

# PLANNING JUSTIFICATION REPORT & ARA SUMMARY STATEMENT

Pit 3 Extension and Pit 3

Town of Caledon, Region of Peel

Date:

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**Lafarge Canada Inc.**

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# 1.0 EXECUTIVE SUMMARY

Lafarge Canada Inc. ("Lafarge") currently operates Pit 3 (Licence No. 6525) which is located in the Town of Caledon on Mississauga Road, south of Highway 24 (Charleston Sideroad). Pit 3 has an approved licence area of 37.47 hectares and an approved extraction area of 32.01 hectares. Pit 3 is an existing Class A mineral aggregate operation permitted to extract aggregate below the water table and is licenced to ship unlimited tonnage annually.

Lafarge is applying for an extension to the existing Pit 3. The subject lands are located on Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Region of Peel. The area proposed to be licenced under the Aggregate Resources Act is 25.6 hectares and the proposed extraction area is 20.8 hectares. The majority of the proposed extraction area is currently in agricultural use while a small portion consists of hedgerows and a grassland area.

The Pit 3 Extension proposes to extract and process aggregate above the established water table, ship a maximum of 1 million tonnes per year and utilize the existing Pit 3 entrance / exit for shipping to market. The site is proposed to be restored close to existing grades and rehabilitated to agriculture and natural heritage.

This report has been prepared to address the following applications:

## Pit 3 Extension:

- Aggregate Resources Act: Class A Aggregate Resources Act Licence.
- Planning Act: An amendment to the Town of Caledon Official Plan to designate the site to permit aggregate extraction and designate the on-site wetland and buffer area for environmental protection.
- Planning Act: An amendment to the Town of Caledon Zoning By-law to zone the site to permit aggregate extraction and zone the on-site wetland and buffer Environmental Policy Area.

## Existing Pit 3:

- Aggregate Resources Act: An amendment to the Aggregate Resources Act Site Plan to integrate the proposed Pit 3 Extension, permit a common extraction setback and allow the Pit 3 entrance / exit to be utilized to ship aggregate from the Pit 3 extension to market.



The proposed Pit 3 Extension is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan, Greenbelt Plan, Region of Peel Official Plan and the Town of Caledon Official Plan for the following reasons:

- Aggregate extraction is an established use in the area and the site is identified for potential future extraction in the Region of Peel and Town of Caledon Official Plans;
- The proposed Pit 3 Extension is located within the Caledon High Potential Mineral Aggregate Resource Area - Resource lands. The Town of Caledon has determined that these lands are suitable for aggregate extraction subject to meeting the requirements of Section 5.11.2.4.4 of the Town of Caledon Official Plan;
- The site contains approximately 3 million tonnes of a high quality aggregate resource located close to market. The availability of aggregates close to market is important for economic, social and environmental reasons;
- The proposed Pit 3 Extension is a logical extension to Lafarge's existing Pit 3 and will utilize the existing scale, entrance/exit and haul route;
- The proposed extraction area is predominately cleared agricultural land. The proposed extraction area contains some areas of threatened species habitat and significant wildlife habitat. Extraction within these features is not prohibited based on planning policies and the removal will be mitigated by creating and maintaining a larger, better quality habitat off-site;
- The proposed rehabilitation plan for the Pit 3 Extension restores the site to an agricultural condition and also creates two small amphibian breeding pools and 10 ha of new woodlands. The proposed rehabilitation plan will result in a considerable ecological enhancement over current conditions of the site;
- Adjacent key natural heritage features and key hydrologic features will not be negatively impacted by the Pit 3 Extension and will be enhanced in the long-term based on the proposed rehabilitation plan for the Pit 3 Extension;
- The proposed extraction area does not contain significant cultural heritage resources. Surrounding cultural heritage resources will not be directly or indirectly impacted by the proposed extension;
- The proposed Pit 3 Extension has been designed to minimize social impacts on surrounding sensitive receptors (noise, air quality, water supplies, visual, and traffic); and
- The proposed Pit 3 Extension has been designed to minimize impacts on surrounding agricultural uses.

# 2.0 INTRODUCTION

Lafarge Canada Inc. (“Lafarge”) currently operates Pit 3 (Licence No. 6525) which is located in the Town of Caledon on Mississauga Road, south of Highway 24 (Charleston Sideroad). Pit 3 has an approved licence area of 37.47 hectares and an approved extraction area of 32.01 hectares. Pit 3 is an existing Class A mineral aggregate operation permitted to extract aggregate below the water table and is licenced to ship unlimited tonnage annually.

Lafarge is applying for an extension to the existing Pit 3. The subject lands are located on Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Region of Peel. The area proposed to be licenced under the Aggregate Resources Act is 25.6 hectares and the proposed extraction area is 20.8 hectares. The majority of the proposed extraction area is currently in agricultural use while a small portion consists of hedgerows and a grassland area. A wetland exists within the licenced boundary and is excluded from the extraction area. Both the wetland and grassland area were established as a result of historic extraction on the subject site. See **Figures 1 and 2**.

The Pit 3 Extension proposes to extract and process aggregate above the established water table, ship a maximum of 1 million tonnes per year and utilize the existing Pit 3 entrance / exit for shipping to market. The site is proposed to be restored to existing grades and rehabilitated to agriculture and natural heritage.

Lafarge owns additional lands located to the north of the proposed extension lands and over half of the site is already zoned in the Town of Caledon Zoning By-law to permit extraction. These lands contain existing natural heritage features within the eastern portion of the site, natural heritage features created as a result of extraction within the central portion of the site and a cultural heritage resource, associated with the former farmstead adjacent to Shaws Creek Road.

Prior to submitting the Pit 3 Extension application, Lafarge attended pre-consultation meetings with the Town’s Pre-Application Review Committee (PARC) on December 15, 2022 for the Official Plan Amendment application and on June 22, 2023 for the Zoning By-law Amendment application. Please see **Appendix B** for a copy of the pre-consultation record, which includes the final PARC meeting form and checklists for the Official Plan Amendment and Zoning By-law amendment applications. Based on the pre-consultation with agency staff it was determined that the following applications are required for the Pit 3 Extension:

## Pit 3 Extension:

- Aggregate Resources Act: Class A Aggregate Resources Act Licence.
- Planning Act: An amendment to the Town of Caledon Official Plan to designate the Site Extractive Industrial and Environmental Policy Area. A draft Official Plan Amendment is attached as **Appendix C**.

- Planning Act: An amendment to the Town of Caledon Zoning By-law 2006-50 to rezone the site Extractive Industrial and Environmental Policy Area with site specific provisions. A draft Zoning By-law Amendment is attached as **Appendix D**.

Based on the pre-consultation meetings with the agencies, in addition to this report the following reports have been prepared to assess the proposed Pit 3 Extension and have been relied upon for the preparation of this report.

1. Aggregate Resources Act Site Plans for the proposed Pit 3 Extension, prepared by MHBC, dated April 2024;
2. Agricultural Impact Assessment, prepared by MHBC, dated February 2024;
3. Air Quality Assessment, prepared by Arcadis Canada Inc., dated February 2024;
4. Cultural Heritage Survey, prepared by MHBC, dated February 2024;
5. Natural Environment Technical Report and Environmental Impact Assessment, prepared by Goodban Ecological Consulting Inc., dated April 2024;
6. Level 1 and 2 Hydrogeology and Hydrology Report, prepared by WSP Canada Inc., dated February 2024;
7. Maximum Predicted Water Table Report, prepared by WSP Canada Inc., dated February 29, 2024;
8. Noise Impact Assessment, prepared by HGC Engineering, dated February 2024;
9. Stage 1, 2 and 3 Archaeological Assessment, prepared by Golder Associates, dated March 23, 2017;
10. Transportation Impact Study, prepared by Paradigm Transportation Solutions Ltd., dated March 2024; and
11. Visual Impact Report, prepared by MHBC, dated February 2024.

In addition to the applications to permit the Pit 3 Extension, a Site Plan Amendment under the Aggregate Resources Act will be submitted for the existing Pit 3 to integrate existing operations with the proposed Pit 3 Extension. This application will include a reduced setback along the common boundary of the proposed extension from 15 metres to 0 metres to facilitate an integrated operation and rehabilitation plan; allow aggregate from the extension to be transported through the existing Pit 3 for shipping to market and allow for topsoil / overburden to be transferred between each site to facilitate timely rehabilitation.

This Planning Justification Report provides a summary of the proposed Pit 3 Extension, subject site, surrounding area and various technical reports. This report provides a summary and analysis of applicable planning policy contained within the Growth Plan for the Greater Golden Horseshoe, Niagara Escarpment Plan, Provincial Policy Statement, Greenbelt Plan, Region of Peel Official Plan, and Town of Caledon Official Plan. The existing Pit 3 is located within the Niagara Escarpment Plan. This report also includes an analysis of the Niagara Escarpment Plan and Niagara Escarpment Planning and Development Act Regulation 828 / 90 regarding the utilization of the internal haul routes and entrance / exit at the existing Pit 3.

# 3.0 PIT 3 & PIT 3 EXTENSION

Lafarge owns and operates the existing Pit 3 located on the East Half of Lot 13, Concession 5 W.H.S, Town of Caledon, Region of Peel. The pit is located approximately 6.5 kilometres southwest of Caledon Village and approximately 3 kilometres northeast of the Town of Erin. The pit is located on the west side of Mississauga Road. Pit 3 (Licence No. 6525) has an approved licence area of 37.47 hectares and an approved extraction area of 32.01 hectares.

Pit 3 is an existing Class A mineral aggregate operation permitted for below water table extraction and is licenced to ship unlimited tonnage annually. The existing Pit 3 processing areas are maintained on the pit floor at approximately 395 masl and are located near the extraction areas. Pit 3 is permitted to extract below the water table to an elevation of 373.4 masl.

Once the aggregate is processed in the existing Pit 3, it is shipped via the existing Pit 3 entrance/exit on Mississauga Road. The existing haul route is north on Mississauga Road and predominately east on Highway 24 (Charleston Sideroad).

The approved rehabilitation plan for Pit 3 includes a lake and vegetated shorelines. The final lake elevation will be +/- 389 masl with final slopes being a minimum of 3:1.

Lafarge owns lands located immediately west of the existing Pit 3 and proposes to extend the existing pit onto these lands. The extension lands are legally described as Part Lot 13, Concession 5 West Site of Centre Road or Communication Street, Town of Caledon, Region of Peel and municipally known at 17823 Shaws Creek Road.

The area proposed to be licenced under the Aggregate Resources Act is 25.6 hectares and the proposed extraction area is 20.8 hectares. The remaining 4.7 hectares are included within the licenced area but are not proposed to be extracted and will be used for regulatory setbacks, environmental buffers, vegetated acoustic and visual berms, tree screens and monitoring wells.

The Pit 3 Extension proposes to extract sand and gravel above the established water table. Extraction, processing and shipping within the extension is proposed to occur within the maximum permitted hours of 7am to 7pm, Monday to Saturday and shipping is being permitted to commence at 6am Monday to Saturday subject to limitations on equipment and the amount of trucks.

The site contains approximately 3 million tonnes of aggregate and the maximum proposed tonnage that can be extracted from the site in any given calendar year is 1 million tonnes.

Aggregate from the Pit 3 Extension will be processed, stockpiled and loaded in highway trucks entirely within the proposed Pit 3 Extension. Highway trucks will enter / exit the proposed extension using the Pit 3 entrance / exit and inter-pit roads to access the extension. Within Pit 3 there will not be any activity related to production of aggregate from the Extension lands. Pit 3 will only be used by highway trucks to access the Pit 3 Extension to avoid establishing a new entrance / exit and haul route on Shaws Creek Road.

An existing agricultural entrance/exit to the extension lands on Shaws Creek Road will be maintained and utilized throughout the life of the operation for access for monitoring and for agricultural purposes. Aggregate trucks will not be permitted to use this entrance / exit. The Pit 3 Extension is proposed as an extension to the existing Pit 3 with extraction proposed to commence in the northeast portion along the eastern boundary of the site adjacent to the existing Pit 3. Extraction of the extension is proposed to be operated in one lift across the site and has been divided into four phases.

The first stage of the pit development involves stripping a sufficient area of topsoil and overburden to be used in site mitigation measures such as landscaped visual and acoustic berms. Future stripping will be phased and only the required area for extraction will be stripped to minimize site disturbance and maximize on-going agricultural operations.

Phase 1 will start in the northeastern portion of the site, along the eastern boundary and proceed from east to west. Phase 2 will begin along the southern edge of the Phase 1 limits and proceed south along the remaining portion of the eastern boundary. Phase 2 will then proceed from east to west through the middle section of the site. Phase 3 will proceed in a westerly direction from the edge of Phase 2 limits towards the western boundary. Phase 4 is the final phase to be extracted. See **Figure 3**.

The maximum depth of extraction for the proposed extension is to the established water table, which ranges from approximately 389 masl at the southeastern boundary to approximately 390.4 masl at the northern boundary.

Extraction equipment on site typically includes three to four loaders (2-3 loaders for production and 1 for shipping), and pit trucks or conveyors to transfer the extracted aggregate from the active pit face to the processing area.

The processing plant typically consists of one portable screening plant and one portable crushing plant. However, to ensure Lafarge can meet periods of peak demand, the site has been designed to permit a total of three plants, consisting of either two portable screening plants and one portable crushing plant, or one portable screening plant and two portable crushing plants.

Throughout the life of the operation, the processing plant will operate within Phase 1 and aggregate stockpiles will be located within a portion of Phase 2. Aggregate from the active pit face will be extracted with loader machinery and equipment, and transported to the processing plant by a conveyor and/or haul trucks. Unprocessed material is permitted to be stockpiled within Phase 2, along the border of Phase 1 and processed material may be stockpiled and shipped from within Phase 1 or 2.

The processing areas will be maintained on the pit floor with the exception of the start of Phase 1 when the processing area will be set at the current grade, with mitigation measures until enough of a footprint is extracted to relocate the processing plant on the pit floor.

Operational controls such as setbacks, restrictions on the type and location of equipment, and requirements for berms have been incorporated into the Aggregate Resources Act Site Plans based on recommendations of the various technical reports. These mitigation measures will ensure the proposed Pit 3 Extension does not result in unacceptable impacts on surrounding land uses.

The site is located within the Greenbelt Natural Heritage System, which requires rehabilitation of the site to be progressive, and restored to agricultural and natural heritage end uses. As required by the Greenbelt Plan, a minimum of 35% of the site will be forested, while other areas of the site will be rehabilitated to an agricultural condition. See **Figure 4**. Overall, the rehabilitation plan results in a final landform for the proposed Pit 3 Extension licence area that consists of 15.1 hectares of agricultural land and 10.5 hectares of natural heritage features.

