



Tuesday, June 20, 2023

7:00 p.m.

Hall A & B, Caledon East Community Complex, LIVE STREAM LINK:
<https://www.youtube.com/watch?v=ZtRvw5ipwc0>

Pages

1. NOTICE

This meeting will be held as a hybrid meeting with Members of Council participating in person at Town Hall and remotely. Members of the public are invited to view the meeting by attending in person, watching the live stream or calling into the meeting.

To provide a delegation in-person or virtually to an item listed on the agenda, please complete the participation form available on the Town's Website prior to the meeting.

The live stream of this meeting will be available on the Town's website approximately five (5) minutes prior to the start of the meeting.

Members of the public that wish to call into the meeting can listen to the proceedings at:

Toll Free Phone Number: 1-833-311-4101

Meeting Access Code: 2633 319 7538#

To watch the live stream for this meeting please use the following

Link: <https://www.youtube.com/watch?v=ZtRvw5ipwc0>

If you have questions or comments regarding items on this agenda, please contact Council and Committee Services by email to agenda@caledon.ca or by phone at 905.584.2272 ext. 2366. Please advise us if you require an accessibility accommodation to participate in the meeting or if you require this package in an alternative format.

2. CALL TO ORDER

3. INDIGENOUS LAND ACKNOWLEDGMENT

4. DISCLOSURE OF PECUNIARY INTEREST

5. PUBLIC MEETING

5.1 Proposed Official Plan Amendment and Zoning By-law Amendment for the area of Mississauga Road, Main Street, and Charleston Sideroad, Ward 1 - Refer to Schedule A for the Location Map

6

The applicant has submitted Official Plan Amendment and Zoning By-law Amendment applications to permit a below water limestone quarry.

The Official Plan Amendment application proposes to redesignate the lands in the Town Official Plan from General Agricultural Area, Rural Lands and Environmental Policy Area to:

- Extractive Industrial B to permit above and below water table aggregate resource extraction; and,
- Environmental Policy Area to protect the existing tributary (watercourse) in the north-west corner of the site.

The Zoning By-law Amendment application proposes to rezone the lands from Agricultural (A1) and Environmental Policy Area 2 Zone (EPA2) to Extractive Industrial – Exception XX (MX-XX) and Environmental Policy Area 1 Zone – Exception 487 (EPA1–487). The Extractive Industrial zone would permit the quarry and extraction, while the EPA1–487 zone allows the area to be licensed but no extraction permitted. The EPA1-487 zone aligns with the proposed Environmental Policy Area to protect the existing tributary in the north-west corner of the site.

1. Barbara McCreath
2. Mike Cromack
3. Kate Hepworth
- *4. Robert Rees
- *5. Debra Wilson
- *6. Anthony Fairclough
- *7. Wayne Noble
- *8. Linda Lunstrom
- *9. Sherry Brioschi
- *10. Ian Sinclair
- *11. David Ferri
- *12. Austin Maguire
- *13. Mary Ann Tate
- *14. Pete Patterson
- *15. Nester Bulight
- *16. John Rutter
- *17. Victoria Mascusi
- *18. Oli Sera
- *19. Tony Sevelca
- *20. Karen Sagar
- *21. Taylor Gregory
- *22. Mike Deshield
- *23. Kathryn Fitzgerald
- *24. Marcus Nott
- *25. David Kendall
- *26. Rick Ainsley

1. Ashley Lewis

6. ADJOURNMENT

Indigenous Land Acknowledgement

Indigenous Peoples have unique and enduring relationships with the land.

Indigenous Peoples have lived on and cared for this land throughout the ages. We acknowledge this and we recognize the significance of the land on which we gather and call home.

We acknowledge the traditional Territory of the Huron-Wendat and Haudenosaunee peoples, and the Anishnabek of the Williams Treaties.

This land is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation.

We honour and respect Indigenous heritage and the long-lasting history of the land and strive to protect the land, water, plants and animals that have inhabited this land for the generations yet to come.

Public Meeting Information Report

Planning Department

Public Meeting: June 20, 2023 at 7:00 p.m.
Caledon East Community Complex – Hall A and B
6215 Old Church Road, Caledon, ON L7C 1J7

Applicant: Glen Schnarr and Associates Inc. on behalf of CBM – Caledon
File No.: POPA 2022-0006 and RZ 2022-0010
Address: Multiple Addresses including: 18667 Mississauga Road, 18722 Main Street, 0 Main Street, 18501 Mississauga Road, 1055 Charleston Sideroad, 18221 Mississauga Road, 0 Charleston Side Road, 1455 Charleston Sideroad, and 1420 Charleston Sideroad
Part Lots 16 and 17 Concession 4 WHS (Caledon), Part Lot 16 Concession 3 WHS (Caledon), Part Lot 15 Concession 4 WHS (Caledon), Ward 1

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council to receive comments and answer questions that the public and members of Council may have.

This meeting is the first public meeting on these applications. The intent of the meeting is to gather input and comments from the Caledon Community on the quarry application and ensure that we address these issues as we review the application. A second public meeting will be held once a thorough review of the applications has taken place.

Staff and Council will not make a recommendation or decision on the proposal at this Public Meeting. A second public meeting will be held once a thorough review of the applications has taken place. Following these two meetings a Planning Report will be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings regarding this matter. Staff will be at the meeting to gather your contact information should with to be notified. You can also contact the Lead Planner directly. Please be advised that the information collected will form part of the public record for this application.

Property Information:

The subject lands are generally located between Mississauga Road and Main Street/Cataract Road on both north and south side of Charleston Sideroad. It also includes the lands on the north and east side of Main Street and Charleston Sideroad. The lands subject to these applications are approximately 262 hectares (647 acres) in size. Please see attached Schedule “A” – Location Map. The lands are currently used for agricultural and rural residential purposes. The surrounding land uses are environmental, agricultural and rural residential to the north and west, environmental, agricultural, rural residential and Hamlet of Cataract to the south and environmental, agricultural, rural residential and golf course to the east. Please see Schedule “B” – Aerial Location Map, attached.

CBM – Caledon owns an additional approximately 61 hectares (150 acres) of land in the area that are not subject to the applications and not proposed for extraction. These lands are located to the north and north-east of the subject lands and south of the subject lands adjacent to the Hamlet of Cataract. CBM is



Public Meeting Information Report

Planning Department

proposing to create an upland forest and meadow grassland on these southern lands adjacent to Cataract and is exploring the potential of conveying them permanently to a public authority for long term protection.

Planning Policy Framework:

The property is located within the Protected Countryside and Natural Heritage System of the Greenbelt Plan and abuts, but does not include, lands with the Niagara Escarpment Plan.

The Region of Peel's Official Plan designates the lands as:

- Rural System on Schedule E-1 – Regional Structure.
- Prime Agricultural Area and Rural Land by Schedule D-1 – Rural System.
- Protected Countryside and Natural Heritage System in the Greenbelt Plan Area by Schedule B-5 – Greenbelt Plan Area Land Use Designations.
- High Potential Mineral Aggregate Resource Area as shown on Schedule D-2 – High Potential Mineral Aggregate Resource Areas.

The Region of Peel's Official Plan identifies that the lands are located within:

- A Core Area, Core Woodland, NAC, and PNAC of the Greenlands System in Peel by Schedules C-1 – Greenlands System and C-2 – Core Areas of the Greenlands System in Peel.
- A watercourse and wetland of the Water Resource System in Peel by Schedule A-1 – Water Resource System Features & Areas.
- A Significant Groundwater Recharge Area as shown on Schedule A-3 – Significant Groundwater Recharge Areas.

Main Street and Charleston Side Road are identified as Major Roads by Schedule F-2 – Municipal Road Network of the Region of Peel's Official Plan.

The Town's Official Plan designates the lands as:

- General Agricultural Area, Rural Lands, and Environmental Policy Area on Schedule A – Town of Caledon Land Use Plan. Schedule A also contains a note to refer to Official Plan Amendment No. 161/124.
- Greenbelt Plan Area, Greenbelt Plan Protected Countryside Designation, Coulterville Special Study Area on Schedule A1 – Town Structure.
- CHPMARA (Bedrock Resource) CHPMARA (Sand and Gravel) and CHPMARA Aggregate Resource Lands on Schedule L – CHPMARA Prioritization Plan.
- Greenbelt Plan Protected Countryside and Greenbelt Plan Natural Heritage System on Schedule S – The Greenbelt in Caledon.

The property is zoned Agricultural (A1) and Environmental Policy Area 2 Zone (EPA2) in Zoning By-law 2006-50, as amended.

Portions of the property are regulated by the Credit Valley Conservation authority (CVC).



Public Meeting Information Report

Planning Department

The subject lands include heritage Listed and Designated properties under the *Ontario Heritage Act*.

- Listed: 18667 Mississauga Road
- Listed: 18501 Mississauga Road
- Listed: 18722 Main Street
- Listed: 1420 Charleston Sideroad
- Designated: 1055 Charleston Sideroad

Furthermore, some of the surrounding lands are listed and designated under the *Ontario Heritage Act*.

Proposed Quarry Information:

The proposed quarry is for a Class A, Category 2 Quarry (below water table) for a limestone bedrock extraction license under the *Aggregate Resources Act* (ARA). A “Class A” quarry under ARA means that the proposal is to remove more than 20,000 tonnes of bedrock aggregate annually (may include the removal of aggregate from both above and/or below the water table).

Extraction Information

The proposed Extraction Area includes approximately 80 million tonnes of a high-quality bedrock resource and approximately 5 million tonnes of a high-quality sand and gravel resource. The proposed tonnage limit for the proposed quarry is 2.5 million tonnes per year and on average CBM anticipates shipping approximately 2.0 million tonnes per year once operations are in full production. The proposed quarry includes the removal of aggregate resources using explosives.

Phasing of the Operation

The proposed quarry involves stripping topsoil and overburden from the subject lands to create a perimeter of berms and any excess soil will be temporarily stored in the northern portion of the “Main Area” (northwest corner of Charleston Sideroad and Main Street) used for progressive rehabilitation of the site. The proposed extraction area includes extracting sand, gravel and bedrock resources below the water table and the site will be dewatered to allow operations in a dry state.

The proposed quarry is proposed to be operated in 7 phases. Phases 1, 2A, 3, 4, 5 are located to the northwest of the intersection of Charleston Sideroad and Main Street. This area is referred to as the “Main Area”. Phase 2B is located to the northeast of the intersection of Charleston Sideroad and Main Street. This area is referred to as the “North Area”. Phase 6 and 7 are located to the southwest of the intersection of Charleston Sideroad and Main Street/Cataract Road. This area is referred to as the “South Area”.

Operations would commence in the “Main Area”. Phase 1 would include the permanent processing area (crushing, screening and wash plant), aggregate recycling area and the access for the quarry. A temporary mobile crushing and processing plant is proposed to be used in Phase 1. The access is proposed to be located on Charleston Sideroad controlled by a new traffic light. The primary haul route for the proposed quarry is eastward on Charleston Sideroad and then southward on Highway 10.

Access to the “North Area” for aggregate extraction is anticipated approximately 10 years after the start of the operations in the “Main Area”. There is no processing proposed in the “North Area” and aggregate

Public Meeting Information Report

Planning Department

extracted from the “North Area” is proposed to be transported to the “Main Area” through a proposed tunnel underneath Main Street, that would accommodate either a conveyor system or a truck crossing.

Access to the “South Area” for aggregate extraction is anticipated approximately 30 years after the start of the operations in the “Main Area”. In the “South Area”, a portable processing plant is proposed. The aggregate extracted and /or processed from the “South Area” is proposed to be transported to the “Main Area” through a proposed tunnel underneath Charleston Sideroad that would accommodate either a conveyor system or a truck crossing.

Following the extraction of Phase 7, the permanent processing plant in Phase 1 will be removed and this will be the final area to be extracted and rehabilitated. The phasing of the proposed mineral aggregate operation has been designed to reach final extraction limits and depths within each phase so progressive rehabilitation of the side slopes can be completed. The final rehabilitation plan proposed for the subject lands includes the creation of lakes, islands, wetlands, woodlands, grasslands, meadows, and some lands will remain in existing conditions.

Hours of Operation

Site preparation and rehabilitation is proposed to be permitted from 7:00 a.m. to 7:00 p.m. Monday to Friday. Site operations (extraction, processing and drilling) are proposed to be permitted from 7:00 a.m. to 7:00 p.m. Monday to Saturday, excluding statutory holidays. Shipping is proposed from 6:00 a.m. to 7:00 p.m. Monday to Saturday. The quarry is also looking to permit limited shipping in the evening (7:00 p.m. to 6:00 a.m.) to support public authority contracts that require the delivery of aggregates during these hours to complete public infrastructure projects. These activities will be limited to only highway trucks and shipping loaders and no other operations will be permitted during evening hours.

Please see Schedule “D” – Concept Plan.

Planning Application Information:

On December 16, 2022, the Town of Caledon received proposed Official Plan Amendment (POPA 2022-0006) and Zoning By-law Amendment (RZ 2022-0010) applications from Glen Schnarr and Associates Inc. on behalf of CBM - Caledon for the subject lands. The applicant has applied for Official Plan Amendment and Zoning By-law Amendment applications to permit a below water limestone quarry. The applications were deemed complete on February 23, 2023. Please see Schedule “C” – Supporting Material, for a list of material submitted in support of the applications. This material is also available for viewing on the Town’s website.

The Official Plan Amendment application proposes to redesignate the lands in the Town Official Plan from General Agricultural Area, Rural Lands and Environmental Policy Area to:

- Extractive Industrial B to permit above and below water table aggregate resource extraction; and,
- Environmental Policy Area to protect the existing tributary (watercourse) in the north-west corner of the site.

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Please See Schedule “E” – Draft Official Plan Amendment.

The Zoning By-law Amendment application proposes to rezone the lands from Agricultural (A1) and Environmental Policy Area 2 Zone (EPA2) to Extractive Industrial – Exception XX (MX-XX) and Environmental Policy Area 1 Zone – Exception 487 (EPA1–487). The Extractive Industrial zone would permit the quarry and extraction, while the EPA1–487 zone allows the area to be licensed but no extraction permitted. The EPA1-487 zone aligns with the proposed Environmental Policy Area to protect the existing tributary in the north-west corner of the site. Please See Schedule “F” – Draft Zoning By-law Amendment, attached.

Aggregate Resources Act Licence

The applicant is required to obtain a license under the *Aggregate Resources Act*. These licenses are not issued by the Town. They are received, processed and issued by the Ministry of Natural Resources and Forestry.

On April 6, 2023, the Town was informed that the applicant has submitted the required Licence application to the Ministry, which has been assigned an application number #626600. The Ministry has directed the applicant to initiate public notice of the licence application in accordance with the Ministry’s requirements.

Consultation:

Notice of Application

A Notice of Application was placed in the Caledon Enterprise and Caledon Citizen on March 23, 2023. The Notice was also mailed to all landowners within 1,000 metres (3,281 feet) on March 23, 2023. Ten signs were posted on the properties on April 17, 2023; and two additional signs were installed on May 23, 2023. In addition, the Notice and application information was posted on the Town’s website.

Notice of Public Meeting

In accordance with the *Planning Act*, a Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on May 25, 2023. Additional notices were placed in the same newspapers on May 30, 2023 providing additional details on participation methods. The Notice was also mailed to all landowners within 1,000 metres (3,281 feet) on May 25, 2023 and the signs were updated with the date of the meeting on the property on May 23, 2023. In addition, the Notice was posted on the Town’s website.

Retaining Expert Consultants

The Town is finalizing the purchasing process to retain a planning consultant who is an expert in aggregate planning to assist in the processing, review and evaluation of these applications. Retaining a consultant has been time consuming as a number of the firms are in conflict. Once a consultant has been retained, the Town will update the dedicated webpage with the consultant.

The Town will also seek peer reviews for various studies and materials, including but not limited to the Agricultural Impact Assessment, Air Quality Impact Assessment, Blast Impact Assessment, Water Table Report, Socio-Economic Assessment Report, Water Resource Study/Maximum Predicted Water Table Report, Visual Impact Assessment, Transportation Impact Assessment, Noise Impact Assessment,



Public Meeting Information Report

Planning Department

Natural Environment Report, and civil engineering matters related to the Operational and Rehabilitation plans.

Agency and Department Circulation

The subject application has been circulated to external agencies and internal departments for review and comment on March 29, 2023. A number of the comments will not be received until such time as peer reviews are completed.

The following comments were received from agencies/departments:

- Town of Caledon, Finance Services Department:
 - The proposed development is said to include applying for amendments to facilitate licenses for a below water table limestone extraction.
 - No new or additional floor space is included in the proposals, and therefore, no Development Charges will apply.
 - The Development Charges comments and estimates above are as at May 2, 2023 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete; and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.
- Credit Valley Conservation
 - See Schedule 'G' attached.
- Region of Peel
 - See Schedule 'G' attached.

The following agencies/departments have no concerns:

- Bell Canada
- Enbridge
- Town of Caledon, Fire and Emergency Services Department, Fire
- Town of Caledon, Planning Department, Parks
- Peel District School Board
- Rogers Canada

Comments from the following agencies/departments remain outstanding:

- Town of Caledon, Community Services Department, Economic Development
- Town of Caledon, Corporate Services Department, Legal
- Town of Caledon, Engineering Services Department, Development Engineering
- Town of Caledon, Engineering Services Department, Transportation Engineering
- Town of Caledon, Planning Department, Heritage
- Town of Caledon, Planning Department, Landscape



Public Meeting Information Report

Planning Department

- Town of Caledon, Planning Department, Zoning
- Canada Post
- Ontario Provincial Police (Caledon Detachment)
- Hydro One

Next Steps:

If you wish to be notified of the decision of the proposed Official Plan Amendment and/or the decision of the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Town of Caledon, by email to cbmapplication@caledon.ca or mail to 6311 Old Church Road, Caledon, Ontario L7C 1J6.

Appeal Procedures:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Caledon before the proposed official plan amendment is adopted and/or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the Town of Caledon before the proposed official plan amendment is adopted, and/or before the by-law is passed, and/or in respect of the proposed plan of subdivision/condominium before the approval authority gives or refuses to give approval to the draft plan of subdivision/condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Contact:

For further information, please contact the representatives below.

Town of Caledon Contact: Sean Kenney, Senior Development Planner at 905.584.2272 x. 4199 or via email to cbmapplication@caledon.ca.

