

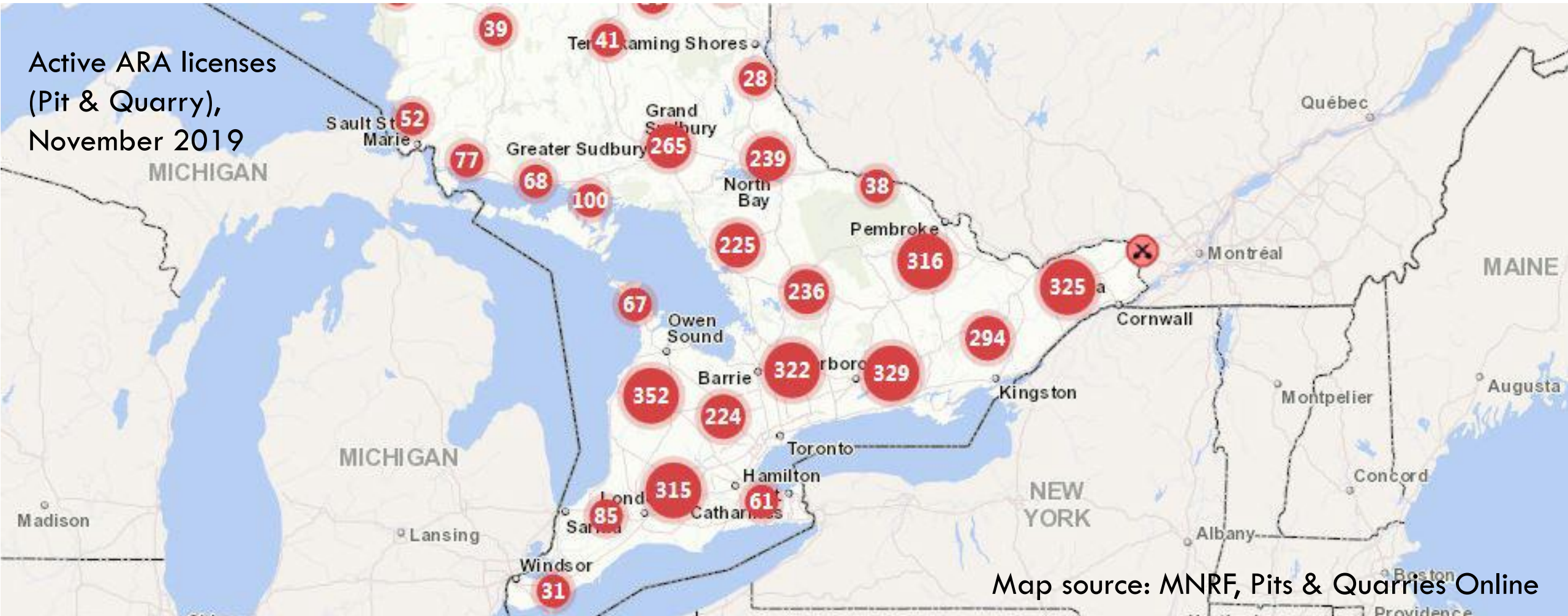


CALEDON AGGREGATE REHABILITATION VISION PLAN

Client: Town of Caledon
Consulting team: Dougan & Associates,
Wayne Caston Consulting Services,
GeoProcess Research Associates,
Basterfield & Associates,
Nbisiing Consulting, and
Swerhun Facilitation,

THE AGGREGATE DILEMMA: RESOURCES WE NEED, IMPACTS ON THE LANDSCAPE

Active ARA licenses
(Pit & Quarry),
November 2019



Map source: MNRF, Pits & Quarries Online

POLICY FRAMEWORK: PROVINCIAL

Provincial Policy Statement (2014):

Section 2.5.3.2:

Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.

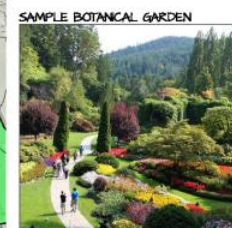
The 2014 PPS also includes the following definition:

Comprehensive rehabilitation: means rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of mineral aggregate operations.

Implications of Potential Upcoming Policy Changes:

- [Provincial Policy Statement Review, Proposed Policies document of 2019](#)

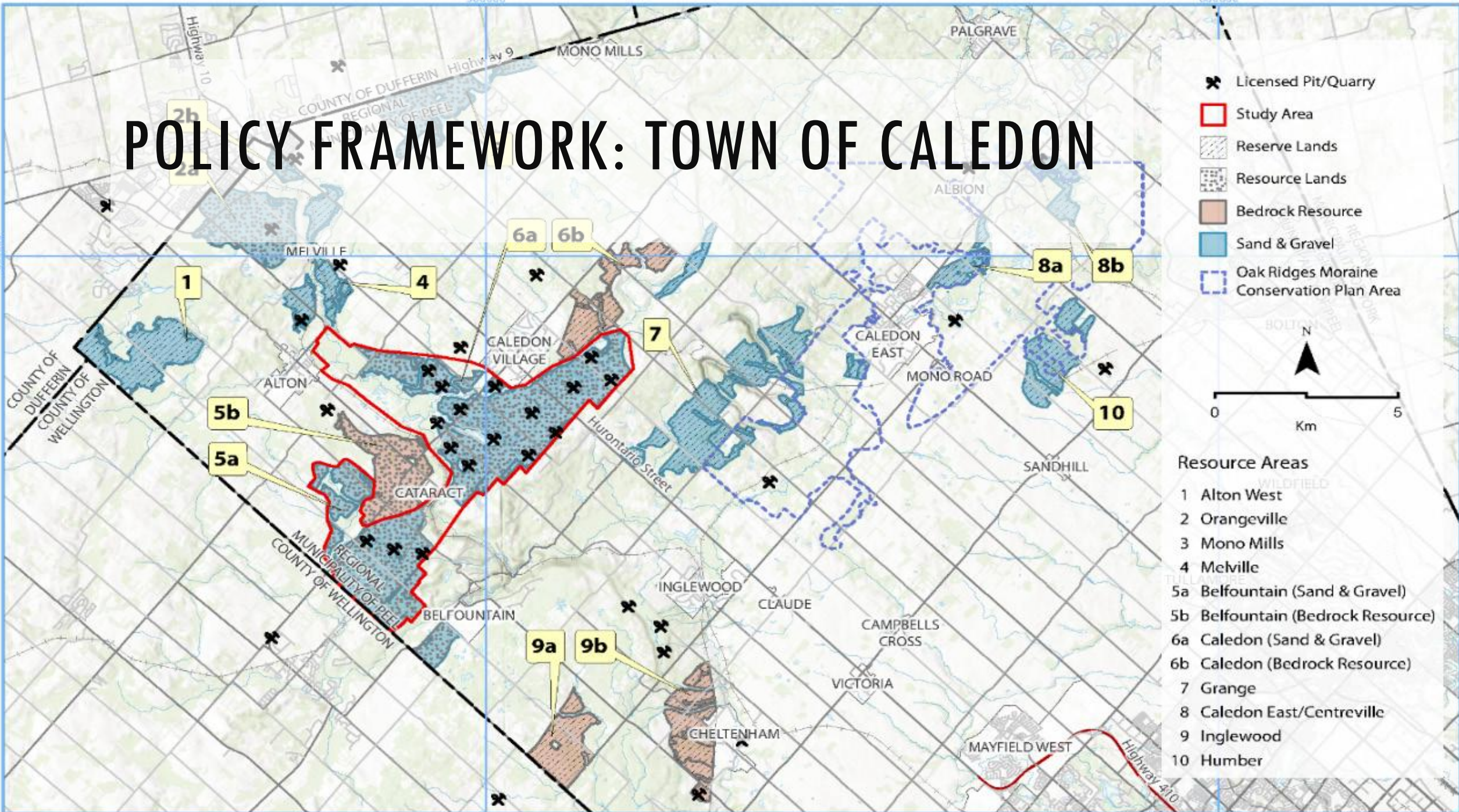
COMPREHENSIVE REHABILITATION PLANNING PRECEDENT – BYRON GRAVEL PIT (LONDON)



Images: City of London, prepared by Harrington McAvan Ltd.

