

3.14 PROTECTION OF MINERAL AGGREGATE RESOURCES

Licensed mineral aggregate operations and areas of known high potential mineral aggregate resources (both deposits of primary and secondary significance as mapped in the Aggregate Resources Inventory of Brighton Townships, Paper 143) are designated as Aggregate Resource on Schedule “A” of this Plan. Deposits of tertiary significance or deposits that are shown to be of high potential as a result of testing, and agreed to in consultation with the Municipality and the MNR will be shown on Schedule “A” as this information becomes available.

Sensitive land uses (as defined in Section 3.16 of this Plan) should not be permitted to locate within 150 metres of existing sand and gravel pit operations that are above the water table and within 300 metres of existing sand and gravel pit operations that are below the water table, or within 150 metres of lands designated as Aggregate Resource, or within 500 metres of existing quarry operations or lands designated for future quarries, unless studies are completed to demonstrate that the encroachment of the sensitive land uses will not be impacted by such matters as groundwater interference, noise, dust, traffic and vibration.

In addition to the above policy, in areas within or adjacent to known deposits of mineral aggregate resources, development which would preclude or hinder the establishment of new mineral aggregate operations or access to the resources shall only be permitted if:

- i) Resource use would not be feasible; or
- ii) The proposed land use or development serves a greater long term public interest;
and
- iii) Issues of public health, public safety and environmental impact are addressed.

Existing licensed mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact.

3.15 WAYSIDE PITS AND WAYSIDE QUARRIES

Wayside pits and quarries used on public authority contracts shall be permitted, without the need for an amendment to this Plan or rezoning, in any designation except a residential land

use designation that is zoned for residential use, or land designated or zoned Environmental Protection provided that the use conforms to the *Aggregate Resources Act*.

On specialty crop lands and lands comprised of Classes 1, 2 and 3 soils as identified by Canada Land Inventory mapping for Agriculture and designated as Agricultural on Schedule “A” of the Plan, wayside pit and wayside quarry extraction may occur provided the agricultural rehabilitation of the site is professionally carried out and substantially the same acreage and average soil capability for agriculture are restored.

For the purposes of this section, a wayside pit or a wayside quarry means a temporary pit or quarry opened and used by a public authority solely for the purpose of a particular project or contract of road construction, and not located on a road right-of-way.

Prior to the removal of any material from the subject site, the landowner may be required to enter into a development agreement with the Municipality. The agreement should include:

- i) Dust control measures; and
- ii) An exact indication of the routes to be used by gravel trucks and guarantees with respect to road damage.

In some instances, Council may consider it appropriate to waive the development agreement.

3.16 PORTABLE ASPHALT PLANTS AND PORTABLE CONCRETE PLANTS

Portable asphalt plant means a facility:

- i) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and bulk storage of materials used in the process; and
- ii) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant means a building or structure.

- i) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and