Applicant Contact: Karen Bennett, Glen Schnarr and Associates Inc. at 905-568-8888 x. 235 or via email to karenb@gsai.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: List of Supporting Material
- Schedule D: Concept Plan
- Schedule E: Draft Official Plan Amendment
- Schedule F: Draft Zoning By-law Amendment
- Schedule G: Comments from the Region of Peel and Credit Valley Conservation



PROPOSED CBM CALEDON PIT / QUARRY STATUTORY PUBLIC MEETING JUNE 20, 2023

TOWN OF CALEDON OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT APPLICATIONS

- Official Plan and Zoning By-law Amendment
- TOWN FILE Number.: POPA 2022-0006 & RZ 2022-0010
- JUNE 2023



THE IMPORTANCE OF AGGREGATES

WHO IS CBM?

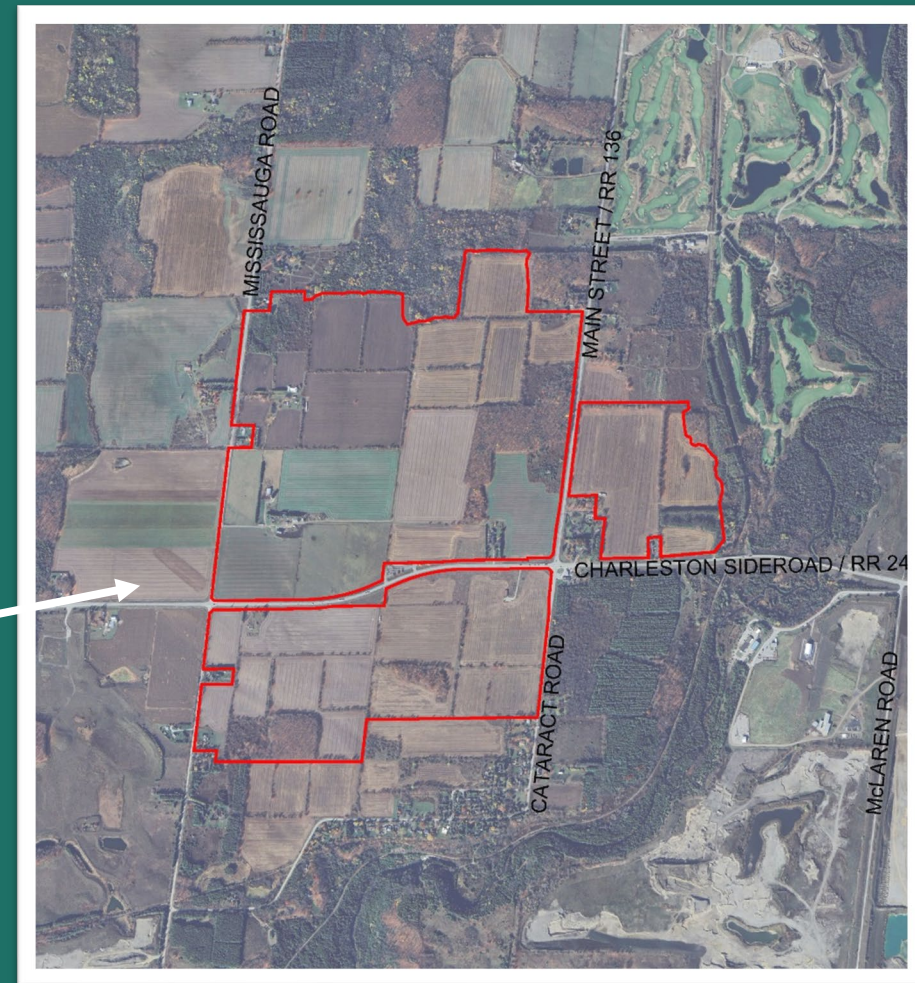
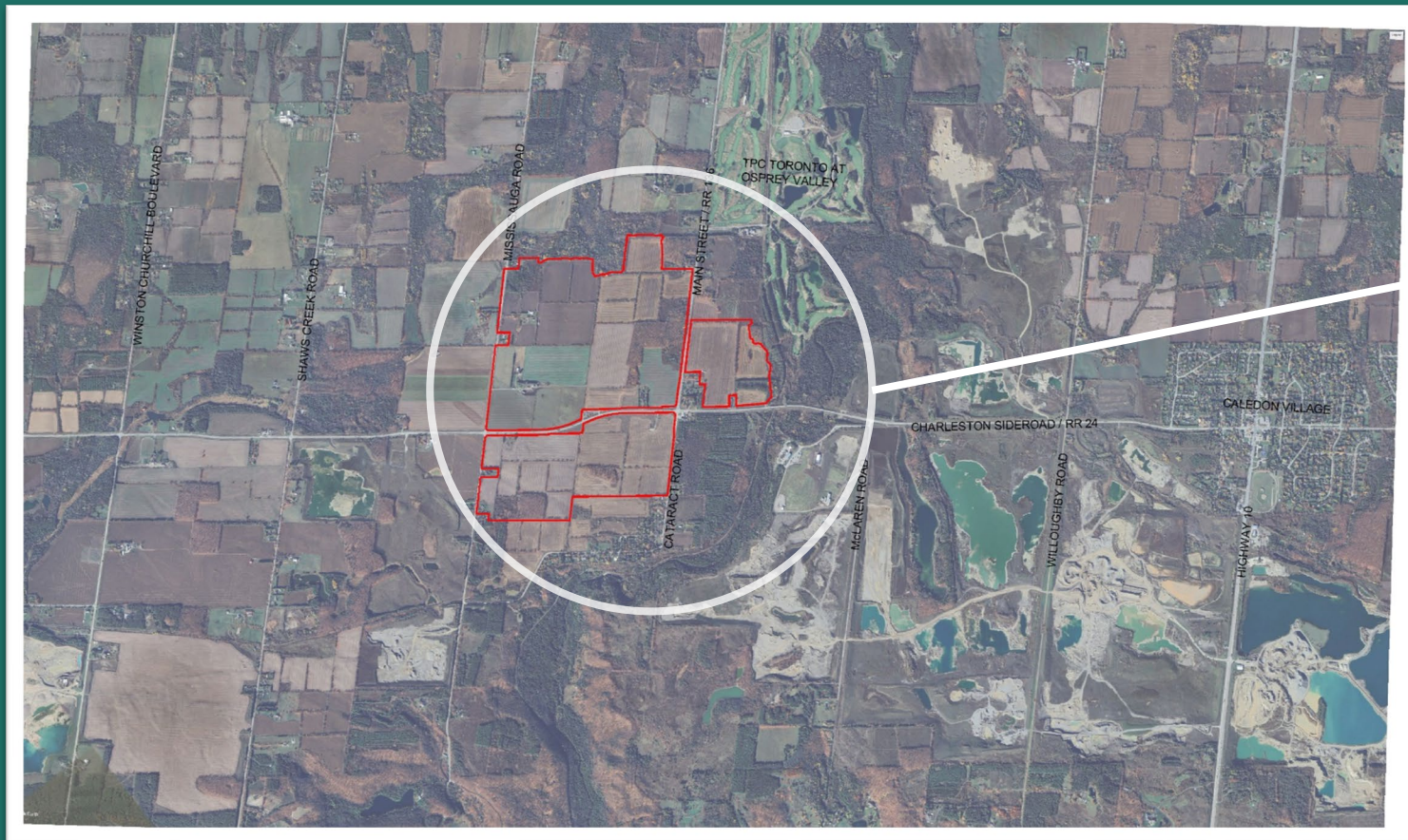
- St. Marys Cement Inc. (Canada) (St. Marys) is a leading supplier of cement, concrete (CBM Ready Mix) and Aggregates (CBM Aggregates) (CBM) in Ontario.
- St. Marys employs over 1,300 people in Ontario.
- CBM and St. Marys are part of the North American operations of international building materials supplier Votorantim Cimentos.

PROJECT NEED:

- The Town of Caledon is expected to grow 270% by 2051, from 81,000 to 300,000
- Peel Region is expected to grow from 1.6 million to 2.2 million by 2051
- The proposed quarry is expected to primarily provide close-to-market, high-quality limestone to support the construction of housing, roads, highways and critical infrastructure in Caledon and Peel Region
- **Not all aggregates are created equal** - The Ontario Chamber of Commerce has predicted a critical supply shortage in the GTHA of **high-quality** limestone within 10 years, if no new quarries are licensed
- Sourcing limestone from farther away would have negative impacts on the cost of housing, highways and infrastructure, municipal taxes and the environment

SUBJECT SITE

Located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street) in the Town of Caledon



LEGEND



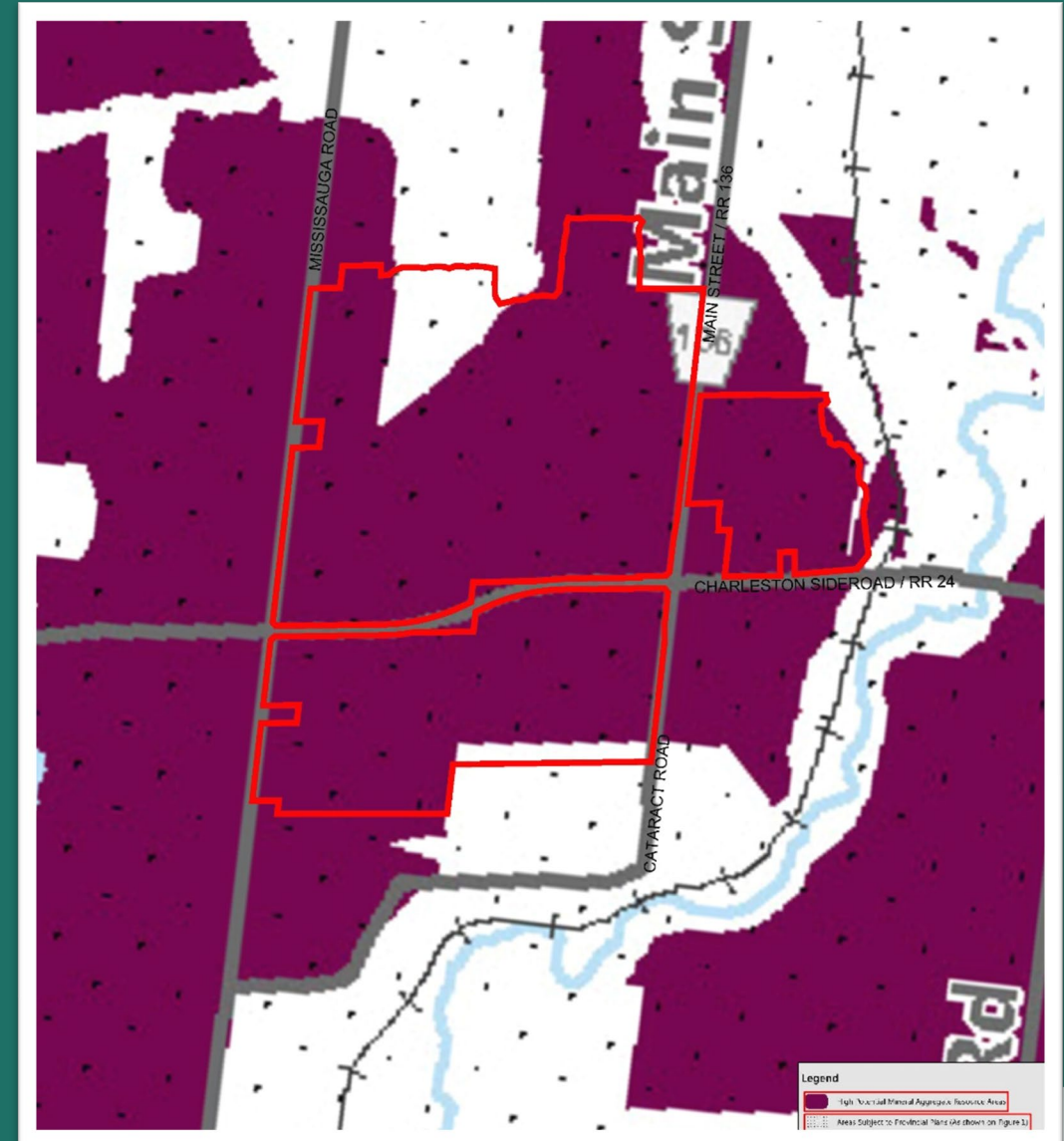
Subject Site

- HPMARA includes the primary and secondary sand and gravel resource areas and bedrock resources located in the Region that are not constrained

LEGEND



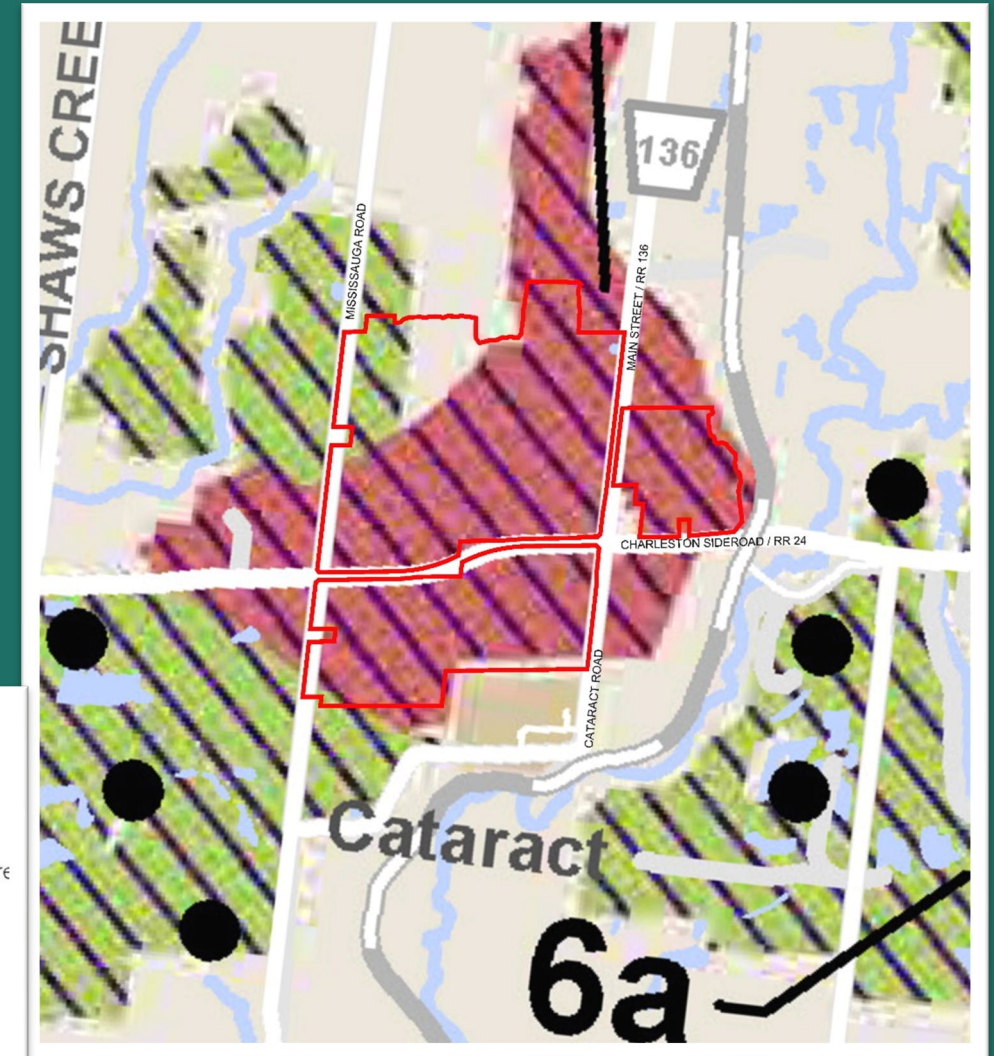
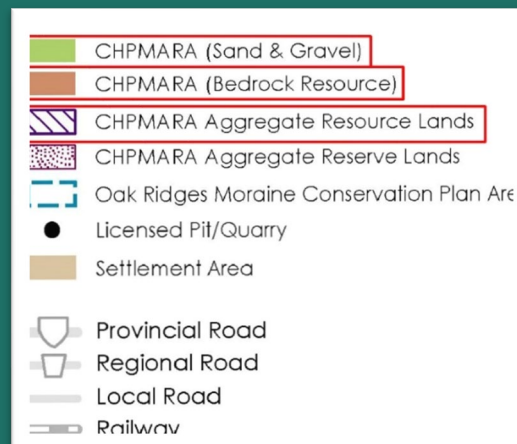
Subject Site



- Subject Site is 'Bedrock Resource' (pink) and 'Aggregate Resource Lands' (hatch)
- Sec. 5.11.2.1.2 of Caledon Official Plan:
"New pits and quarries are encouraged to locate in Aggregate Resource Lands as those lands have been determined to be suitable for aggregate extraction..."