The rehabilitation plan of the proposed extension includes the importation of excess soils to construct the berms, restore the site to agricultural and to grade the site to enhance the catchment area for the retained wetland area. As outlined on **Figure 4**, Areas 1A, 1B, 1C, 1D, 2A, 2B, 2C and 2D will be rehabilitated to a woodland condition that will expand and improve connectivity of adjacent key natural heritage features. As part of the rehabilitation of Area 1A, the existing wetland will be enhanced and two amphibian pools will be created to enhance amphibian habitat. The remainder of the site will be rehabilitated back to an agricultural condition. The final landform for the Pit 3 Extension will include the following the landforms:

- Agricultural land – 15.1 hectares
- New Woodland - 10.0 hectares
- Existing Significant Woodland – 0.1 hectares
- Existing wetland 0.3 hectares
- New amphibian breeding pools - 0.1 hectares

The maximum disturbed area of the proposed Pit 3 Extension will not exceed 21 hectares. Maximum disturbed area as defined by the Ministry of Natural Resources and Forestry includes lands that have been stripped for future extraction, the active extraction area, inter pit haul routes, berms (even when vegetated) and areas of progressive rehabilitation where final rehabilitation has not been achieved.

See the Aggregate Resources Act Site Plans for additional details regarding the operational and rehabilitation design.

# 4.0 SUBJECT SITE AND SURROUNDING LAND USES

## 4.1 Description of the Subject Site and Adjacent Resources

The proposed licenced area for the Pit 3 Extension Site is 25.6 hectares with 20.8 hectares proposed for extraction. The Pit 3 Extension licence area is predominately cleared agricultural land with hedgerows separating individual fields. A naturalized area and seasonal wetland exist in the northern portion of the site and were created as a result of historic extraction on the site (mid 1900's). No buildings or structures currently exist on the site. See **Figure 3**.

The Pit 3 Extension lands are located within the Greenbelt Plan and within the "Natural Heritage System" of the "Protected Countryside" area. See **Figure 5**.

The Region of Peel Official Plan designates the extension lands as part of the "Rural System" (Schedule E-1). See **Figure 6**. The Regional Official Plan also identifies the extension lands as:

- A High Potential Mineral Aggregate Resource Area (Schedule D-2). See **Figure 7**.
- Located outside but adjacent to Core Areas of the Greenlands System (Schedule C-2). See **Figure 8**.
- Located within the Prime Agricultural Area (Schedule D-1). See **Figure 9**.

The Town of Caledon Official Plan designates the extension lands as part of the "General Agricultural Area" (Schedule A). See **Figure 10**. The Town Official Plan also identifies the extension lands as:

- Being within of the "Caledon High Potential Mineral Aggregate Resource Area" (CHPMARA) "Aggregate Resource Lands" for Sand and Gravel (Schedule L). See **Figure 11**.
- The Town of Caledon Zoning By-law 2006–50 zones the property "Agricultural (A1)". See **Figure 12**.

The topography of the site consists of gently rolling hills with elevations ranging from a high of approximately 404 masl in the northeastern portion of the site at the eastern boundary to a low of approximately 390 masl in the southwestern corner of the site. The wetland in the northern portion of the site sits at an elevation of 391 masl.

### **4.1.1 On-site Mineral Aggregate Resources**

The proposed Pit 3 Extension is mapped as a High Potential Mineral Aggregate Resource Area in the Regional Official Plan and Caledon High Potential Mineral Aggregate Resource Area in the Town of Caledon Official Plan. See **Figures 7 and 11**. The Town of Caledon divides its High Potential Mineral Aggregate Resource Area into "Resource Lands" and "Reserves Lands". The proposed extension lands are identified as "Resource Lands" which are considered a priority for extraction compared to the "Reserve Lands".

The proposed extension lands are identified as a "selected sand and gravel resource area of primary significance" in the Province's Aggregate Resources Inventory Papers (ARIP #165) and are located within the Caledon outwash deposit in the western portion of the Town. The resources in this area are described as well stratified, medium to coarse textured gravel. Aggregate in this resource area contain material that is potentially suitable for a wide variety of aggregate products.

Based on geological investigations, the proposed extraction area contains approximately 3 million tonnes of aggregate, which includes aggregate above the established water table. Lafarge is applying for an annual maximum limit of 1 million tonnes on the extension lands.

### **4.1.2 On-site and Adjacent Agricultural Resources**

The majority of the extension lands are currently used for agricultural purposes. Specifically, the site is used for a rotation of cash crop production. The Region of Peel Official Plan identifies the site as being within a prime agricultural area and the Town of Caledon Official Plan designates the site "General Agricultural Area". See **Figures 9 and 10**. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Canadian Land Inventory soils mapping identifies that the site and surrounding area contains Class 2 agricultural soils. A detailed soil investigation was completed as part of the Agricultural Impact Assessment and this report concluded that the site contains Class 3 agricultural soils. Class 3 agricultural soils are considered prime agricultural land.

The Agricultural Impact Assessment concluded the site meets the definition of prime agricultural area and contains prime agricultural land. Aggregate extraction is permitted within a prime agricultural area, on prime agricultural land if the site is rehabilitated back to an agricultural condition. The site will be rehabilitated back to an agricultural condition, except for the portion of the site that is required to be forested based on the policies the Greenbelt Plan.



In March 2022, the Town of Caledon approved an Aggregate Rehabilitation Master Plan for the Town's Belfountain and Caledon sand and gravel resource areas, which includes the subject site. The Caledon Aggregate Rehabilitation Vision Plan identifies the Pit 3 Extension lands as being rehabilitated to an agricultural land use and permits natural heritage features within these areas. The rehabilitation plan for the site meets the intent of the Town's Aggregate Rehabilitation Master Plan for the site.

The Agricultural Impact Assessment concluded that impacts to adjacent agricultural operations will be minimized based on the required mitigation measures to protect surrounding sensitive land uses and proposes the following mitigation measures to further reduce the impacts of the proposed extension on agricultural resources:

- Extraction shall occur in phases to minimize the amount of disturbed area. Later phases of the operation that are not currently in extraction should remain in agricultural production for as long as realistically possible.
- The agricultural rehabilitation sequence included on the Aggregate Resources Act site plans shall be implemented to ensure best practices are implemented throughout progressive rehabilitation.
- Travel over rehabilitated areas shall be minimized to reduce compaction. Ripping / tilling of soils shall be used to alleviate soil compaction; however, this process shall avoid the mixing of the top soil/subsoil layers.
- Topsoil and subsoil shall be replaced at generally the same pre-extraction depths (a minimum of  $\pm 200\text{mm}$  and  $\pm 300\text{mm}$ , respectively) as found in the Soil Survey completed by DBH. Organic matter may be added to the soil to improve soil structure, if required.
- A grass-legume cover crop shall be established during progressive rehabilitation, maintained for up to five years and ploughed under annually in order to promote and increase organic matter.
- Plantings in agricultural areas shall include an agricultural seed mix of Annual Rye (50%), Oats (23%), Winter Rye (23%), and White Clover (4%).
- The post extraction landform shall be rehabilitated in a manner that alleviates compaction and minimizes the potential for erosion.
- An Agricultural Rehabilitation Monitoring Program Report shall be submitted annually by a qualified professional once final grades are reached in Phase 2A until final rehabilitation of the site is complete. The report shall document the stages of the rehabilitation process and include details on matters such as the following:
  1. Evaluate the rehabilitated agricultural condition and soil capability, relative to the baseline soil conditions documented;

2. An overview of the status of the current extraction and progressive rehabilitation phases;
  3. Description of annual soil removal and storage methods;
  4. Description of any land that has been progressively rehabilitated;
  5. Documentation on the alleviation of any soil compaction, drainage provisions, erosion control, etc.;
  6. Description of how the soil has been replaced and any amendments added (fertilizer, organic matter);
  7. Description of any seeding or planting that has occurred;
  8. A review of previous rehabilitation management activities and observations regarding field conditions;
  9. Report of agricultural activity (crops grown, annual yields) and any anecdotal feedback from the farmer;
  10. Review of drainage issues and recommended mitigation measures as necessary;
  11. Summary of soil test results and post rehabilitation soil capability;
  12. Summary of monitoring data; and
  13. Make recommendations on future agricultural rehabilitation activities and any needed adjustments to best management practices.
- No livestock operations shall be permitted.
  - Best Management practices shall be implemented with respect to the storage and application of fertilizers and pesticides.

### **4.1.3 On-site and Adjacent Key Natural Heritage Features and Key Hydrologic Features**

The proposed extension is located within the Credit River watershed (CVC Subwatershed #18) with the West Credit River branch flowing approximately 1.3 kilometres southeast of the site. The majority of the site is predominantly active agricultural land, however a portion of the site contains a seasonal wetland and naturalized grassland area.

The site has been subject to a comprehensive, multi-year, environmental investigation by Goodban Ecological Consulting Inc. and a water resources investigation by WSP Canada Inc. Based on these assessments:

- There are no significant valleylands, fish habitat, sand barrens, savannahs, tallgrass prairies and alvars on or within 120 m of the site;
- Within 120 m of the site there is endangered and threatened species habitat, significant woodlands, significant wetlands, wetlands, significant wildlife habitat and an earth science area of natural and scientific interest;

- Within the Licenced Area there is endangered and threatened species habitat, wetland, significant woodland and significant wildlife habitat;
- Within the proposed extraction area there is endangered and threatened species habitat and significant wildlife habitat; and
- The site and predominately all of the rural area in the Town of Caledon is mapped as a highly vulnerable aquifer and significant groundwater recharge area. See **Figures 13 and 14**.

Please refer to the Goodban Ecological Consulting Inc. natural environment report Figures 10 to 13b for the mapping of the above noted key natural heritage features.

The key natural heritage features located within the proposed extraction area were created as a result of historic extraction on the site (mid 1900's) and extraction at the Pit 3 operation. These features are permitted to be removed in accordance with Provincial, Regional and Town planning policies subject to meeting certain criteria.

To mitigate for the removal of these key natural heritage features, prior to any site alteration within identified habitat for Bobolink and Eastern Meadowlark at least 1.5 times the amount of suitable habitat must be created elsewhere. All of the requirements within Part IV of Ontario Regulation 830 / 21 must be satisfied including submitting a notice of activity prior to commencing any work, preparing a management plan, creating habitat of suitable composition and size, conducting the required maintenance after habitat construction, and keeping all records as stipulated. Replacing this habitat will also avoid negative impact to the significant wildlife habitat for Grasshopper Sparrow.

In addition to creating 1.5 times the amount of suitable habitat for these species, in the area identified as habitat for Bobolink, Eastern Meadowlark and Grasshopper Sparrow stripping shall not occur between April 5 and August 27. Furthermore, all on-site tree-clearing shall take place outside of the breeding bird season and bat activity period. Tree-clearing shall only take place between December 1 and March 14.

Based on the natural environment and water resources report, adjacent key natural heritage features and the identification of the site, as a highly vulnerable aquifer and significant groundwater recharge area will not be negatively impacted since the Pit 3 Extension:

- Is above the established water table;
- No dewatering is required;
- Groundwater resources will not be drawn down;
- The site does not contribute surface water flow to surrounding significant wetlands;
- Groundwater and surface water resources will be monitored;
- The operation is appropriately setback from adjacent key natural heritage features; and
- Silt fencing will be implemented adjacent to key natural heritage features.

In the long-term the rehabilitation plan for the Pit 3 Extension will result in 10.5 hectares of natural heritage features and a considerable ecological enhancement compared to the current condition of the site. As outlined on **Figure 4**, Areas 1A, 1B, 1C, 1D, 2A, 2B, 2C and 2D will be rehabilitated to a woodland condition that will expand and improve connectivity of adjacent key natural heritage features. As part of the rehabilitation of Area 1A the existing wetland will be enhanced and two amphibian pools will be created to enhance amphibian habitat. The final landform for the Pit 3 Extension will include the following the following key natural heritage features:

- Existing Significant Woodland that is part of a larger woodland to the north – 0.1 hectares;
- New Woodland that will expand the adjacent significant woodland - 10.0 hectares;
- Existing wetland that will be enhanced - 0.3 hectares; and
- New amphibian breeding pools - 0.1 hectares.

The natural heritage recommendations of Section 15.0 of the Natural Environment Technical Report and Environmental Impact Assessment dated April 2024 as prepared by Goodban Ecological Consulting Inc. have been included on the ARA site plans to ensure protection of the On-site and Adjacent Key Natural Heritage Features.

The hydrogeological and hydrologic recommendations of Section 9.0 of the Level 1 and 2 Hydrogeology and Hydrology Report dated February 2024 as prepared by WSP Canada Inc. have been included on the ARA site plans to ensure protection of the On-site and Adjacent Key Hydrologic Features.

#### **4.1.4 On-site and Adjacent Cultural Heritage Resources**

Within Ontario, cultural heritage resources consist of archaeological resources, built heritage resources, and cultural heritage landscapes. Significant cultural heritage resources are identified in the Provincial Policy Statement as resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a person. Provincial, Regional and Town planning policies require that significant built heritage resources and significant cultural heritage landscapes be conserved and that significant archaeological resources are conserved by removal and documentation, or by preservation on site.

##### Archaeological Resources

Golder Associates has conducted a Stage 1, 2 and 3 archaeological assessments for the Pit 3 Extension lands. The Stage 2 archaeological assessment resulted in the identification of a single pre-contact aboriginal artifact that was determined to have sufficient cultural heritage value and interest to warrant further assessment. The recovered artifact is a triangular biface manufactured on Haldimand chert and exhibiting recent damage along its base. A further Stage 3 archaeological assessment was recommended.

The Stage 3 archaeological assessment did not result in the recovery of any further archaeological resources. As a result, it appears that the recovered artifact represents an isolated find spot. As no archaeological resources or cultural features were identified during the Stage 3 archaeological assessment, the cultural heritage value or interest of the site is considered to have been sufficiently assessed through the Stage 1-3 archaeological assessments and no further assessment of this site is required.

The Ministry of Culture, Tourism and Sport has reviewed the above noted report and issued a clearance letter. See **Appendix E** for a copy of the letter.

### Built Heritage Resources

There are no buildings or structures on the proposed Pit 3 Extension lands. Lafarge owns an additional property located immediately north of the proposed Pit 3 Extension lands (see **Figure 2**) that is listed on the Town of Caledon's municipal Heritage Register and is now designated under the *Ontario Heritage Act*. A single-detached stone house is located on this property.

There are no other properties adjacent to the extension lands that are listed on the Town of Caledon Heritage Register of Non-Designated Properties or designated under the *Ontario Heritage Act*.

A Cultural Heritage Impact Assessment was completed and concluded that the proposed aggregate operation would not directly or indirectly impact the adjacent Built Heritage Resource.

### Cultural Heritage Landscape

The Town of Caledon had a Cultural Heritage Landscape Inventory prepared and released in 2009 which did not identify the proposed extension lands to be within a cultural heritage landscape or candidate cultural heritage landscape.

A Cultural Heritage Survey was completed to assess the potential for on-site or adjacent cultural heritage landscapes. The study concludes that the site is not considered a significant cultural heritage landscape and that the proposed pit will not impact cultural heritage landscape features, as no significant cultural heritage landscapes were identified on-site or on adjacent lands.