<http://www.london.ca/business/Planning-Development/secondary-plans/Pages/SE-Byron-Secondary-Plan.aspx>

POLICY FRAMEWORK: TOWN OF CALEDON



- Licensed Pit/Quarry
- Study Area
- Reserve Lands
- Resource Lands
- Bedrock Resource
- Sand & Gravel
- Oak Ridges Moraine Conservation Plan Area



- Resource Areas**
- 1 Alton West
 - 2 Orangeville
 - 3 Mono Mills
 - 4 Mcville
 - 5a Belfountain (Sand & Gravel)
 - 5b Belfountain (Bedrock Resource)
 - 6a Caledon (Sand & Gravel)
 - 6b Caledon (Bedrock Resource)
 - 7 Grange
 - 8 Caledon East/Centreville
 - 9 Inglewood
 - 10 Humber

WHO IS INVOLVED?

Community
Liaison
Committee

- Belfountain Community Association
- Caledon Village Association
- Sierra Club Ontario
- Gravel Watch Ontario
- Peel Federation of Agriculture
- Green Lake Community Association

Indigenous
Peoples

Groups
Involved

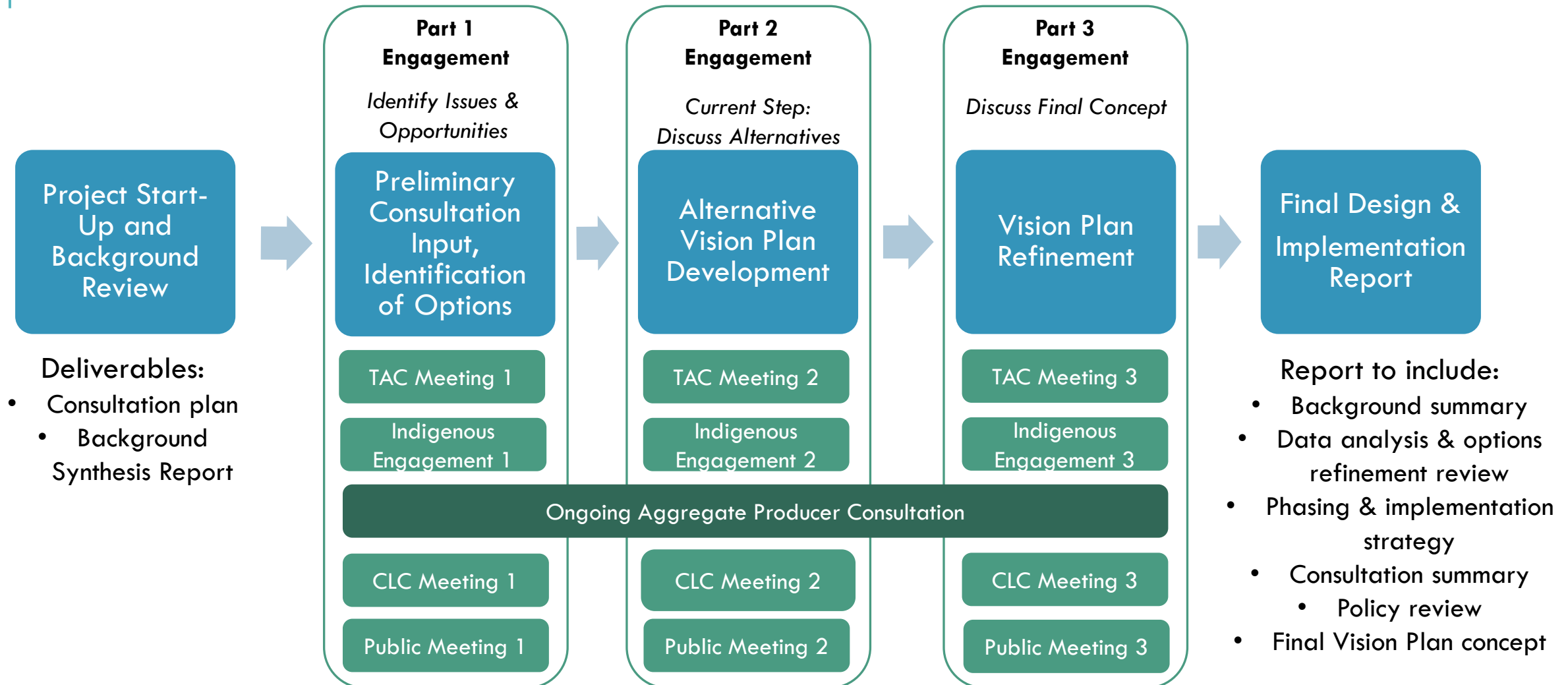
Aggregate
Producers

- Ministry of Natural Resources and Forestry
- Ministry of Tourism, Culture, and Sport
- Ministry of Agriculture, Food, and Rural Affairs
- Credit Valley Conservation
- Region of Peel
- Ontario Stone, Sand and Gravel Association