LEGEND

Subject Site



REQUIRED APPLICATIONS

PLANNING ACT

- Town of Caledon Official Plan Amendment and Zoning By-Law Amendment



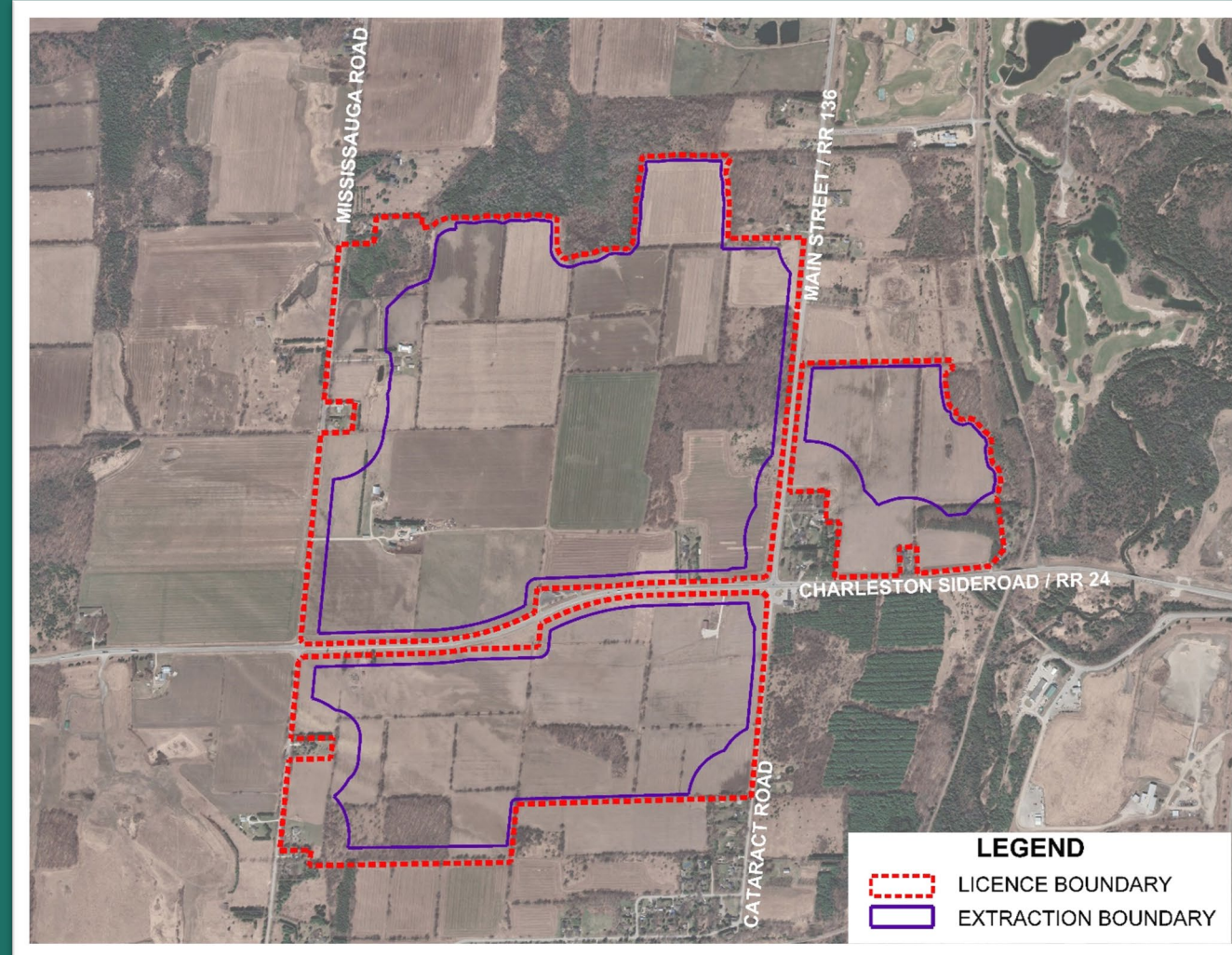
AGGREGATE RESOURCES ACT

- Class 'A' Licence
(Pit and Quarry Below Water)



PROJECT OVERVIEW

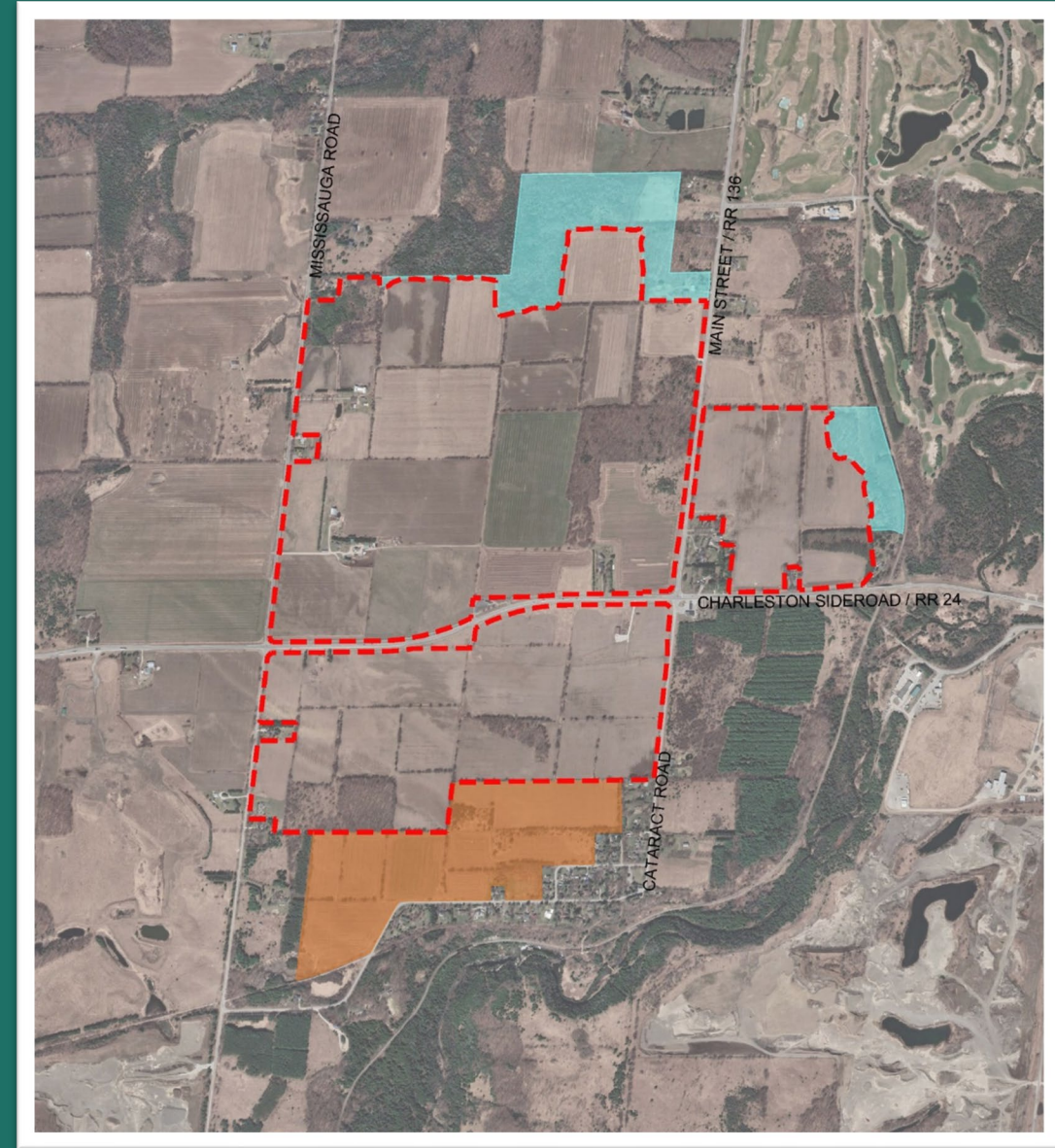
- Applications deemed complete February 23, 2023
- The proposed **Licence Area** is approx. **262ha** and includes extraction areas and setbacks.
- The proposed **Extraction Area** is approx. **204ha** and is the maximum area where active extraction would occur.
- The project location is adjacent to existing and historical aggregate extraction operations.
- The proposed tonnage limit is maximum of 2.5 million tonnes per year.
- On average CBM would anticipate extracting approximately 2 million tonnes per year.



PROJECT OVERVIEW

CBM PROTECTED BUFFER LANDS

- CBM owns/controls **323ha**
- Approx. **262ha** proposed to be designated / zoned / licenced
- Approx. **61ha** located outside of proposed licence area proposed to be protected and remain natural / have natural enhancement, of which:
 - **25ha** to north (natural enhancement) and
 - **36ha** to south (natural enhancement)
- CBM previously announced that donation of the southern approx. 36ha would be explored with a public authority



PROPOSED EXTRACTION AREA

- Within Extraction Area there are approximately **80 million tonnes** of high quality bedrock resource and **5 million tonnes** of high quality sand and gravel resource
- Approx. **58ha** located inside of proposed Licence Area but outside of Extraction Area are setbacks, buffers, landscaping

LEGEND



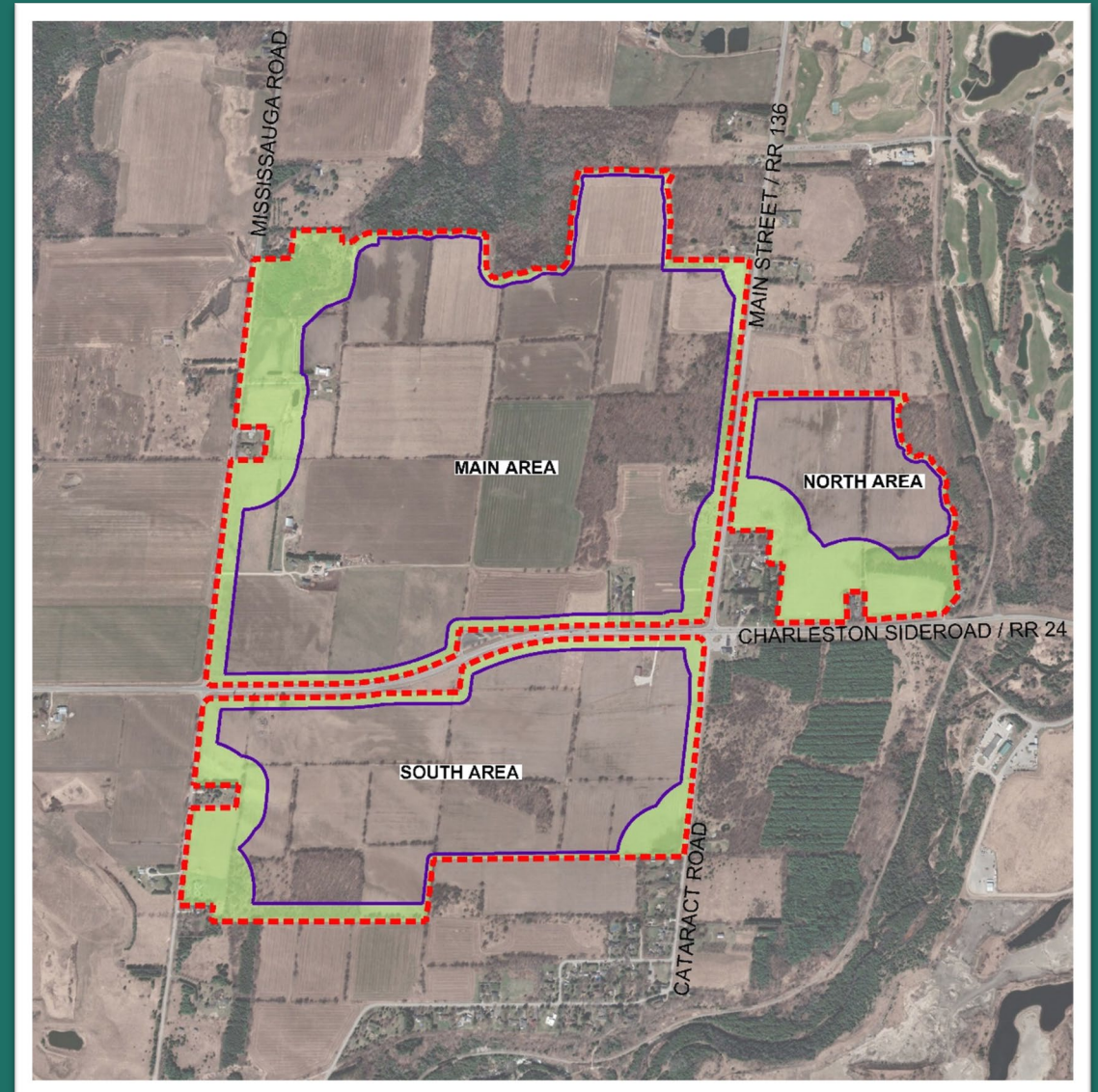
Subject Site



Extraction Area



Setbacks/Buffers



PROJECT OVERVIEW

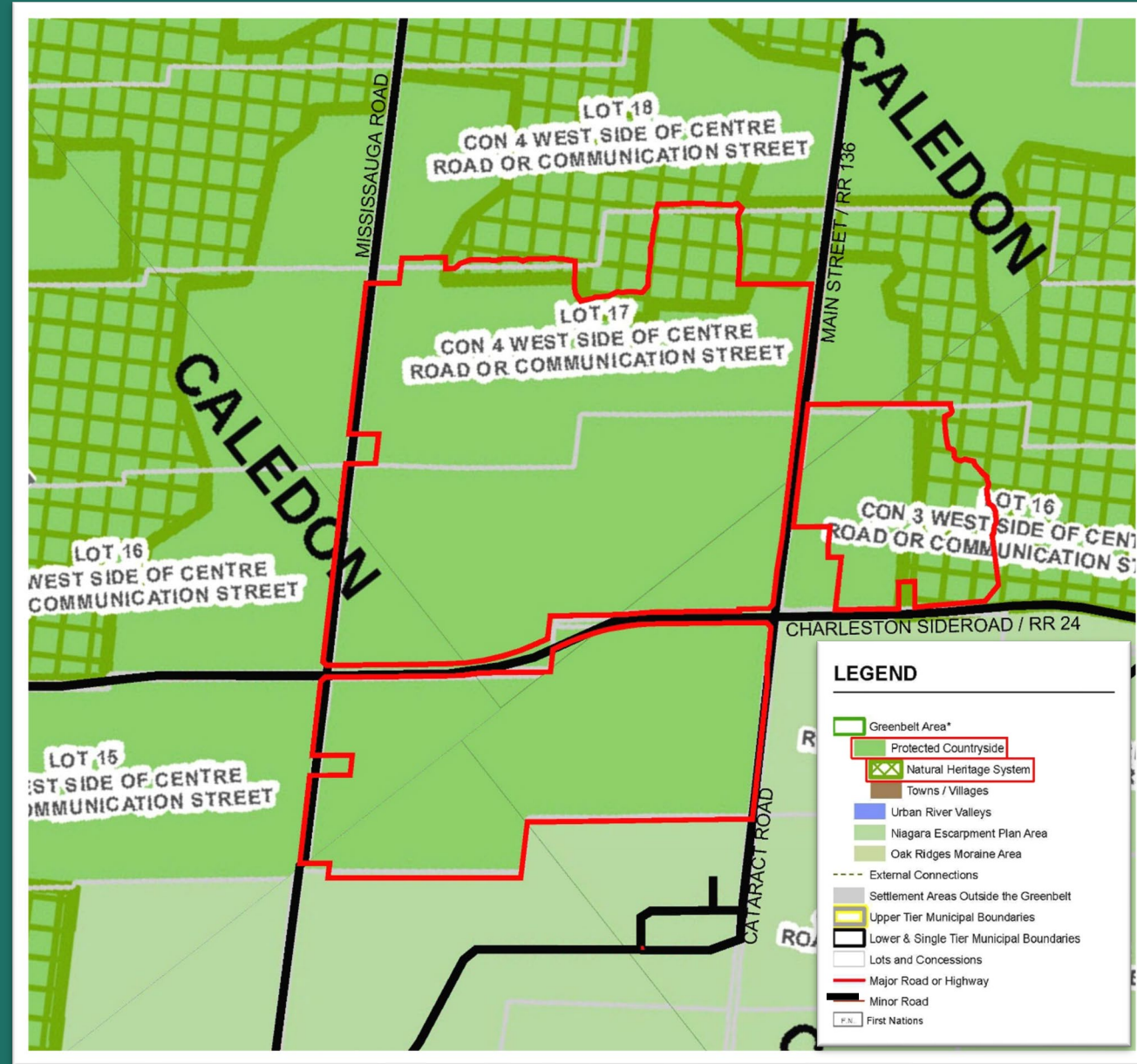
GREENBELT PLAN (2017)

- Within “Protected Countryside”
- ‘Natural Heritage System’ overlay along north and northeast
 - No natural features within NHS overlay
 - Extraction is permitted
 - Policy directives speak to additional direction for ecological enhancement in these areas

LEGEND



Subject Site



PROJECT OVERVIEW

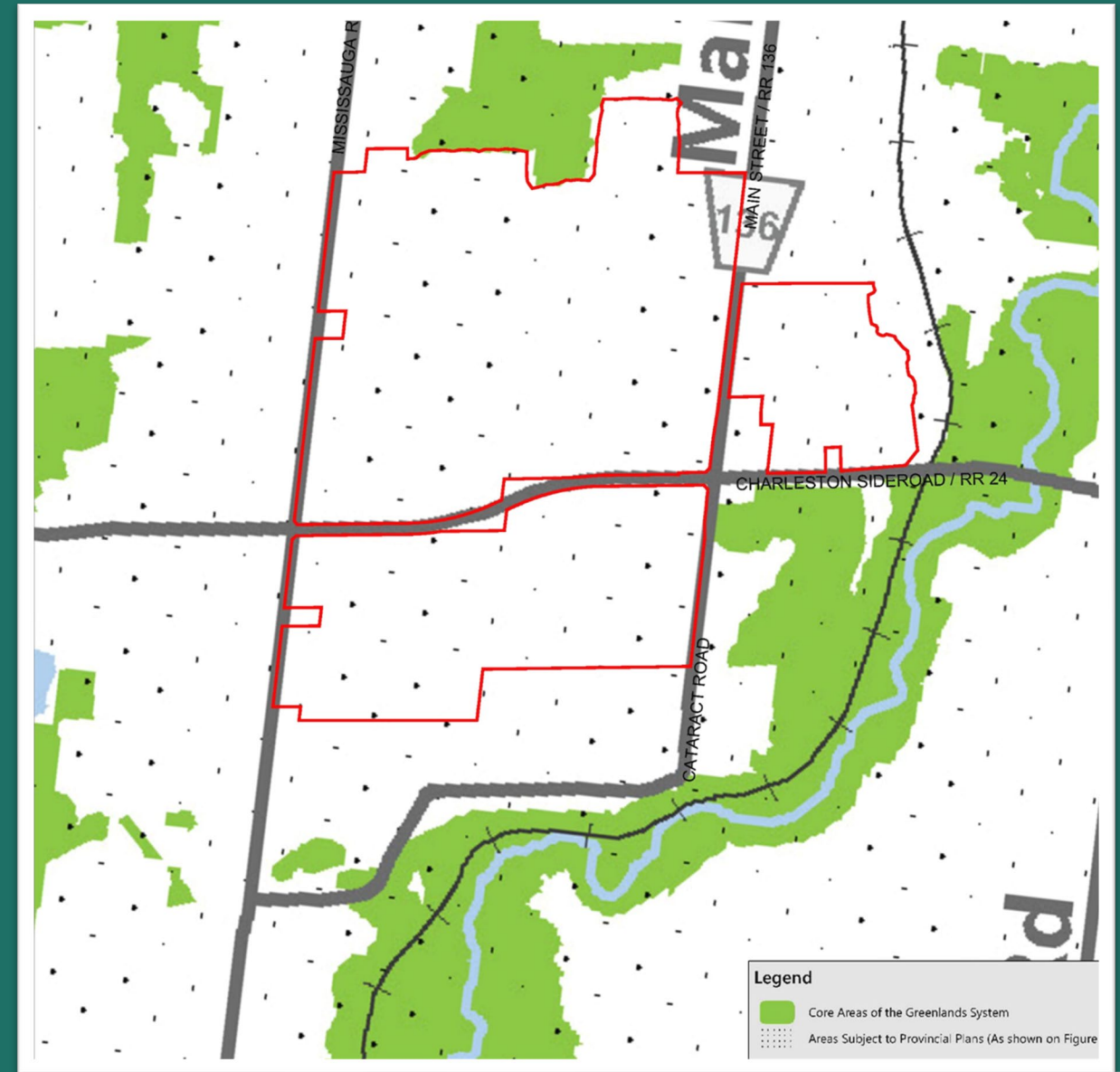
REGION OF PEEL SCHEDULE C-2: CORE AREAS OF THE GREENLANDS SYSTEM

- The Region's Greenlands System consists of Core Areas, Natural Areas and Corridors (NAC), and Potential Natural Areas and Corridors (PNAC)

