

**Applications for
Official Plan Amendment
& Zoning By-law Amendment**

Planning and Development Report 2010-058

Proposed Lafarge Lawford Pit

October 5, 2010





Proposed Lafarge Lawford Pit Applications for Official Plan Amendment & Zoning By-law Amendment

Proposed Lafarge Lawford Pit

To operate an above water- table pit, the applicant requires municipal approvals & a provincial licence:

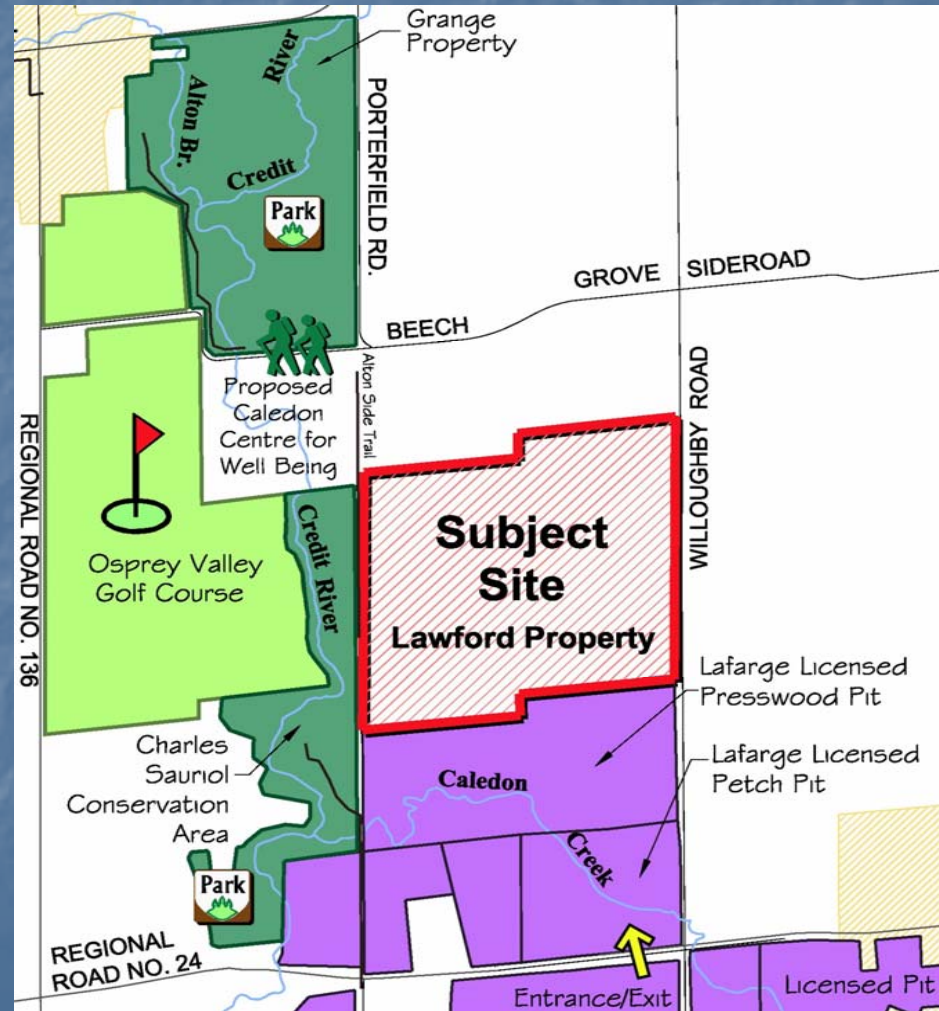
- Applications for municipal approval of an Official Plan Amendment and Zoning By-law Amendment under were submitted on November 28, 2005.
- Aggregate Resources Act (ARA) application requires the submission of a Site Plan, a document containing drawings & conditions for the operation of the pit.