## 4.2 Surrounding Land Uses

The Proposed Pit 3 Extension lands are located at 17823 Shaws Creek Road in the Town of Caledon. The general surrounding area of the site is defined by agricultural, forested, rural-residential and mineral aggregate extractive land uses. Caledon Village is located approximately 6.5 kilometres northeast and the Town of Erin, in the County of Wellington is located approximately 3 kilometres southwest of the site. See **Figures 1 and 2**.

The Elora-Cataract Trailway is located directly to the north of the site. The Elora-Cataract Trailway is a 47 kilometres trail owned by the Credit Valley Conservation Authority and passes through several towns and villages. The existing Pit 3 and other active aggregate operations are also located adjacent to the trail. Lafarge owns additional lands immediately north of the trailway. See **Figure 2**.

The extension lands are bound by the existing Pit 3 to the east. Former rehabilitated licenced pits are located to the northeast of the site, along the west side of Mississauga Road and now owned by the Credit Valley Conservation Authority. The former pit has been rehabilitated to recreational and environmental land uses. The Forks of the Credit Provincial Park is located immediately east of Mississauga Road.

Agricultural and forested lands are located south of the extension lands. The east and south boundary lines of the extension lands border the Niagara Escarpment Plan Area. The Pit 3 lands are designated Mineral Resource Extraction Area in the Niagara Escarpment Plan and the lands adjacent to the southern boundary are designated Escarpment Rural Area. Lands southeast of the extension lands are designated Escarpment Protection Area and Escarpment Natural Area. See **Figure 5**. The Belfountain Conservation Area and the Belfountain Settlement Area are located approximately 1.3 kilometres south of the site.

A number of residential dwellings are located along Shaws Creek Road including a cluster of four dwellings that abut the southwest corner of the site. James Dick Construction Limited owns and operates the Erin Pit Extension west of Shaws Creek Road, which was licenced for extraction in April 2021 (Licence #626172).

A summary of land uses within 500 metres of the proposed extension include (see **Figure 2**):

- North:** Elora-Cataract Trail; Vacant, environmental and forested lands; Non-farm residential dwellings; agricultural land.
- Northeast:** Rehabilitated former aggregate operation, now owned by the Credit Valley Conservation Authority.
- East:** Existing Pit 3 (Licence #6525).
- South:** Agricultural land; Non-farm residential dwellings; Vacant and forested lands.
- West:** Non-farm residential dwellings; Agricultural Land; James Dick Construction Limited Erin Pit Extension (Licence #626172).

## 4.3 Mitigation Measures to Minimize Impacts on Surrounding Land Uses

Provincial, regional and local policies require that mineral aggregate operations minimize impacts on surrounding land uses. The operation is required to be appropriately designed, buffered and / or separated from sensitive land uses to prevent adverse effects from noise and other potential contaminants and minimize risk to public health and safety in accordance with provincial guidelines and standards.

The proposed Pit 3 Extension has been designed to minimize and avoid unacceptable impacts on surrounding sensitive land uses. The following matters have been considered in assessing social impacts on surrounding land uses: rural residential uses, private and municipal water quality and quantity, the trail, agricultural operations, traffic, noise, air quality and visual.

### 4.3.1 Water Resource Quality and Quantity

WSP Canada Inc. completed a water resources report which included seven years of baseline water monitoring that assessed potential impacts on private wells for rural residential purposes, agricultural operations, and permitted groundwater users in the area.

There are fifteen wells that are located within 500 m of the site. Ten of those wells are private wells that supply water to residential dwellings.

The proposed pit extension will remain above the established water table, no permanent pit pond will be formed and no dewatering activities will be carried out. As a result, the proposed Pit 3 Extension will not impact surrounding groundwater resources or residential or agricultural water supplies.

A detailed groundwater monitoring program will be conducted during extraction at the proposed Pit 3 Extension, consisting of the following:

- Seven groundwater monitoring wells in six locations will be monitored on a monthly basis to measure groundwater level and five wells will be monitored on a monthly basis to measure temperature profiling; and
- Water quality sampling at five monitoring wells will be conducted on an annual basis for general quality parameters, including metals, petroleum hydrocarbons, volatile organic compounds and microbiology.

Additional recommendations to protect groundwater resources include:

- Not permitting the storage of fuels, oils and potentially hazardous materials on-site; and

- Development of a Best Management Plan (BMP) is required to address any potential spills from equipment on-site.

### 4.3.2 Traffic

The proposed Pit 3 Extension has two potential haul routes. The site has access to Shaws Creek Road or could use internal haul roads within the existing Pit 3 and utilize the existing entrance / exit onto Mississauga Road.

The existing Pit 3 haul route includes aggregate truck traffic travelling north along Mississauga Road and predominately east on Charleston Sideroad (Highway 24) towards Hurontario Street (Highways 10). Shaws Creek Road is not currently used as an aggregate truck route. The Region of Peel Official Plan identifies Charleston Sideroad as a Major Road. See **Figure 15**. The Town of Caledon Official Plan identifies Mississauga Road as a Collector road and Charleston Sideroad as a High Capacity Arterial road. See **Figure 16**.

The existing Pit 3 licence is permitted to ship an unlimited amount of aggregate per year and the Pit 3 Extension proposes to permit a maximum of 1 million tonnes of aggregate per year. Based on the maximum number of shipping loaders that are permitted on Pit 3 and Pit 3 Extension (total of 3 shipping loaders) the maximum number of trucks that could be shipped during a peak hour is 45 trucks, and if all trucks use the Pit 3 entrance / exit this would require the addition of another scale at Pit 3 which is currently not contemplated. Based on the current scale configuration, and the total of 1 shipping loader, the maximum number of trucks that could be shipped during a peak hour from the existing entrance / exit is 22. For the purpose of the Traffic Impact Assessment, it has been assumed that a peak hour could hypothetically include up to 45 trucks to assess a hypothetical worst case condition, however for the majority of the operation there are much less trucks per hour. The hypothetical worst case of 45 trucks per hour also accounts for trucks that will be required to bring in excess soil for rehabilitation.

Paradigm Transportation Solutions has completed a Transportation Impact Study to determine which haul road is recommended and to determine if any improvements are required based on existing traffic conditions or future conditions, including the proposed extension. The traffic impact study concludes that the continued use of the existing Pit 3 haul route for the Pit 3 Extension is recommended over establishing a new truck route on Shaws Creek Road and the Pit 3 entrance / exit has appropriate sight lines and no improvements are required.

The Town of Caledon has developed a policy framework that concentrates mineral aggregate operations in the northwest quadrant of the Town. These mineral aggregate operations need to use Charleston Sideroad and Hurontario Street to ship aggregate to market. This route is an existing haul route that has been designed to accommodate high volumes of traffic including truck traffic. As a result, this route has high volumes of traffic including truck traffic.



The traffic impact assessment notes that the intersection of Charleston Sideroad and Hurontario Street is expected to have increased delays under 2025 and 2035 background conditions (i.e. unrelated to the extension) however the widening of this intersection is likely not feasible due to the limited right-of-way and buildings located along the property lines. A potential long-term solution is the implementation of a Caledon Village Bypass, however this would require the involvement of multiple stakeholders, future studies and approvals.

The traffic impact assessment recommends the following transportation system improvements to minimize traffic impacts along the existing haul route. As noted below the majority of these improvements are to accommodate existing and future traffic on this transportation route and are unrelated to the Pit 3 Extension application:

- The installation of a westbound left turn lane with 15 metres of storage be installed and funded by the Region of Peel at the Charleston Sideroad and Mississauga Road intersection to accommodate base year traffic volumes. Further, by 2035 an additional 10 metres of storage be provided and funded by Lafarge;
- The installation of an eastbound left turn lane with 15 metres of storage be installed and funded by the Region of Peel at the Charleston Sideroad and Mississauga Road intersection to accommodate base year traffic volumes; and
- The Region continue to monitor operations at the intersection of Charleston Sideroad at Hurontario Street and adjust signal timings to improve operations in the future as traffic volumes increase and travel patterns change.

The following note has been included on the Aggregate Resources Act Site Plan as a result of the turn lane requirements at Charleston Sideroad and Mississauga Road:

- When the Region of Peel upgrades the intersection of Charleston Sideroad and Mississauga Road, the licensee shall enter into an agreement with the Region of Peel to fund an additional 10 metres of storage to the westbound left turn lane.

### **4.3.3 Noise**

Howe Gastmeier Chapnik Limited (HGC Engineering) completed a Noise Impact Assessment for the proposed Pit 3 Extension. The purpose of the study was to provide noise control recommendations to ensure that the proposed pit operation will satisfy the Ministry of the Environment, Conservation and Parks (MECP) publication NPC-300 noise guidelines. The Noise Impact Study concluded that with the implementation of the recommended noise controls (outlined below), the predictable worst case operating scenarios at the Pit 3 Extension will comply with MECP sound level limits:

- Acoustical berms are required around the majority of the north, south, and west boundaries of the extension lands and are required to be maintained throughout the life of the operation. Berm heights vary depending on location and topography of the site;

- Extraction and processing within the Pit 3 Extension shall be limited to the hours of 07:00 - 19:00 Monday to Saturday. Shipping activities are permitted between 06:00 and 19:00 Monday to Saturday;
- The aggregate pit equipment shall satisfy specified noise emission levels;
- Processing is limited to Phase 1;
- Extraction, processing and transport equipment employed within the proposed pit shall be limited as follows:
  - Phase 1 and 2A Extraction:
    - Up to two production loaders may operate anywhere within Phases 1 and 2A.
    - One mobile crusher or one mobile screener (not both), serviced by one production loader, may operate anywhere within Phase 1, with localized shielding.
    - One shipping loader may operate anywhere within Phase 1, 2A or 2B, loading up to 45 shipping trucks per hour.
  - Phase 2B Extraction:
    - One production loader (for extraction) may operate anywhere within Phase 2B.
    - One mobile crusher or one mobile screener (not both), serviced by one production loader, may operate anywhere within Phase 1, with localized shielding.
    - One shipping loader may operate anywhere within Phase 1, 2A or 2B, loading up to 45 shipping trucks per hour.
  - During Extraction in Phases 2C, 3 and 4:
    - One production loader (for extraction) may operate anywhere within Phases 2C, 3 and 4.
    - One mobile crusher or one mobile screener (not both), serviced by one production loader, may operate anywhere within Phase 1A, with localized shielding.
    - One shipping loader may operate anywhere within Phase 1A, loading up to 45 shipping trucks per hour.
- One crusher and one screener (and two production loaders) can operate during the same hour within the majority of Phase 1 along with shipping from Phases 1 and 2 and crushing or screening in the existing Pit 3, provided that no extraction activity takes place within the Pit 3 Extension;
- Whenever possible, extraction and processing equipment shall be located as close as possible to working faces in order to maximize acoustical shielding;
- An updated Noise Impact Assessment, prepared by a qualified acoustical consultant, will be submitted to the MNRF within 12 months following Lafarge receiving notification

of a building permit issued for a noise sensitive use on a property that is currently vacant but permits a noise sensitive use. If the updated study concludes that the sound levels of Pit 3 and/or Pit 3 Extension do not comply with the applicable limits, the report must include the following:

- Details regarding the noise control measures required to reduce the sound levels of Pit 3 and/or Pit 3 Extension to comply with the applicable limits;
  - A timetable for implementation of the noise control measures, including dates for achieving compliance with specific milestones; and
  - A timetable for submitting further assessments to demonstrate compliance with the applicable sound level limits at the property.
- All mobile construction equipment used to prepare for, rehabilitate, or maintain the operations in the pit shall produce sound levels which comply with MECP Guidelines NPC-115, "Sound Levels Due to Construction Equipment";
  - Any proposed changes to the aspects of the extraction, processing and shipping operations relating to noise control shall be reviewed by a qualified acoustical consultant for compliance with the relevant noise criteria; and
  - It is recognized that advancements of equipment or different configurations may allow additional equipment, equipment to be substituted for certain activities while still meeting MECP guidelines. Variations may be permitted to these noise controls provided that the revision still meets MECP guidelines as confirmed through documentation by a professional engineer. Prior to modification, notification shall be given to MNRF.

#### **4.3.4 Air Quality**

Arcadis Canada Ltd. completed an Air Quality Assessment for the proposed Pit 3 Extension. The assessment used atmospheric dispersion modeling to determine the maximum impact of the proposed Pit 3 Extension on air quality within the vicinity of the extension lands and sensitive land uses. The air quality assessment predicts that the Pit 3 Extension will be below all applicable air quality criteria at all surrounding sensitive receptors.

The Air Quality Assessment includes a Best Management Plan to mitigate dust on-site. The Best Management Plan includes details regarding: potential sources of fugitive dust, control measures, and record keeping requirements. Good dust management practices will ensure that any effect associated with material handling and transportation of materials is minimized.

The Air Quality Assessment provided the following recommendations to ensure the Pit 3 Extension is operated in accordance with provincial standards and guidelines at surrounding sensitive land uses:

- Dust mitigation activities on site shall meet or exceed those specified in the Best Management Plan or any subsequent version of the Dust Management Plan;
- Ensure that the perimeter berms and surrounding areas are sufficiently vegetated to act as a barrier to dust transport; and
- Comply with the dust control requirements stipulated in the Ontario Aggregate Resources Act (Ontario Regulation 244/97 under Aggregate Resources Act).

### 4.3.5 Visual

MHBC completed a Visual Impact Report for the Proposed Pit 3 Extension. The study included multiple site visits during leaf-on and leaf-off conditions of the proposed extension and surrounding area to collect field data of key vantage points along public roadways, trails and private residences that may be prone to visual impacts as a result of the proposed extension.

The purpose of the report is to describe the potential visual impacts along public roadways (i.e. Shaws Creek Road), the Elora-Cataract Trailway and residents near the site. The report recommends the following mitigation measures to minimize visual impacts from surrounding land uses:

- Existing vegetation located along the perimeter and within the setback area should be retained where possible;
- Berms shall be constructed along the majority of the north and west boundaries of the extension lands. Berm heights vary depending on location. The berm along the north boundary of the site will be 401 masl, the berm located adjacent to Shaws Creek Road and the residential cluster in the southwest corner of the site will be 403 masl and the berms along the southern portion of the site will be 402 masl;
- Berms should be seeded with a naturalizing mix of wildflowers and grasses to stabilize slopes and minimize mowing and maintenance;

Trees screens are proposed adjacent to the residential cluster in the southwest corner of the site. The tree screen shall be maintained throughout the life of the proposed pit; and

- The visual berms are to be constructed, prior to extraction commencing in Phase 1 and shall remain in place for the duration of the pit operations.

# 5.0 PLANNING POLICY ANALYSIS

The following is an assessment of the proposed Pit 3 Extension application relative to the policies and provisions of the following documents:

- A Place to Grow, Growth Plan for the Greater Golden Horseshoe;
- Provincial Policy Statement;
- Greenbelt Plan;
- Region of Peel Official Plan;
- Town of Caledon Official Plan;
- Town of Caledon Zoning By-law;
- Niagara Escarpment Plan; and
- Aggregate Resources Act Provincial Standards.