Technical
Advisory
Committee

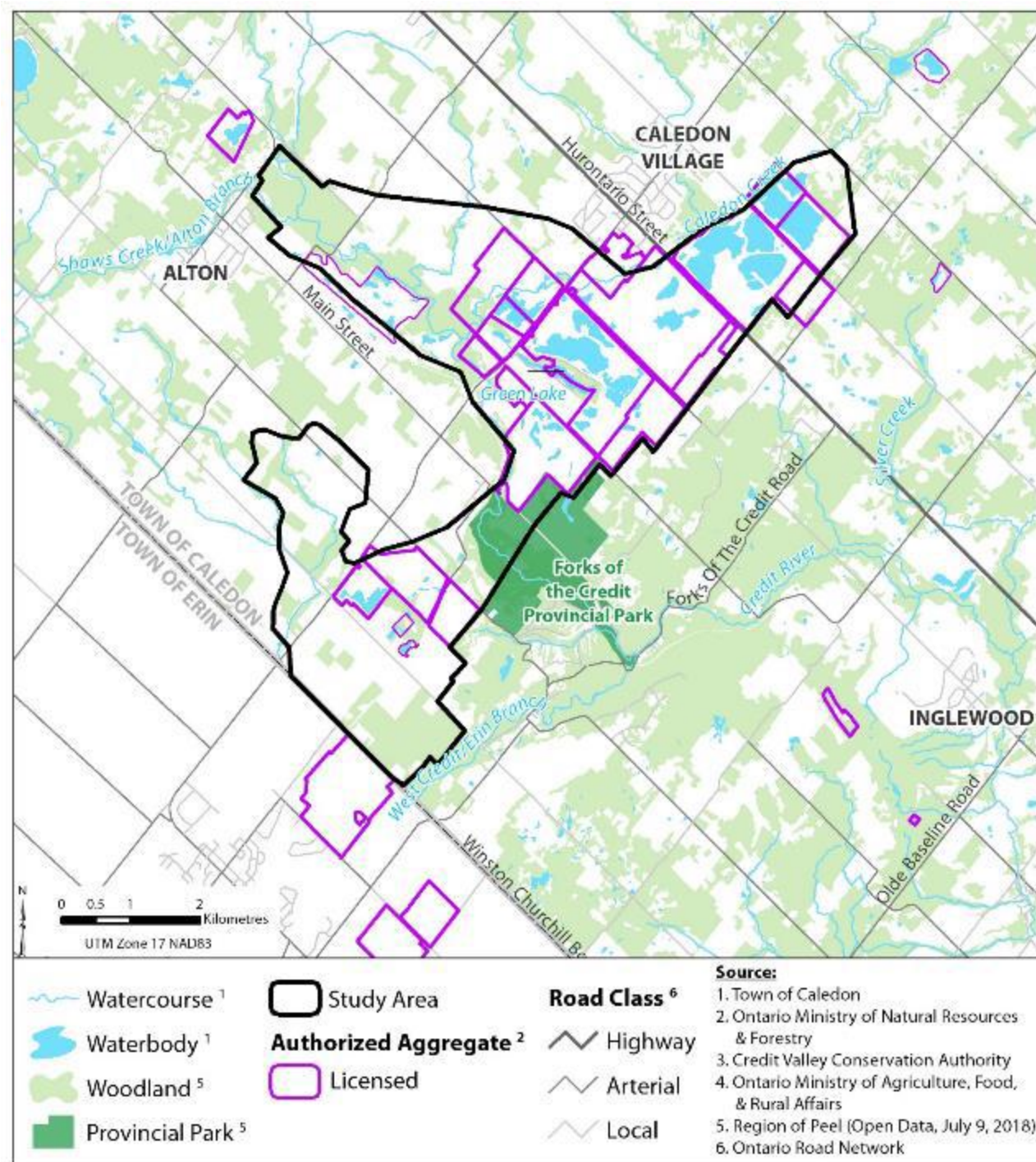
Community

STUDY & ENGAGEMENT PROCESS



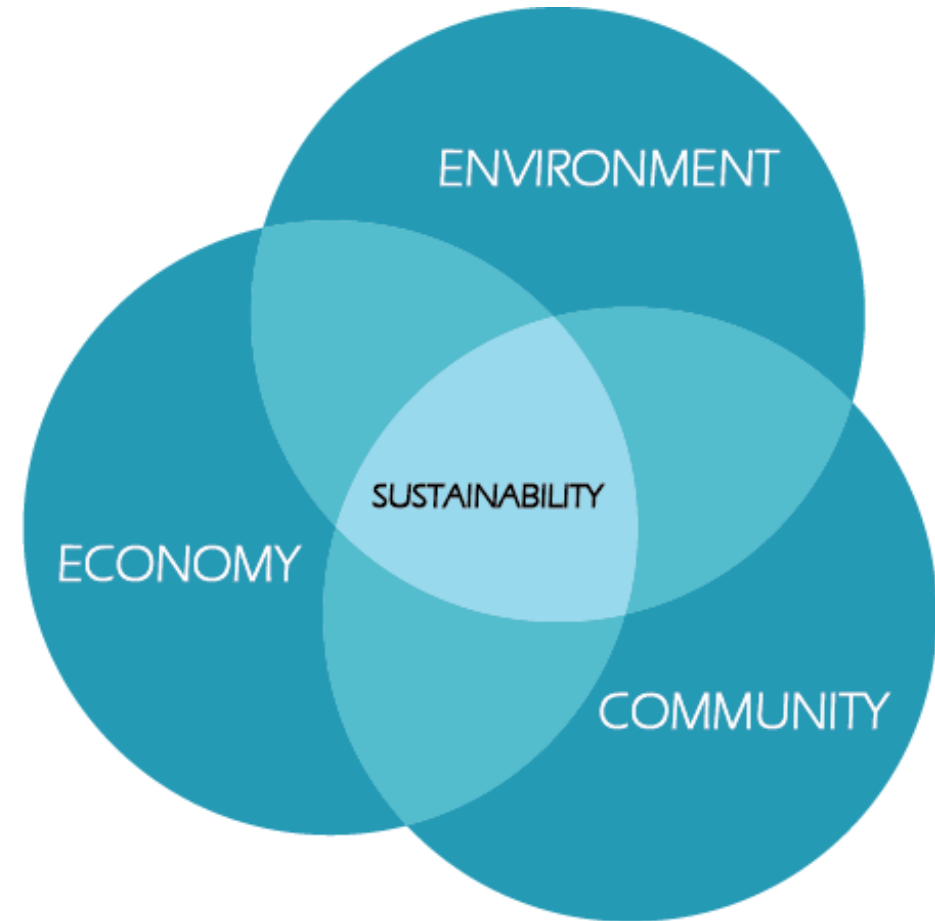
BACKGROUND STUDY: KEY CONSIDERATIONS

- Environmental sensitivities: *groundwater, coldwater fishery, wildlife corridor connections*
- Land use policy constraints: *guide appropriate short-term land uses*
- Aggregate extraction timelines: *no set timeframe, market driven*
- Transportation demands and limitations: *desire for Caledon Village by-pass, feasibility will require further study*
- Cultural & community considerations: *Consider Caledon past, present, & future*

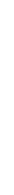


GUIDING PRINCIPLES

- Developed to provide direction for the vision planning and design decision process.
- Areas of focus are not mutually exclusive and must be given equal and balanced priority to achieve sustainable and resilient development within the study area.
- *Used to review input from groups, and refine concepts*



