

West Caledon Communities Aggregate Group

Town of Caledon Official Plan Review 2020-2021

General Comments on Aggregate Extraction Policies and Processes

Presentation Outline

- Introduction
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- 2. The Effect of Aggregate Extraction on Residents and Visitors
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- 4. How the Town of Caledon Official Plan Can Help

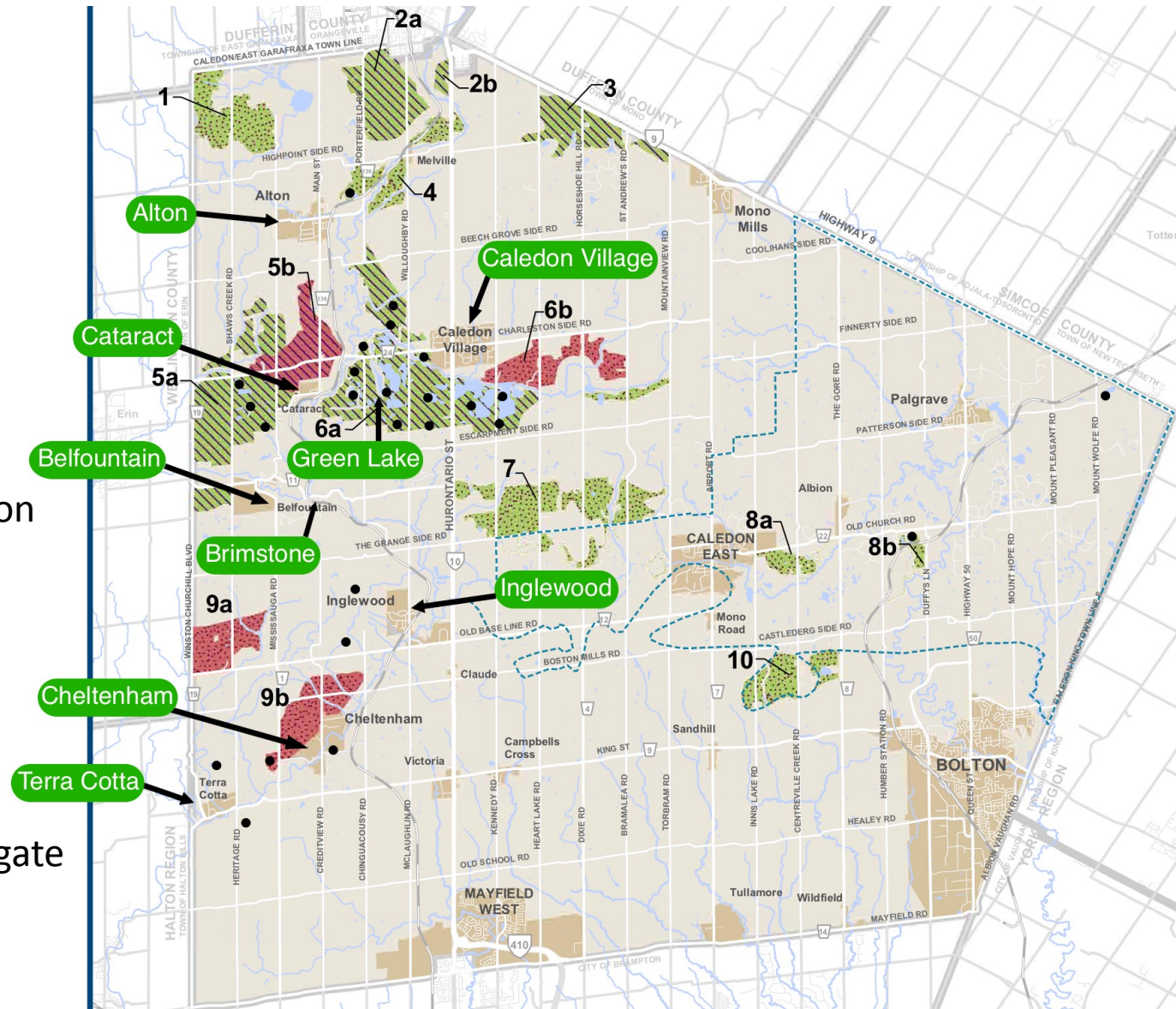


Who we are

Several thousand residents in Town of Caledon communities west of Highway 10

- Belfountain Community Organization
- Caledon Village Association
- Alton Village Association
- Village of Inglewood Association
- Forks of the Credit/Brimstone Residents Association