In addition, the following includes an assessment of the Niagara Escarpment Plan and Niagara Escarpment Planning and Development Act Regulation 828 / 90 as it relates to the utilization of Pit 3 for hauling aggregate to market.

## 5.1 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Pit 3 Extension is located within the Growth Plan Area for the Greater Golden Horseshoe (GGH).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) was prepared and approved under the Places to Grow Act, 2005 and the updated plan took effect on May 16, 2019. The Growth Plan notes:

*“The Greater Golden Horseshoe (GGH) is one of the most dynamic and fast-growing regions in North America. It is the destination of choice for many people and businesses relocating from other parts of Canada and around the world. They settle here because of the high quality of life and the economic opportunities. This is a place of prosperity where, through their skills and talents, people are building a greater future for themselves.”(1.1)*

*“As the GGH grows and changes, we must continue to value what makes this region unique to ensure the sustained prosperity of Ontario, its people, and future generations. While growth is an important part of vibrant, diversified urban and rural*

*communities and economies, the magnitude of growth that is expected over the coming decades for the GGH presents several challenges:*

- *Increased demand for major infrastructure investments driven by population growth, the need to renew aging infrastructure and continuing infrastructure deficits associated with unmanaged growth, combined with relatively scarce financial resources, means an ever greater imperative to plan to optimize existing assets and make the best use of limited resources by considering full life cycle costs.” (1.1)*

*“The GGH is a dynamic and diverse area, and one of the fastest growing regions in North America. By 2041, this area is forecast to grow to 13.5 million people and 6.3 million jobs. The magnitude and pace of this growth necessitates a plan for building healthy and balanced communities and maintaining and improving our quality of life while adapting to the demographic shift underway.”(2.1)*

As noted in the excerpts above, the GGH is one of the fastest growing regions in North America which places increased demand on infrastructure. The GGH is however currently challenged with aging infrastructure and continuing infrastructure deficit associated with growth. Mineral Aggregates will be required to build and maintain new and existing infrastructure. The proposed Pit 3 Extension would ensure that 3 million tonnes of mineral aggregate, from a close to market location are available to build and maintain infrastructure which is an essential component in healthy and balanced communities within the Greater Golden Horseshoe.

The following excerpt from the Growth Plan is relevant to the consideration of the proposed pit extension:

*“ Within the Greenbelt Area, policies of this Plan that address the same, similar, related, or overlapping matters as the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, or the Niagara Escarpment Plan do not apply within that part of the Greenbelt Area covered by the relevant plan except where the policies of this Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, or the Niagara Escarpment Plan provide otherwise.” (1.2.3)*

Section 1.2.3 of the Growth Plan addresses the Plan’s relationship with other Provincial Plans, including the Greenbelt Plan. As the property is located within the Greenbelt Area, the policies of the Greenbelt Plan apply.

As outlined in the following section of this report the application conforms to the requirements of the Greenbelt Plan and therefore conforms to the policies of the Growth Plan.

## 5.2 Greenbelt Plan (2017)

The Greenbelt Plan, 2017 took effect July 1, 2017 and was prepared and approved under the Greenbelt Act, 2005. The Greenbelt Act, 2005 requires that all decisions on planning applications conform to the policies in the Greenbelt Plan.

The Greenbelt is a broad band of permanently protected land which provides for, among other things, a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses (1.2.1).

Some of the goals of the Greenbelt Plan include recognizing the benefits of protecting non-renewable resources and the provision for the availability and sustainable use of those resources critical to the Region's social, environmental, economic and growth needs (1.2.2.5).

The Pit 3 Extension is designated Protected Countryside and is also within the Natural Heritage System in the Greenbelt Plan. **See Figure 5.**

Within the Protected Countryside, the Prime Agricultural Area policies permit mineral aggregate extraction, subject to the Natural Resources policies (Section 4.3.2) of the Greenbelt Plan and the completion of an Agricultural Impact Assessment (3.1.3.3).

An Agricultural Impact Study has been prepared and provides an analysis and summary of how the proposed extension minimizes or mitigates impacts on surrounding agricultural uses.

The Greenbelt Plan recognizes that mineral aggregate resources provide significant building materials for communities and infrastructure, and the availability of aggregates close to market is important both for economic and environmental reasons (4.3.2.1).

Furthermore, activities related to the use of non-renewable resources are permitted in the Protected Countryside, subject to all other applicable legislation, regulations and Municipal Official Plan policies and By-laws (4.3.2.2).

Notwithstanding the Natural Heritage System policies within Section 3.2 of the Greenbelt Plan, mineral aggregate operations are subject to the policies of Section 4.3.2.3. Since the application is an extension of the existing Pit 3, Section 4.3.2.3.c) is applicable:

*"An application requiring a new approval under the Aggregate Resources Act to expand an existing mineral aggregate operation may be permitted in the Natural Heritage System, including in key natural heritage features, key hydrologic features and in any associated vegetation protection zones, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of this section." (4.3.2.3.c)*

A Natural Environment report was completed and the majority of the site is predominantly active agricultural land and a portion of the proposed extraction area contains key natural

heritage features that are permitted to be extracted in accordance with requirements of the Provincial Policy Statement and the site has been designed to meet the rehabilitation requirements of the Greenbelt.

*"In prime agricultural areas, applications for new mineral aggregate operations shall be supported by an agricultural impact assessment and, where possible, shall seek to maintain or improve connectivity of the Agricultural System."*(4.3.2.4)

The majority of the extension lands are currently used for agricultural purposes. Specifically, the site is used for a rotation of cash crop production. The Region of Peel Official Plan identifies that the site is located within a prime agricultural area. See **Figure 9**. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMARFA) Canadian Land Inventory soils mapping identifies that the site and surrounding area contains Class 2 agricultural soils, however a site specific soils investigation was completed and concludes that the site contains Class 3 agricultural soils. Class 3 agricultural soils are considered Prime Agricultural Land.

An Agricultural Impact Assessment was completed and concluded that the site meets the definition of prime agricultural area and contains prime agricultural land. Aggregate extraction is permitted within a prime agricultural area, on prime agricultural land if the site is rehabilitated back to an agricultural condition. The site will be rehabilitated back to an agricultural condition, except for the portion of the site that is required to be forested based on the rehabilitation policies the Greenbelt Plan.

*"New and existing mineral aggregate operations and wayside pits and quarries within the Protected Countryside shall ensure that (4.3.2.5):*

- a) The rehabilitated area will be maximized and disturbed area minimized on an ongoing basis during the life cycle of an operation;*
- b) Progressive and final rehabilitation efforts will contribute to the goals of the Greenbelt Plan;*
- c) Any excess disturbed area above the maximum allowable disturbed area, as determined by the Ministry of Natural Resources and Forestry, will be rehabilitated. For new operations, the total disturbed area shall not exceed an established maximum allowable disturbed area; and"*

The Pit 3 Extension is proposed as an extension to the existing Pit 3 with extraction proposed to commence in the northeast portion along the eastern boundary of the site adjacent to the existing Pit 3. Extraction of the extension is proposed to be operated in one lift across the site and has been divided into four phases. Site preparation will occur in stages and only clear the land required for on-going operations with agricultural operations continuing on the remainder of the property, where possible.

Throughout the life of the operation, the processing area will operate within Phase 1 and aggregate stockpiles will be stored within Phase 1 and a portion of Phase 2. These will be the final areas on the site to be rehabilitated.



For the remainder of Phase 2, Phase 3 and Phase 4, the site will be progressively rehabilitated as extraction reaches the final limits and depth.

The rehabilitation plan for the proposed Pit 3 Extension is illustrated on **Figure 4**. The site is located within the Greenbelt Natural Heritage System which requires rehabilitation of the site to be progressive, and restored to agricultural and natural heritage end uses. As required by the Greenbelt Plan, a minimum of 35% of the site will be forested.

The maximum disturbed area of the proposed Pit 3 Extension will not exceed 21 hectares. Maximum disturbed area as defined by the Ministry of Natural Resources and Forestry includes lands that have been stripped for future extraction, the active extraction area, inter pit haul routes, berms (even when vegetated) and areas of progressive rehabilitation where final rehabilitation has not been achieved.

*"d) The applicant demonstrates that the quantity and quality of groundwater and surface water will be maintained as per Provincial Standards under the Aggregate Resources Act." (4.3.2.5)*

A water resources report has been completed and demonstrates that the quantity and quality of groundwater and surface water will be maintained as per Provincial Standards under the Aggregate Resources Act.

*"For rehabilitation of new mineral aggregate operation sites in the Protected Countryside, the following policies apply (4.3.2.6):*

*a) The disturbed area of a site shall be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity shall be maintained or enhanced;*

*b) If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of an application:*

- i. The health, diversity and size of these key natural heritage features and key hydrologic features shall be maintained or enhanced; and*
- ii. Any permitted extraction of mineral aggregates that occurs in a feature shall be completed, and the area shall be rehabilitated, as early as possible in the life of the operation;*

*c) Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation shall meet the intent of section 4.3.2.6 (b);*

*d) Outside the Natural Heritage System, and except as provided in sections 4.3.2.6 (a), (b) and (c), final rehabilitation shall appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies. In prime*

*agricultural areas, the site shall be rehabilitated in accordance with section 2.5.4 of the PPS.*

*Final rehabilitation for new mineral aggregate operations in the Natural Heritage System shall meet these additional policies (4.3.2.7):*

*a) Where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the Natural Heritage System, is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition;*

*c) Rehabilitation shall be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands shall be maintained or enhanced.”*

The site is located within the Natural Heritage System and is also considered a prime agricultural area. Extraction is not proposed below the established water table. As such, rehabilitation of the site will be back to an agricultural condition with the exception of 39% of the licenced area, which will be rehabilitated back to forest cover.

In the long-term the rehabilitation plan for the Pit 3 Extension will result in the creation and preservation of 10.5 hectares of natural heritage features. Overall, this plan results in a considerable ecological enhancement compared to the current condition of the site and improves connectivity with adjacent key natural heritage features.

*“Operators are encouraged to consider and provide for public access to former aggregate sites upon final rehabilitation, where appropriate.”(4.3.2.8)*

The site is proposed to be rehabilitated to an agricultural end use and to maintain this use the lands are more appropriate to remain in private ownership.

In conclusion, the application to establish the proposed Pit 3 Extension conforms to the Greenbelt Plan.

## 5.3 Provincial Policy Statement

The Provincial Policy Statement (“PPS”) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. Section 3 of the Planning Act requires that decisions affecting planning matters “be consistent with” policy statements issued under the Act (Part II, Legislative Authority).

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting

resources of provincial interest, public health and safety, and the quality of the natural environment (Part 1, Preamble).

The PPS provides a policy-led planning approach that recognizes the complex inter-relationship among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning and recognizes linkages among policy areas (Part III, How to Read the Provincial Policy Statement).

The PPS recognizes that the Province's natural heritage resources, water, agricultural lands, mineral aggregate resources, cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long-term is a key provincial interest. The province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts, and meet its long-term economic needs (Part IV, Vision for Ontario's Land Use Planning System).

The following are policy excerpts from the PPS that are relevant to the proposed Pit 3 Extension. A response follows each excerpt to demonstrate how the proposal is consistent with the PPS.

*"Healthy integrated and viable rural areas should be supported by:*

*...f) promoting the diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;" (1.1.4.1f)*

The proposed Pit 3 Extension is located in a rural area. The management or use of mineral aggregate resources is considered to contribute to healthy, integrated and viable rural areas. The proposed Pit 3 Extension is also located in an area anticipated to host an extraction use as identified through the regional and local Official Plans. Accordingly, the proposed Pit 3 Extension represents the wise management of a non-renewable resource.

*"On rural lands located in municipalities, permitted uses are:*

*a) the management or use of resources"(1.1.5.2a)*

The proposed Pit 3 Extension is located on rural lands within the Region of Peel and is proposed to be utilized for the management or use of mineral resources, which is a permitted use.

*"Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure."(1.1.5.5)*

The proposed Pit 3 Extension utilizes existing infrastructure and avoids the need for unjustified expansion of infrastructure.

*"Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resources-related uses and directing non-related development to areas where it will minimize constraints on other uses." (1.1.5.7)*

The proposed extension supports the economic prosperity of the diversified rural economy. Once extraction is complete, the Pit 3 Extension will be rehabilitated to an agricultural use with added ecological enhancements, thereby protecting future agricultural uses while optimizing the existing aggregate resources on the site.

*"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures." (1.2.6.1)*

The proposed Pit 3 Extension has been planned and developed to minimize and mitigate adverse effects on surrounding sensitive land uses in accordance with provincial guidelines, standards and procedures.

*"Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs." (1.6.7.1)*

*"Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand strategies, where feasible" (1.6.7.2)*

The proposed Pit 3 Extension represents an efficient use of existing infrastructure by utilizing the existing Pit 3 entrance/exit and existing approved haul route.

*"Long-term economic prosperity should be supported by:*

*c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities" (1.7.1c)*

The proposed Pit 3 Extension optimizes the long-term availability of mineral aggregate resources by extending the operational lifespan of an existing close to market aggregate operation, located within an identified aggregate resource area and utilizes existing transportation infrastructure.

Section 2 of the PPS is entitled "Wise Use and Management of Resources". The introduction to this section reads:

*"Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural*

*heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”(2.0)*

Making this site available for aggregate extraction represents the wise use and management of resources, providing economic benefits while minimizing potential impacts.

*“Natural features and areas shall be protected for the long term.”(2.1.1)*

*“The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”(2.1.2)*

Rehabilitation of the site will improve and enhance the natural heritage system including connectivity between the key natural heritage features and key hydrologic features.

*“Development and site alteration shall not be permitted in:*

- a) significant wetlands in Ecoregions 5E, 6E and 7E; and*
- b) significant coastal wetlands.”(2.1.4)*

There are no significant wetlands located within the proposed extraction area.

*“Development and site alteration shall not be permitted in:*

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;*
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)*
- d) significant wildlife habitat;*
- e) significant areas of natural and scientific interest; and*
- f) coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 2.1.4(b)*  
*Unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions”(2.1.5)*

A small portion of the proposed extraction area includes significant wildlife habitat for Grasshopper Sparrow. The removal of the habitat will be mitigated to ensure no negative impacts by creating and maintaining a larger, better quality habitat off-site.

*“Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.”(2.1.6)*

There is no fish habitat located within the proposed extension lands.

*"Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements." (2.1.7)*

The removal of Bobolink and Eastern Meadowlark habitat will be mitigated by creating and maintaining larger, better quality habitat off-site in accordance with provincial and federal requirements.

*"Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions."(2.1.8)*

The ecological function of lands adjacent to the proposed Pit 3 Extension have been evaluated, and there will be no negative impact on the adjacent natural features, or their ecological function.

*"Planning authorities shall protect, improve or restore the quality and quantity of water by:*

*a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;" (2.2.1a)*

The proposed Pit 3 Extension has been designed to extract above the established water table to minimize potential impacts that the proposed extraction might have on the watershed.