CONCEPT DEVELOPMENT



LEGEND



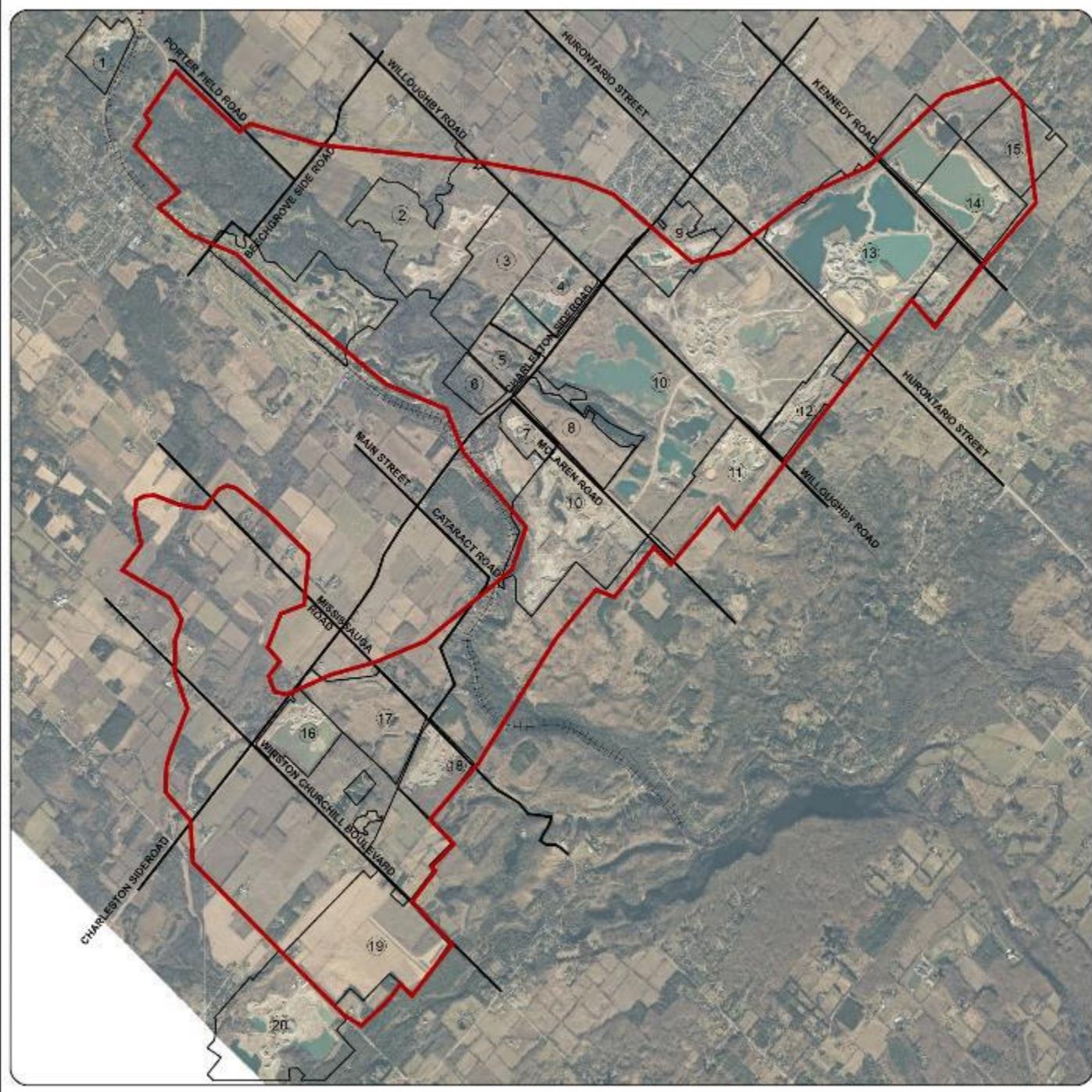
- STUDY AREA
- EXISTING ROAD
- EXISTING RAILWAY
- AGGREGATE PROPERTY BOUNDARY

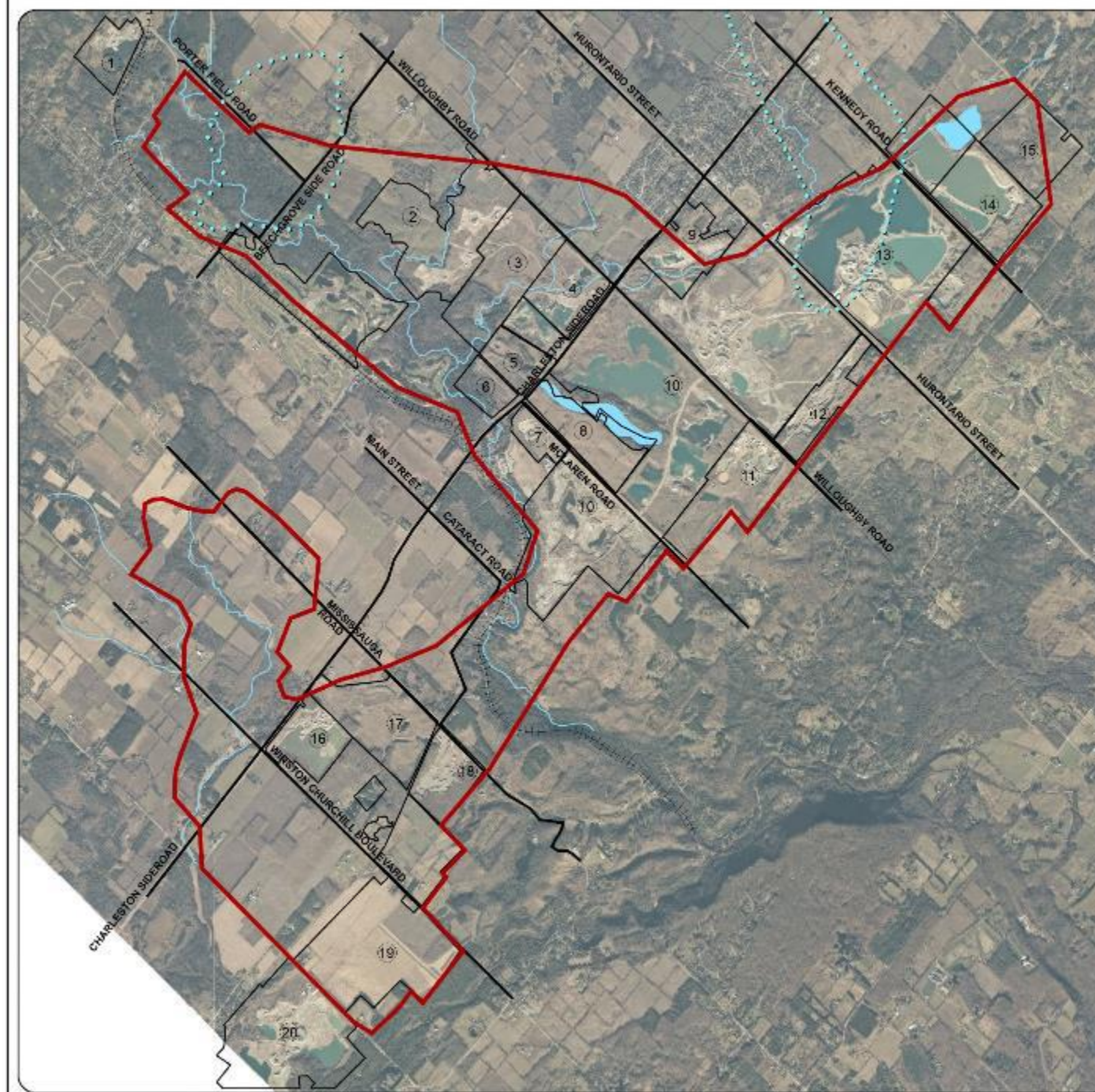
PIT NAME	STATUS		
	LICENSED	LICENCE SURRENDERED	PROPOSED
① #6537	X		
② #608341 Lawford	X		
③ #6619 Preswood	X		
④ #6568 Petch	X		
⑤ #6629 Flaherty Central		X	
⑥ #6621 Flaherty West		X	
⑦ #6670 Town of Caledon		X	
⑧ Limbeer	X		
⑨ #6523 Dodd	X		
⑩ #6506 Caledon Pit	X		
⑪ #6622 West Caledon + Extension	X		
⑫ #6685 Caledon Pit Expansion	X		
⑬ #6512 Caledon Sand & Gravel	X		
⑭ #19073 Caledon Pit Expansion	X		
⑮ McCormick (proposed)			X
⑯ #6524 Smith	X		
⑰ #21666 Pinchin		X	
⑱ #6525 Pinkney	X		
⑲ Erin Extension (proposed)			X
⑳ #5602 Erin	X		