- Terra Cotta Traffic Association
- Cheltenham Community Representatives
- Cataract Community Representatives
- Green Lake Property Owners Association
- Forks of the Credit Preservation Group

Our communities are profoundly impacted by aggregate operations in Caledon.



Why we are here...

- Address official plan policy concerns related to aggregate operations in the Town of Caledon
- Inform Council about the concerns and interests of the residents of West Caledon related to current and future aggregate operations
- Provide input into policies regulating aggregate operations in the Town of Caledon



1. Aggregate Extraction in Caledon



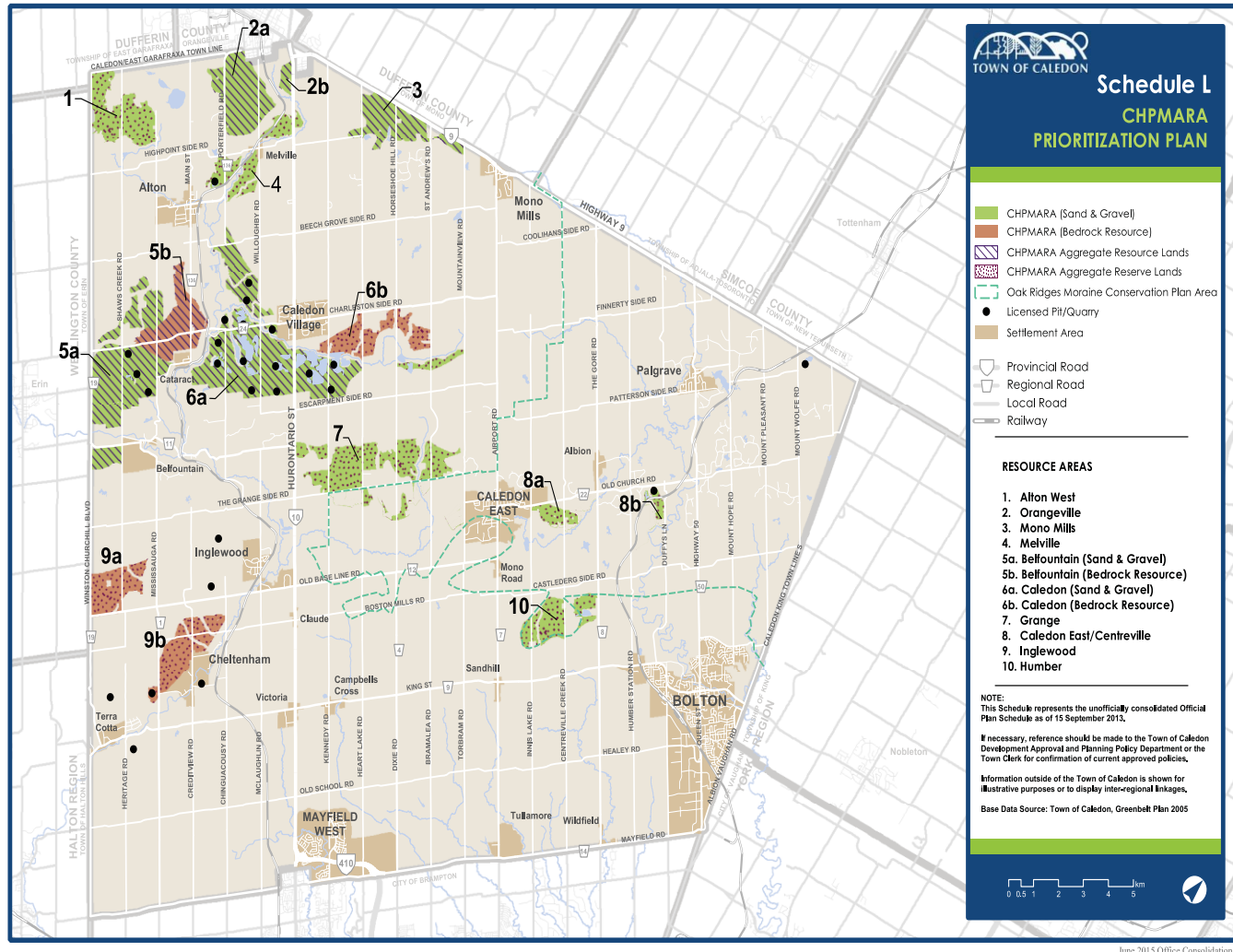
How Aggregate is Extracted – Pits vs. Quarries