The proposed extension will not adversely impact the quality or quantity of ground or surface water resources on-site or in off-site catchment areas. The hydrogeological investigation assessed the potential water resource impacts of the proposed extension and had regard to both the local and subwatershed scales of analysis for potential cumulative impacts. The report concluded that no cumulative impacts are expected as a result of aggregate extraction at the extension.

*"b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;" (2.2.1b)*

The proposed Pit 3 Extension is located entirely in the "Melville to Forks of the Credit Subwatershed" within Credit River watershed in the Credit Valley Conservation Authority Area. The applicable technical reports have taken into consideration potential impacts to this watershed and it has been determined that the application will not negatively impact this watershed.

*"c) evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level" (2.2.1c)*

The Pit 3 Extension will not impact the water resource system and monitoring will occur during extraction.

*"d) identifying water resource systems consisting of groundwater features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed" (2.2.1d)*

One surface water feature (seasonal wetland) exists within the proposed Pit 3 Extension, however it has been excluded from within the extraction limit of the site. Nearby surface water features and ground water hydrogeology has been assessed for potential impacts resulting from the proposed operation. It was concluded that the proposed Pit 3 Extension will not impact the quality or quantity of surrounding groundwater and surface water resources.

*"e) maintaining linkages and related functions among ground water features, hydrologic functions and natural heritage features and areas, and surface water features including shoreline areas"; (2.2.1.e)*

Water resources and natural heritage features surrounding the proposed extension lands have been assessed for potential impacts resulting from extraction of aggregate in the proposed extension. The proposed Pit 3 Extension will not impact the linkages and related functions of surrounding water resources and natural heritage features and the rehabilitation plan will enhance linkages.

*"f) implementing necessary restrictions on development and site alteration to:*

*1. protect all municipal drinking water supplies and designated vulnerable areas; and" (2.2.1f)*

The nearest municipal drinking water supply is located approximately 4 kilometres west, in the Town of Erin. Two Municipal drinking water supplies for Caledon Village are located approximately 6 kilometres north and east of the site. The catchment area for these sources do not capture any groundwater flowing directly to or from the Pit 3 Extension site, as such the site is not within any Wellhead Protection Areas. The water resources report confirms the proposed extension will not impact municipal drinking water supplies and that aggregate extraction is not a prescribed drinking water threat under the *Clean Water Act*, so the site is not considered a water quality threat within these areas. See **Figure 17**.

*"2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;" (2.2.1f)*

The Region of Peel identifies that the site and the majority of the rural area of Caledon is located within a Highly Vulnerable Aquifer and a Significant Groundwater Recharge Area. See **Figures 13 and 14**. The proposed pit will be operated above the established water table and will not impact the aquifer or groundwater recharge function of the site.

*"g) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and" (2.2.1g)*

The proposed Pit 3 Extension is not proposing to extract below the established water table and will not require dewatering of the pit floor. Water quality monitoring will be implemented during extraction.

*i) "ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces." (2.2.1i)*

The proposed operation and rehabilitation plan has been designed to maintain existing surface water on-site and enhance surface water contribution to Wetland U3 in the long-term. Based on the increased forest cover of the site in the long-term, the application has the potential to improve water quality.

*"Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.*

*Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions." (2.2.2)*

The Pit 3 Extension has been designed to not impact the quality or quantity of groundwater or surface water in the area.

*"Prime agricultural areas shall be protected for long-term use for agriculture." (2.3.1)*

The site is located within a prime agricultural area and in accordance with the policies of the Provincial Policy Statement the proposed Pit 3 Extension is a permitted use in prime agricultural areas. Furthermore, 15.1 hectares of the site will be rehabilitated back to an agricultural condition as part of final rehabilitation, thereby ensuring agriculture will be protected for the long-term use.

*"Planning authorities may only permit non-agricultural uses in prime agricultural areas for:*

*a) extraction of minerals, petroleum resources and mineral aggregate resources; or" (2.3.6.1.a)*

The proposed aggregate extraction is a permitted use within prime agricultural area.



*"Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible." (2.3.6.2)*

An Agricultural Impact Study has been prepared and provides an analysis and summary of how the proposed extension minimizes or mitigates impacts on surrounding agricultural uses.

*"Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified" (2.5.1)*

The mineral aggregate resources proposed to be extracted have been protected for long-term use by both the Region of Peel Official Plan and the Town of Caledon Official Plan through the classification of the area as a High Potential Mineral Aggregate Area. The proposed Pit 3 Extension will ensure that approximately 3 million tonnes of mineral aggregate that have been protected for the long-term are used in a wise manner to support growth throughout the Greater Toronto Area.

*"As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.*

*Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere." (2.5.2.1)*

The proposed extraction lands are an identified High Potential Mineral Aggregate Resource Area by the Region of Peel and Town of Caledon. The Pit 3 Extension will make 3 million tonnes of mineral aggregate resources available that are located close to the Greater Toronto Area market.

*"Extraction shall be undertaken in a manner which minimizes social and environmental impacts." (2.5.2.2)*

The proposed extension has been designed in a manner which minimizes social and environmental impacts.

*" Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration." (2.5.3.1)*

Rehabilitation of the proposed extension will be to an agricultural condition with ecological enhancements in accordance with the requirements of the Greenbelt Plan.

This proposed rehabilitation is consistent with the surrounding agricultural, rural residential and natural area land uses and land use designations.

*"Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations." (2.5.3.2)*

In March 2022, the Town of Caledon approved an Aggregate Rehabilitation Master Plan for the Town's Belfountain and Caledon sand and gravel resource areas, which includes the subject site. The Caledon Aggregate Rehabilitation Vision Plan identifies the Pit 3 Extension lands as being rehabilitated to an agricultural land use and permits natural heritage features within these areas. The rehabilitation plan for the site meets the intent of the Town's Aggregate Rehabilitation Master Plan for the site.

*"In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition" (2.5.4.1)*

Final rehabilitation will be to an agricultural condition with ecological enhancements, as required by the Greenbelt Plan.

*"Significant built heritage resources and significant cultural heritage landscapes shall be conserved." (2.6.1)*

There are no significant cultural heritage resources on the proposed extension site. Lafarge owns an additional property located immediately north of the proposed Pit 3 Extension lands that is listed on the Town of Caledon's municipal Heritage Register and designated under the *Ontario Heritage Act* based on the stone house that exists on-site. The proposed extension will not result in any direct or indirect impacts to this significant cultural heritage resource.

*"Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved" (2.6.2)*

A Stage 1, 2 and 3 archaeological assessment was completed for the Pit 3 Extension lands. The assessment concluded no further assessment of this site is required.

*"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved" (2.6.3)*

Lafarge's adjacent lands and built features on the adjacent lands are considered to be a *protected heritage property* as defined by the PPS. The proposed extension will not result in any direct or indirect impacts to the heritage attributes of the protected heritage property.

*"Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:*

- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) hazardous sites."(3.1.1)*

No hazardous lands or sites are located on or adjacent to the proposed Pit 3 Extension.

*"Development and site alteration shall not be permitted within:*

- a) the dynamic beach hazard;*
- b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);*
- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*
- d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding."(3.1.2)*

The proposed extension is not within any of these areas.

*"Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed."(3.2.1)*

The proposed Pit 3 Extension lands include a former mineral aggregate operation that is now characterized by the wetland and sloped area surrounding the wetland. There are no known or suspected hazards with the former aggregate operation lands. The rehabilitation of the proposed extension incorporates the former aggregate operation lands to enhance the viability of the wetland and surrounding agricultural lands. The rehabilitation plan will not create new human-made hazards. The proposed extension represents the wise use and management of an aggregate resource in an area directly adjacent to the existing licenced Pit 3 operation.

*"Planning authorities should support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment." (3.2.3)*

The rehabilitation plan for the Pit 3 Extension utilizes on-site soils and the importation of excess soil to restore the site to an agricultural condition and restore the catchment area for Wetland U3. The re-use of excess soil will meet the Ministry of Environment Conservation and Parks and Ministry of Natural Resources and Forestry requirements for soil quality and testing requirements.

In summary, the proposed Pit 3 Extension is consistent with the policies in the Provincial Policy Statement, 2020.

## 5.4 Regional Municipality of Peel Official Plan

The proposed Pit 3 Extension is required to conform to the Region of Peel Official Plan that was approved in 2022. The Proposed Pit 3 Extension lands are designated as part of the Rural System within the Regional Structure (Schedule E-1) of the Region of Peel Official Plan ("Regional Official Plan"). See **Figure 6**. As per Section 3.3.2.2, an amendment is not required to the Regional Official Plan, to permit aggregate extraction on the site.

The Regional Official Plan also identifies the proposed Pit 3 Extension as:

- Outside of the Core Areas of the Greenlands System (Schedule C-2). See **Figure 8**.
- Being within a Prime Agricultural Area (Schedule D-1). See **Figure 9**.
- Being within a High Potential Mineral Aggregate Resource Area (Schedule D-2). See **Figure 7**.
- Being within a Highly Vulnerable Aquifer. See **Figure 13**.
- Being within a Significant Groundwater Recharge Area. See **Figure 14**.
- Not being located on a Major Road. (Schedule F-2). See **Figure 15**.
- Outside of Municipal Wellhead Protection Areas. See **Figure 17**.

The following excerpts from the Regional Official Plan are relevant to the proposed Pit 3 Extension application:

*"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, and 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." (2.6.5)*

The Pit 3 extension is located above the established water table and will not impact the quality and quantity of water resources. The rehabilitation plan has been designed to

improve key hydrologic features and related natural systems. Water monitoring will occur during extraction to ensure water resources are protected.

*"Designate and protect the Prime Agricultural Area as shown on Schedule D-1 for long-term use for agriculture." (3.3.6)*

*"Permit non-agricultural uses in the Prime Agricultural Area without the requirement for an amendment to the Region of Peel Official Plan and subject to a local official plan amendment only for:*

- a) extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with Section 3.4;" (3.3.14)*

*"Require that, where a new or expanding non-agricultural use is proposed in the Prime Agricultural Area:*

- a) an agricultural impact assessment be prepared in accordance with provincial and municipal guidelines; and*
- b) adverse impacts on agricultural operations shall be avoided or, if avoidance is not possible, shall be minimized and mitigated. Where mitigation is required, the mitigation measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed." (3.3.15)*

*"In Prime Agricultural Area, applications for new mineral aggregate operations will be supported by an agricultural impact assessment and, where possible, will seek to maintain or improve connectivity of the Agricultural System." (3.3.19)*

Aggregate extraction is a permitted use in the Prime Agricultural Area. An Agricultural Impact Assessment was completed and concluded that the site meets the definition of prime agricultural area and contains prime agricultural land. The Agricultural Impact Assessment concludes that adjacent agricultural operations will be maintained and the site will be rehabilitated to an agricultural condition to maintain connectivity of the Agricultural System.

*"Protect the High Potential Mineral Aggregate Resource Areas (HPMARA), as generally identified on Schedule D-2 for possible use. These areas shall be reflected in local municipal official plans, and may be refined in those plan, having regard for local environmental, cultural, social and other planning considerations. An amendment to Schedule D-2 to reflect local refinements shall not be required, as long as the local refinements respect the intent of this Plan." (3.4.5)*

*"Permit mineral aggregate extraction sites, inside or outside of the area identified High Potential Mineral Aggregate Resource Areas (HPMARA), only where extraction is permitted in a local municipal official plan and only in conformity with this Plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Provincial Policy Statement where applicable. An amendment to Schedule D-2 will not be required for the establishment or expansion of a mineral aggregate extraction site." (3.4.6)*

The proposed Pit 3 Extension lands are identified within the High Potential Mineral Aggregate Resource Area (HPMARA) on Schedule D-2 of the Regional Official Plan and are protected for possible future extractive uses. Further, the Town of Caledon Official Plan includes the lands within its identified CHPMARA Resource Lands. The Regional Official Plan permits aggregate extraction on the subject lands subject to the policies of the local and Regional Official Plans and the applicable provincial planning documents. The establishment of the proposed Pit 3 Extension does not require an amendment to the Regional Plan.

*"Prohibit new or expanded mineral aggregate extraction sites and wayside pits and quarries or any ancillary or accessory uses thereto, in the following areas:*

*a) the Core Areas of the Greenlands System;*

*b) the Escarpment Protection Area of the Niagara Escarpment Plan;*

*c) the Natural Core Areas as designated within the Oak Ridges Moraine Conservation Plan Area;*

*d) Key Natural Heritage Features and hydrologically sensitive features and the associated minimum vegetation protection zone, as defined by the Oak Ridges Moraine Conservation Plan, within the Oak Ridges Moraine Conservation Plan Area, except as permitted by the Oak Ridges Moraine Conservation Plan;*

*e) Significant woodlands within the Greenbelt Natural Heritage System unless the woodland is occupied by early successional habitat or young plantation. The prohibition within significant woodlands within the Greenbelt Natural Heritage System applies only to new mineral aggregate extraction sites and wayside pits and quarries and their ancillary or accessory uses.*

*f) Approved settlement areas as designated in local municipal official plans in the Rural System, and registered plans of subdivision unless permitted by the area municipality pursuant to Policy 3.4.6" (3.4.7)*

The proposed extraction area is not located within any of the above noted areas and does not contain any of the above noted features.

*"Require that all extraction and processing and ancillary or accessory use thereto, be located, designed and operated so as to minimize environmental, community and social impacts." (3.4.10)*

Input from the technical reports have guided the design, location and operation of the proposed extraction, processing and accessory uses to ensure that environmental, community and social impacts are minimized.

*"Conduct such studies and address, as it considers appropriate, jointly with the local municipalities, the cumulative effects of the establishment and expansion of mineral aggregate extraction sites on Peel's communities, natural environment and cultural features." (3.4.11)*

The Pit 3 Extension application includes technical reports that measure the potential impact on the surrounding community, natural environment and cultural features taking into account cumulative effects.

*"Promote progressive rehabilitation of licensed mineral aggregate extraction sites in a manner that conforms with the applicable policies of this Plan, the local municipal official plan, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Provincial Policy Statement, and the Aggregate Resources Act" (3.4.12)*

Rehabilitation of the site will be conducted progressively as extraction finishes in each Phase except for Phases 1 and 2 which are required to process and ship aggregate for the duration of the operation to maximize the separation distance to residents along Shaws Creek Road.

*"Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."(3.6.11)*

Lafarge owns an additional property located immediately north of the proposed Pit 3 Extension lands (see **Figure 2**) that is listed on the Town of Caledon's municipal Heritage Register and is designated under the *Ontario Heritage Act*.

A Cultural Heritage Impact Assessment was completed and the proposed extension will not result in any direct or indirect impacts to the cultural heritage resource.