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LAND CONSIDERATIONS














LEGEND

-  STUDY AREA
-  EXISTING ROAD
-  EXISTING RAILWAY
-  AGGREGATE PROPERTY BOUNDARY
-  WELL HEAD PROTECTION ZONE
-  WATER COURSE / WATER BODY

PIT NAME	STATUS		
	LICENSED	LICENCE SURRENDERED	PROPOSED
① #6537	X		
② #608341 Lawford	X		
③ #6619 Preswood	X		
④ #6568 Petch	X		
⑤ #6629 Flaherty Central		X	
⑥ #6621 Flaherty West		X	
⑦ #6670 Town of Caledon		X	
⑧ Limbeer	X		
⑨ #6523 Dodd	X		
⑩ #6506 Caledon Pit	X		
⑪ #6622 West Caledon + Extension	X		
⑫ #6685 Caledon Pit Expansion	X		
⑬ #6512 Caledon Sand & Gravel	X		
⑭ #19073 Caledon Pit Expansion	X		
⑮ McCormick (proposed)			X
⑯ #6524 Smith	X		
⑰ #21666 Pinchin		X	
⑱ #6525 Pinkney	X		
⑲ Erin Extension (proposed)			X
⑳ #5602 Erin	X		

LAND CONSIDERATIONS

LEGEND

-  STUDY AREA
-  EXISTING ROAD
-  EXISTING RAILWAY
-  AGGREGATE PROPERTY BOUNDARY
-  W.F.L. HEAD PROTECTION ZONE
-  WATER COURSE / WATER BODY
-  NIAGARA ESCARPMENT PLAN AREAS
-  NATURAL BUFFER ZONE
-  EXISTING AGRICULTURE

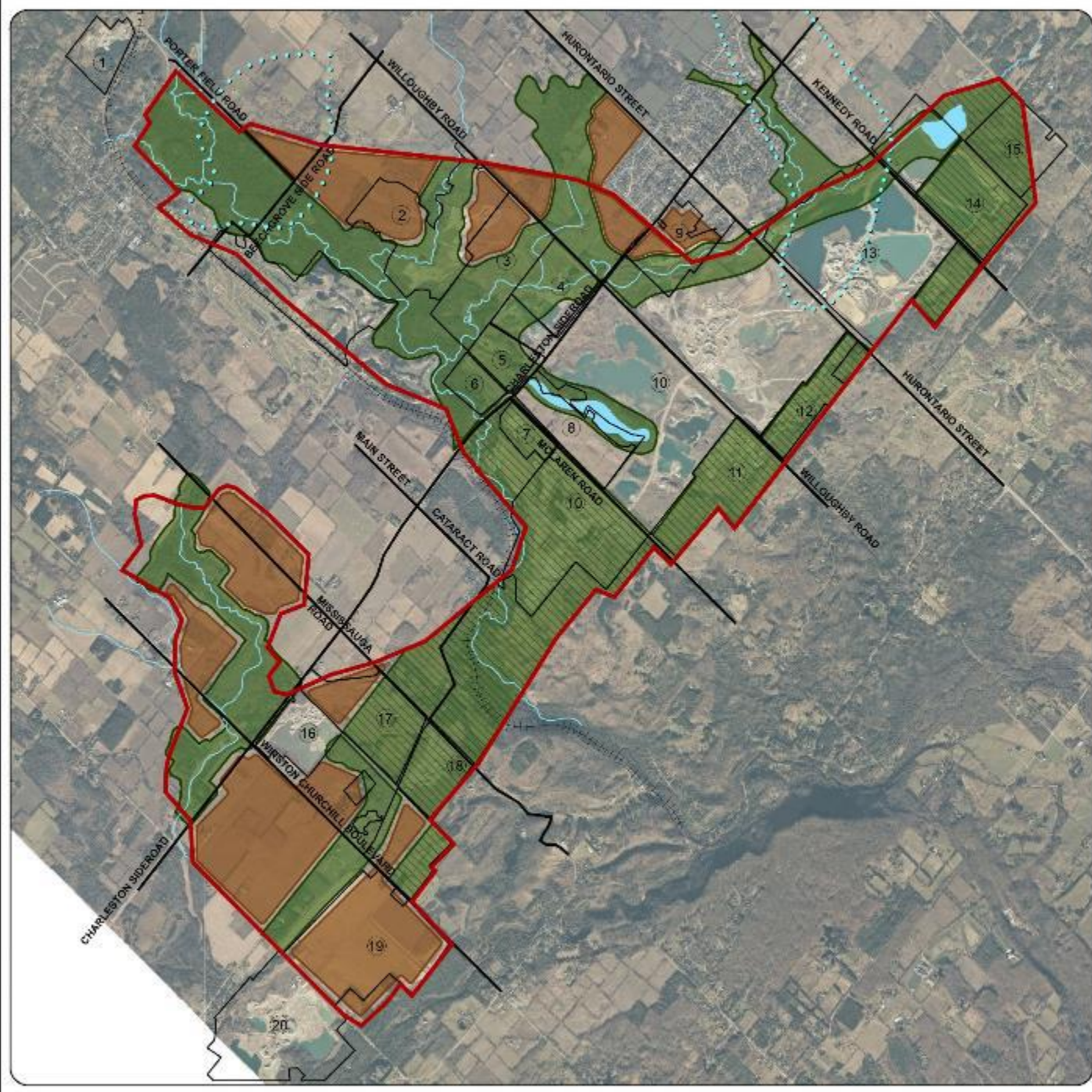
PIT NAME	STATUS		
	LICENSED	LICENCE SURRENDERED	PROPOSED
① #6537	X		
② #608341 Lawford	X		
③ #6619 Preswood	X		
④ #6568 Petch	X		
⑤ #6629 Flaherty Central		X	
⑥ #6621 Flaherty West		X	
⑦ #6670 Town of Caledon		X	
⑧ Limbeer	X		
⑨ #6523 Dodd	X		
⑩ #6506 Caledon Pit	X		
⑪ #6622 West Caledon + Extension	X		
⑫ #6685 Caledon Pit Expansion	X		
⑬ #6512 Caledon Sand & Gravel	X		
⑭ #19073 Caledon Pit Expansion	X		
⑮ McCormick (proposed)			X
⑯ #6524 Smith	X	X	
⑰ #21666 Pinchin		X	
⑱ #6525 Pinkney	X		
⑲ Erin Extension (proposed)			X
⑳ #5602 Erin	X		



