

Land Use Conflicts and Hindrance to Sustainable Development

Date: September 17, 2024

Summary

The proposed LCP Quarry conflicts with existing land uses in Ramara Township and hinders long-term sustainable development goals for the region. Aggregate extraction is incompatible with nearby residential, agricultural, and recreational land uses, and it undermines efforts to promote sustainable economic growth. This report examines how the LCP Quarry's operations would sterilize valuable land, preventing it from being used for more productive and sustainable purposes in the future.

Introduction

Land use planning in Ramara Township emphasizes the need for sustainable development that balances economic growth with environmental preservation and community well-being. The proposed LCP Quarry directly conflicts with these goals by introducing an industrial land use into an area that is primarily residential, agricultural, and recreational. The long-term sterilization of land for quarrying operations prevents its future use for more diverse and sustainable activities, undermining the township's growth potential.

Key Land Use Conflicts

- 1. Incompatibility with Residential and Agricultural Land Uses** The proposed quarry site is located near residential communities and agricultural land, both of which are incompatible with industrial aggregate extraction. The noise, dust, and vibrations from quarry operations will degrade the quality of life for nearby residents and disrupt agricultural activities. According to the **Land Use Analysis**, quarries create an inhospitable environment for both residential and farming uses, leading to reduced property values and decreased agricultural productivity [1].
- 2. Sterilization of Land for Future Development** Quarrying operations permanently alter the landscape, making it difficult to repurpose the land for other uses in the future. Once a quarry has been exhausted, the land is often left unsuitable for agricultural or residential development due to the significant environmental degradation it has undergone. The sterilization of land for aggregate extraction limits the township's ability to pursue sustainable growth strategies that prioritize diversified economic development [2].
- 3. Impact on Recreational and Tourism-Based Economies** Ramara Township's economy is partly driven by its natural beauty and outdoor recreational opportunities. The introduction of a quarry would detract from the region's appeal as a destination for tourists and outdoor enthusiasts. The **Economic Impact Study** highlights how aggregate extraction operations reduce the attractiveness of nearby areas for recreational activities such as hiking, fishing, and camping, ultimately harming local businesses that rely on tourism [3].

Hindrance to Sustainable Development

- 1. Contradiction to Provincial and Municipal Land Use Goals** The provincial and municipal planning frameworks emphasize sustainable development, which balances economic, social, and environmental factors. The **Ontario Provincial Policy Statement (PPS)** prioritizes the preservation of agricultural land, environmental protection, and the development of sustainable communities. The LCP Quarry contradicts these goals by prioritizing short-term economic gains from aggregate extraction over the long-term sustainability of the community [4].
- 2. Lack of Rehabilitation and Long-Term Planning** Aggregate extraction often results in minimal rehabilitation of the land once quarry operations have ceased. Studies from Gravel Watch Ontario suggest that the majority of aggregate sites are not adequately rehabilitated, leaving behind

degraded landscapes that offer little ecological or economic value. The lack of long-term planning for land rehabilitation further hinders sustainable development in Ramara Township [5].

Conclusion

The proposed LCP Quarry presents significant land use conflicts and poses a serious threat to the sustainable development goals of Ramara Township. The sterilization of land, disruption of residential and agricultural areas, and negative impact on the tourism economy make the quarry incompatible with the region's long-term growth plans. For these reasons, the license for the LCP Quarry should not be granted.

References:

Reference 1 - Land Use Analysis, 2023.

https://drive.google.com/file/d/1OUJR5irh76hFon-ee-gaxeo7lpAC0Wsi/view?usp=drive_link

Reference 2 - Economic Impact Study: Aggregate Operations and Future Development, 2024.
“Sterilization of Homeowners’ Land”

https://drive.google.com/file/d/1DNQanC22dS77d8OhibZVBmf3cj0bWGOV/view?usp=drive_link

Reference 3 - Impact of Quarries on Tourism and Recreational Land Uses.

“Objection Response to Votoratim Cimentos (St Marys/CBM Application for an 800-Acre Blasting Mega Quarry Operation in the Town of Caledon”

https://drive.google.com/file/d/18S42XxkEiRuldIXM37dRCBzSGYOMeplt/view?usp=drive_link

Reference 4 - Ontario Provincial Policy Statement (PPS), 2020.

“Provincial Policy Statement, 2020 ontario.ca/PPS”

https://drive.google.com/file/d/1hUQEJq8HeYnKw1c3Q1B_GOPsHGO_Pf6G/view?usp=sharing

Reference 5 - Gravel Watch Ontario Report on Land Rehabilitation, 2023.

“Rehabilitation of Pits and Quarries under Ontario’s Aggregate Resources Act”

<https://drive.google.com/file/d/1jGrMLhclaVixFwwGSTvMCuPMOlhbJHE-/view?usp=sharing>