*"Encourage, where possible, activities generating substantial goods movement traffic to strategically locate near highways, major roads, rail yards, Toronto Pearson International Airport and inter-modal facilities."(5.10.38.14)*

The proposed haul route for the extension lands includes the movement of truck traffic along Highway 24 (Charleston Sideroad) which has been identified by the Regional Official Plan as a Major Road. Major Roads are defined as a *"roadway that carries medium to high volumes of transportation capacity (relative to its urban or rural context) between significant activity nodes or more localized elements of the overall road network."*

In summary, the proposed Pit 3 Extension application conforms to the Region of Peel Official Plan.

## 5.5 Town of Caledon Official Plan

The proposed Pit 3 Extension is required to conform to the Town of Caledon Official Plan. The recent Office Consolidation of the Town of Caledon Official Plan was completed in 2018. In the Town of Caledon Official Plan the Pit 3 Extension lands are designated "General Agricultural Area" and are adjacent to an "Open Space Policy Area". See **Figure 10**.

*"The boundaries of the land use designations on the Land Use Schedules shall be considered approximate, except where they coincide with roads, railways, lot and concession lines, major watercourses, or other definitive physical features. Where the general intent of the Plan is maintained, minor land use boundary adjustments will not require an amendment to this Plan. Any change to a settlement boundary shall require an Official Plan Amendment, and for those Settlements within the Area of the Niagara Escarpment Plan, an amendment to the Niagara Escarpment Plan." (6.6.2)*

Based on the scale of Schedule A of the Town of Caledon Official Plan it appears to designate the Pit 3 Extension property as "General Agricultural Area" and the north portion of the site "Open Space Policy Area". It is however interpreted based on the policies of the Official Plan that the Open Space Policy Area designation applies to the Elora-Cataract Trailway parcel and does not apply to the Pit 3 Extension parcel.

The Pit 3 Extension lands are also within the Caledon High Potential Mineral Aggregate Resource Area #5a (CHPMARA). These lands are identified as Sand and Gravel Resource Lands. See **Figure 11**. The subject site has frontage on a Collector Road. See **Figure 16**.

The following are excerpts from the Town of Caledon Official Plan that are relevant to the proposed Pit 3 Extension.

#### Town-Wide Aggregate Management Objectives (Section 5.11.1)

*"The comprehensive analysis of aggregate resources in the Town of Caledon has resulted in the formulation of Town-wide objectives which will provide the framework for policies to guide the management and use of aggregate resources. The Town-wide objectives are as follows:*

*To ensure that the extraction of aggregate resources is undertaken in a balanced manner which adheres to the Ecosystem Planning and Management Objectives contained in Section 3.2 of the Plan and which will recognize Caledon's community character and social values over the short and long term." (5.11.1.1)*

The Ecosystem Planning and Management Objectives set out in Section 3.2 of the Town of Caledon Official Plan recognize that the sustained integrity of the natural environment in Caledon is essential to the continued social and economic well-being of the Town. Development must not only protect and maintain ecosystems but must also strive to enhance and restore ecosystems in an appropriate manner. An Environmental Impact Study was completed for the site and concludes that the ecosystem functions, processes and features for the Pit 3 Extension and surrounding lands will be protected and maintained throughout the life of the operation. Enhancement of the on-site and surrounding ecosystem will occur through long-term progressive rehabilitation of the site.

*"To provide a framework for orderly extraction of aggregate resources that provides for a greater degree of certainty to both the aggregate industry and the community, ensures the efficient use of infrastructure, minimizes impacts, and encourages timely rehabilitation." (5.11.1.2)*



The proposed Pit 3 Extension is identified as CHPMARA Aggregate Resource Lands for sand and gravel which are lands that have been prioritized by the Town for aggregate extraction in the near term. Licencing and extracting the aggregate within the proposed Pit 3 Extension while the existing Pit 3 is still operating represents an efficient use of existing infrastructure including the existing Pit 3 haul route. Rehabilitation of the proposed Pit 3 Extension lands will be progressive.

*"To provide a framework to allow as much of the aggregate resource as is realistically possible to be made available for use." (5.11.1.3)*

Lafarge is proposing to licence approximately 3 million tonnes of a high quality sand and gravel resource for use.

*"To protect aggregate resources identified as Caledon High Potential Mineral Aggregate Resource Areas (CHPMARA) as identified on Schedule L for possible future extraction. Development within or adjacent to the protected areas that would preclude or hinder extraction or access to the aggregate resources will be restricted." (5.11.1.4)*

The proposed Pit 3 Extension is identified as CHPMARA Resource Lands and the Town has protected this site for possible future extraction.

*"To minimize the impact of aggregate related traffic on the community." (5.11.1.5)*

The Pit 3 Extension is proposed to use an internal haul road through the existing Pit 3 and utilize the existing Pit 3 entrance/exit on Mississauga Road in order to minimize truck traffic impacts and to utilize existing infrastructure.

*"To minimize the disturbed area and achieve beneficial end uses by encouraging and promoting the speedy, progressive and final rehabilitation of both new and older aggregate operations and the preparation of a Rehabilitation Master Plan for each of the ten aggregate resource areas."(5.11.1.7)*

The proposed Pit 3 Extension has been designed with a phasing plan to minimize disturbed area and complete progressive rehabilitation. The Town of Caledon has prepared an Aggregate Rehabilitation Master Plan for the Town's Belfountain and Caledon sand and gravel resource areas, which includes the subject site. The Caledon Aggregate Rehabilitation Vision Plan identifies the Pit 3 Extension lands as being rehabilitated to an agricultural land use and permits natural heritage features within these areas. The rehabilitation plan for the site meets the intent of the Town's Aggregate Rehabilitation Master Plan for the site.

#### General Policies: CHPMARA Mapping / Criteria (Section 5.11.2.1)

*"Those areas identified as CHPMARA have been prioritized as Aggregate Resource Lands and Aggregate Reserve Lands as shown on Schedule L. New pits and quarries are encouraged to locate in Aggregate Resource Lands as those lands have been*

*determined to be suitable for aggregate extraction subject to Sections 5.11.2.4.1, 5.11.2.4.2 and 5.11.2.4.3 and shall be designated to Extractive Industrial A Area or Extractive Industrial B Area subject also to Sections 5.11.2.4.1, 5.11.2.4.2 and 5.11.2.4.3. New pits and quarries will be considered in Aggregate Reserve Lands. It is the intent of this Plan that Aggregate Reserve Lands will be considered for Extractive Industrial A Area or Extractive Industrial B Area subject to the Applicant providing a planning justification having regard to the potential impacts that affect the broader community, that the location is suitable for aggregate extraction and subject to meeting the requirements of Section 5.11.2.4.4.”(5.11.2.1.2)*

The proposed Pit 3 Extension is located within the CHPMARA Aggregate Resource lands. These lands have been determined to be suitable for aggregate extraction subject to meeting the requirements of Section 5.11.2.4.4 and have been prioritized for extraction.

Lafarge is proposing to designate the site “Extractive Industrial A Area” which limits extraction to above the established water table.

#### General Policies: Extractive Industrial Designations (Section 5.11.2.2)

*“The establishment of new licensed extractive industrial operations or extensions to existing licensed areas will require an amendment to this Plan and an amendment to the Zoning By-law (outside of the Niagara Escarpment Development Control Area) unless the property is designated for extractive purposes in which case only an amendment to the Zoning By-law will be required.” (5.11.2.2.2)*

The Pit 3 Extension lands are not currently designated for extractive purposes. Applications to amend the Official Plan and Zoning By-law have been submitted in accordance with the direction contained in the above policy. The proposed Draft Official Plan Amendment and proposed Draft Zoning By-law Amendment are found in **Appendices C and D** respectively.

*“The permitted uses for lands designated Extractive Industrial Area, Extractive Industrial “A” Area or Extractive Industrial “B” Area on Schedule “A” are:*

*a) The extraction of mineral aggregate resources from licensed sand and gravel pits and quarries and the rehabilitation of extracted areas. The extraction must be above water table only for Extractive Industrial A Area, and may be for either above water table and/or below water table extraction for Extractive Industrial B Area. Subject to any applicable requirements of the Niagara Escarpment Planning and Development Act and Niagara Escarpment Plan, for lands designated Extractive Industrial Area, either above or above/below water table extraction is permitted in accordance with the Aggregates Resources Act site plan, as may be approved or amended, that applies to these lands,” (5.11.2.2.4)*

The Pit 3 Extension lands are proposed to be designated “Extractive Industrial A Area” as extraction below the established water table is not proposed.

*“New or expanded mineral aggregate extraction is prohibited in the following areas:*

- a) *Designated Settlement Areas;*
- b) *Registered and Draft Approved Plans of Subdivision, located outside designated Settlement Areas;*
- c) *The Escarpment Natural and Protection Area designations in the Niagara Escarpment Plan;*
- d) *The Core Areas of the Greenland System in Peel designations in the Region of Peel Official Plan;*
- e) *The Environmental Policy Area designations in the Town of Caledon Official Plan except for those Environmental Policy Areas set out in Sections 3.2.5.9.1, 5.11.2.2.6 and as may be considered in accordance with Section 5.11.2.2.8;*
- f) *For quarries, within 200 metres measured horizontally from the brow of the Niagara Escarpment or any greater setback required by the Niagara Escarpment Commission in accordance with the Niagara Escarpment Plan;*
- g) *Cemeteries and other human burial sites;*
- h) *Kettle lakes and their catchments with catchments being defined as lands adjacent to kettle lakes that, due to their topography and/or geology, provide surface and/or groundwater contributions to the lake that are necessary to maintain the lake's ecological functions, attributes and features;*
- i) *Natural lakes and their shorelines;*
- j) *Within the ORMCPA, areas designated Natural Core Area and areas that meet the criteria for Oak Ridges Moraine Key Natural Heritage Features and Hydrologically Sensitive Features, and their associated Minimum Vegetation Protection Zones, except as may be considered in accordance with Section 7.10.6.2.4.*
- k) *Within the Natural Heritage System of the Greenbelt Plan, new mineral aggregate operations and new wayside pits and quarries, or any ancillary or accessory use thereto, are not permitted within significant woodlands unless the woodland is occupied by young plantation or early successional habitat, as defined by the Ministry of Natural Resources in accordance with the Greenbelt Plan." (5.11.2.2.5)*

The proposed extraction area is not located within any of the above of the noted areas or features.

*"Notwithstanding Section 5.11.2.2.5, new or expanding mineral aggregate operations may be permitted within Greenbelt Key Natural Heritage Features and Key Hydrologic Features, and their associated Vegetation Protection Zones, subject to the following:*

- a) *the Greenbelt KNHF or KHF does not satisfy the criteria for any other area or feature listed in Section 5.11.2.2.5 a) to d), f) to i) and k); and*
- b) *the mineral aggregate operation meets all of the applicable provisions contained in Section 5.11.2.2.6." (5.11.2.2.8)*

The majority of the site is predominantly active agricultural land and a portion of the extraction area contains endangered and threatened species habitat and significant wildlife habitat. These key natural heritage features were created as a result of historic extraction on the site (mid 1900's) and the adjacent Pit 3 operation. These features are permitted to be extracted in accordance with the requirements of the Town of Caledon Official Plan. Based on the natural heritage recommendations, larger and better quality habitat will be created off-site to provide an overall benefit for these species.

*"Mineral aggregate extraction may be permitted as an interim use in prime agricultural areas on prime agricultural land as defined in the Region of Peel Official Plan and/or the Town of Caledon Official Plan, subject to the policies of this Plan, and provided that rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored. On these prime agricultural lands, complete agricultural rehabilitation is not required if:*

- a) There is a substantial quantity of mineral aggregates below the water table warranting extraction; or*
- b) The depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;*
- c) Other alternatives have been considered by the Applicant and found unsuitable; and,*
- d) Agricultural rehabilitation in remaining areas will be maximized." (5.11.2.2.9)*

The proposed Pit 3 Extension is designated General Agricultural Area in the Town Official Plan. The Region of Peel's Official Plan, approved in 2022 identifies the site as within a prime agricultural area. Based on the site specific soil investigation, the site contains Class 3 agricultural soils and the Agricultural Impact Assessment concludes that the site meets the definition of prime agricultural land within a prime agricultural area. The rehabilitation plan proposes to return the majority of the extracted area back to agricultural use, while 39% will be forested in accordance with the requirements of the Greenbelt Plan.

General Policies: Applications for Planning Act Approvals to Permit New or Expanded Aggregate Operations (Section 5.11.2.4)

*"The Town of Caledon will process an application for an Official Plan Amendment to designate lands identified as CHPMARA Aggregate Resource Lands on Schedule L for a new extraction operation or an expansion to an existing extraction operation and will require:*

- a) A completed application for an Official Plan Amendment and all the necessary supporting documents and reports;*

*b) An application for an amendment to the Town of Caledon's Zoning By-law and all the necessary supporting documentation and reports, or if the subject property is within the Niagara Escarpment Development Control Area and therefore does not require a rezoning, after the Applicant has submitted all required applications to the Niagara Escarpment Commission under the Niagara Escarpment Planning and Development Act together with all the necessary supporting documentation and reports;*

*c) The Applicant has delivered to the Clerk of the Town of Caledon, in order that they be made available to the public, the detailed site plans required for submission to the Ministry of Natural Resources under the Aggregate Resources Act;*

*d) The Applicant has delivered to the Clerk of the Town of Caledon, in order that they may be made public, any related reports prepared by the Applicant;*

*e) The Applicant has delivered to the Clerk of the Town of Caledon, in order that it may be made public, any other reasonable information as determined by the pre-consultation process described by Section 5.11.2.4.8;*

*f) Confirmation that the Applicant is prepared to enter into agreements with the appropriate public bodies providing that any off-site works, other than road improvements, identified as necessary for the acceptable operation of the pit or quarry by a report prepared pursuant to Section 5.11.2.4.2, will be completed in a timely fashion and that the appropriate share of the cost of such works is to be paid by the Applicant; and,*

*g) Confirmation that the Applicant is prepared to enter into agreements with the appropriate public bodies to ensure the timely completion of any necessary road improvements in accordance with Section 5.11.2.5.”(5.11.2.4.1)*

Lafarge pre-consulted with the Town of Caledon and other agencies prior to submitting the application. Attached as **Appendix B** is a copy of the pre-consultation record.

The required studies have been submitted by Lafarge to the Town of Caledon as part of the Town of Caledon Official Plan and Zoning By-law amendment applications.

A copy of the detailed Site Plans, required for submission to the Ministry of Natural Resources and Forestry and a copy of all technical reports have been submitted to the Town of Caledon and they are available for public review.

As part of the application, Lafarge agrees to provide an undertaking that it is prepared to enter into agreements with the appropriate public bodies to ensure the timely completion of any necessary road improvements.

*“The Town of Caledon will approve an application for an Official Plan Amendment to designate lands identified as Aggregate Resource Lands on Schedule L for a new extraction operation or expansion to an existing extraction operation when the following criteria have been met:*

*a) the Applicant has submitted reports by qualified professionals detailing the manner in which:*

- i) *the application conforms to the intent of the Town-wide aggregate management objectives found within this Plan(Section 5.11.1);"*

The application conforms to the intent of the Town-wide aggregate management objectives as previously addressed in this Section of this Report.