(as defined under the Aggregate Resources Act, R.S.O. 1990, c. A.8)

- Pit: land or land under water from which unconsolidated aggregate (such as sand and gravel) is being or has been excavated
- Quarry: land or land under water from which consolidated aggregate (solid material such as granite, marble, limestone, etc.) is being or has been excavated; this usually involves blasting
- Both pits and quarries are open pit mines, both of which have negative environmental, social, and economic impacts



Aggregate Extraction in Caledon



- Current Caledon land area licenced for strip mining: **4 209 acres**
- Current Caledon land area identified having aggregate potential: **15 219 acres**



Looking at Aggregate Extraction in Caledon

- CHPMARA identification of aggregate potential areas **freezes land uses** inside the areas to those existing and extends some distance, 500 m or more beyond the identified boundary via PPS Policy Major Facilities “zones of influence” for adverse effects. Vast areas of land are affected by the identification of aggregate potential, forever.
- **Unlimited** extraction licence **time period** with no mechanism for review of license conditions
- Next to **no enforcement** of licence conditions under MNRF Aggregate Resources Act
- **Role of MNRF** is to promote and protect aggregate strip mining, nothing more
- **No limit** to the amount of land area licenced for strip mining in Caledon leading to continual expansion of strip mining areas with no viable rehabilitation to new land uses
- Aggregate strip mines deemed not development, therefore **no Development Charges** from the industry contributing to roads and other municipal needs
- Aggregate strip mines assessed at a **lower tax rate** than Class 1-3 agriculturally-capable lands
- Aggregate strip mines keep open **large, destroyed land areas** emitting **off-site dust**
- Aggregate shipping creates competitive trucking and associated noise, dust and **danger on haul routes**



More strip mines are coming, and there is no limit

- There is no limit on the land area that can be mined or quarried in Town of Caledon. No time limit for rehabilitation results in one massive open unusable land area with massive cumulative effects
 - Lafarge Limebeer Pit next to Green Lake
 - Blueland Farms west of Heartlake Road.
 - Votorantim Cimentos / CBM Quarry - both sides of Highway 24 west of the Credit River to Shaws Creek Road
- The current strip mine complex is 7.25 kilometers long. The blasting quarry will make the "hole" about 2 kilometers longer!
- Blasting will be required to make the "hole" upwards of 100 feet deep in the same bedrock that protects an aquifer running from Orangeville to Inglewood.
- The Town of Caledon has no experience with below water table blasting quarries.



The Big Hole – Looking West from Kennedy Rd.