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LAND CONSIDERATIONS



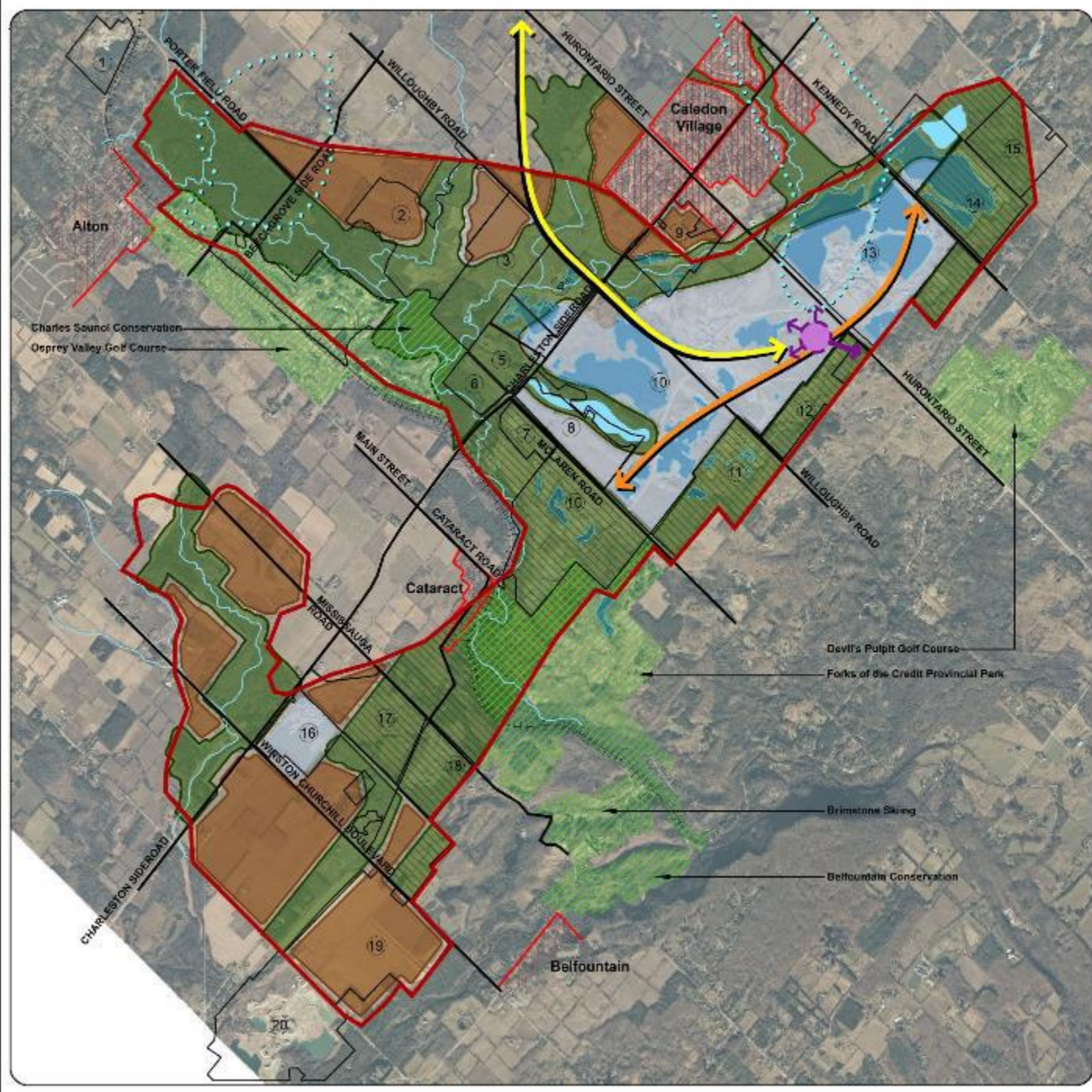
LEGEND

-  STUDY AREA
-  EXISTING ROAD
-  EXISTING RAIL WAY
-  AGGREGATE PROPERTY BOUNDARY
-  WELL HEAD PROTECTION ZONE
-  WATER COURSE / WATER BODY
-  NIAGARA ESCARPMENT PLAN AREAS
-  NATURAL BUFFER ZONE
-  EXISTING AGR CULTURE
-  EXISTING SETTLEMENT
-  PRIVATE AND PUBLIC RECREATION
-  DEVELOPMENT OPPORTUNITY AREAS
-  AGGREGATE PONDS
-  HIGHWAY 10 BY-PASS OPTIONS
-  INTERNAL ROAD
-  TRANSPORTATION HUB

PIT NAME	STATUS		
	LICENSED	LICENCE SURRENDERED	PROPOSED
1 46537	X		
2 4608341 Lawford	X		
3 46619 Preswood	X		
4 46568 Petch	X		
5 46629 Flaherty Central		X	
6 46621 Flaherty West		X	
7 46670 Town of Caledon		X	
8 Limbeer	X		
9 46523 Dode	X		
10 46506 Caledon Pit	X		
11 46622 West Caledon 4 Extension	X		
12 46685 Caledon Pit Expansion	X		
13 46512 Caledon Sand & Gravel	X		
14 419073 Caledon Pit Expansion	X		
15 McCormick (proposed)			X
16 46524 Smith	X		
17 421666 Pinchin		X	
18 46525 Pinkney	X		
19 Erin Extension (proposed)			X
20 45602 Erin	X		