- ii) *"the application conforms to the applicable land use and resource management policies for the specific resource area within which the lands that are the subject of the application are located (Section 5.11.2.10);"*

Resource Area 5a is subject to a specific resource area policy which encourages progressive rehabilitation of aggregate operations in the area. The Proposed Pit 3 Extension incorporates a progressive rehabilitation plan that is compatible with the surrounding landscape.

- iii) *"The application meets the intent of the Rehabilitation Master Plan, where one has been prepared for the resource area within which the lands that are the subject matter of the application are located unless, in the circumstances, it is demonstrated to be inappropriate;"*

The Town of Caledon has prepared an Aggregate Rehabilitation Master Plan for the Town's Belfountain and Caledon sand and gravel resource areas, which includes the subject site. The Caledon Aggregate Rehabilitation Vision Plan identifies the Pit 3 Extension lands as being rehabilitated to an agricultural land use and permits natural heritage features within these areas. The rehabilitation plan for the site meets the intent of the Town's Aggregate Rehabilitation Master Plan for the site.

- iv) *"The application implements the applicable recommendations of a Subwatershed Study(ies) where these recommendations have been incorporated into this Official Plan;"*

The proposed Pit 3 Extension is located entirely in the "Melville to Forks of the Credit Subwatershed" within the Credit Valley Conservation Authority Area. No site specific recommendations for this subwatershed area have been incorporated into the Town of Caledon Official Plan, however the applicable technical reports have considered the subwatershed study.

- v) *"The application conforms to the Ecosystem Planning and Management Policies (Section 3.12), and the Environmental Policy Area Policies (Section 5.7), and Section 5.11.2.2.6 of this Plan;"*

The proposed extension conforms to the Town of Caledon environmental policies that are applicable to the subject site.

*"Access to the site will conform to Section 5.11.2.5.2;"*

Access to the Proposed Pit 3 Extension will be through an internal haul road from the existing Pit 3. The extension will utilize the existing entrance / exit at the existing Pit 3 directly onto Mississauga Road which is an established haul route. An existing agricultural entrance/exit to the extension lands on Shaws Creek Road will be maintained and utilized throughout the life of the operation for monitoring and mitigation fieldwork related to the operation, and for agricultural purposes.

*vi) "The application conforms to Section 6.2.3.3;"*

This Planning Report provides justification that the application conforms to Section 6.2.3.3 of the Official Plan, which generally directs the Town to consider the entire planning policy framework when making a decision on an Official Plan Amendment.

*vii) "The application conforms to the Niagara Escarpment Plan where applicable; and,"*

The Pit 3 Extension lands are located outside of the Niagara Escarpment Plan (NEP) Area. The Pit 3 lands are located within the Niagara Escarpment Plan and use of the existing pit as an internal driveway to transport trucks to the Pit 3 Extension lands conforms to the Niagara Escarpment Plan.

*viii) "The application conforms to the Oak Ridges Moraine Conservation Plan where applicable."*

The application is located outside of the Oak Ridges Moraine Conservation Plan. As such, the policies of the ORMCP are not applicable to this site.

*b) "The Applicant has completed a Traffic Impact Study as described by Section 5.11.2.4.14 which satisfactorily demonstrates that any additional traffic and road improvements will not have unacceptable impacts on the safe and efficient use of the road network and that impacts on adjacent land uses, on those landscape elements referred to in Section 5.11.2.5.2 (b) – (e) or on any environmentally sensitive features identified by the Traffic Impact Study will be satisfactorily mitigated;"*

Lafarge pre-consulted with the Town of Caledon and Region of Peel and completed a Transportation Study in accordance with the established Terms of Reference for the study.

*c) "The Applicant has assessed the social impacts as described in Section 5.11.2.4.13 and demonstrated that the proposal will not have any unacceptable impacts;"*

Potential social impacts of the proposed pit extension have been assessed through this Report, and the technical reports submitted as part of the application including a noise study, air quality assessment, visual impact assessment, traffic report and water resources reports. The reports are based on predictable, measurable, significant and objective effects on people. It has been demonstrated that the proposal has been designed to prevent unacceptable impacts on surrounding land uses and the site has been suitable for extraction based on the provisions of the Town of Caledon Official Plan.

*d) "The Applicant has completed all environmental investigations and studies as required by this Plan and by all relevant approval agencies and demonstrated that the proposal will not have any unacceptable impacts;"*

Lafarge pre-consulted with the Town of Caledon, Region of Peel, and the Credit Valley Conservation Authority, and completed a Natural Environment Report in accordance with the established Terms of Reference for the study. The report concludes that the proposed Pit 3 Extension will not have any unacceptable impacts on the surrounding environmental features and wildlife habitat. Overall, the proposed rehabilitation plan represents an ecological enhancement of the site from current conditions and increases biodiversity of the site and enhances connectivity between features.

*e) "The Applicant has completed a Visual Impact Report as described by Section 5.11.2.4.11 and demonstrated that the proposal will not have any unacceptable impacts;"*

A Visual Impact Report was completed in accordance with the established Terms of Reference for the study. The report concluded the proposed Pit 3 Extension will not have any unacceptable impacts.

*f) "The applicant has completed a Cultural Heritage Survey as described by section 5.11.2.4.12 and, where required, additional cultural heritage studies, such as a Cultural Heritage Impact Statement, or an archaeological assessment and has demonstrated that there will not be any unacceptable impacts;"*

A Cultural Heritage Impact Statement was completed and an archaeological assessment was completed. These reports concluded that the proposed Pit 3 Extension will not have any unacceptable impacts.

*h) "the Applicant, for operations which propose above water table extraction, has completed a Water Resources Study as described in Section 5.11.2.4.16 and has demonstrated water resources will be protected, maintained and, where applicable, enhanced and that there will be no unacceptable impacts;"*

A Water Resources Study was completed based on the established Terms of Reference as discussed during pre-consultation with the Town of Caledon, Region of Peel, and the Credit Valley Conservation Authority. The study concludes that water resources will be protected and maintained and that there will be no unacceptable impacts.



- i) *"the Applicant has demonstrated that noise and vibration impacts will be mitigated to acceptable levels;"*

Lafarge pre-consulted with the Town of Caledon and completed a Noise Impact Report based on the established Terms of Reference for the study. The report concludes noise impacts will be mitigated to acceptable levels and that no vibration impacts will occur from the operation of the pit as the operation does not require blasting to extract the aggregate.

- j) *"the Applicant has demonstrated that the impacts from dust and other air pollutants will be mitigated to acceptable levels; and,"*

An Air Quality Report was completed in accordance with the established Terms of Reference for the study. The report concludes that dust and other air pollutants will be mitigated to acceptable levels.

- k) *"the Applicant has prepared a land use planning analysis and has demonstrated that the proposal will not result in any unacceptable land use conflicts." (5.11.2.4.2)*

This report represents a land use planning analysis and demonstrates that the proposed Pit 3 Extension will not result in any unacceptable land use conflicts.

*"In considering whether to approve an application for an Official Plan Amendment to designate land in Aggregate Resource Lands for a new extraction operation or an expansion to existing extraction operation, the Town of Caledon will take into account whether the Applicant has demonstrated that:*

- a) *The monitoring program proposed by the Applicant will be adequate. In considering this issue, the Town of Caledon will take into account whether the proposed program is acceptable to the Region of Peel, the Ministry of Natural Resources and Forestry, the Conservation Authorities and the Niagara Escarpment Commission. The Town of Caledon expects that the proposed monitoring program will include the requirement that the results of such a program will be delivered to the Town of Caledon, the Region of Peel, the Ministry of Natural Resources and Forestry, the Conservation Authorities and the Niagara Escarpment Commission where applicable, for the purpose of compiling a database in conformity with Section 5.11.2.9.2;"*

A monitoring program is proposed related to surface water, ground water, the natural environment, air quality and agricultural rehabilitation. These requirements have been incorporated on the Aggregate Resources Act Site Plans.

- b) *"The proposed operational plan minimizes impacts on surrounding land uses and visual resources through, among other things, strategic phasing, direction of extraction, timing of phasing and location of permanent and temporary processing plants; and,"*

The proposed extension has been designed to minimize impacts on surrounding land uses and visual resources through a number of mechanisms. Acoustic and visual berms will be constructed to minimize noise and dust impacts and to provide a visual barrier. Tree screens around the surrounding residential properties will also be planted to provide a visual barrier. The portable processing plant will be well separated from nearby sensitive uses and the operation has been phased to minimize impacts.

- c) *"The rehabilitation proposed will be progressive and timely, will minimize the extent of the disturbed area and will conform to Section 5.11.2.8 of this Official Plan."* (5.11.2.4.3)

The rehabilitation of the pit will follow operations and phasing in a progressive and timely manner.

*"The Town may, in the appropriate circumstances, and to the extent appropriate, require an Applicant for a re-designation to permit a new or expanded aggregate extraction operation, to pay reasonable costs of external peer review which shall not include original data collection or original research of any studies required by this Plan. In such case, the Town shall enter into an agreement with the Applicant to administer and scope the peer review and to set reasonable controls on peer review costs."*(5.11.2.4.6)

Lafarge acknowledges this policy and understands peer reviews will be completed for some of the studies as agreed to in the pre-consultation process. Lafarge is prepared to enter into and has requested a copy of a peer review agreement with the Town to administer and scope the peer review and to set reasonable controls on peer review costs.

*"When approvals are being considered for new or expanded mineral aggregate operations, the following information shall be made available to the public at the Municipal Office:*

- a) *detailed site plans as required for submission under the Aggregate Resources Act;*  
b) *any related reports prepared by the Applicants; and,*  
c) *any other reasonable information as determined through the preconsultation process described by Section 5.11.2.4.8."* (5.11.2.4.7)

As part of the Planning Act application submissions, Lafarge has submitted the required information to the Town and understands the information will be made available to the public.

Lafarge has notified the adjacent landowners of the potential extension application and has discussed it during past Pit 3 Community Liaison Committee meetings.

*"Prior to the submission of an application for a new aggregate extraction operation or expansion to an existing operation, the Town of Caledon will require a pre-submission consultation meeting with the Region of Peel, Ministry of Natural Resources,*

*Conservation Authorities, other relevant agencies and the Applicant to identify the detailed information to be provided in the reports required to support the application, to scope study requirements where appropriate, and to outline the process of evaluation and peer review." (5.11.2.4.8)*

Prior to submitting the Pit 3 Extension application, Lafarge attended pre-consultation meetings with the Town's Pre-Application Review Committee (PARC) on December 15, 2022 for the Official Plan Amendment application and on June 22, 2023 for the Zoning By-law Amendment application. Please see **Appendix B** for a copy of the pre-consultation record which includes the final PARC meeting form and checklists for the Official Plan Amendment and Zoning By-law amendment applications.

#### General Polices: Aggregate Traffic (Section 5.11.2.5)

*"Haul routes for new aggregate operations shall only be located, except as provided for in Section 5.11.2.5.2, on the High Capacity Arterials as are identified on Schedule "J" to this Plan and on Charleston Sideroad, Old Church Road between Regional Road 7 and Regional Road 50 and King Street between Highway 10 and Regional Road 50. Use of other roads for haul routes by existing aggregate operations can continue." (5.11.2.5.1)*

The haul route for the proposed Pit 3 Extension will be the same as the existing Pit 3 haul route which includes travelling north along Mississauga Road, and predominately east on Charleston Sideroad (Highway 24) towards Highway 10. Charleston Sideroad and Highway 10 are recognized as High Capacity Arterial Roads on Schedule J of the Town of Caledon Official Plan.

*"Access to a new or expanded aggregate operation should be via an existing entrance onto a road identified in Section 5.11.2.5.1 either directly or through the use of an inter-pit road. Where this is not possible, access via a new entrance onto a road identified in Section 5.11.2.5.1 may be considered. Access onto a road that is not a road identified in Section 5.11.2.5.1 will only be considered where there is no practical alternative and subject to satisfying the requirements of Sections 5.11.2.4.2(b) and 5.11.2.4.4(c). Such access may only be considered subject to the road being improved to a standard considered appropriate by the road authority. Any required improvement shall be a condition of planning application approval and recommended to the appropriate authority to be a condition on the issuance of any access permit. The Applicant shall prepare a Road Improvement Study for approval by the applicable road authority to indicate the measures proposed to minimize the impacts of any road improvement. This Road Improvement Study shall include the following..." (5.11.2.5.2)*

The proposed Pit 3 Extension has two potential access points. The site has access to Shaws Creek Road or could use inter-pit roads within the existing Pit 3 and utilize the existing entrance / exit onto Mississauga Road. Both roads are not identified as roads in Section 5.11.2.5.1 but may be considered since there is no other practical alternative.

As required by the Town of Caledon Official Plan, Paradigm Transportation Solutions has completed a Transportation Impact Study to determine which haul road is recommended and to determine if any improvements are required based on existing traffic conditions or future conditions, including the proposed extension.

The Transportation Impact Study concludes that the continued use of the existing Pit 3 haul route for the Pit 3 Extension is recommended over establishing a new truck route on Shaws Creek Road, and the Pit 3 entrance / exit has appropriate sight lines and no improvements are required.

The traffic impact assessment recommends the following transportation system improvements to minimize traffic impacts along the existing haul route. As noted below the majority of these improvements are to accommodate existing and future traffic on this transportation route and are unrelated to the Pit 3 Extension application:

- The installation of a westbound left turn lane with 15 metres of storage be installed and funded by the Region of Peel at the Charleston Sideroad and Mississauga Road intersection to accommodate base year traffic volumes. Further, by 2035 an additional 10 metres of storage be provided and funded by Lafarge;
- The installation of an eastbound left turn lane with 15 metres of storage be installed and funded by the Region of Peel at the Charleston Sideroad and Mississauga Road intersection to accommodate base year traffic volumes; and
- The Region continue to monitor operations at the intersection of Charleston Sideroad at Hurontario Street and adjust signal timings to improve operations in the future as traffic volumes increase and travel patterns change.

The following note has been included on the Aggregate Resources Act Site Plan as a result of the turn lane requirements at Charleston Sideroad and Mississauga Road:

- When the Region of Peel upgrades the intersection of Charleston Sideroad and Mississauga Road, the licensee shall enter into an agreement with the Region of Peel to fund an additional 10 metres of storage to the westbound left turn lane.

General Policies: Aggregate Operations / Design Policies (Section 5.11.2.7)

*"The Town of Caledon will encourage, where appropriate, the establishment of feeder and load and haul operations in conjunction with nearby pits operated by the same company. Such operations will more fully utilize existing processing operations without the necessity and impact of adding new facilities in a second location."*(5.11.2.7.1)

The proposed pit extension has been designed to utilize a processing facility within the proposed extension since the Niagara Escarpment Plan requires a Niagara Escarpment Plan Amendment and Niagara Escarpment Development Permit to utilize the existing processing area within Pit 3 for the proposed extension.

