO members at the upcoming TAPMO meeting on how they could advocate on TAPMO members behalf. James Seeley will see if there would be a cost for them to attend the event and receive a written proposal in advance of ROMA.

Ballots would need to be prepared and sent to all TAPMO members for a vote to see if membership wishes to hire Upstream and would like to contribute to the cost.

Would like to have CAO Andrew McNeely contact the other executive member CAOs with regards to

a. Discuss TAPMO Membership fees

- b. Discuss Percentage of Aggregate Royalty
 - c. Review the Terms of Reference
 - d. Improve Communication between the Province, TAPMO & OSSGA
 - e. Review Workplan 2021
-
- 2. Mayor Sandra Easton is working with Niagara Planning to develop a simplified narrative for the Official Plan about aggregate land rehabilitation.
 - 3. Executive will meet again after ROMA and set up a meeting with OSSGA and Ministers Yakabuski (MNRF), Phillips (Finance) and Clark (Municipal Affairs & Housing).
 - 4. Date for TAPMO Winter Meeting: Sunday, January 24, 2021 2:00 p.m. The session will be virtual with Notice and the Agenda sent to member Municipalities in early January 2021

TOP AGGREGATE PRODUCING MUNICIPALITIES IN ONTARIO

c/o Township of North Dumfries
2958 Greenfield Road
P.O. Box 1060
Ayr, Ontario NOB 1EO

Chair: Sue Foxton
Vice-Chair: Sandra Easton

October 7th, 2020

Via Email

Honourable Steve Clark,
Minister of Municipal Affairs & Housing
17th Floor
777 Bay Street
Toronto, Ontario M7A 2J3

Honourable John Yakabuski,
Minister of Natural Resources & Forestry
Whitney Block, 6th Floor, Room 6630
99 Wellesley Street West
Toronto, Ontario M7A 1W3

Dear Minister Clark & Minister Yakabuski:

Re: Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe Area

On behalf of the Executive of TAPMO and its member municipalities from across Ontario, I would like to thank you for not enacting the amendment to Policy 4.2.8.2a) related to mineral aggregate resources in A Place to Grow as originally identified under ERO Posting 019-1680.

TAPMO on behalf of its membership did not support the proposed amendment to Policy 4.2.8.2a) of the Growth Plan and are pleased that there are no revisions arising from the consultation process. TAPMO was of the opinion that the proposed amendment would have negatively impacted environmentally sensitive areas and the associated endangered and threatened species that inhabit these areas.

TAPMO strongly supports your respective Ministries in this decision and it is our collective belief that your decision should be acknowledged and properly recognized.

Thank you for standing firm on the protection of our natural systems and ecosystems.

TAPMO continues to believe in a constructive partnership with your Ministries and would welcome the opportunity to continue forward with on-going dialogue on future legislation, regulations and other instruments that are designed to deal with the stone, sand and gravel industries.

Yours truly,

Sue Foxton,
Chair, TAPMO
(Mayor of the Township of North Dumfries)

Copy to: Premier Doug Ford
TAPMO Member Municipalities

Telephone: (519) 632-8800 Fax: (519) 632-8700 Email tapmo@northdumfries.ca

TOP AGGREGATE PRODUCING MUNICIPALITIES IN ONTARIO

c/o Township of North Dumfries
2958 Greenfield Road
P.O. Box 1060
Ayr, Ontario NOB 1EO

Chair: Sue Foxton
Vice-Chair: Sandra Easton

October 9th, 2020

Dear TAPMO Member Municipalities:

Re: Update & Request for Assistance

The Executive of TAPMO has been busy following the adoption of the 2020/21 Workplan at the August Annual General Meeting.

Province Stands Firm on Environmental Protection – Letter of Thanks

Enclosed you will find a joint letter, dated October 7th, forwarded to the Ministers of Municipal Affairs & Housing (Hon. Steve Clark) and Natural Resources & Forestry (Hon. John Yakabuski) concerning the Province's rejection to revise Policy 4.2.8.2a) related to mineral aggregate resources in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe Area* as originally identified under ERO Posting 019-1680. The Province stood firm on the protection of natural systems and ecosystems, and, the associated endangered and threatened species that inhabit these areas.

MPAC Assessment and the Aggregate Industry – Your Support Required

The TAPMO Executive is seeking the support of our member Municipalities to review the issue of assessment inequity and valuation of lands licensed for stone, sand and aggregate use with your local Member of Provincial Parliament (MPP). A package of documents has been prepared that outlines the concerns expressed by TAPMO related to the assessment valuation and how it is calculated by MPAC. We are asking each member Municipality to meet with your respective MPP and educate and engage them on the assessment issue and how it negatively impacts your Municipality with respect to revenue generation and shifts the taxation burden onto your residents.

TAPMO Member Municipalities
October 9th, 2020

Correspondence – Minister of Finance, Honourable Rod Philip and Parliamentary Assistant Stan Cho

At the August 2020 Association of Municipalities of Ontario (AMO) Conference, the TAPMO Executive met virtually with Parliamentary Assistant to the Minister of Finance, Stan Cho. The virtual meeting focussed on the issue of the MPAC Assessment calculation for stone, sand and gravel licensed facilities. The meeting provided valuable two-way dialogue and was informative. PA Cho was receptive to the discussion and through his questions it was evident that he understood the implications being faced by Municipalities.

The attached letter, addressed to Minister Rod Philip and PA Stan Cho, is a follow up to the virtual meeting at the AMO Conference. The TAPMO Executive will continue to dialogue with the Minister's Office and senior officials within the Ministry of Finance to address the inequity caused by the MPAC assessment policy and practices.

