

TOWNSHIP OFFICIAL PLAN (extraction)

6.16 LAND USE COMPATIBILITY

6.16.1 Development Adjacent to Mineral Aggregate Resource Designations, Operations or Mineral Aggregate Reserves

6.16.1.1 It is a policy of this Plan that existing mineral aggregate operations and potential mineral aggregate reserves will be protected from activities that would preclude or hinder their establishment, expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. For this reason, the development of sensitive land uses such as residences, day care centres and educational and health facilities within the influence area of existing pits and quarries, and lands that are designated Mineral Aggregate Resource on Schedule A or identified as a Mineral Aggregate Reserves constraint on Schedule B, shall be permitted only if it can be demonstrated to the satisfaction of the approval authority that all issues relating to public health, public safety and environmental impacts can be addressed through setbacks or other mitigation measures without precluding or hindering the use of, or access to, the resource.

6.16.1.2 An influence area is not a strict buffer or setback area where development adjacent to Mineral Aggregate Resource designation or Mineral Aggregate Reserves constraint is automatically prohibited. The influence area is that area where impacts may occur or be experienced. The proponent of the development would be required to identify the potential impacts and to assess whether they can be mitigated to an appropriate level when measured against Provincial standards. The influence area applies between a sensitive land use and extractive operations and vice versa. For policy purposes, the influence area in relation to pits is 300 metres, except in the case of Class B pits where excavation is above the water table, in which case the influence area is 150 metres. The influence area in relation to quarries is 500 metres.

6.16.1.3 The influence areas for resource lands designated Mineral Aggregate Resource, but which are not licensed for pits or quarries shall be dependent upon the nature of the resource. The influence area shall be 300 metres for lands designated on the basis of sand and gravel resources or 500 metres for lands shown as a bedrock resources.

6.16.1.4 Development and activities which would preclude or hinder the establishment of new operations or access to mineral or mineral aggregate resources will only be permitted if:

1. Resource use would not be feasible; or
2. The proposed land uses or development serves a greater long-term public interest; and

3. Issues of public health, public safety and environmental impact can be addressed.

6.16.1.5 Land use compatibility studies, prepared by a qualified professional, shall be required in accordance with Provincial standards in relation to any proposal to develop lands within the influence area of an existing pit or quarry and on lands that are designated Mineral Resource or shown as Mineral Aggregate Reserves. Land use compatibility studies may be required to address such matters as hydrogeology, noise, and blast impacts, as well as conducting mineral or mineral aggregate quality and quantity assessments to determine the extent of the resource.