LEGEND



Subject Site



PROJECT OVERVIEW

EXCERPT FROM TOWN OF CALEDON OFFICIAL PLAN - SCHEDULE J: LONG RANGE ROAD NETWORK

- Proposed Haul Route will utilize an existing and identified Haul Route in the Town of Caledon
- Proposed access off of Charleston Sideroad

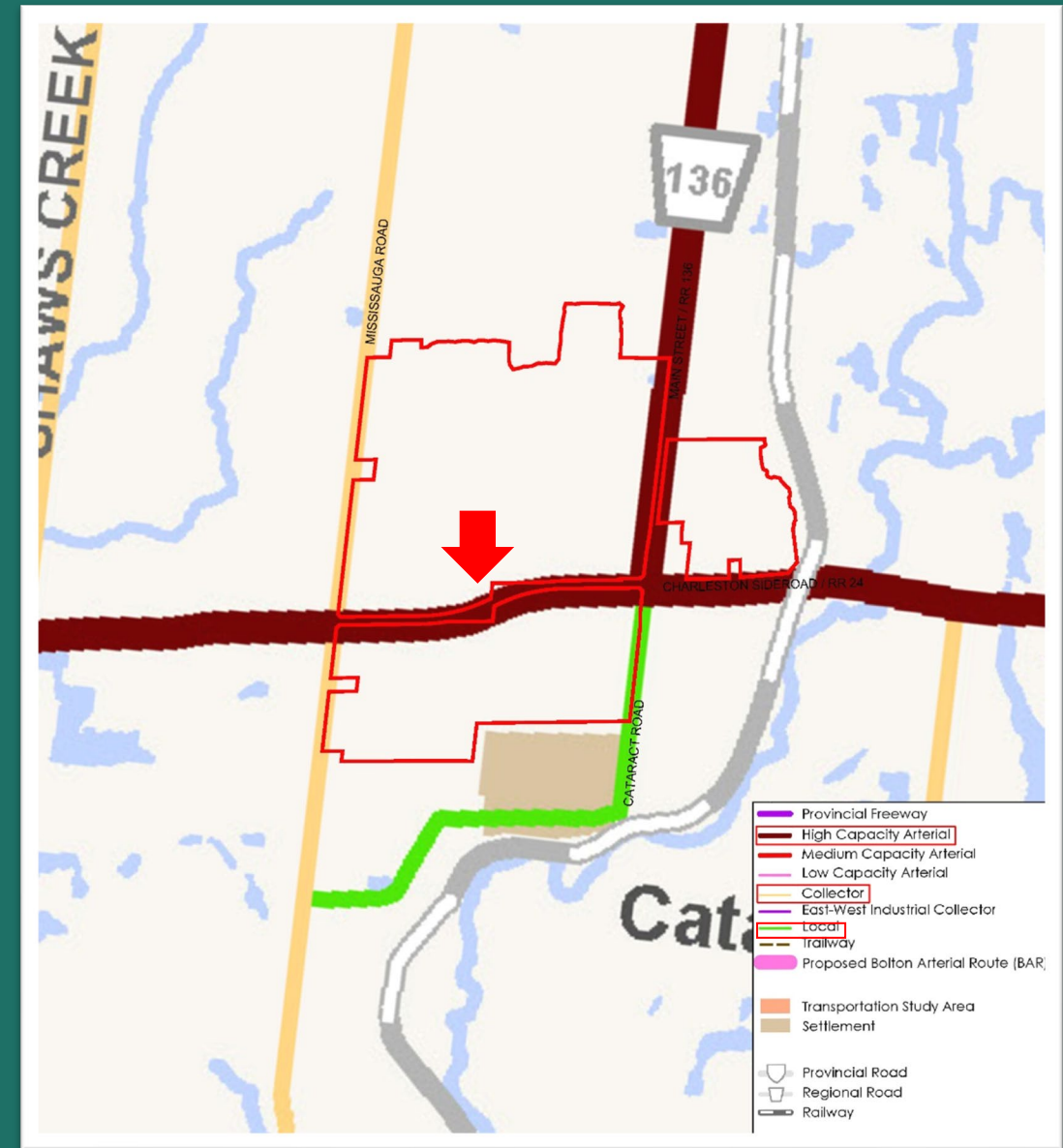
LEGEND



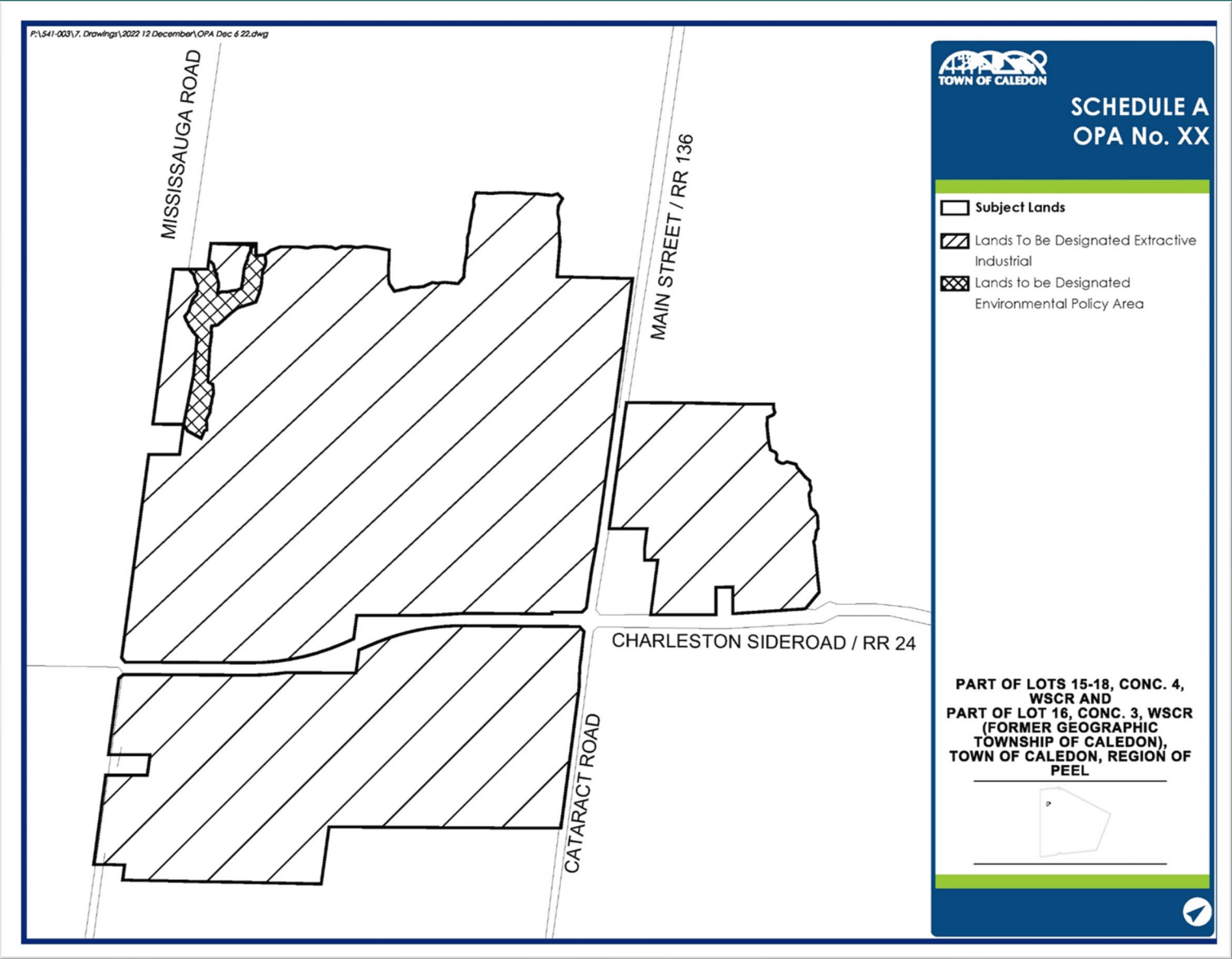
Subject Site



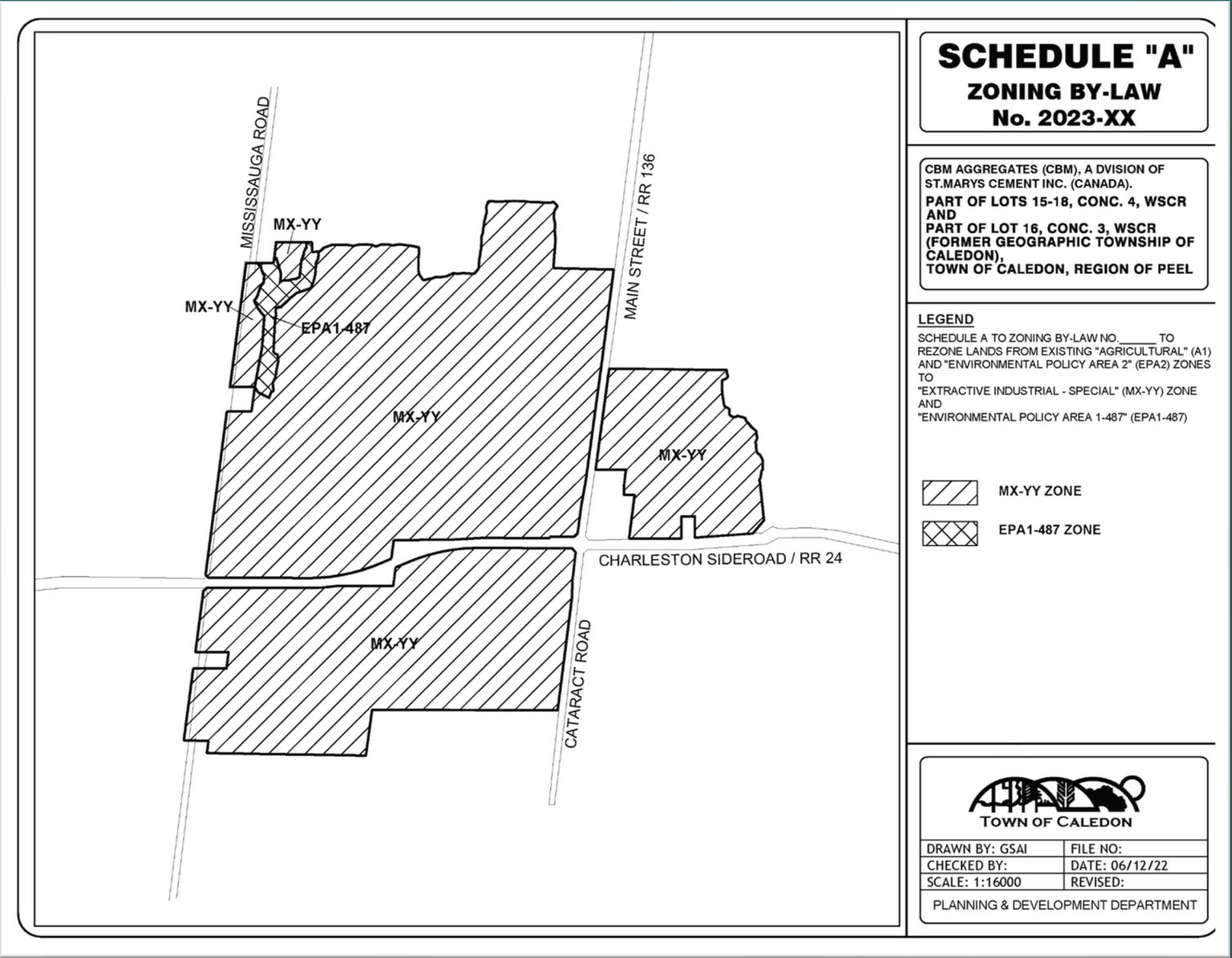
Proposed Access



PROPOSED OFFICIAL PLAN AMENDMENT



PROPOSED ZONING BY-LAW
AMENDMENT



TECHNICAL STUDIES

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

STAGE 1/2 ARCHAEOLOGICAL ASSESSMENT

AGRICULTURAL IMPACT ASSESSMENT

WATER REPORT LEVEL 1/2

MAXIMUM PREDICTED WATER TABLE REPORT

NATURAL ENVIRONMENT REPORT

TRANSPORTATION IMPACT STUDY AND HAUL ROUTE ASSESSMENT

VISUAL IMPACT ASSESSMENT

CULTURAL HERITAGE REPORT

NOISE ASSESSMENT REPORT

BLAST IMPACT ASSESSMENT









AIR QUALITY IMPACT ASSESSMENT

SOCIO-ECONOMIC ASSESSMENT

PLANNING JUSTIFICATION RATIONALE AND ARA SUMMARY
STATEMENT

FINAL REHABILITATED LANDFORM AND ECOLOGICAL ENHANCEMENT AREAS



Ecological Enhancement Areas INSIDE Licence Area		
	Grassland	15.8ha
	Lake	158.3ha
	Meadow	7.6ha
	Wetland	4.8ha
	Woodland	52.2ha
	Gradual Grade	7.9ha
Ecological Enhancement Areas OUTSIDE Licence Area		
	Meadow	20.3ha
	Woodland	15.5ha

PEER REVIEWS

- CBM completed 3yrs of study prior to submission of the Planning Act and Aggregate Resource Act applications
- CBM recognizes that the community is concerned over the application which is why they had 8 separate virtual information sessions with the near neighbours, local village associations and the broader community between 2021 and 2022
- CBM has also recently commissioned several peer reviews of key studies including:
 - Water Resources
 - Natural Environment
 - Noise
 - Air Quality
 - Blasting
 - Cultural Heritage
- The results of these peer reviews will be incorporated (if needed) to help ensure that the proposal is being designed in a manner that meets or exceeds Provincial, Regional and Town policies

SUMMARY

- Subject Site is exactly where the Town planned for a quarry to be located.
- Subject Site is located close to GTA market, minimizing length and number of vehicle trips, thereby minimizing overall social, economic and environmental impacts, including the reduction of emissions from transportation.
- Proposed operation will utilize an existing and identified haul route.
- With implementation of recommended mitigation measures, the proposal will not result in any unacceptable impacts to surrounding environs.
- The ecological enhancement plan will result in a net environmental gain to the Town's Environmental Protection Area (EPA) in the long term.
- As a result of the proposed design of the operation, a comprehensive monitoring and reporting requirement has been proposed as part of the application.

FORMAL REVIEW PROCESS

Formal Review Process

PLANNING ACT: OFFICIAL PLAN & ZONING BY-LAW AMENDMENT PROCESS

Pre-consultation with the Region, Conservation Authority, and Town	Preparation of all Required Technical Reports	Applications Submitted to the Town	Town circulates the application to departments and agencies for review	Town Council statutory public meeting	Town staff reviews all information and prepares a report and recommendation to approve or deny application	Town Council makes a decision	If Council decision is appealed this goes to Ontario Land Tribunal (OLT)
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Ongoing Consultation with Indigenous Communities, Agencies and the Public

AGGREGATE RESOURCES ACT (ARA): LICENCE APPLICATION PROCESS (Ministry of Natural Resources and Forestry – MNRF)

Pre-consultation with the MNRF	Preparation of Technical Reports, Site Plans and Summary Statement	Application Submitted to MNRF	Application deemed Complete by MNRF, Notice is posted in the Environmental Registry (EBR)	CBM initiates the notification and consultation process (registered letter to residents, sign on property, notice in local newspapers)	CBM works to address comments and resolve issues raised during the comment period	At the end of the 2-year process or before, CBM documents the process and submits to the MNRF	MNRF makes a decision on the applications. Where there are unresolved objections, MNRF refers the application to OLT
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Initial communications with local government representatives (Summer 2019), Indigenous communities & members of the public (Fall 2019)

Meetings with Indigenous communities, government agencies & members of the public (Throughout 2021 and in 2022)



WE ARE HERE

Contact Information:

David Hanratty, P.Geo.