DEVELOPMENT CONSIDERATIONS



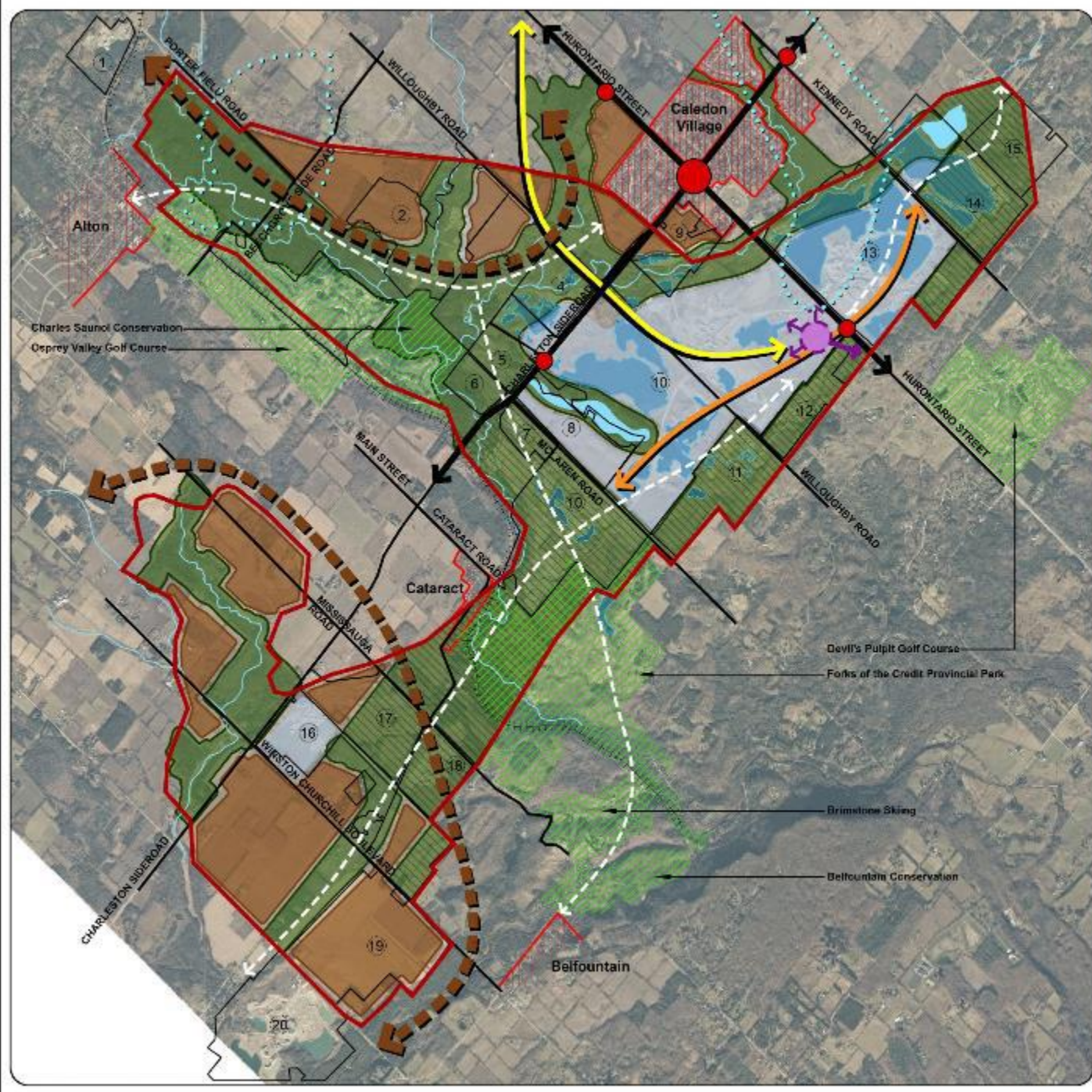
LEGEND

-  STUDY AREA
-  EXISTING ROAD
-  EXISTING RAILWAY
-  AGGREGATE PROPERTY BOUNDARY
-  WELL HEAD PROTECTION ZONE
-  WATER COURSE / WATER BODY
-  NIAGARA ESCARPMENT PLAN AREAS
-  NATURAL BUFFER ZONE
-  EXISTING AGRICULTURE
-  EXISTING SETTLEMENT
-  PRIVATE AND PUBLIC RECREATION
-  DEVELOPMENT OPPORTUNITY AREAS
-  AGGREGATE PONDS
-  HIGHWAY 10 BY-PASS OPTIONS
-  INTERNAL ROAD
-  TRANSPORTATION HUB
-  FOOD PRODUCTION
-  BOLSTER VILLAGE IDENTITY
-  PEDESTRIAN CONNECTIVITY

PIT NAME	STATUS		
	LICENSED	LICENCE SURRENDERED	PROPOSED
① #6537	X		
② #608341 Lawford	X		
③ #6629 Preswood	X		
④ #6568 Petch	X		
⑤ #6629 Flanerty Central		X	
⑥ #6621 Flanerty West		X	
⑦ #6670 Town of Caledon		X	
⑧ Limbeer	X		
⑨ #6523 Dood	X		
⑩ #6506 Caledon Pit	X		
⑪ #6622 West Caledon + Extension	X		
⑫ #6685 Caledon Pit Expansion	X		
⑬ #6512 Caledon Sand & Gravel	X		
⑭ #19073 Caledon Pit Expansion	X		
⑮ MtGormick (proposed)			X
⑯ #6524 Smith	X	X	
⑰ #21666 Pinchin		X	
⑱ #6525 Pinkney	X		
⑲ Erin Extension (proposed)			X
⑳ #5602 Erin	X		