All agricultural capability destroyed

All natural heritage destroyed

All aquifer protection destroyed

All cultural heritage destroyed

All indigenous records destroyed

All landscape viewsheds destroyed

All future land use potential destroyed

PERMANENTLY

**This is the aggregate industry's
landscape vision for Caledon**



Concerns With Oversight Responsibilities of the Town of Caledon

- Unlimited extraction licence time period with no mechanism for review of license conditions
- There is woefully inadequate enforcement of licence conditions under MNRF Aggregate Resources Act
- No timelines or enforcement of rehabilitation to a viable land use leaving permanent moonscapes covered in weeds

2. The Effect of Aggregate Extraction on Residents and Visitors



Social Impacts

- Extensive areas of northwest Caledon are already licenced pits creating vast moonscapes.
- Vast unrehabilitated pits already exist. The landscape is destroyed and abandoned.
- Natural water filter has been removed and ground and surface water flows irreversibly altered.
- Cumulative impact study on water resources has never been done.



Social Impacts

- Air quality is affected by silica dust, contributing to various respiratory issues
- Noise and vibrations from the various aggregate operations
- Safety of roadways is lessened due to increased truck traffic
- Rural character is destroyed



Social Impacts

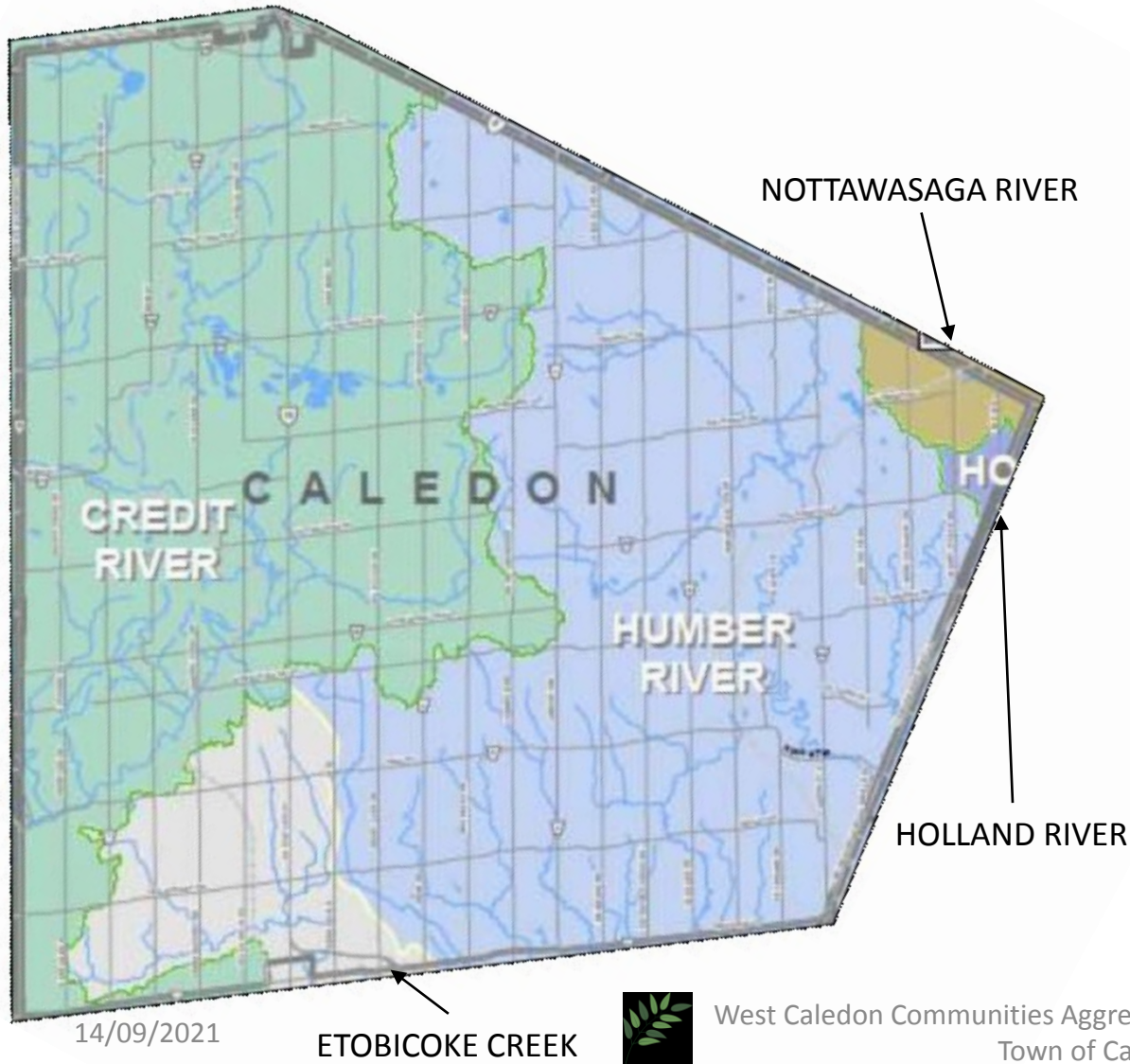
- Quality of Life
 - Exponential increase of dust and noise due to aggregate operations themselves
- Haul routes and road repairs
 - Taxes paid by aggregate operators do not cover the upkeep of the roads used by aggregate haulers
- Emergency services
 - Increased impact on emergency services due to incidents, both on the roads and on-site. Specific numbers are difficult to obtain.