Director of Land, Resource and Environment, North America

David.Hanratty@vcimentos.com

(705) 930-6180

Mike Le Breton

Land & Resources Manager, Eastern Ontario

Mike.Lebreton@vcimentos.com

(905) 410-2900

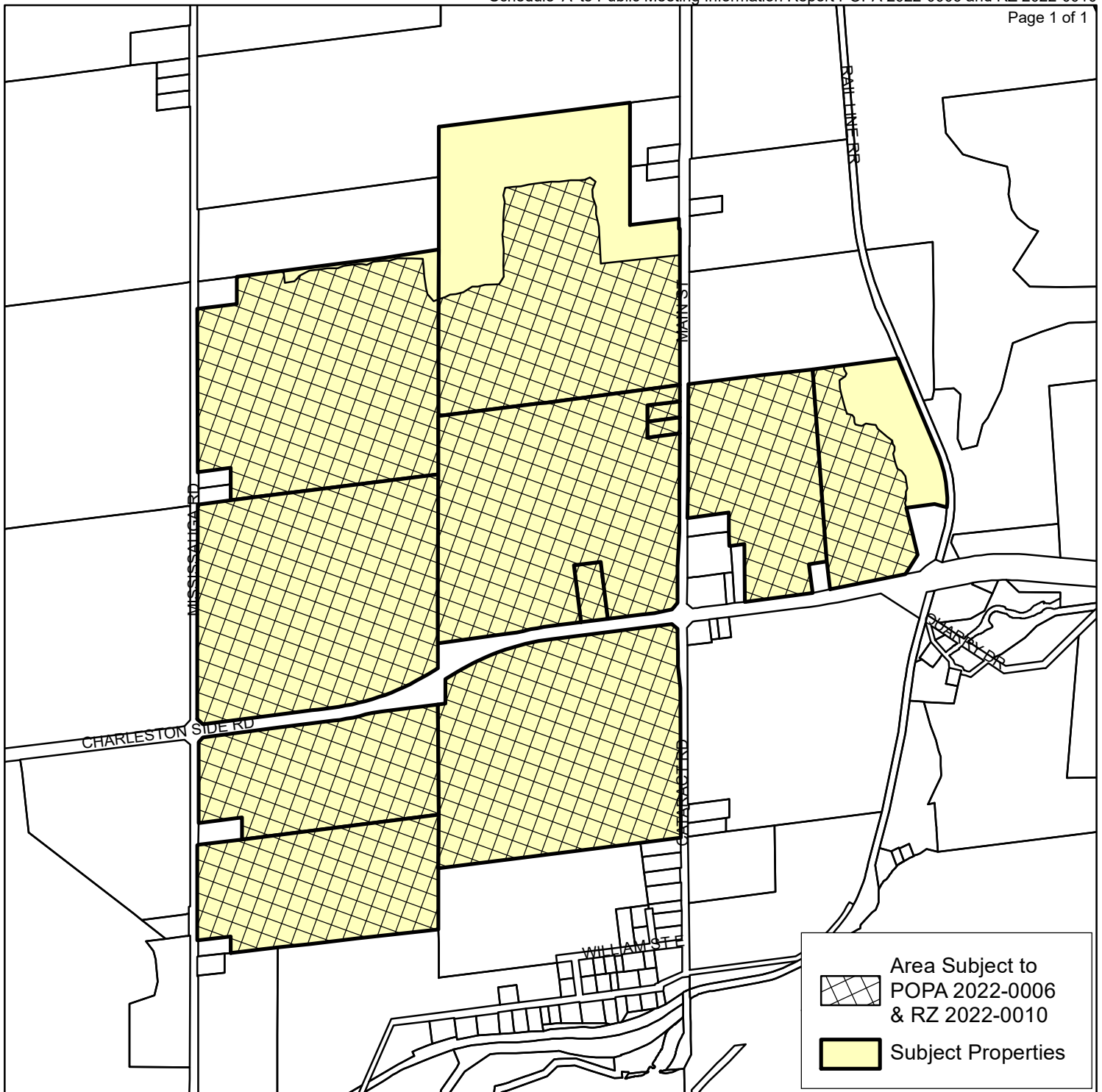
Karen Bennett, MCIP, RPP

Glen Schnarr & Associates Inc.

karenb@gsai.ca

Visit the project website: www.CBMCaledonQuarry.ca

Or contact our dedicated Project email: CBMCaledonQuarry@golder.com



Application for Official Plan Amendment and Zoning By-law Amendment

POPA 2022-0006 & RZ 2022-0010

**Glen Schnarr and Associates
on behalf of CBM - Caledon**

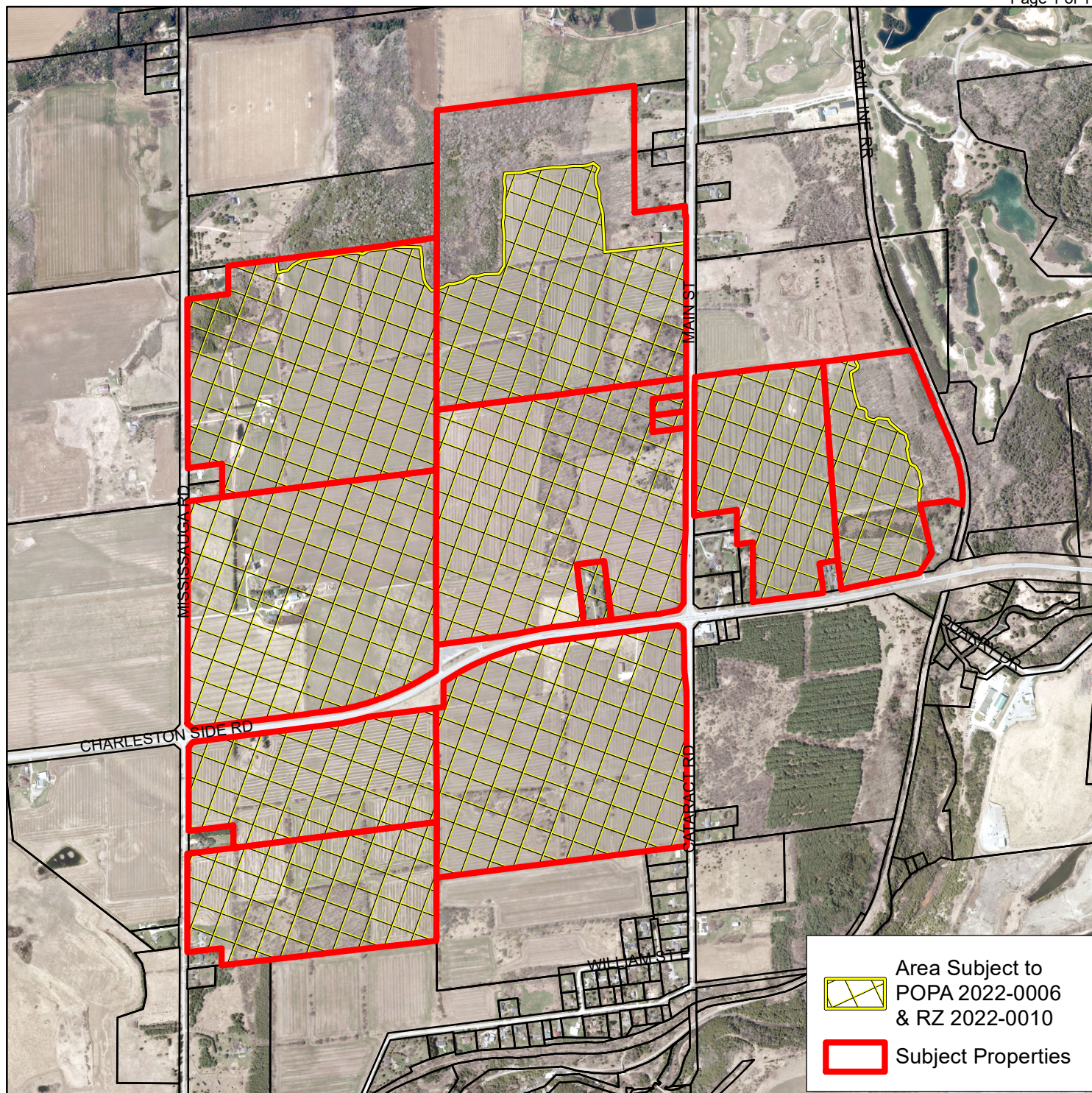
0 Main Street, 0 Charleston Sideroad,
18667 Mississauga Road, 18722 Main Street,
18501 Mississauga Road, 1055 Charleston Sideroad,
18221 Mississauga Road, 1455 Charleston Sideroad
and 1420 Charleston SderoadB3

LOCATION MAP



Date: March 21, 2023

File Number: POPA 2022-0006
and RZ 2022-0010



Application for Official Plan Amendment and Zoning By-law Amendment

POPA 2022-0006 & RZ 2022-0010

**Glen Schnarr and Associates
on behalf of CBM - Caledon**

0 Main Street, 0 Charleston Sideroad,
18667 Mississauga Road, 18722 Main Street,
18501 Mississauga Road, 1055 Charleston Sideroad,
18221 Mississauga Road, 1455 Charleston Sideroad
and 1420 Charleston SderoadB4

AERIAL MAP



Date: June 13, 2023

File Number: POPA 2022-0006
and RZ 2022-0010



LIST OF APPLICATION MATERIALS

Prepared: June 7, 2023
Lead Planner: Sean Kenney,
Senior Planner, Development

Official Plan Amendment and Zoning By-law Amendment Applications
Multiple Addresses including 18667 Mississauga Road, 18722 Main Street,
Main Street 18501 Mississauga Road, 1055 Charleston Sideroad, 18221 Mississauga Road, 0
Charleston Side Road, 1455 Charleston Sideroad, and 1420 Charleston Sideroad
Part Lots 16 and 17 Concession 4 WHS (Caledon), Part Lot 16 Concession 3 WHS (Caledon), Part Lot
15 Concession 4 WHS (Caledon), Ward 1
File Numbers: POPA 2022-0006 and RZ 2022-0010

The following materials, available on the Town's website, were submitted in support of the proposed Official Plan Amendment and Zoning By-law Amendments application:

- Application Form for Official Plan Amendment and Zoning By-law Amendment;
 - Signed Aggregate Application Fee Agreement;
 - PINS / Parcel Abstract(s) compiled by Delph & Jenkins North Ltd.;
 - Survey Plans Summary Table prepared by GSAI (December 2022);
 - Survey Plans prepared/compiled by Delph & Jenkins North Ltd. compiled December 2022 including:
 - MAIN AREA:
 - Instrument RO 1144974 (NW quadrant of Main Area)
 - 43R-22355 (NE quadrant of Main Area);
 - 43R-24507 (SE quadrant of Main Area);
 - 43R-4021 (1420 Charleston Sdrd in Main Area);
 - 43R-39683 (SW quadrant Main Area); and
 - File 22213-1A-rev1 (Compiled Survey Plan).
 - NORTH AREA:
 - Part 10 of Plan 43R-29998 (East half of North Area);
 - 43R-34106 (small parcel within North Area);
 - Instrument RO741689 (West half of North Area); and
 - File 22213-4A-Model (Compiled Survey Plan).
 - SOUTH AREA:
 - 43R-19004 (East Half of South Area);
 - Instrument RO593116 (South Part of West Half of South Area); and
 - Instrument VS253870 (North Part of West Half South Area).
 - File 22213-6-Model (Compiled Survey Plan)
 - Draft Reference Plans for ROWs prepared by Delph & Jenkins North Ltd., dated December 2022, including:
 - MAIN AREA:
 - Future Road Widening along East Side Mississauga Road, North of Charleston Sdrd. (File Ref. 22213-2-Draft-Model)
-

- Future Road Widening along West Side of Main Street, North of Charleston Sdrd. (File Ref. 22213-3-Draft-Model);
- NORTH AREA:
 - Future Road Widening along East Side of Main Street, North of Charleston Sdrd. (File Ref . 22213-5-DRAFT-Model)
- SOUTH AREA:
 - Future Road Widening along East Side of Mississauga Road, South of Charleston Sdrd. (File Ref . 22213-8-DRAFT-Model)
- CBM Caledon Easement Report dated December 9, 2022 prepared by Delph & Jenkins North Ltd.;
- Full-Size, Scalable ARA Site Plan Drawings as prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) dated December 16, 2022, including;
 - 1 of 3 – Existing Features – 12.16.2022;
 - 2 of 3 – Operational Plan – 12.16.2022; and
 - 3 of 3 – Rehabilitation Plan – 12.16.2022.
- Final Rehabilitated Landform and Ecological Enhancement Areas prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) dated December 2022;
- OBC Data Matrix for the following:
 - A101 – 'Office' OBC Data Matrix, Elevation(s), Floor Plan(s) prepared by Architecture 49 dated November 28, 2022;
 - A 102 – 'QC Lab' OBC Data Matrix, Elevation(s), Floor Plan(s) prepared by Architecture 49 dated November 28, 2022;
 - A 103 – 'Scale House' OBC Data Matrix, Elevation(s), Floor Plan(s) prepared by Architecture 49 dated November 28, 2022;
 - A 104, 105 – 'Maintenance Shop' OBC Data Matrix, Elevation(s), Floor Plan(s) prepared by Architecture 49 dated November 28, 2022;
- Zoning Matrix prepared by Glen Schnarr & Associates Inc. (GSAI) dated December, 2022;
 - Draft Official Plan Amendment and Schedule prepared by Glen Schnarr & Associates Inc. (GSAI) dated December, 2022;
 - Draft Implementing Zoning By-law and Schedule prepared by Glen Schnarr & Associates Inc. (GSAI) dated December, 2022;
- Phase 1 ESA – Cover Letter and Overall Mapping prepared by Golder Associates Ltd. dated December 16, 2022 and the following Phase One ESA's as Separate Reports each prepared by Golder Associates Ltd.;
 - (Note for staff: Each site within the project limit has been subject to a Phase One ESA as required. PINs and PIN map has been provided to assist staff in their review of the documents.)
 - Phase 1 ESA - Site 1 (No Municipal Address Assigned. Legal Description: PT LT 16 CON 3 WHS. PIN: 142740421) dated July 9, 2021;
 - Phase 1 ESA - Site 2 (18722 Main St) dated June 28, 2021;
 - Phase 1 ESA - Site 3 (18667 Mississauga Road) dated June 30, 2021;
 - Phase 1 ESA - Site 4 (No Municipal Address Assigned. Legal Description: PT LT 16 CON 4 WHS. PIN: 142730323) dated July 9, 2021;
 - Phase 1 ESA - Site 5 (No Municipal Address Assigned. Legal Description: PT LT 16 CON 4 WHS. PIN: 142730345) dated July 7, 2021;

- Phase 1 ESA - Site 6 (1 R.R.#1, Caledon. Legal Description: PT LT 16 CON 4 WHS. PIN: 142730561) dated July 7, 2021;
- Phase 1 ESA - Site 7 (No Municipal Address Assigned. Legal Description: PT LT 16 CON 3 WHS. PIN: 142740018) dated July 8, 2021;
- Phase 1 ESA - Site 8 (18501 Mississauga Rd) dated November 6, 2020;
- Phase 1 ESA - Site 9 (1420 Charleston Sideroad) dated August 29, 2022;
- Phase 1 ESA - Site 10 (18221 Mississauga Road) dated December 7, 2022;
- Phase 1 ESA - Site 11 (1055 Charleston Side Road) dated November 29, 2022;
- Phase 1 ESA - Site 12 (1455 Charleston Sideroad) dated December 7, 2022;
- Stage 1/2 Archaeological Assessment prepared by Golder Associates Ltd . dated November 14, 2022;
- Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment prepared by Golder & Associates dated December 16, 2022,
- Agricultural Impact Assessment prepared by Colville Consulting Inc. dated December 2022
- Air Quality Impact Assessment (including dust and odour, and long-term monitoring per BMPP) prepared by Golder Associates Ltd. dated December 16, 2022;
- Blast Impact Assessment (including vibration and long-term monitoring) prepared by Golder Associates Ltd. dated December 16, 2022;
- Noise Assessment Report prepared by Golder Associates Ltd. dated December 16, 2022;
- Natural Environment Report (including tree inventory, buffer planting details, landscape details and long-term monitoring) prepared by Golder Associates Ltd. dated December 16, 2022;
- Water Report Level 1/2 (including long term monitoring) prepared by Golder Associates Ltd. dated December 16, 2022 including:
 - Hydrogeology (incl. Hydrogeological Field Investigation in Sec. 5);
 - Water Resources; and
 - Water Management and Site Servicing;
- Maximum Predicted Water Table Report prepared by Golder Associates Ltd. dated December 16, 2022;
- Visual Impact Assessment prepared by Golder Associates Ltd. dated December 16, 2022;
- Socio-Economic Assessment prepared by Golder Associates Ltd. dated December 16, 2022;
- Transportation Impact Study and Haul Route Assessment prepared by T.Y. LIN International Canada Inc. (TYLin) dated December 15, 2022;
- Planning Justification Report/ARA Summary Report (including public engagement information) prepared by Glen Schnarr & Associates Inc. (GSAI) and reviewed by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) dated December 16, 2022.

TOWN OF CALEDON
PLANNING
RECEIVED

December 16, 2022

AMENDMENT NO. XX

TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

PROPOSED

The CORPORATION OF THE TOWN OF CALEDON

By-Law No. 202X-XX

A by-law to adopt Amendment No. XXX
to the Official Plan for the Town of Caledon.

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. XXX to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Enacted by the Town of Caledon Council this _____ day of _____, 202X

Mayor

Town Clerk

PROPOSED

THE CONSTITUTIONAL STATEMENT

- PART A - THE PREAMBLE - does not constitute part of this Amendment
- PART B - THE AMENDMENT - consisting of the following text and Schedule 'A' constitutes Amendment No. XXX to the Official Plan for the Town of Caledon.

PROPOSED

AMENDMENT NO. XXX

TO THE

TOWN OF CALEDON OFFICIAL PLAN

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule 'A' Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from "General Agricultural Area", "Rural Lands" and "Environmental Policy Area" to "Extractive Industrial B Area" and "Environmental Policy Area" to permit the development of a below water mineral aggregate extraction operation and to refine the boundaries of the environmental protection area.

Location:

The lands subject to the Amendment are indicated on the attached Schedule "A" and comprise an area of approximately 262 hectares and are legally described as Part of Lots 15-18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon). The lands are located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street).

Basis:

The basis for this Amendment is contained in staff Report [REDACTED], as adopted by the Planning and Development Committee on [REDACTED] and ratified by Council on [REDACTED]. This application for Amendment to the Town of Caledon Official Plan was made in December 2022 to redesignate the Subject Site from "General Agricultural Area", "Rural Lands" and "Environmental Policy Area" to "Extractive Industrial B Area" and "Environmental Policy Area". This redesignation is required to permit the proposed CBM Caledon Pit / Quarry, which will be new a Pit and Quarry Below Water Operation.

The lands subject to this Amendment are located within the Region of Peel's High Potential Mineral Aggregate Resource Area (HPMARA) and within the Town of Caledon's High Potential Mineral Aggregate Resource Area (CHPMARA). The Region of Peel Official Plan's HPMARA generally identifies lands that include primary and secondary sand and gravel resource areas and bedrock resources located in the Region that are not constrained by significant natural heritage features, Plans of Subdivision, and approved settlement areas. The CHPMARA schedule also identifies high potential mineral aggregate resource deposits for protection for possible future extraction. CHPMARA consist of areas of earth materials including sand, gravel, shale, dolostone, and sandstone as identified generally and categorized in the Aggregate Resources Inventory of the Region of Peel. The proposed development of a below water pit / quarry on the subject property is consistent with the overall goals, objectives and

policies of the Caledon Official Plan, including protecting and providing for the use of mineral aggregates and balancing that with other goals of the Town, recognizing the mineral aggregate resource industry as an important component to the Town's economic base, and identifying and protecting for possible use to make as much of the resource as is realistically possible available for use.