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Location Map

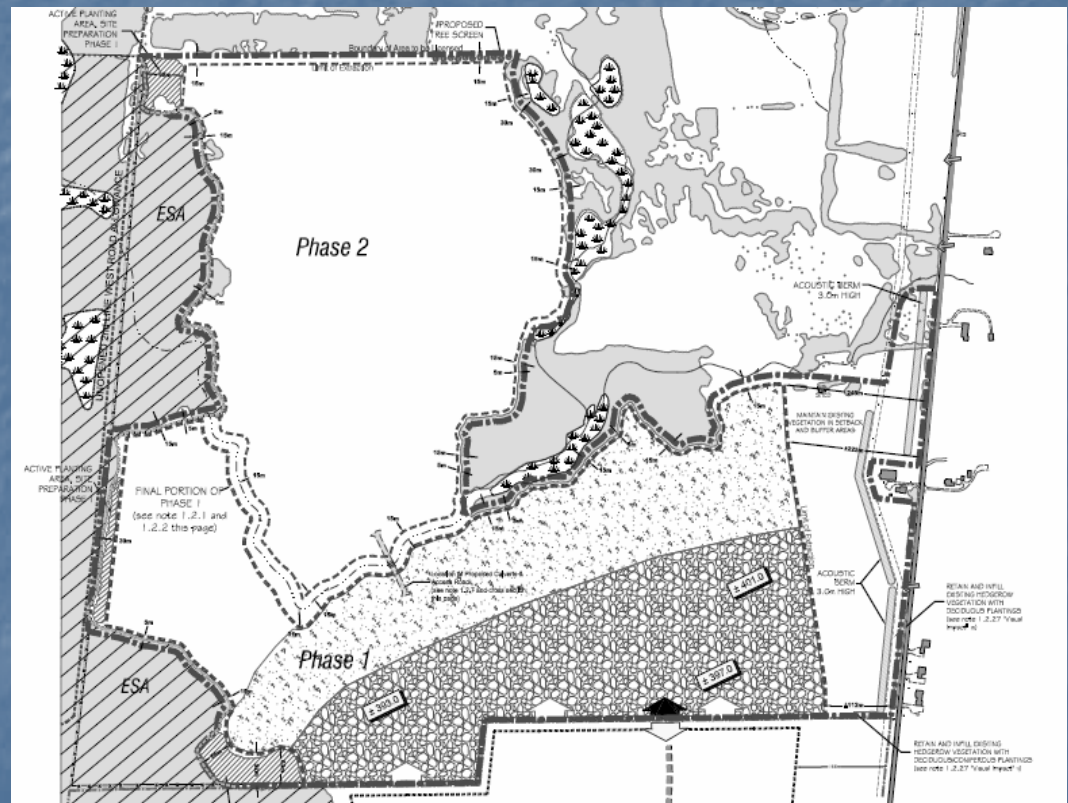




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Operations

- Monday to Friday between 6:00 am to 6:00 pm with no crushing of aggregate until after 7:00 am
- Use of existing access/haul route on Regional Road 24 (Charleston Side Road)
- Two phase operation to facilitate rehabilitation of the lands back to agricultural use and enhanced natural environment and features.





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- Policy Context includes a review of provincial and regional policies.
- Caledon Official Plan identifies lands as CHPMARA & Aggregate Resources Area
- Current Designation

Official Plan:

General Agriculture Area
& Environmental Policy Area

Zoning:

Agricultural (A1) &
Environmental Policy Area 2

- Proposed Designation

Official Plan:

Extractive Industrial Area A
&
Environmental Policy Area

Zoning:

Extractive Industrial
Exception (MX-486)
&
Environmental Policy Area
1 Exception (EPA1-487)



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Application Review Process

- **Public input & participation.**
- **Circulation to internal departments & external agencies.**
- **Review of technical reports & studies including:**
 - Environmental Impact Study
 - Hydrogeological Assessment
 - Traffic Impact Study
 - Sound (Noise) Impact Study
 - Visual Impact Study
 - Archaeological Assessment
 - Cultural Heritage Landscape Report
 - Air Quality Assessment
 - Progressive Rehabilitation



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Review & Analysis of Issues

In addition to technical issues that are the focus of the reports and studies, issues/concerns by area residents are related to:

- Public health
- View of rural landscape
- Impacts on properties

Review & Analysis

- Section 5.11 of the Caledon Official Plan establishes the framework for the evaluation of planning applications to determine their merits



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Basis of Recommendations

- Meets policy requirements of Provincial, Regional and Town of Caledon Official Plan.
- Opportunities provided for input/comments by public/area residents. Issues addressed in the review process.
- Issuance of provincial ARA Site Plan licence relies on municipal approvals.
- Measures proposed to mitigate issues raised by area residents, and those identified in the technical reports & studies are to be included as conditions in the ARA Site Plan.
- Examples of mitigation measures in the Site Plan include:
 - increase setback from Willoughby Road to reduce noise, dust, visual impact;



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Basis of Recommendations

- proposed berm with enhanced tree planting to mitigate noise and improve the view along Willoughby Road;
 - traffic & road improvements to enhance safety and make road more efficient
 - monitoring of air quality and residential well water periodically.
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- Approved ARA Site Plan to include requirements to establish
 - a Public Liaison Committee
 - Progressive Rehabilitation

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