

Aggregate Expertise:

- Licence & Permit Applications
- Project Coordination
- Site Plans & Amendments
- Summary Statements
- Rehabilitation Design & Plantings
- Environmental Impact Studies
- Hydrology Studies
- Traffic Analysis
- OMB Expert Evidence
- Species at Risk Assessments
- Planning Reports
- Compliance Assessment Reports
- Due Diligence for Property Acquisition
- Public Consultation
- Road & Entrance Engineering Design

Aggregate Resources

Skelton, Brumwell & Associates Inc.

Aug 2010

Policy Matters!

In Ontario the extraction of aggregates in pits and quarries is a use of land that, along with all other uses of land, is regulated by the Planning Act.

Aggregate resources are a matter of provincial interest.

The Provincial Policy Statement (PPS) is the policy framework for matters of provincial

interest including building strong communities, the wise use and management of resources including aggregates, and public health and safety. The decisions of municipalities, planning boards and the OMB must be consistent with the PPS.

There are a number of other Acts and related Plans that apply to specific areas of the province listed in the table below.

Municipalities are required to review and update their Official Plans at least every five years to be in conformity with the PPS and

the policies of these Plans.

The Province is reviewing the PPS and the Greenbelt Plan in 2010.

Changes in policy at the Provincial and/or Municipal level could affect your business. Keeping up with emerging legislation and policy, and providing input on behalf of aggregate producers is part of how we add value to your enterprise at Skelton Brumwell.

“Changes in policy at the Provincial and/or Municipal level could affect your business.”

Planning Act					
Provincial Policy Statement (PPS)					
Other Acts		Oakridges Moraine Conservation Act	Greenbelt Act	Places to Grow Act	Lake Simcoe Protection Act
Related Plans	Niagara Escarpment Plan (NEP)	Oakridges Moraine Conservation Plan (ORMCP)	Greenbelt Plan	Growth Plan for the Greater Golden Horseshoe (GPGGH)	Lake Simcoe Protection Plan (LSPP)
Official Plans	Upper Tier – Counties, Regions, Districts			Single Tier Municipalities	
	Lower Tier – Towns, Townships				



Skelton Brumwell

& ASSOCIATES INC.

ENGINEERING PLANNING ENVIRONMENTAL MANAGEMENT

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Greenbelt

The Greenbelt is a broad band of land permanently protected to prevent the loss and fragmentation of the agricultural land base; protect the natural heritage and water resource systems that sustain us; to form the environmental framework around which urban areas will be organized; and to provide for a diverse range of activities associated with rural communities and areas. Site Plans for aggregate operations in the Greenbelt have more onerous requirements for rehabilitation and must specify the maximum disturbed area for the site.

Oak Ridges Moraine

The objective of the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan is to protect the ecological and hydrological integrity of the Oak Ridges Moraine Area. Aggregate operations are permitted only in certain areas. The Plan encourages municipalities and the mineral aggregate sector to work together to develop and implement comprehensive rehabilitation plans.



Lake Simcoe

The Lake Simcoe Protection Act is part of the provincial government's strategy to protect and restore the ecological health of the Lake. The Lake Simcoe Protection Plan came into effect in 2009. It requires the government to develop a phosphorus reduction strategy, including investigation of water quality trading, and develop a regulation to protect shorelines. Airborne dust is a source of phosphorus that may be regulated. This may have implications for aggregate operations.

Places To Grow

The Places to Grow Act and related Growth Plan for the Greater Golden Horseshoe (GPGGH) provide policies related to where urban development is most appropriate, and that encourage the intensification of growth in the existing communities to create compact, transit supportive, and complete communities. With respect to aggregates, the Plan encourages coordinated approaches for rehabilitation of aggregate sites where feasible.

Niagara Escarpment

The objective of the Niagara Escarpment Plan is to protect this UNESCO World Biosphere Reserve from land uses that would impact its unique ecology and landforms. New pits and quarries are permitted only in specific areas. Rehabilitation of depleted sites is required to be compatible and integrated with surrounding uses and landscapes.

Database Simplifies Property Management

Keeping track of information such as zoning, development or road agreements and natural heritage matters on multiple properties can be simplified by the use of a data base. Some examples are in the sidebar to the right.

A database will ensure that:

- The information entered remains consistent and accurate.
- All the information is in one place.