The Premier of Ontario, the Honourable Doug Ford, has been copied on the correspondence of October 7th and October 9th to ensure that the Provincial Government remains engaged on the important issues raised by TAPMO on behalf of our member Municipalities.

As always, on behalf of the TAPMO Executive I would thank you for your time and effort as we work together to deal with the common issues facing aggregate focussed Municipalities

Please do not hesitate to contact members of the TAPMO Executive or my Office if you have any questions, comments or concerns.

Yours truly,

Sue Foxton,
TAPMO Chair
(Mayor of the Township of North Dumfries)

TAPMO

MEMORANDUM

Re: Adopted Workplan - August 2020 to January 2021

Date: August 16th, 2020

The workplan laid out below was adopted at the TAPMO AGM in August 2020. The intent of the workplan is to focus the time, effort and accountability of reporting back to the Member Municipalities of TAPMO.

A. Provincial

1. Continue meetings and liaison with the Ministry of Natural Resources & Forestry, and specifically the Minister's Office, with the objective of raising the profile of TAPMO and advocating for programs, policies and/or regulations that are responsive to the needs and perspective of area Municipalities. Where applicable, other Provincial Ministries would be included in the meetings / liaison.
2. Support the work underway in Wellington County as it pertains to the methodology to be deployed for the assessment valuation of aggregate sites. A fair and equitable assessment program to be developed.

B. OSSGA

1. Continue meetings and liaison with the Ontario Stone, Sand & Gravel Association (OSSGA), with the objective of raising the profile of TAPMO and advocating for programs, policies and/or regulations that are responsive to the needs and perspective of area Municipalities. Where possible, promote opportunities for joint submissions, programs, case studies, etc. Both Parties should submit their discussion points prior to the meetings to allow for adequate research and preparation.
2. Fall 2019 / Winter 2020 Co-host the Joint TAPMO / OSSGA Summit with the objective of securing the attendance of the Minister of Natural Resources & Forestry, Senior Ministry representatives, and, other applicable Provincial Ministers. Objective is to raise areas of common approach / alignment with the OSSGA and to inform and secure the support from the Province. Establish a framework to advance the proposed deliverables into an implementation phase.

**Adopted TAPMO 2019/2020 Workplan
August 16th, 2020**

C. Initiatives / Programs

3. MNRF representation at the Planning stage of aggregate applications and more effectively interface the parallel processes of the review / approval of Licenses under the *Aggregate Resources Act* and the *Planning Act* applications associated with Official Plan Amendments / Zoning By-law Amendments. Seamless integration of Provincial and Local Municipal functions is the intent.
4. Working in consultation with the OSSGA and the Ministry, develop streamlined process for the approval / expansion of aggregate applications occurring above the water table.
5. Develop a mutually (TAPMO, OSSGA and Municipality) agreed upon set of 'experts' to prepare technical studies (ie: traffic, noise & dust, environmental, hydrogeology & hydrology, etc) and avoid the need for duplicating 'peer' review studies. The objective is to focus time and effort on the preparation of complete studies and avoid additional costs and time delays. The Municipality and the aggregate applicant would agree on Terms of Reference for the studies which would then establish the work plan / scope of work and analysis to be completed by the selected consultant.
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8. The ability for Local Municipal by-law enforcement officers to regulate/enforce Provincial laws or conditions on Licenses with respect to aggregate operations, haul routes, etc. Identify Municipalities that may be interested in participating in this pilot project and then make a submission to the Minister of Natural Resources & Forestry.
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Adopted TAPMO 2019/2020 Workplan
August 16th, 2020

land use opportunities to grow the assessment base in recognition that agricultural opportunities are likely not practical on properties where below the water table extraction occurred.

10. TAPMO to meet with Minister of Finance once the review is completed of Items 3 to 9 are completed

Top Aggregate Producing Municipalities of Ontario

What?

Upstream will work with your membership to craft a compelling message to the Ford government on why proper municipal industrial assessment for aggregate producers is fair and beneficial. Municipalities are faced with limited taxation options, and allowing aggregate producers to take advantage of the lower rate for agriculture is increasing taxes on other ratepayers. This will allow municipalities greater freedom in budgeting and reduce the burden on families.

Why?

This change is about fairness. Assessing industrial operations as industrial will mean that their properties pay their fair share of taxes, which will allow each municipality to benefit from a broadened taxbase. TAPMO will be opposed by some aggregate producers and their associations - but presenting to the proper decision makers and coming in with a reasonable ask will help move the needle toward fairness.

How?

We will build a presentation and request briefings with the following offices:

Office of the Minister of Municipal Affairs and Housing Steve Clark

Office of the Minister of Finance Peter Bethlenfalvy

Office of the Premier Doug Ford

Local MPPs who represent municipalities of TAPMO members (perhaps even arranging a group meeting styled as an “aggregate caucus”)

- Many of these MPPs are around the cabinet table and would be influential in decision making such as Laurie Scott, Jeff Yurek, Sylvia Jones, Doug Downey and Ernie Hardeman.

Additionally, Upstream would like to work with your board to develop key priorities and other opportunities to gain favorable regulatory and legislative changes by the province of Ontario.

Who are We?

Upstream works hand in hand with teams throughout the country to highlight areas of alignment, reframe their advantages, and demonstrate opportunities. By utilizing an holistic government relations approach, we use all the tools available — from direct advocacy to grassroots activation — to ensure our client’s issues are front of mind for government decision makers.