New (below water) aggregate operations, such as the CBM Caledon Pit / Quarry, require a Town of Caledon Official Plan Amendment to redesignate the lands to "Extractive Industrial B Area".

The applicant has submitted Official Plan Amendment and Zoning By-Law Amendment applications, as well as a Class 'A' Licence for Below Water Pit / Quarry extraction to the MNRF. The submissions included various technical studies in support of the proposed applications. The applications have been circulated to internal departments and external agencies and have been the subject of multiple open houses and a formal Public Meeting pursuant to the Planning Act that was held [REDACTED]. Planning staff have reviewed this application and are of the opinion that the proposed amendment is consistent with the Provincial Policy Statement, and conforms to the policies of the Growth Plan, the Greenbelt Plan, the Region of Peel Official Plan and the Town of Caledon Official Plan.

PART B – THE AMENDMENT

This part of the document entitled “Part B – The Amendment” and consisting of the following text and Schedule constitutes Amendment No. **XXX** to the Official Plan for the Town of Caledon.

Details of the Amendment:

The Town of Caledon Official Plan is amended as follows:




1. “Schedule A” Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands legally described as Part of Lots 15-18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon) and generally located at the northwest, northeast and southwest intersection of Regional Road 24 (Charleston Sideroad) and Regional Road 136 (Main Street) in the Town of Caledon from “General Agricultural Area”, “Rural Lands” and “Environmental Policy Area” to “Extractive Industrial B Area” and “Environmental Policy Area” in accordance with Schedule ‘A’ attached hereto.

Implementation and Interpretation

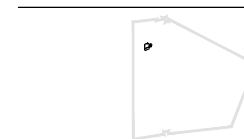
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



SCHEDULE A OPA No. XX

-  **Subject Lands**
-  **Lands To Be Designated Extractive Industrial**
-  **Lands to be Designated Environmental Policy Area**

PART OF LOTS 15-18, CONC. 4,
WSCR AND
PART OF LOT 16, CONC. 3, WSCR
(FORMER GEOGRAPHIC
TOWNSHIP OF CALEDON),
TOWN OF CALEDON, REGION OF
PEEL



**TOWN OF CALEDON
PLANNING
RECEIVED**

December 16, 2022

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 202X-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended
with respect to Part of Lots 15-18, Concession 4 WSCR and Part of Lot 16,
Concession 3 WSCR (former Geographic Township of Caledon),
Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part of Lots 15-18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon) for a Below Water Pit and Quarry;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1.0 THAT AT Schedule A to Comprehensive Zoning By-law 2006-50 is hereby amended by changing the existing "Agricultural" (A1) and "Environmental Protection Area 2" (EPA2) to "Extractive Industrial - Special" (MX-YY) and "EPA1-487" (Environmental Policy Area 1 – 487) as shown on Schedule A; and

3.0 THAT the following is added to Table 13.1:

Zone Prefix	Exception Number	Additional Permitted Uses	
Extractive Industrial (MX) Zone	YY <i>(# to be provided by Planning Staff)</i>	<ul style="list-style-type: none"> - <i>drilling/ blasting/ extraction</i> - <i>processing & shipping of aggregate</i> - <i>site preparation with respect to stripping,</i> - <i>berm creation and progressive rehabilitation</i> 	<p><u>DEFINITION:</u></p> <p>For the purposes of this By-Law, the contiguous parcels of land/lots within the Main Area (north of Charleston Sideroad, West of Mian Street), shall be considered consolidated as one 'lot', and the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations.</p> <p>For the purposes of this By-Law, the contiguous parcels of land/lots within the North Area (north of Charleston Sdrd. and east of Main Street), shall be considered consolidated as one 'lot', and the internal lot lines of the original lots shall not be</p>

Zone Prefix	Exception Number	Additional Permitted Uses	
			<p>construed to be lot lines for the purposes of any zoning regulations.</p> <p>For the purposes of this By-Law, the contiguous parcels of land/lots within the South Area (south of Charleston Sdrd., east of Mississauga Road) shall be considered consolidated as one 'lot', and the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations.</p> <p><u>REGULATIONS:</u></p> <p>Building Area (Maximum) = 2,050 sq.m.</p>

4.0 Schedule "A", Zone Maps 64, 74 and 75 of By-law 2006-50, as amended, are further amended for Part of Lots 15-18, Concession 4 WSCR and Part of Lot 16, Concession 3 WSCR (former Geographic Township of Caledon), Town of Caledon, Regional Municipality of Peel, from "Agricultural" (A1) and "EPA2" to "Extractive Industrial – Special" (MX-YY) and "EPA1-487" (Environmental Policy Area 1 – 487) zone in accordance with Schedule "A" attached hereto.

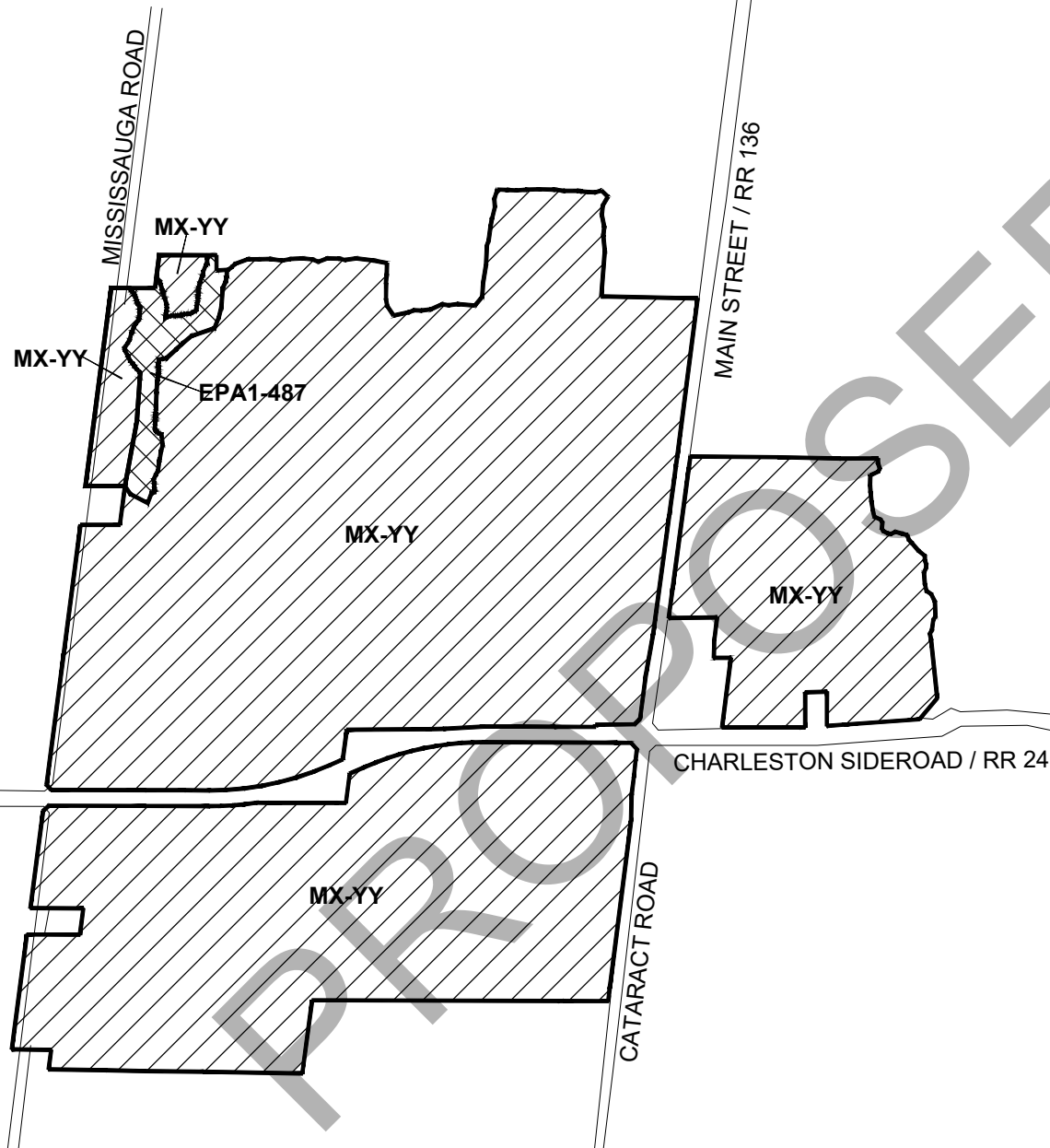
Read three times and finally passed in open Council on the XX day of XXXXXX, 20XX.

, Mayor

, Town Clerk

SCHEDULE "A"**ZONING BY-LAW****No. 2023-XX**CBM AGGREGATES (CBM), A DIVISION OF
ST. MARYS CEMENT INC. (CANADA).PART OF LOTS 15-18, CONC. 4, WSCR
AND
PART OF LOT 16, CONC. 3, WSCR
(FORMER GEOGRAPHIC TOWNSHIP OF
CALEDON),
TOWN OF CALEDON, REGION OF PEEL**LEGEND**

SCHEDULE A TO ZONING BY-LAW NO. _____ TO
REZONE LANDS FROM EXISTING "AGRICULTURAL" (A1)
AND "ENVIRONMENTAL POLICY AREA 2" (EPA2) ZONES
TO
"EXTRACTIVE INDUSTRIAL - SPECIAL" (MX-YY) ZONE
AND
"ENVIRONMENTAL POLICY AREA 1-487" (EPA1-487)

**MX-YY ZONE****EPA1-487 ZONE****TOWN OF CALEDON**

DRAWN BY: GSAI

FILE NO:

CHECKED BY:

DATE: 06/12/22

SCALE: 1:16000

REVISED:

PLANNING & DEVELOPMENT DEPARTMENT



May 1, 2023

Town of Caledon
16311 Old Church Road
Caledon, ON L7C 1J6

Attention: Sean Kenney

Dear Mr. Kenney:

**Re: POPA 2022-06 and RZ 2022-10
CVC File No. OPA 22/006 and OZ 22/010
CBM Aggregates/St. Mary's Cement
18772 Main Street, 18501 Mississauga Road, 1055, 1420 Charleston Sideroad,
Part Lot 16 & 17, Con 4 WHS**

Staff of Credit Valley Conservation (CVC) have received the proposed Official Plan Amendment to redesignate the subject lands to Extractive Industrial Area B and Environmental Policy Area (EPA), and the associated proposed Zoning By-Law Amendment to rezone the subject lands to Extractive Industrial with an exception.

Staff have reviewed the submission dated March 29, 2023 for the subject applications. In order to comply with the new CA Act Section 21 provisions and the associated regulation (O. Reg. 596/22), our comments are focused only on our delegated responsibilities – providing comments representing the provincial interest regarding natural hazards, CVC regulated features and regulatory responsibilities. Any items to be addressed related to certain non-regulated aspects such as Natural Heritage (i.e. woodlands) or Stormwater Management water quality are deferred to the municipality.

As such staff have reviewed the submitted reports and associated plans with a focus on natural hazards related to hydrogeology and site water balance, surface water, and wetlands. We have also included comments as adjacent landowners recognizing that some of the work proposed may affect CVC property, and as a landowner, CVC has an interest in the applications.

In particular, staff have conducted a technical review of the following studies:

- Natural Environment Report, Golder, December 2022
- Water Report Level 1/2, Golder, December 2022

SITE CHARACTERISTICS

The subject site contains a number of CVC regulated wetlands and a tributary (Tributary 1). Although these features are regulated by CVC, it is understood that aggregate operations are exempt from CA regulations under the Conservation Authorities Act. However, recognizing that the subject applications are for an Official Plan Amendment and Zoning By-Law amendment, CVC staff have reviewed the submitted technical studies with the focus on regulated features and hazards to ensure appropriate protection and/or mitigation is applied to the site and during operation of the quarry.

Please consider the following comments on the specific reports:

OPA 22/006 & OZ 22-010

CVC Comments

Natural Environment Report, Golder, December 2022:

1. This report speaks to, and describes, only wetlands that either qualify as PSW or met the criteria to be evaluated. However, three wetlands that are not "significant wetlands or evaluated wetlands" are shown in Figure 3 as occurring on site or very near the site boundary; they are only minimally described.
 - a. Table 13 (and page 69) in the Report indicate that offsetting is planned to support the removal of wetland unit #1. Any loss and/or offsets should be discussed with the CVC and the CVC's Ecological Guideline for Offsetting should be followed. The Report states that a Full Chorus of Spring Peeper were noted at wetland unit #1 (table 6). Therefore, proposed removal must be well planned and timed and offset is to take function into account.
 - b. Wetland Unit #2 is mapped in Figure 3; a statement on page 31 simply concludes that it was found to not be wetland. Please share the field data and rationale for this decision.
2. Water levels in both Pond 1 and Tributary 1 are expected to decrease up to 20% during operations, as well as post-rehabilitation (page 60). Without stating what other negative impacts are anticipated, the report concludes that because of BMPs and mitigation measures, no negative impacts are expected, however, the BMPs and mitigation measures do not relate to water balance but rather to timing of vegetation removal, the implementation of a 30m buffer, and the use of standard ESC. This may be due to the Report concluding that no impacts on fish habitat are anticipated however, the Report should speak to anticipated downstream impacts to receiving hydrological features such as wetland units 3, 4, and 5, and the Coulterville Wetland Complex. It is important that the Report demonstrate maintenance of the FBWB of the feature(s) themselves as well as the downstream and connected receivers.
3. Please clarify what is meant by the distinction that "extraction will be set back a minimum of 30m from Tributary 1 and a VPZ of 10m will be implemented" (pg. 64). Please explain this difference in practical terms, with the understanding that CVC promotes riparian vegetation protection throughout the full 30m setback.
4. Section 7.2.4. states that water level monitoring of Tributary 1 is recommended during operations. Please include the rationale/objective for this including any thresholds, objectives, and adaptive measures.
5. It is anticipated that a Terms of Reference is established for the rehabilitation plan and CVC staff's interest will be on the regulated features and/or creation of new regulated features.

Water Level Report 1/2, Golder, December 2022:**Stormwater Management (SWM):**

6. Note that flood control is not required for this site and due to limitations imposed by Bill 23, CAs may no longer review stormwater management from a quality perspective. As such, the water quality component of the SWM review is deferred to the Town for review and approval.

Feature based Water Balance:

7. The Report, including Figure 8.4, identifies the loss of surface flows to several natural features during quarry operation and post rehabilitation. The report considers these impacts minor but no rational is provided. Further clarification/discussion is needed to understand the impacts to the feature due to the loss of surface flow. Generally, a 5% loss of surface flow could result in

OPA 22/006 & OZ 22-010

CVC Comments

significant impacts to the natural features, unless evaluated. If needed a mitigation plan to offset the loss may be needed.

Armored Channel:

8. The entire site drainage is proposed to be pumped to a SWM pond which will drain to the Credit River via a lined channel (refer to Figure 7.4, above). Further it is proposed that a new outfall to the Credit River via CVC lands is to be constructed. There are no details provided on this concept, and more so no discussions have been initiated with CVC staff. Please see further comments below under CVC Properties/Adjacent Landowner section. Further engineering comments will be provided once an agreed upon outlet location is chosen. Details as to the channel size and flow rate will be required, including geotechnical slope review, geomorphology review discussing potential erosion impacts, a dewatering plan and a final mitigation plan. Note that CVC staff prefer a naturalized channel over an armoured channel, unless justified.

Section 6 Surface Water Investigation & Appendix L

9. **Climate** (3.2, p. 7): should be mentioned that ECCC Orangeville MOE climate station is not active/closed from year 2016.
10. **Streamflow** (6.5, p. 71) and Appendix L (L1-L15): during period of May 2020 to December 2021 from 5 to 8 discharge measurements were taken at surface water monitoring stations. This number of measured discharges can be considered sufficient for the establishment of rating curves in combination with HEC-RAS extrapolation of the upper part of rating curves. However, the discharge measurements should be continued in the following year/s to maintain accuracy of the rating curves. Also, the rating curves is not presented in the Appendix L.
11. **Historical Credit River Flow** (6.5.1, p. 71-72): to the table 6-4 title and headers should be added word "Monthly": "**Monthly** Historic Flows Measured (better - Observed) at the ...", and also same explanation should be in the text above table.
12. **Low Flow** (6.5.2, p.73): the CVC streamflow gauge West Credit River at Belfountain should be added to report, including map (Figure 6-3) and Tables (6-5, 6-6, p. 74).

This gauge information is provided below:

Name	CVC ID	UTM-X	UTM-Y	Drainage area (km ²)	Data period	Daily flow on Aug 31, 2020 (cms)	Daily flow on Aug 24, 2021 (cms)
West Credit River at Belfountain	8150002	579464	4849604	105.6	2002 - present	0.537	0.486

Belfountain flows confirm conclusion provided at the end of paragraph 6.5.2 (p.75).

13. **Baseflow** (6.5.3, p.75-77, Figures L1-L16): conclusions of this paragraph are consistent with CVC data. Furthermore, the ratio of mean baseflow calculated for the WSC Cataract gauge for period of 1998-2021 using BFLOW software is very close to number determined by SAAS.

Hydrogeology:

14. It is understood that there will be impacts related to the intermittent nature of the Tributary 1 and reductions to the catchment area however clarification is requested as to why a change of such magnitude would not be flagged as a significant impact – even under conditions of full

OPA 22/006 & OZ 22-010

CVC Comments

rehabilitation / mitigation (Phase 7) the shortfall remains relatively high. Please discuss this in the report and provide clarification.

15. With respect to the wetlands, a clearer understanding of how the modelling result relates to that of the water balance which concluded a 1% reduction in post-development (Phase 7) runoff at SW 14. This deficit (23%) also seems counter-intuitive to the stated reassurance with respect to the protection of the wetland features in this area and of Tributary 1 itself. Please discuss the implications of the differences in the report and clarify the linkage between these two components.
16. In addition to the above, a detailed dewatering plan is required in relation to this proposal. Typical components addressed through such a plan would include (but not restricted to) :
 - Proposed timespan of dewatering operations - is there a need for a long -term monitoring plan?
 - Depth that they intend to dewater to;
 - Estimated volume / dewatering flow rate;
 - Will they require a PTTW or an EASR?
 - Information on extrapolated groundwater elevation (average annual and high seasonal) as the work proceeds;
 - Monitoring infrastructure / detail related to proposed dewatering operations – number of wells, depth, aerial plan etc;
 - Per below water table operation...what depth do they intend to dewater to, and how do they intend to achieve? They need to show all calculations based on the proposed rate, estimated drawdown etc..
 - Potential impacts of on ecological receptors (streams, wetlands)? If so, what mitigation measures will be applied to control / minimize such impacts.
 - Identification of specific points where they intend to discharge dewatered groundwater.
 - Do they estimate that they would require a PTTW or EASR?
 - Ensure that all MECP guidance material is adhered to.