- Multiple staff members can access information at the same time.
- Multiple reports, graphics and queries can quickly be created from a single database.

Skelton Brumwell has produced property databases for aggregate producers and utility companies. We can create a database to suit the needs of your company, and provide staff training in its operation and maintenance.

Species At Risk

The Endangered Species Act (2007) came into effect on June 30, 2008. This legislation provided an update to the original Act written in 1971 and has increased protection, stewardship opportunities and recovery efforts for species at risk in Ontario.

Under the Act, if a protected species or habitat is found on an aggregate property, and operations will negatively impact that species or habitat, it may proceed if authorization under the Act has been obtained. If activities are on part of a site that does not impact those protected species or habitat, operations can continue. This would be determined through appropriate studies and in consultation with the Ministry of Natural Resources.

Authorization to continue operations under the Act where impacts cannot be avoided would require a permit. The permit would require that "overall benefit" to that species is achieved. This could be in the form of habitat enhancement, assistance with recovery efforts, or research into reducing threats to

that species. Timelines to obtain permits can be 6-8 months, in which time all activities which would impact that species must cease.

When planning a new permit application for a pit or quarry or expansion of an existing license, careful consideration should be given in due diligence or required studies to determine if any species at risk or their habitat is found on the property. By initiating these studies early on, it will provide the producer with an indication of potential opportunities and constraints to their objectives.

Skelton Brumwell can assist in identifying potential species at risk or their habitat through due diligence screenings and field studies. With our experience and knowledge, we can then work with the producer through the consultation process, preparation of permits or recommend mitigation measures to ensure no impacts to species at risk or their habitat.



Database Examples

The Township of Y proposes changes to its Zoning By-law.

A quick check of the database identifies all of the properties within that Township and their current zoning categories.

The accountant needs the legal description, licenced area and tonnage limits for all of your properties.

A database report can provide this information within seconds.

MNR provides notice that a species at risk has been elevated from threatened to endangered.

Using the database, the sites which are potential habitat for this species can be flagged.

An issue arises regarding maintenance of a haul route.

The haul route agreement can be accessed immediately through the database.

We Have The Experience

Since 2000 we have worked on more than 150 aggregate related projects ranging from full application processes under the Planning Act and the Aggregate Resources Act, to the preparation of pit and quarry Site Plans for new and grandfathered licences of all sizes.

We have undertaken a number of due diligence studies for single and multi-property acquisitions, providing advice on opportunities and constraints related to planning, operational and other matters. Other projects have required a variety of studies such as rehabilitation cost analysis; traffic analysis including engineering of site entrance and haul road improvements; cumulative effects analysis; assessment of hydrology and discharge issues related to surface water features; and identification, coordination and negotiation of Species at Risk agreements and permits.



VicDom Brock Road Pit

Through the design and compilation of property information databases containing legal descriptions, zoning, ownership, related agreements and leases, and Species at Risk, we have assisted our clients in simplifying and streamlining property management.

We continue to assess the implications of emerging legislation and policies on the aggregate industry as a whole, and on individual operations. We have made submissions to the Province and municipal governments to identify issues and concerns. Gary Bell and Anne Guiot have extensive experience as representatives on various policy review committees and have earned a reputation as experts in this area.

Anne Guiot and Trudy Paterson are approved by the Ministry of Natural Resources to prepare and certify Site Plans under the ARA.



"Adding Value to Your Enterprise"

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Celebrating 40 Years
1970 – 2010

Skelton, Brumwell & Associates Inc. has been providing consulting engineering, planning and environmental management services in Barrie since 1970. We have developed a reputation for providing quality work and achievement on projects for both public and private sector clients across Central Ontario.

Since the introduction of the Pits and Quarries Control Act in 1972, Skelton, Brumwell has been actively involved in Aggregate Resource planning and development on more than 300 projects for over 75 clients.

We provide comprehensive services including project coordination for municipal planning approvals and licensing of pits and quarries.

We have professional land use planners, engineers and technologists, an environmental planner/biologist and a landscape technologist in-house. Our expertise in pit and quarry design and rehabilitation, planning approval, hydrology and related Permits to Take Water and Certificates of Approval for Discharge, environmental impact studies, and traffic analysis ensures all our client's needs are met.

Skelton Brumwell staff have successfully coordinated project Open Houses and represented Clients before Municipal Councils and Public Meetings, as well as at the Ontario Municipal Board.