3. Watersheds and Land Use

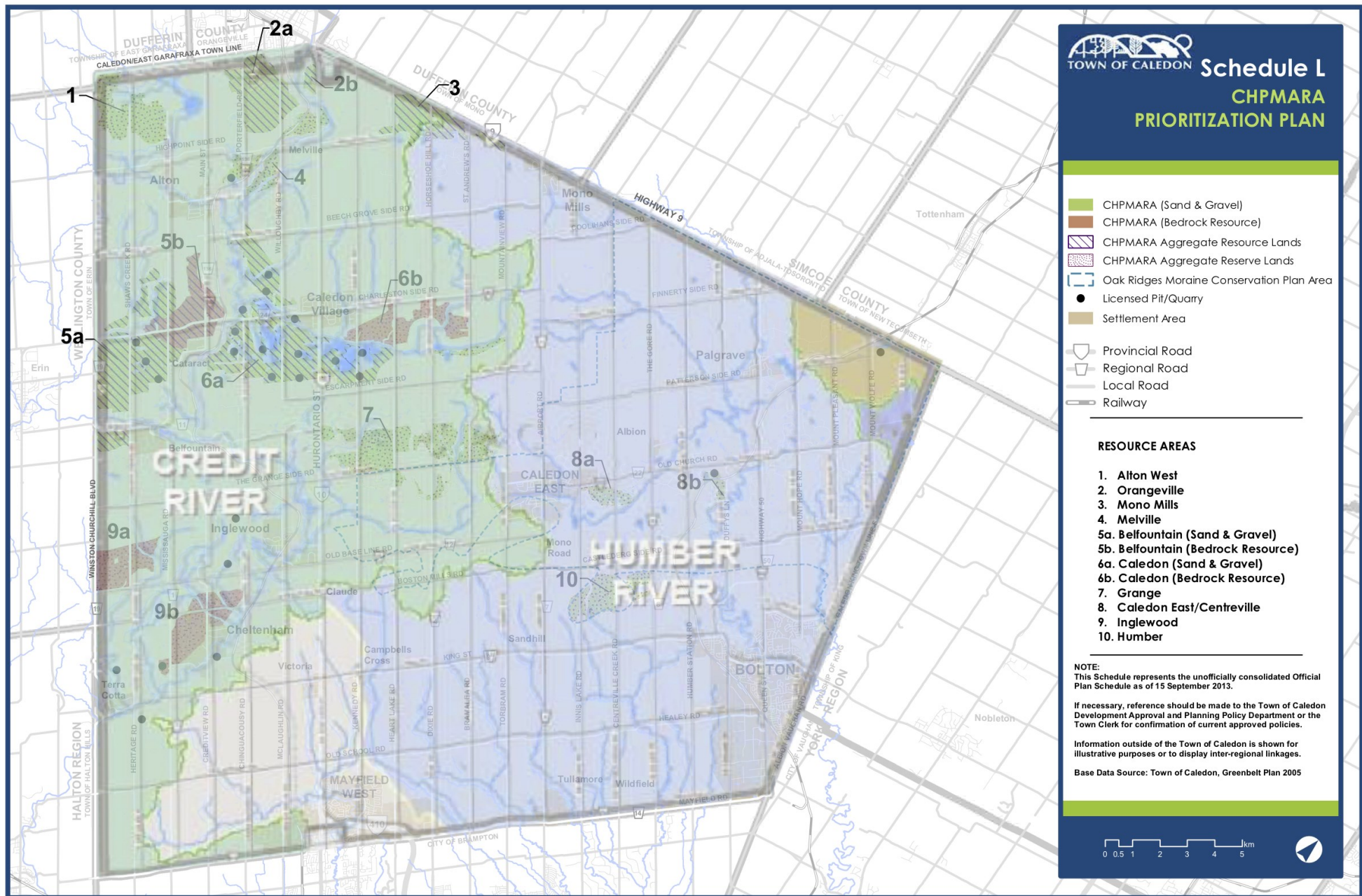


Watersheds in Caledon



- A watershed is an area of land where both the surface water and groundwater of that area drain into a common outlet.
- There are 5 major watersheds in Caledon: Credit River, Humber River, Etobicoke Creek, Nottawasaga River, and the Holland River.
- The CVC, TRCA, and NVCA have jurisdiction over these watersheds.





SAVED: 2 April 2018

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SAVED BY: bloverock

April 2018 Office Consolidation



Land Use Issues

- Setbacks are vital for the safety of the community around aggregate operations in general, and blasting quarries in particular.
 - Blasts from quarries create flyrock, presenting a potential for human fatalities and damage to nearby property
 - Blasts also create vibrations and air blasts, which can cause damage to nearby property
- Berms are used to conceal the damages to the landscape caused by aggregate operations throughout Caledon
- Long term planning is disrupted, both in terms of planning communities and future agricultural uses



4. How Changes To The Town of Caledon Official Plan Can Help



How the Town of Caledon Official Plan Changes Can Help

- Create a separate section regarding Major Facilities in the Official Plan, and designate aggregate operations as Major Facilities Class 5.
- Implement an Interim Control Bylaw (ICBL)
- Implement a moratorium on blasting in the Town of Caledon.
- Create and implement stand alone policies regarding setbacks and adverse impacts of Major Facilities.
- Require a Community Social Impact Agreement for all new aggregate licences
- Require all new aggregate licences to include Bonds/Letter of Credit in favour of residents
- Require cumulative impact assessments as a **mandatory** component of all new aggregate licence applications
- Require potable water (wells) and the effect on the continued exposure of our aquifers and ground water



Requested Next Steps

- A moratorium on new, in-process, and expansion applications UNTIL the **cumulative impact assessments** are complete and fully vetted.
- Town of Caledon (TOC) to demonstrate balanced aggregate policies in the upcoming Official Plan which reflect Provincial Policies
- Undertake water taking permit study as recommended in Implementation Plan for Protecting Shaws Creek 2017
- Hold aggregate operators and their consultants to their obligations.
 - Stricter governance/reporting/enforcement
 - Licenses/inspections
 - Environmental monitoring
 - Emergency Response
- Memorandum of Understanding with CVC to undertake Cumulative Impact Assessment—see “Implementation Plan for Protecting Shaws Creek 2017”
- Monthly, transparent public reporting on aggregate operations by the Town of Caledon.
- Research/evaluate “Best” Aggregate Policies and Practices in other jurisdictions to advise future TOC decisions.