Note to Region/Town: Although there are no concerns on (potential) impact of groundwater on surface features (wetlands, creeks etc.) per results of groundwater gradient analyses (see first bullet) and of the modelling assessment, there is the potential for significant impact to the shallower private water supply wells in the zone of influence. This is not a mandated CVC interest, but is nonetheless an issue that may have implications on surrounding community, and the municipality should be aware of the risks prior to moving ahead. The report discusses this to some degree, however in the interest of transparency, the details on the risks should be made available to the municipality and more specifically, to owners of properties /wells identified as being vulnerable.

CVC Landowner/Adjacent Properties

17. As noted in Comment 8 above (Armoured Channel) The Water Resources Study – Section A (section 7.4) identifies the proposed discharge location to be the Credit River via an armoured channel over part of Charles Sauriol Conservation Area, a CVC-owned property. There has been no engagement with CVC staff prior to this submission regarding the proposed discharge location. Information on what alternatives were considered for the discharge location were not provided in the report, nor is there any discussion on why this is the preferred route or the property-related impacts associated with the proposal. CVC staff does not support the proposed discharge location on CVC lands and CBM is advised to contact CVC for further discussion regarding this matter.
18. CBM should be aware that CVC has commenced the Pits to Park Restoration Project, which seeks to restore portions of nearby Pinchin Pit and Charles Sauriol Conservation Area. These properties will eventually be developed as publicly accessible conservation areas with visitor amenities, trails and parking. They will be accessed off of Charleston Sideroad.

OPA 22/006 & OZ 22-010

CVC Comments

19. It is expected that the lands be returned for public use and benefit once restoration is complete.

We trust the above comments are satisfactory, however please feel free to contact the undersigned at (905) 670-1615 ex.232 to further discuss.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dorothy Di Berto', with a stylized flourish at the end.

Dorothy Di Berto, RPP
Senior Manager, Planning
Planning and Development Services

C: Mark Head, Region of Peel
Luis Lasso, Region of Peel
Laura Rundle, CVC

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April 28, 2023

Sean Kenney
Senior Planner,
Development Services
Town of Caledon
6311 Old Church Road,
Caledon ON, L7C 1J6

**Re: Local Official Plan and Zoning Bylaw Amendment
Proposed Below Water Limestone Quarry
Glen Schnarr & Associates on behalf CBM – Caledon
18667 Mississauga Rd, 18722 Main St, 0 Main St, 18501 Mississauga Rd,
1055 Charleston Sideroad, 18221 Mississauga Rd, 0 Charleston
Sideroad, 1455 Charleston Sideroad, and 1420 Charleston Sideroad
Town File: POPA 2022-0006 and RZ 2021-0010
Region File: OZ-22-006C**

Region of Peel Requirements:

Region of Peel Staff have reviewed the above noted Local Official Plan and Zoning Bylaw Amendment and offer the following comments.

Research and Analysis Comments

The following provides comments from the Research and Analysis Team on the above-noted application submission relating to natural environment and resources policy interests of the Region, and specifically the following submissions:

- Planning Justification Report/*Aggregates Resources Act* (ARA) Summary Report (including public engagement information) prepared by Glen Schnarr & Associates Inc. (GSAI) dated December 16, 2022
- Water Report Level 1/2 (including long term monitoring) prepared by Golder Associates Ltd. dated December 16, 2022
- Natural Environment Report (including tree inventory, buffer planting details, landscape details and long-term monitoring) prepared by Golder Associates Ltd. dated December 16, 2022
- Agricultural Impact Assessment prepared by Colville Consulting Inc. dated December 2022

Due to the potential for unacceptable impacts, risks and costs that could occur as a result of the pit/quarry, Region of Peel staff recommend that technical peer reviews of the reports be undertaken in coordination with the Town. Additional comments on the above studies, quarry site plan and planning justification report will be provided once technical peer review comments have been considered.

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Please note that the comments are to be considered preliminary as technical peer review comments on the submitted studies and report have not been received or considered at this time.

The Region's areas of interest with respect to this application reflect the roles and responsibilities of the Region, as set out in the Peel Region Official Plan (PROP). The Region's interests include, but are not limited to, the following:

- consistency with the Provincial Policy Statement and conformity with the Growth Plan, Greenbelt Plan and Peel Region Official Plan to ensure that all relevant policies are fully considered;
- hydrogeology and related design and operational issues to ensure the protection of ground water and surface water, including natural features and functions and drinking water supplies that rely on them;
- natural environment features and functions, to ensure the protection of wetlands, woodlands, watercourses, fish habitat, valley and stream corridors and other components of the Greenlands System;
- agricultural resources, including prime agricultural areas, to ensure potential impacts of aggregate extraction on the Agricultural System, including the prime agricultural area and prime agricultural lands have been assessed, considered and are acceptable; and
- financial risk and cost implications to the Region, to ensure that issues relating to the impact of the proposed pit/quarry and/or the implementation of required mitigation of impacts are addressed and are acceptable and that taxpayers of the Region do not bear the burden of short term or long term costs, or risk associated with any of the above issues.

Description of Proposal

CBM Aggregates (CBM) is proposing to designate and rezone approximately 262 hectares of the subject property to permit the development of a mineral aggregate operation known as the CBM Caledon Pit/Quarry (CBM Pit/Quarry) and related uses. It is also indicated the applicant will be filing an application to the Ministry of Natural Resources and Forestry for a Class A License (Pit and Quarry Below Water) under the *Aggregate Resources Act*.

The total area proposed to be licensed is 262 hectares within which the proposed extraction area is to be 204 hectares. Proposed extraction is to be undertaken in three areas, referred to as the Main Area, North Area and South Area located at the northwest, northeast and southwest corners of Charleston Sideroad (Regional Road 24) and Main Street (Regional Road 136) in Caledon. The site is adjacent to the Credit River within the Credit River Main Branch and Erin Branch subwatersheds. Site access is proposed from Charleston Sideroad approximately 775 m west of Main Street.

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Policy Context

Lands within and adjacent to the CBM Pit/Quarry are identified within the Rural System and designated Rural Lands, Prime Agricultural Area and Core Areas of the Greenlands System in the Peel Region Official Plan (PROP). The lands are also identified as High Potential Mineral Aggregate Resource Areas in the PROP which identifies known deposits of mineral aggregate resources that are protected for possible use. The Greenbelt Plan designates the lands as Protected Countryside with a Natural Heritage System overlay applying to portions of the subject property. Greenlands System and Water Resource System features and areas are identified on and adjacent to the subject property. Accordingly, the following policies of the PROP apply to the Region's review:

- Section 2.6 Water Resource System
- Section 2.12 Greenbelt Plan
- Section 2.14 Greenlands System
- Section 3.3 Agricultural System
- Section 3.4 Mineral Aggregate Resources

Water Resource Study

We have received the Water Resource Study prepared by Golder Associates Ltd. and dated December 16, 2022. The report is under review by Region Water Resource Management staff and additional comments will be provided under separate cover. The comments below have been prepared by Research and Analysis staff:

It is a policy of the Region to protect, improve or restore the quality and quantity of water resources, including Water Resource System features and areas, key hydrologic areas and key hydrologic features, their hydrologic functions, and related natural systems, features and areas, including their linkages and related functions, jointly with the local municipalities, conservation authorities and other related agencies.

It is also requirement that development and site alteration that may have an immediate or cumulative impact on water resources be supported by appropriate hydrological and hydrogeological studies in accordance with provincial policy and the policies of the PROP.

The Water Report Level 1/2 prepared by Golder provides various conclusions based on ground water and surface water investigations and modelling. The investigations were undertaken to characterize current hydrologic and hydrogeologic conditions on the site and surrounding study area in order to assess the potential impacts of the proposed pit/quarry on ground water and surface water resources, water users, and natural systems and features. Investigations included ground water well installation, testing and monitoring, a karst assessment and ground water quality assessment. These investigations were utilized to assess current hydrological/hydrogeological conditions, predict water table elevations, determine average annual and seasonal water levels and fluctuations, support the interpretation of groundwater flow direction, support the analysis of groundwater-surface water interaction and support the impact assessment, including changes to surface water flows and balances.

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These investigations, conclusions and impact mitigation recommendations have not been peer reviewed. Further comment on whether the application and technical submission satisfy policy requirements that the proposal will protect, improve or restore water resources will be provided when technical peer review findings are available and have been considered.

Karst Assessment (Appendix K)

An understanding of the extent and nature of karst in the dolostone aquifer is essential to support reliable predictions of potential impacts to groundwater resources and users and whether proposed mitigation is sufficient and acceptable.

The karst investigation concluded that the dolostone aquifer in the study area is typical of dolostone aquifers where there is fairly thin overburden allowing recharge to enter the bedrock and the dissolution of small fractures. In combination with the hydrogeological investigations, the assessment indicated the aquifer would have a predictable response to large-scale stresses such as quarry development based on conclusions reached in the assessment. The karst assessment in combination with the above noted hydrogeologic investigations were used to inform the groundwater modelling, impact assessment and proposed mitigation response prepared by Golder. These assessments should be peer reviewed to confirm that the investigations undertaken to inform the findings and recommendations relating to water impacts are sufficient and that conclusions reached can be supported.

The peer review should address and provide recommendations with respect to:

- the impact of the proposed discharge of surplus surface water to the Credit River and its fisheries and aquatic habitat due to dewatering during operations and the long term discharge of surface flow to the Credit River through gravity flows post rehabilitation;
- the impact of the predicted drawdown on the ground water table, bedrock, and shallow/deep overburden aquifers on on-site and nearby tributaries and hydrologic features, including Tributaries #1, #4 and #8, the Cataract Southwest PSW and Coulterville Wetland Complexes;
- the impact of predicted drawdown of the ground water table, bedrock, and shallow/deep overburden aquifers on private water supply wells;
- the completeness and adequacy of the climate change and cumulative effects assessments; the adequacy of the proposed measures to minimize drawdown and dewatering requirements through backfilling of pit/quarry walls to provide further hydraulic isolation and whether requirements for the placement of these measures are sufficiently detailed in the mitigation plan and/or site plan;
- the adequacy of the proposed groundwater and surface water monitoring plan and/or the need for a more substantive adaptive management plan (AMP);
- the adequacy of the proposed complaints response plan; and

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- whether the level of understanding with respect to groundwater-surface water interaction and karst features is sufficient to support the quarry application, and whether the findings should include further consideration in the proposed mitigation response plans and/or through a more substantive AMP.

At this time, there is insufficient information to conclude that the proposed aggregate resource extraction, in this location, can be undertaken without causing significant adverse impacts, risks and costs to ground and surface water resources, the natural environment and the local community.

Natural Environment Report

With respect to the PROP, it is a policy of the Region to maintain, restore and improve the diversity and connectivity of natural heritage features and areas of the Greenlands System's components and the long-term ecological function and biodiversity of the Greenlands System, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The proposed CBM Pit/Quarry lands include and are surrounded by natural heritage system features and areas that are to be protected, restored and improved in accordance with provincial policies and the policies of the PROP and Town of Caledon Official Plan. The primary Greenlands System components of concern that are predicted to be, or that may be potentially impacted by the pit/quarry include both on-site and off-site woodland, wetland and watercourse features and the sensitive fisheries habitat of the Credit River.

The potential impacts of the quarry and ground water drawdown on the overburden aquifers, ground and surface water flows, water quality and natural heritage system features are inter-related. These reports should be considered together along with peer reviews of the technical investigations, conclusions and recommended mitigation to ensure that findings can be relied upon.

Similar to the assessment of the Water Report, there is insufficient information at this time to conclude that the proposed aggregate resource extraction, in this location, can be undertaken without causing unacceptable negative impacts to surrounding water resource and natural heritage system features and areas.

Detailed instructions for the peer review should be developed in consultation with the Town of Caledon and Credit Valley Conservation and address:

- potential impacts to the Credit River including fish habitat;
- potential impacts to the adjacent and on-site wetlands and wetland complexes;
- clarification of the assessment of significance and impact of the proposed removal of woodlands within the extraction area and the adequacy of the proposed compensation for woodland loss; and, the adequacy of adaptive management and mitigation plan.

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Agricultural Impact Assessment

At this time, Regional staff have no comments on the Agricultural Impact Assessment (AIA) prepared by Colville Consulting. Further discussion with the Town of Caledon on the need and recommended scope for a peer review of the AIA is recommended.

Health Planning Comments

Air Quality Impact Assessment

We have received the Air Quality Impact Assessment prepared by Golder Associated Ltd. and dated December 16, 2022. The report is under review and comments will be provided under separate cover. Additional Peer Review requirements may be identified through internal review.

Transportation Development Comments

Access/Study Requirements

- The Region is in receipt of the Transportation Impact Study prepared by T.Y.Lin and dated December 15, 2022. Comments will be provided under separate cover.
- The Region will be reviewing access location, justification, functional design and auxiliary turn lane requirements and geometrics for all accesses proposed off a Regional Road.
- Please be advise that the Region has a Truck Load restriction By-law that must be considered.

Notes

The following notes have been included for general information, and, to assist with the preparation of materials for the future application for site plan approval.

Transportation Development Notes

- Property dedication will be required as a condition of Site Plan approval as per Section 7.7 of the Region of Peel Official Plan. Property dedication of 17.75 metres from the centreline of Main Street and Charleston Sideroad within 245 metres of an intersection is required. Property requirements will be confirmed after receipt/review of a Site Plan application, and any additional information/studies that may be required.
- Please ensure that no landscaping, signs, fences, gateway features or any other encroachments are proposed within the region's easements and/or right of way;

Site Servicing Notes

Water Servicing

- This site does not have frontage on existing municipal water

Sanitary Sewer Servicing

- This site does not have frontage on existing municipal sanitary sewer

Regional Roads and Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's ROW, and that no new connections are made to Regional Roads. To view the Region's CLI ECA please go to this link: [59](#)



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- <https://peelregion.ca/public-works/design-standards/pdf/clieca-swm-criteria.pdf>
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Local Municipality, the Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where a storm connection to the Region's system is demonstrated as the only feasible outlet, the appropriate stormwater management criteria must be implemented on external lands to the Region's satisfaction. The Storm Water Management report shall adhere to the Region's report criteria found on-line at <https://peelregion.ca/public-works/design-standards/pdf/stormwater-management-report-requirements-december-2022.pdf>
- Prior to Site Plan approval, Grading and Drainage drawings are required for Review by Servicing Connections
- To determine if a Storm Water Management Report is required, site grading drawings are to be submitted for review prior to Site Plan Approval
- No grading will be permitted within any Region of Peel ROW to support adjacent developments
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval
- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval

Site Servicing Requirements

- The 1st submission fee as per the latest fee by-law is required prior to site plan approval
- Municipal addresses, confirmed by the Local Municipality, are required prior to issuance of the Region of Peel's Site Servicing Connection approval. The approved addresses are entered into the Region's system and included on the receipt once the final payment has been made.
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements
- Infrastructure information
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor is shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
 - The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional asset across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called **EPAL – External Peel Asset Locator** and is now available for external contractors and consultants. If you do not have an existing account, provide us with your name, name of your agency/company and your email address and we will request access on your behalf. Once access has been requested, instructions will be provided in the welcome email. Please contact Camila Marczuk at camila.marczuk@peelregion.ca, to request access.
 - If you require assistance in addition to the information found in EPAL, please contact Records at PWServiceRequests@peelregion.ca

Payment Process

- Please be advised that the 2023 Fees by-law update included an increase in Engineering Fees. Please refer to the Latest Fees Bylaw for the updated fees. All fees may be subject to change on annual basis pending Council approval.
- Due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future.



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Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT).

- Please complete the table below with your information and provide the completed table to Finance at eftadvice@peelregion.ca for payment processing (all fields are mandatory).
- We will not be able to accept or process the payment without the completed table.
- Once the Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer – email address	
Dollar Amount of Payment	\$420.25
Region of Peel File Number (C#####)	C603527
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>
- Please refer to Section 3 of our Site Plan Procedure document found on-line



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- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Servicing Connections at siteplanservicing@peelregion.ca
- Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards

Concluding Comments

For further questions or concerns please contact the undersigned at 905-791-7800, extension 7921, or by email at: dylan.prowse@peelregion.ca

Dylan Prowse,
Planner, Development Services

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April 28, 2023

Sean Kenney
Senior Planner,
Development Services
Town of Caledon
6311 Old Church Road,
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**Re: Local Official Plan and Zoning Bylaw Amendment
Proposed Below Water Limestone Quarry
Glen Schnarr & Associates on behalf CBM – Caledon
18667 Mississauga Rd, 18722 Main St, 0 Main St, 18501 Mississauga Rd,
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Town File: POPA 2022-0006 and RZ 2021-0010
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Region of Peel Requirements:

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It is a policy of the Region to protect, improve or restore the quality and quantity of water resources, including Water Resource System features and areas, key hydrologic areas and key hydrologic features, their hydrologic functions, and related natural systems, features and areas, including their linkages and related functions, jointly with the local municipalities, conservation authorities and other related agencies.

It is also requirement that development and site alteration that may have an immediate or cumulative impact on water resources be supported by appropriate hydrological and hydrogeological studies in accordance with provincial policy and the policies of the PROP.

The Water Report Level 1/2 prepared by Golder provides various conclusions based on ground water and surface water investigations and modelling. The investigations were undertaken to characterize current hydrologic and hydrogeologic conditions on the site and surrounding study area in order to assess the potential impacts of the proposed pit/quarry on ground water and surface water resources, water users, and natural systems and features. Investigations included ground water well installation, testing and monitoring, a karst assessment and ground water quality assessment. These investigations were utilized to assess current hydrological/hydrogeological conditions, predict water table elevations, determine average annual and seasonal water levels and fluctuations, support the interpretation of groundwater flow direction, support the analysis of groundwater-surface water interaction and support the impact assessment, including changes to surface water flows and balances.

