

McCann Redi Mix Stanley pit licence no 2191 Located in North Half Lot 13, Concession 14 in the Township of Middlesex Centre (former London Township), County of Middlesex

Section 1.5 – Planning and Land Use Considerations

The 40.5 ha licensed Stanley pit is contained within the Extractive Industrial Zone (M4) as shown on key map 25 from Township of Middlesex Centre By-Law #2005-005. A sand and gravel pit is a permitted use within this zoning (see attached). The site plans currently allow below water extraction in the licence.

The existing land uses surrounding the pit include agricultural uses in the A1 zoning and aggregate extraction in the M4 zoning. There is a large area to the north of 15 Mile Road zoned M4 (see attached), including licence no 2084 located about 730 m north of 15 Mile Road. Licence no. 2084 is the Gross pit operated by the County of Middlesex. This M4 zoning also includes two surrendered licences that previously extracted aggregate from below the water table and resulted in ponds as the final rehabilitation. Dufferin Aggregates operate a redi-mix batching plant on the north side of 15 Mile Road in their former licensed pit. Extraction and associated uses are a common land use in this part of the municipality and is compatible with the surrounding land uses.

The proposed final rehabilitation of the pit to a pond with enhanced biodiversity along the re-located Medway Creek channel is shown on the revised plans. The proposal to re-locate Medway Creek will allow the extraction of additional high quality aggregates found in the licence. The rehabilitation also complies with the requirements under the Aggregates Resources Act and the Provincial Policy Statement.