DEVELOPMENT CONSIDERATIONS



VISION PLANS



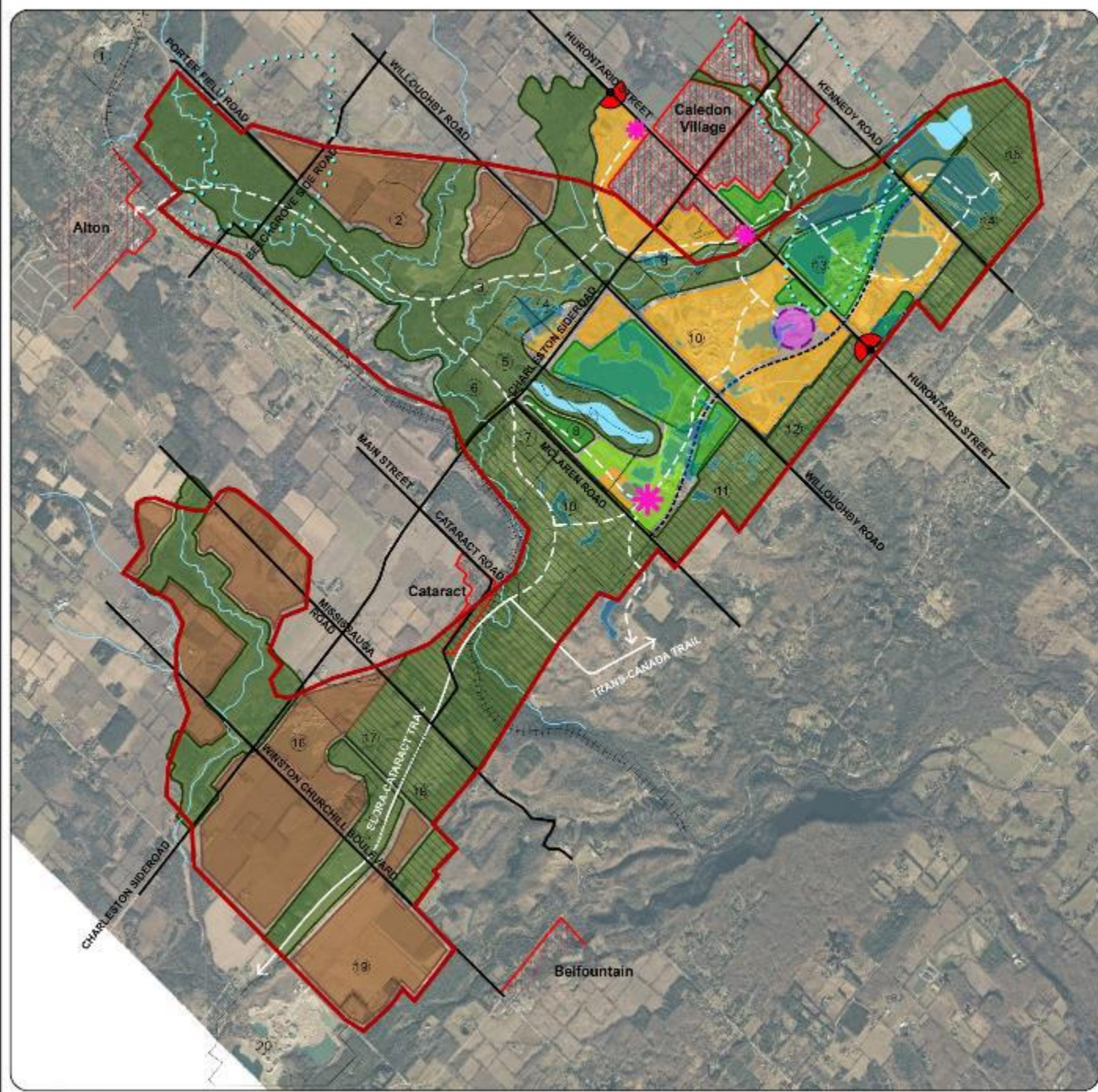
LEGEND

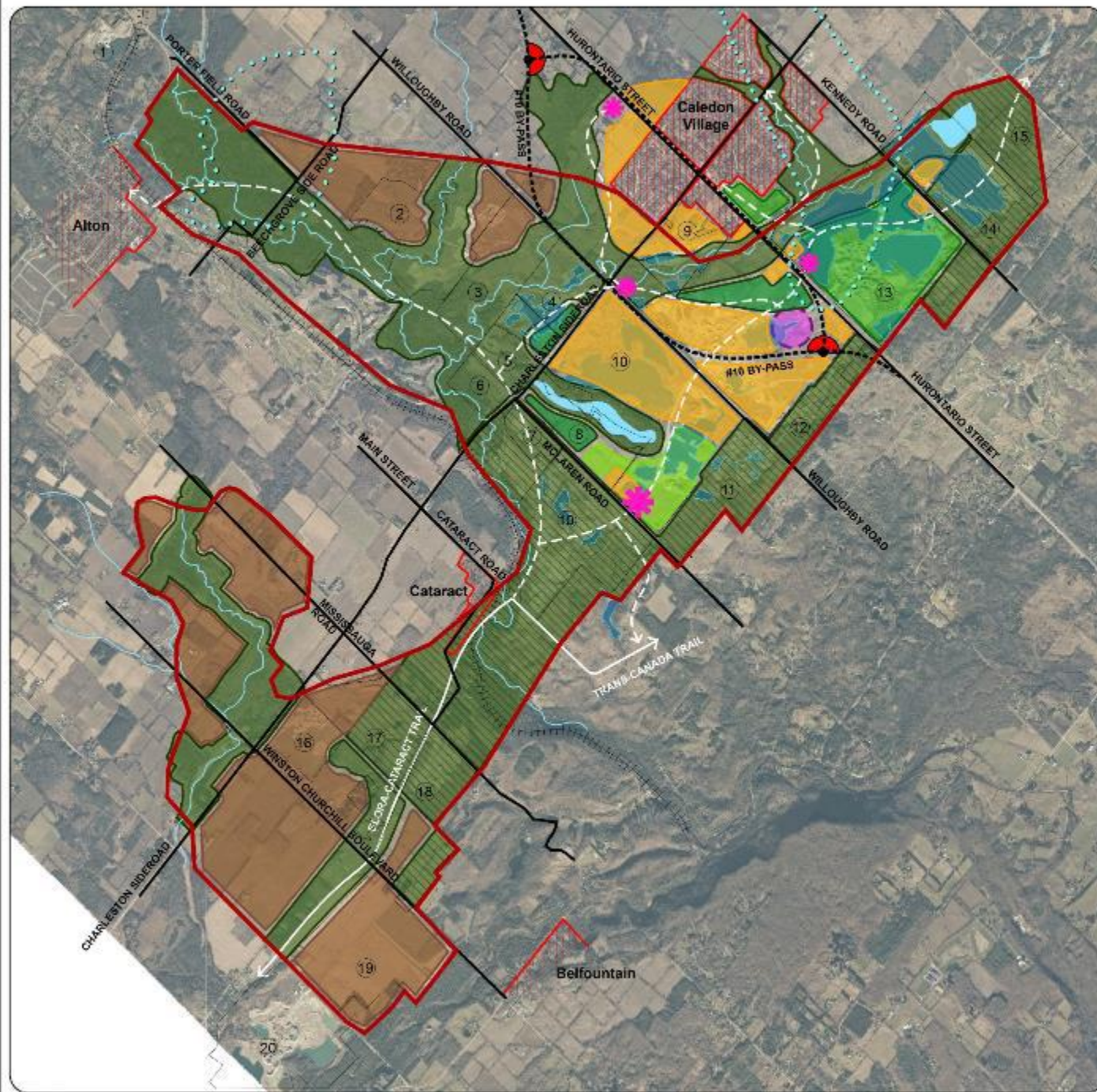
-  STUDY AREA
-  NIAGARA ESCARPMENT PLAN AREAS
-  NATURAL BUFFER ZONE
-  PARKLAND AND GREENSPACE LINKAGES
-  WATER COURSE / WATER BODY
-  AGRICULTURE
-  CULTURE AND RECREATION
-  ADVENTURE SPORTS
-  POTENTIAL DEVELOPMENT AREA
-  EXISTING SETTLEMENT
-  INTERCITY TRANSPORTATION HUB
-  VILLAGE GATEWAY
-  TRAIL HEAD
-  EXISTING ROAD
-  PROPOSED ROAD
-  EXISTING TRAIL
-  PROPOSED TRAIL
-  WELL HEAD PROTECTION ZONE
-  AGGREGATE PROPERTY BOUNDARY
-  EXISTING RAILWAY
-  EXISTING AGGREGATE PONDS

PIT NAME	STATUS		
	LICENSED	LICENCE SURRENDERED	PROPOSED
① #6537	X		
② #608341 Lawford	X		
③ #6619 Presswood	X		
④ #6568 Petch	X		
⑤ #6629 Flaherty Central		X	
⑥ #6621 Haherty West		X	
⑦ #6670 Town of Caledon		X	
⑧ Limbeer	X		
⑨ #6523 Dodd	X		
⑩ #6506 Caledon Pit	X		
⑪ #6622 West Caledon - Extension	X		
⑫ #6685 Caledon Pit Expansion	X		
⑬ #6512 Caledon Sand & Gravel	X		
⑭ #19073 Caledon Pit Expansion	X		
⑮ McCormick (proposed)			X
⑯ #6524 Smith	X		
⑰ #21666 Pinchin		X	
⑱ #6525 Pinkney	X		
⑲ Erin Extension (proposed)			X
⑳ #5602 Erin	X		



VISION PLAN 1 No By-Pass, New Internal Road





LEGEND

- STUDY AREA
- NIAGARA ESCARPMENT PLAN AREAS
- NATURAL BUFFER ZONE
- PARKLAND AND GREENSPACE LINKAGES
- WATER COURSE / WATER BODY
- AGRICULTURE
- CULTURE AND RECREATION
- ADVENTURE SPORTS
- POTENTIAL DEVELOPMENT AREA
- EXISTING SETTLEMENT
- INTERCITY TRANSPORTATION HUB
- VILLAGE GATEWAY
- TRAIL HEAD
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING TRAIL
- PROPOSED TRAIL
- WELL HEAD PROTECTION ZONE
- AGGREGATE PROPERTY BOUNDARY
- EXISTING RAILWAY
- EXISTING AGGREGATE PONDS

PIT NAME	STATUS		
	LICENSED	LICENCE SURRENDERED	PROPOSED
① #5537	X		
② #608341 Lawford	X		
③ #6619 Prosswood	X		
④ #6568 Petch	X		
⑤ #6629 Faherty Central		X	
⑥ #6621 Faherty West		X	
⑦ #6670 Town of Caledon		X	
⑧ Limbeer	X		
⑨ #6523 Dodd	X		
⑩ #6506 Caledon Pit	X		
⑪ #6622 West Caledon - Extension	X		
⑫ #6685 Caledon Pit Expansion	X		
⑬ #6512 Caledon Sand & Gravel	X		
⑭ #15073 Caledon Pit Expansion	X		
⑮ McCormick (proposed)			X
⑯ #6524 Smith	X		
⑰ #21666 Pinchin		X	
⑱ #6525 Pinkney	X		
⑲ Erin Extension (proposed)			X
⑳ #5602 Erin	X		



VISION PLAN 2

By-Pass Option

WHAT HAVE WE LEARNED?

- 1. Coordination** is imperative – with producers, with existing policy, with policy under development
- 2. Support of producers** critical for existing licensed sites as site plans will need to be amended to implement master plan
- 3. Policy levers** may be used to lead, encourage, and/or require adherence to the ARVP
- 4. Phasing plan** is needed to guide short-term actions (*i.e. for pits with surrendered licenses, uses requiring no policy updates*) and long-term initiatives (*i.e. for active licenses, uses requiring substantial policy updates*)



THANK YOU! |