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These investigations, conclusions and impact mitigation recommendations have not been peer reviewed. Further comment on whether the application and technical submission satisfy policy requirements that the proposal will protect, improve or restore water resources will be provided when technical peer review findings are available and have been considered.

Karst Assessment (Appendix K)

An understanding of the extent and nature of karst in the dolostone aquifer is essential to support reliable predictions of potential impacts to groundwater resources and users and whether proposed mitigation is sufficient and acceptable.

The karst investigation concluded that the dolostone aquifer in the study area is typical of dolostone aquifers where there is fairly thin overburden allowing recharge to enter the bedrock and the dissolution of small fractures. In combination with the hydrogeological investigations, the assessment indicated the aquifer would have a predictable response to large-scale stresses such as quarry development based on conclusions reached in the assessment. The karst assessment in combination with the above noted hydrogeologic investigations were used to inform the groundwater modelling, impact assessment and proposed mitigation response prepared by Golder. These assessments should be peer reviewed to confirm that the investigations undertaken to inform the findings and recommendations relating to water impacts are sufficient and that conclusions reached can be supported.

The peer review should address and provide recommendations with respect to:

- the impact of the proposed discharge of surplus surface water to the Credit River and its fisheries and aquatic habitat due to dewatering during operations and the long term discharge of surface flow to the Credit River through gravity flows post rehabilitation;
- the impact of the predicted drawdown on the ground water table, bedrock, and shallow/deep overburden aquifers on on-site and nearby tributaries and hydrologic features, including Tributaries #1, #4 and #8, the Cataract Southwest PSW and Coulterville Wetland Complexes;
- the impact of predicted drawdown of the ground water table, bedrock, and shallow/deep overburden aquifers on private water supply wells;
- the completeness and adequacy of the climate change and cumulative effects assessments; the adequacy of the proposed measures to minimize drawdown and dewatering requirements through backfilling of pit/quarry walls to provide further hydraulic isolation and whether requirements for the placement of these measures are sufficiently detailed in the mitigation plan and/or site plan;
- the adequacy of the proposed groundwater and surface water monitoring plan and/or the need for a more substantive adaptive management plan (AMP);
- the adequacy of the proposed complaints response plan; and

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- whether the level of understanding with respect to groundwater-surface water interaction and karst features is sufficient to support the quarry application, and whether the findings should include further consideration in the proposed mitigation response plans and/or through a more substantive AMP.

At this time, there is insufficient information to conclude that the proposed aggregate resource extraction, in this location, can be undertaken without causing significant adverse impacts, risks and costs to ground and surface water resources, the natural environment and the local community.

Natural Environment Report

With respect to the PROP, it is a policy of the Region to maintain, restore and improve the diversity and connectivity of natural heritage features and areas of the Greenlands System's components and the long-term ecological function and biodiversity of the Greenlands System, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The proposed CBM Pit/Quarry lands include and are surrounded by natural heritage system features and areas that are to be protected, restored and improved in accordance with provincial policies and the policies of the PROP and Town of Caledon Official Plan. The primary Greenlands System components of concern that are predicted to be, or that may be potentially impacted by the pit/quarry include both on-site and off-site woodland, wetland and watercourse features and the sensitive fisheries habitat of the Credit River.

The potential impacts of the quarry and ground water drawdown on the overburden aquifers, ground and surface water flows, water quality and natural heritage system features are inter-related. These reports should be considered together along with peer reviews of the technical investigations, conclusions and recommended mitigation to ensure that findings can be relied upon.

Similar to the assessment of the Water Report, there is insufficient information at this time to conclude that the proposed aggregate resource extraction, in this location, can be undertaken without causing unacceptable negative impacts to surrounding water resource and natural heritage system features and areas.

Detailed instructions for the peer review should be developed in consultation with the Town of Caledon and Credit Valley Conservation and address:

- potential impacts to the Credit River including fish habitat;
- potential impacts to the adjacent and on-site wetlands and wetland complexes;
- clarification of the assessment of significance and impact of the proposed removal of woodlands within the extraction area and the adequacy of the proposed compensation for woodland loss; and, the adequacy of adaptive management and mitigation plan.

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Agricultural Impact Assessment

At this time, Regional staff have no comments on the Agricultural Impact Assessment (AIA) prepared by Colville Consulting. Further discussion with the Town of Caledon on the need and recommended scope for a peer review of the AIA is recommended.

Health Planning Comments

Air Quality Impact Assessment

We have received the Air Quality Impact Assessment prepared by Golder Associated Ltd. and dated December 16, 2022. The report is under review and comments will be provided under separate cover. Additional Peer Review requirements may be identified through internal review.

Transportation Development Comments

Access/Study Requirements

- The Region is in receipt of the Transportation Impact Study prepared by T.Y.Lin and dated December 15, 2022. Comments will be provided under separate cover.
- The Region will be reviewing access location, justification, functional design and auxiliary turn lane requirements and geometrics for all accesses proposed off a Regional Road.
- Please be advise that the Region has a Truck Load restriction By-law that must be considered.

Notes

The following notes have been included for general information, and, to assist with the preparation of materials for the future application for site plan approval.

Transportation Development Notes

- Property dedication will be required as a condition of Site Plan approval as per Section 7.7 of the Region of Peel Official Plan. Property dedication of 17.75 metres from the centreline of Main Street and Charleston Sideroad within 245 metres of an intersection is required. Property requirements will be confirmed after receipt/review of a Site Plan application, and any additional information/studies that may be required.
- Please ensure that no landscaping, signs, fences, gateway features or any other encroachments are proposed within the region's easements and/or right of way;

Site Servicing Notes

Water Servicing

- This site does not have frontage on existing municipal water

Sanitary Sewer Servicing

- This site does not have frontage on existing municipal sanitary sewer

Regional Roads and Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's ROW, and that no new connections are made to Regional Roads. To view the Region's CLI ECA please go to this link: [68](#)



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- <https://peelregion.ca/public-works/design-standards/pdf/clieca-swm-criteria.pdf>
- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Local Municipality, the Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where a storm connection to the Region's system is demonstrated as the only feasible outlet, the appropriate stormwater management criteria must be implemented on external lands to the Region's satisfaction. The Storm Water Management report shall adhere to the Region's report criteria found on-line at <https://peelregion.ca/public-works/design-standards/pdf/stormwater-management-report-requirements-december-2022.pdf>
- Prior to Site Plan approval, Grading and Drainage drawings are required for Review by Servicing Connections
- To determine if a Storm Water Management Report is required, site grading drawings are to be submitted for review prior to Site Plan Approval
- No grading will be permitted within any Region of Peel ROW to support adjacent developments
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval
- A copy of the draft reference plan satisfactory to Traffic and Legal will be required prior to site plan approval

Site Servicing Requirements

- The 1st submission fee as per the latest fee by-law is required prior to site plan approval
- Municipal addresses, confirmed by the Local Municipality, are required prior to issuance of the Region of Peel's Site Servicing Connection approval. The approved addresses are entered into the Region's system and included on the receipt once the final payment has been made.
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements
- Infrastructure information
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor is shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
 - The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional asset across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called **EPAL – External Peel Asset Locator** and is now available for external contractors and consultants. If you do not have an existing account, provide us with your name, name of your agency/company and your email address and we will request access on your behalf. Once access has been requested, instructions will be provided in the welcome email. Please contact Camila Marczuk at camila.marczuk@peelregion.ca, to request access.
 - If you require assistance in addition to the information found in EPAL, please contact Records at PWSERVICERequests@peelregion.ca

Payment Process

- Please be advised that the 2023 Fees by-law update included an increase in Engineering Fees. Please refer to the Latest Fees Bylaw for the updated fees. All fees may be subject to change on annual basis pending Council approval.
- Due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future.



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Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT).

- Please complete the table below with your information and provide the completed table to Finance at eftadvice@peelregion.ca for payment processing (all fields are mandatory).
- We will not be able to accept or process the payment without the completed table.
- Once the Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer – email address	
Dollar Amount of Payment	\$420.25
Region of Peel File Number (C#####)	C603527
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>
- Please refer to Section 3 of our Site Plan Procedure document found on-line



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- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Servicing Connections at siteplanservicing@peelregion.ca
- Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards

Concluding Comments

For further questions or concerns please contact the undersigned at 905-791-7800, extension 7921, or by email at: dylan.prowse@peelregion.ca

Dylan Prowse,
Planner, Development Services

Heavy Traffic

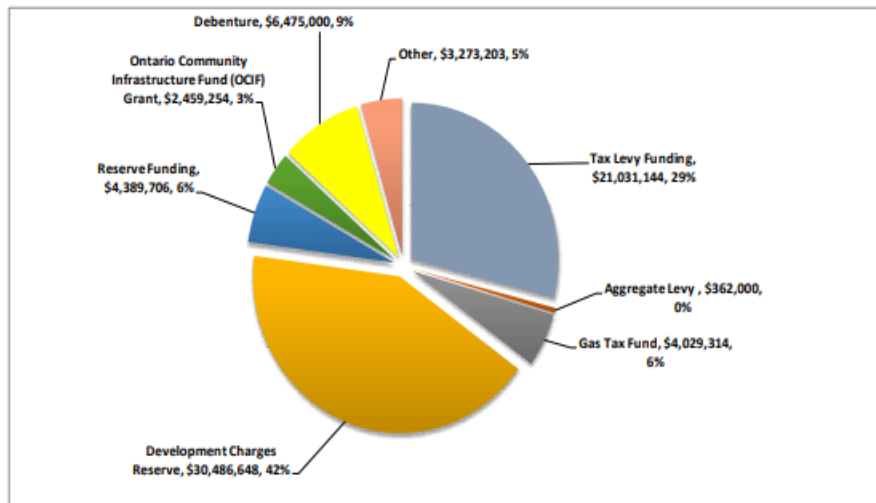
The kind that delays your journey,
sideswipes you
or worse

Does aggregate pay it's way?

Overview of Budget Processes and Policies

The proposed 2021 Capital budget totals \$72,506,269 and is funded from the following sources:

Tax Levy Funding	Aggregate Levy	Gas Tax Fund	Development Charges Reserve	Reserve Funding	Ontario Community Infrastructure Fund (OCIF) Grant	Debenture	Other	Total
\$21,031,144	\$362,000	\$4,029,314	\$30,486,648	\$4,389,706	\$2,459,254	\$6,475,000	\$3,273,203	\$72,506,269



\$362,000

Aggregate Levy how does that cover the cost of road maintenance?

Headlines and “Breaking News” Not a shock to anyone in Caledon.

- ▶ Deadly early morning collision in Caledon under investigation
- ▶ CTV News Aug 20th 2020
- ▶ Two transport trucks and three passenger vehicles involved in an accident
- ▶ April 12th 2017 Caledon Enterprise
- ▶ Crash involved a transport truck and a passenger vehicle, OPP says
- ▶ CBC news – one fatality Aug 6th 2018
- ▶ **Driver and company charged after loaded trailer ‘just fell off’ in Caledon**
- ▶ As reported by Nsauga June 8th 2023

For the purposes of time, this is my list. More trucks on the road creates driver frustration, to many have lost their lives on Hwy 10 and Charleston Sideroad, for that matter all over Caledon and some incidents can be attributed to frustration with trucks.

“Hwy 10 closed due to collision,
will remain closed for several
hours”



When Hwy's close, does everyone know the detour?



Quotes from the Transportation Impact Study Submitted by CBM

- ▶ The proposed truck distribution includes 95% of truck traffic heading east on Charleston Sideroad towards Hurontario Street (with 90% travelling south and 5% travelling north on Hurontario Street) and the remaining 5% truck traffic heading west on Charleston Sideroad.
- ▶ During future background conditions, with the addition of 10 years of background corridor growth; eastbound, northbound, and southbound movements at Hurontario Street and Charleston Sideroad operate at or above capacity with long delays and level-of-service (LOS) 'F'. As a result, TYLin recommends that the Region make adjustments to the signal timing plan and intersection operation parameters in order to accommodate an increase in background traffic

More fun quotes

- ▶ 5.2 Study Area Road Network Improvements The Region of Peel and the Town of Caledon confirmed there are no current planning capital roadwork improvements in the study area within the 2032 planning horizon.
- ▶ The Hurontario Street and Charleston Sideroad intersection, under baseline 2022 conditions, estimated queues exceeding the available storage length for multiple movements. Under future background and total traffic conditions the queues are expected to continue to exceed the available storage length, however, implementation of the recommended signal timing plan adjustments projected on average a reduction in 95th percentile queues compared to baseline conditions. As a result, the queueing analysis shows that the addition of site traffic would not contribute materially to the conditions at this intersection.

CONCLUSIONS AND RECOMMENDATIONS

- The Caledon Pit / Quarry is expected to ship a maximum of 2,500,000 tonnes of aggregate annually with an assumed average truck aggregate capacity of 30 tonnes. The Quarry is proposed to operate during weekdays and Saturdays during the year, with haulage operation hours being from 6:00 a.m. to 7:00 p.m. Using historical haulage activity data, it was determined that July has the typical highest haulage activity

This is not a quote. Lets look at the statement above. 2,500,000 tonnes annually, 30 tonnes on average per truck. If you transported 24/7 365 days per year

2,500,000 divided by 30 equals 83,333.33 loads per year

But according to CBM, they might be transporting only during usual hours, but if there is a client commitment, they will run through the night as well so how many trucks are really going to be on our roads and how far over the “expected maximum” will they go?

This is a gravel truck that travelled across Charleston then north on Winston Churchill.



What the Transportation Impact study really says

- ▶ Many times it says the same thing over and over again.
- ▶ Study data from MTO, last taken in 2018 and does not cover 12 hours a day.
- ▶ The study is full of data taken during COVID. Even a site visit to determine the optimal entrance was done during COVID.
- ▶ The study states many times that agreements are in place with the Region of Peel, given that the Region of Peel is being dissolved, how will these agreements be valid?
- ▶ Bottom line. Caledon does not need more trucks on the road, the Town of Caledon has a Climate Emergency as stated by the Town but CBM wants more toxic, emission spewing trucks on our roads, creating more delays and in some instances life altering incidents up to and including death.

June 20, 2023

Re: CBM Public Meeting regarding File Number(s): POPA 2022-0006 and RZ 2022-0010

Dear Caledon Town Council,

Please accept my comments by way of this letter regarding the CBM public meeting for the above referenced application files. I am very informed about this file; I have been following this quarry proposal for 3 years now since first receiving a letter about it in my mailbox. It caught my interest as I frequently travel on Charleston Sideroad into Erin or on the Hwy 10. As I am sure you are more than aware, the roadways of Charleston sideroad, Hwy 10 and Caledon village are in a safety crisis, weekly there are closures resulting in serious injury or even fatal accidents. These roads terrifying to travel on. These roads form the main haulage routes as detailed in the proposals. As I became more informed of the proposal by CBM more red flags including dust, noise, blasting, environmental practices and hydrology practices stood at as massive concerns to me. Here are some of my concerns based on the materials submitted by CBM to date. I will be attending the public meeting on June 20, 2023;

- 1- Haulage Route- Charleston sideroad needs to be assessed at current date (2023) for capacity. From reviewing the traffic studies in CBM proposals they are VERY out of date and were also completed during a time of reduced traffic due to COVID. Their reports are inaccurate for current day, are missing hours of the day and were taken at inaccurate points of time. The CBM traffic reports is not accurate, lacks detail and accuracy. Not a report the Town should be accepting as complete.
- 2- Capacity of the haul route- this application projects a truck a minute in peak season, with over 90% of the trucks turning left on Charleston sideroad at a bend in the road that is already very difficult to maintain visibility. This road, especially at peak haulage season can get very foggy further reducing the visibility. This road does not have capacity for a truck a minute to be added, let alone a truck turning left. Caledon Village intersection is not set up to handle this increased traffic, DAILY you take your life in your hands trying to pass through here. Until the Town addresses the massive safety crisis happening daily on the roads of Charleston sideroad, Caledon village and Hwy 10, it would irresponsible for the Council to consider these applications.
- 3- Land use, rehabilitation, environmental considerations and the future- Caledon is growing and material is required to build. The Town of Caledon needs to think ahead on supporting sustainable building materials. A quarry produces materials that are not renewable, creating it also destroys land that could produce renewable building materials such as wood. A future thinking Caledon would include prioritizing sustainable renewable materials over blasting rock that leaves dead earth. Caledon village from a birds eye view is acres and acres of dead land. This project would remove 800+ acres from precious agricultural land use. A quarry can NEVER be rehabbed to the current agricultural use. Further, all CBM proposed to do is let water fill the giant holes when

they stripped Caledon of over 800 acres of prime agricultural land. Cows will never be back grazing this land. They call the rehab a “lake”, no it is not. It’s a hole filled with water. The Town of Caledon should demand more of rehabilitation plans.

- 4- Water- imagine your well drying up and the cause of it (CBM) putting a giant tote on your lawn to restore your supply of dried up water. This is not only an unacceptable solution to the water problems they will cause, it’s certainly not what a “caring neighbour” would do as CBM claims they try to work with communities to be. The bigger problem to a dried up well includes the underground water system being sucked dry. There is no mitigation for the cumulative effects of this quarry plus the surrounding quarries in the reports, you can’t migrate sucking our drinking water dry.
- 5- Near to market claim by CBM- this proposal tries to portray that being near to market is essential. Well, you know what else is essential, food! 5 acres is required to feed one person comfortably (calculator: <https://permaculturism.com/how-much-land-does-it-take-to-feed-one-person/>). 800 acres would feed 160 people, it doesn’t end in 50 years like a quarry would when they use up all the resources. Refusing this application and keeping the land as agriculture use would help with food security not only this year, for 10 years but far beyond the 50 year lifetime of a quarry.
- 6- Air quality- I am sure we have all noticed the poor air quality we are experiencing, especially in late spring/early summer which overlaps with peak blasting and dust of a quarry. Adding more dust at peak

Finally, an independent organization Reform Gravel Mining Coalition (<https://www.reformgravelmining.ca/>), which on March 24 the Town of Caledon pledged support to, has studied the current NEED for pits and quarries. Their studies show the provincial government has granted licences for the industry to extract 13 times the amount of gravel every year than we actually use. We do not need a quarry, Caledon is overburdened enough. I encourage each councillor to do all in their power to say no to these proposals. Stand with us to protect our air, water, safety on the roads and our food supply.

I urge council to do what the residents ask and reject these applications.

Respectfully submitted,

Ashley Lewis