

A FINE BALANCE

Weighing environmental and quality of life concerns with the need for aggregate development

Resource development, such as aggregate extraction, can present a challenge for municipalities. The Town of Caledon has shown leadership by devising a framework for balancing the ongoing need for aggregate within its boundar-



Milton Quarry is a source of valuable aggregate in Ontario. Photo courtesy of Dufferin Aggregates.

ies with environmental concerns, and citizens' social and quality of life concerns.

Aggregate, such as sand, stone and gravel, is an essential element in the construction of roads, homes, hospitals and schools. Aggregate has an important role to play in maintaining our quality of life. Although it is a valuable, high-demand material, it can be sourced only in certain areas and excavated through open-pit mining.

However, as some municipal councils and regulatory review organizations have found, aggregate extraction can become a contentious issue for a community. While aggregate extraction can provide jobs and economic growth for municipalities, it can also create significant concern among local residents who fear their quality of life will be impacted by large

numbers of pits throughout the countryside and increasing numbers of trucks on local roads. Residents also express concerns about the disruption of the natural environment, particularly as many of the candidate areas for development

may be environmentally sensitive.

On the other hand, municipal approval of non-aggregate land-uses (for example, housing subdivisions) on aggregate resource areas "sterilizes" those areas from future resource extraction. As a result, the possibility of an aggregate operation can become an extremely divisive

issue for a municipality.

Faced with this very problem, the Town of Caledon, Ontario, which is the location of high-quality limestone, sand and gravel, decided that it was necessary to find a long-term solution to the prospect of aggregate extraction that would adequately balance the need for economic development and growth with residents' quality-of-life concerns. The research and policy development was led by Town of Caledon staff Heather Konefat, Director of Planning and Development; Dan Kennaley, Manager of Planning Policy; and Kathie Kurtz, Senior Policy Planner. Hardy Stevenson and Associates Limited (HSAL), other consultants and a legal team were asked for advice on how to achieve this goal.

(Continued on page two)

Now Joining our Team

Dave Hardy is pleased to announce that Yuri Huminilowycz has joined Hardy Stevenson and Associates Limited as Vice President. Yuri has more than 25 years of experience in urban planning, real estate asset management, finance, business strategy, mediation and conflict resolution, making him an invaluable addition to the HSAL team. Yuri will be leading the firm's infrastructure practice area.

Prior to joining HSAL Yuri enjoyed a long and respected career with Ontario Hydro, holding various positions of increasing responsibility. Most recently he was Director of Real Estate for Hydro Ontario Networks, accountable for the management of Hydro One's formerly owned rights of way under contract with the Ontario Realty Corporation. As Director of Business Development for Hydro One Telecom Inc., he was accountable for identifying, analyzing and recommending business opportunities for the growth of the telecom business.

Yuri may be contacted at (416) 944-8444, ext. 252; at (416) 409-2600; or at yuri.huminilowycz@sympatico.ca.



Yuri Huminilowycz, Vice President of Hardy Stevenson and Associates.

MOVING THE MASSES

Public consultation is essential to the success of long-term transportation solutions

When Loren Polonsky joined Hardy Stevenson and Associates in October 2004, he brought with him a wealth of experience in transportation planning. Loren has worked on several transit studies throughout North America, including light rail transit (LRT) studies in Cincinnati and Minneapolis, a bus rapid transit (BRT) study in the Twin Cities, and electric trolley studies in St. Joseph, Missouri and Dubuque, Iowa. Loren also reviewed alternative transportation options for state employees in St. Paul, Minnesota.

Loren's dual role as a planner and public consultation practitioner has allowed him to develop innovative outreach programs designed to inform, educate and elicit input for several planning projects. He has developed public consultation programs for large planning and construction projects, managed and coordinated high-profile groundbreakings and facilitated stakeholder interviews, roundtable discussions and randomly selected focus groups. Loren also recently produced and wrote the video "Bus Rapid Transit: The Perfect Fit," highlighting the benefits of BRT technology.

Based on close to a decade of practice,

Loren believes alternatives such as LRT and BRT will play an increasingly important role in transportation planning, as regions and municipalities across North America continue to struggle with the problem of traffic congestion. "Issues such as government legislation, air pollution and the high cost of highway construction, expansion and maintenance, are all forcing municipalities to think more creatively about long-term transportation solutions," says Loren. "Transportation systems are being planned to remain viable 25 years or more, and they have to keep pace with municipal expansion plans."

While LRT systems may currently be more widely used, Loren says BRT systems are a less well-known innovation that has proven to be successful in cities such as Vancouver, Boston, Ottawa and Pittsburgh. In fact, by 2004 there were more than 20 municipalities or regions across the continent planning, constructing or operating BRT systems.

"LRT and BRT systems work especially well in combination with initiatives



Orlando's Lymmo service is one of North America's more successful BRT systems. Photo courtesy of the Central Florida Regional Transportation Authority.

such as corporately sponsored carpools and subsidized bus passes," says Loren. Education is also a priority. "It's essential when considering transportation solutions that public education be a part of the mix. Both the public and private sector can get on board with this and work together to ensure end users have the best possible incentives to continue to use the system."

Loren can be reached at (416) 944-8444, ext. 228, or at lorenpolonsky@hardystevenson.com.

(Continued from page one)

The solution came in the form of an amendment to the municipality's Official Plan, which focused on recognizing the need for resource development while protecting local community and social values. With this goal in mind, HSAL developed quality of life criteria and policies to be used to assess and balance the interaction between a proposed aggregate development and social and community values. The resulting new Mineral Resources Policies were implemented through Official Plan Amendment No. 161. These policies included:

- New aggregate development would be evaluated based on townwide objectives in a manner that provides both certainty for aggregate development projects and quality of life for citizens.

- The municipality would create a map identifying high potential aggregate development areas, outlining which areas could be available for immediate extraction and which would be increasingly reserved for future extraction.

- Areas of aggregate placed in reserve would only be extracted when such extraction could be justified in light of the Town's aggregate management framework, and especially having regard to the potential impacts that affect the broader community.

As a result, the Town of Caledon now has a unique framework for growth which successfully recognizes and balances present and future aggregate development with respect for the quality of life of citizens and social values.



About the Company

Hardy Stevenson and Associates Limited was formed in 1990. The firm specializes in:

- ♦ Social Impact Assessment
- ♦ Environmental Planning
- ♦ Land Use Planning
- ♦ Public Consultation
- ♦ Facilitation/Mediation
- ♦ Management Consulting
- ♦ Communications
- ♦ Engineering Services

Mailing Address

364 Davenport Road
Toronto, Ontario, Canada M5R 1K6

Phone 416-944-8444
Toll-free 1-877-267-7794
Fax 416-944-0900

E-mail hsa@hardystevenson.com