To ensure impacts on the surrounding community are minimized, the portable crushing and screening plants at the Pit 3 Extension will operate within Phase 1 only and will be adequately separated and screened from adjacent land uses, and will utilize the existing Pit 3 infrastructure (i.e. internal haul route, entrance/exit and scales) as per the recommendations of the technical reports.

*"The Town of Caledon will encourage and co-operate with the owners of existing licenced extractive operations to implement the following measures and will request the Ministry of Natural Resources and Forestry to include the following provisions in new or amended licences:*

- a) Small phases to limit the amount of disturbed area at any one time and encourage early rehabilitation;*
- b) Strategic direction of extraction and placement of screens and buffers where operational areas may be visible to the public from adjacent roadways or from more distant view points;*
- c) Creation of variable berms and mature vegetative screens to replicate the natural topography of the area;*
- d) Utilization of offset entrances to screen the internal pit areas; and,*
- e) Sharing and/or co-ordination of entrances when two operations are adjacent to each other."(5.11.2.7.2).*

The proposed Pit 3 Extension has been designed with four small phases to limit the amount of disturbed area at any one time and encourage early rehabilitation were possible. The direction of extraction has been established for operational efficiency and to minimize impacts to surrounding land uses. The active pit face will assist screening the operation from adjacent land uses in addition to the visual and acoustic berms and tree screens. Existing vegetation screens will be retained to the extent feasible. The extension will utilize an internal haul road to connect with the existing Pit 3 entrance/exit.

*"The Town of Caledon will encourage the construction of inter-pit road systems between extractive operations to lessen the impact of aggregate traffic on the road system, local residents and sensitive land uses. Where new licences or expansions to existing licences are being sought, the use of shared or common entrances will be required where appropriate and possible." (5.11.2.7.4).*

The Pit 3 Extension lands will utilize inter-pit roads between the extension lands and the existing Pit 3 and utilize the existing Pit 3 entrance/exit. No aggregate related truck traffic on Shaws Creek Road will occur as a result of the proposed Pit 3 Extension.

#### General Policies: Rehabilitation Policies (Section 5.11.2.8)

*"The Town of Caledon will assess existing operations to determine the extent to which rehabilitation is taking place and will work with the aggregate producers and the*

*Ministry of Natural Resources to increase the extent of lands that are rehabilitated."*  
(5.11.2.8.1)

The maximum disturbed area of the proposed Pit 3 Extension will not exceed 21 hectares. Maximum disturbed area as defined by the Ministry of Natural Resources and Forestry includes lands that have been stripped for future extraction, the active extraction area, processing areas, inter pit haul routes, berms (even when vegetated) and areas of progressive rehabilitation where final rehabilitation has not been achieved.

*"The Town of Caledon will work jointly and co-operatively with the aggregate industry, the Ministry of Natural Resources, the Region of Peel, the Niagara Escarpment Commission where applicable, the Conservation Authorities, and the community to prepare Rehabilitation Master Plans for the ten aggregate resources areas. The Town of Caledon will request the Ministry to include the provisions of the Rehabilitation Master Plan in the conditions of license and the notes on the site plan. Rehabilitation Master Plans are intended to identify the nature of the landscape (topography, ecological restoration/connections, hydrological regime and potential land uses) on a resource area basis in a post extraction scenario. Such plans shall consider sensitive views, cultural heritage landscapes and surrounding land uses, generally focus on restoration and enhancement of the agricultural, rural and ecological resources characterizing a particular resource area and reflect the Specific Aggregate Resource Area Policies identified in Section 5.11.2.10."* (5.11.2.8.2)

*"Where Rehabilitation Master Plans have been endorsed by Council, all subsequent applications for new or expanded extractive operations shall be required to prepare detailed site rehabilitation plans that meet the intent of the Rehabilitation Master Plan for the area unless, in the circumstances, it is demonstrated to be inappropriate, and the requirements of the Aggregate Resources Act. Where no Rehabilitation Master Plan has been endorsed by Council, in addition to the detailed rehabilitation plans required under the Aggregate Resources Act, the Applicant shall illustrate how the rehabilitation of the subject property will be co-ordinated with the surrounding land uses."*  
(5.11.2.8.3)

The Town of Caledon has prepared an Aggregate Rehabilitation Master Plan for the Town's Belfountain and Caledon sand and gravel resource areas, which includes the subject site. The Caledon Aggregate Rehabilitation Vision Plan identifies the Pit 3 Extension lands as being rehabilitated to an agricultural land use and permits natural heritage features within these areas. The rehabilitation plan for the site meets the intent of the Town's Aggregate Rehabilitation Master Plan for the site.

*"The proposed rehabilitation scheme for a new or expanded aggregate operation shall conform to the policies of this Plan, including the protection and maintenance and, where appropriate, the enhancement and restoration of ecosystem integrity, in accordance with the Ecosystem Objectives contained in Section 3.2.2 and the Performance Measures contained in Sections 3.2.5. And 5.11.2.2.6."* (5.11.2.8.4)

The proposed extraction area is currently an agricultural use however, the site is located within the Greenbelt Natural Heritage System. Rehabilitation of the site will be progressive, and will be restored to agricultural and natural heritage end uses in accordance with policy requirements. Overall, the proposed rehabilitation plan represents an ecological enhancement of the site from current conditions and increases biodiversity of the site and enhances connectivity between features.

*"The Town of Caledon will promote and encourage rehabilitation of aggregate operations in a manner which has regard for cultural and heritage resources in or adjacent to the site, including the conservation of significant cultural or heritage features where practical."*(5.11.2.8.5)

The Cultural Heritage Impact Assessment completed for the adjacent site has confirmed the proposed extraction operation, including proposed rehabilitation will not negatively impact the adjacent cultural heritage resources.

#### Specific Aggregate Resource Area Policies (Section 5.11.2.10)

*"The Town of Caledon will, in particular, encourage progressive rehabilitation in Resource Areas Resource Areas 5 and 6."*(5.11.2.10.6)

The proposed Pit 3 Extension will be progressively rehabilitated as aggregate resources are depleted from each phase throughout the life of the operation. In addition, Lafarge has committed to maximum disturbed areas for other sites it operates within Resource Areas 5 and 6, in accordance with the Greenbelt Plan requirements and has recently finalized and surrendered Aggregate Resources Act licences within these Resource Areas.

In summary, the proposed Pit 3 Extension conforms to the Town of Caledon Official Plan, as amended.

## 5.6 Town of Caledon Zoning By-law 2006-50

The Pit 3 Extension lands are zoned "Agricultural (A1)" in the Town of Caledon Zoning By-law. See **Figure 12**.

The Zoning By-law Amendment application includes rezoning the site to Extractive Industrial Exception (MX-XXX) zone to permit a gravel pit and farm operation with a site specific exception to permit a 0 metre extraction setback adjacent to the existing Pit 3, along the eastern boundary of the proposed Pit 3 Extension. The portion of the site that contains the wetland and associated buffer is proposed to be zoned Environmental Policy Area One Exception-XXX (EPA1-XXX) which permits environmental management, forest management, an acoustic/visual berm and may be licenced under the Aggregate Resources Act but extraction is not permitted.

A copy of the draft Zoning By-law Amendment is enclosed in **Appendix D**.

## 5.7 Niagara Escarpment Plan

Lafarge owns and operates the existing Pit 3 located on the East Half of Lot 13, Concession 5 W.H.S, Town of Caledon, Region of Peel. Pit 3 is an existing Class A mineral aggregate operation permitted for below water table extraction and is licenced to ship unlimited tonnage annually. Pit 3 is located within the Niagara Escarpment Plan Area and Niagara Escarpment Development Control Area. It is designated Mineral Resource Extraction Area in the Niagara Escarpment Plan. See **Figures 5 and 12**.

Aggregate from the Pit 3 Extension will be processed, stockpiled and loaded in highway trucks entirely within the proposed Pit 3 Extension, and proposes to use the Pit 3 entrance / exit and inter-pit roads to access the extension lands. Within Pit 3 there will not be any activity related to production of aggregate from the Extension lands. Pit 3 will only be used by highway trucks to access the Pit 3 Extension to avoid establishing a new entrance / exit and haul route on Shaws Creek Road.

As noted above, Pit 3 is designated Mineral Resource Extraction Area and existed prior to the establishment of the Niagara Escarpment Plan in 1985. In the context of the Niagara Escarpment Plan, the entrance / exit and internal pit roads on Pit 3 are a permitted use in the Mineral Resource Extraction Area designation in accordance with Part 1.9.3 of the Niagara Escarpment Plan since they are an existing use, permitted as part of the mineral aggregate operations licenced pursuant to the Aggregate Resources Act and are considered infrastructure. In addition, Part 2.3.1 confirms that an existing use may change to a similar use provided the objectives of the Mineral Resource Extraction designation applicable to the site are met.

Permitted uses in the Niagara Escarpment Plan, also require a Niagara Escarpment Development Permit unless they are specifically exempt from the need for a Development Permit based on Regulation 828 / 90. Based on the following review of the Regulation, it is concluded that a Niagara Escarpment Development Permit is not required. Section 5.19 of Regulation 828 / 90 states the following:

*5. "The following classes of development, if listed as permitted uses under the land use policies established in the Niagara Escarpment Plan and not in conflict with a development permit issued under the Act, are exempt from the requirement of obtaining a development permit:*

*19. The production of aggregate from land that was licensed for a pit or quarry on June 10, 1975 under the Pits and Quarries Control Act, 1971 and that has been licensed for a pit or quarry continuously since that date under the Aggregate Resources Act or a predecessor of the Aggregate Resources Act, including the removal and stockpiling of overburden, the construction of berms and the blasting, excavation, crushing, washing, stockpiling and hauling of aggregate from the licensed site, but not including,"*



Pit 3 has been licenced under the Pits and Quarries Control Act, since June 1, 1972 and has remained continuously licenced under the Aggregate Resources Act. As a result, all aspects of the Pit 3 operation are exempt from the requirements for a Niagara Escarpment Development Permit unless it is a use described in the following sections.

*i. "dewatering, the taking of water or the discharge of water or sewage, unless the dewatering, taking or discharge was authorized under a permit or approval obtained under the Ontario Water Resources Act before Ontario Regulation 469/96 came into force,"*

This provision is not applicable to the use of an internal pit road and entrance / exit.

*ii. "the construction of a building, structure or facility, other than a berm",*

This provision is not applicable to the use of an internal pit road and entrance / exit and does not require the construction of a building, structure or facility.

*iii. "any activity related to the production of aggregate that was excavated elsewhere, or"*

Aggregate from the Pit 3 Extension will be processed, stockpiled and loaded in highway trucks entirely within the proposed Pit 3 Extension. Within Pit 3 there will not be any activity related to the production of aggregate from the Extension lands. Pit 3 will only be used by highway trucks to access the Pit 3 Extension to avoid establishing a new entrance / exit and haul route on Shaws Creek Road.

*iv. "any activity related to an asphalt or concrete batch plant or a brick or cement block manufacturing plant."*

This provision is not applicable to the use of an internal pit road and entrance / exit.

In conclusion utilizing the Pit 3 for trucks to access the Pit 3 Extension is a permitted use in accordance with the Niagara Escarpment Plan and exempt from the requirement for a Niagara Escarpment Development Permit based on Regulation 828 / 90. As part of the Pit 3 Extension application, Lafarge will consult with the Niagara Escarpment Commission to confirm that the use proposed on Pit 3 is a permitted use and exempt from the requirement for a Development Permit based on Regulation 828 / 90.

# 6.0 AGGREGATE RESOURCES ACT SUMMARY STATEMENT

## 6.1 Introduction

Lafarge Canada Inc. is applying for a Class A Licence under the Aggregate Resources Act. The subject lands are located on Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Region of Peel. The area proposed to be licenced under the Aggregate Resources Act is 25.6 hectares and the proposed extraction area is 20.8 hectares. The Pit 3 Extension proposes to extract and process aggregate above the established water table.

The Pit 3 Extension is proposed as an extension to the existing Pit 3 (Licence #6525). Aggregate extracted from the proposed Pit 3 Extension will be processed on-site and the aggregate from the extension will be shipped from the existing Pit 3 entrance / exit on Mississauga Road via internal haul routes connecting the existing Pit with the extension. See **Figures 1 and 2**.

The complete Aggregate Resources Act licence application consists of the following:

## 6.2 Site Plans

The Site Plans provide details of existing features, the operational plan, progressive rehabilitation, planned final rehabilitation and cross-sections of existing conditions and planned final rehabilitation of the site. The site plans are included in the application package and include all of the recommendations from the various technical reports.

## 6.3 Part 1.0 - Summary Statement

The following sections are structured to provide information on the study and technical report requirements required by the Aggregate Resources Act Provincial Standards for an Aggregate Resources Act Summary Statement for the proposed Pit 3 Extension.

### **6.3.1 Standard 1.1 - Agricultural Classification of the Proposed Site**

The majority of the extension lands are currently used for agricultural purposes. Specifically, the site is used for a rotation of cash crop production. The Region of Peel Official Plan identifies the site as being within a prime agricultural area. See **Figure 9**. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMARFA) Canadian Land Inventory soils mapping identifies that the site and surrounding area contains Class 2 agricultural soils. However, a detailed soil investigation was completed as part of the Agricultural Impact Assessment and this report concluded that the site contains Class 3 agricultural soils. Class 3 agricultural soils are considered prime agricultural land. The Agricultural Impact Assessment concluded the site meets the definition of prime agricultural area and contains prime agricultural land.

### **6.3.2 Standard 1.2 - Planning and Land Use Considerations**

The proposed Pit 3 Extension is an identified High Potential Mineral Aggregate Resource Area in the Region of Peel Official Plan and Town of Caledon Official Plan. To permit the proposed pit, a Town of Caledon Official Plan amendment and Zoning By-law amendment are required before an Aggregate Resources Act licence can be issued.

The proposed Pit 3 Extension is consistent with the Provincial Policy Statement and conforms to the Growth Plan, Greenbelt Plan, Region of Peel Official Plan and the Town of Caledon Official Plan for the following reasons:

- Aggregate extraction is an established use in the area and the site is identified for potential future extraction in the Region of Peel and Town of Caledon Official Plans;
- The proposed Pit 3 Extension is located within the Caledon High Potential Mineral Aggregate Resource Area - Resource lands. The Town of Caledon has determined that these lands are suitable for aggregate extraction subject to meeting the requirements of Section 5.11.2.4.4 of the Town of Caledon Official Plan;
- The site contains approximately 3 million tonnes of a high quality aggregate resource located close to market. The availability of aggregates close to market is important for economic, social and environmental reasons;
- The proposed Pit 3 Extension is a logical extension to Lafarge's existing Pit 3 and will utilize the existing scales, entrance/exit and haul route;
- The proposed extraction area is predominately cleared agricultural land. The proposed extraction area contains some areas of threatened species habitat and significant wildlife habitat. Extraction within these features is not prohibited based on planning policies and the removal will be mitigated by creating and maintaining a larger, better quality habitat off-site;

- The proposed rehabilitation plan for the Pit 3 Extension restores the site to an agricultural condition and also creates two small amphibian breeding pools and 10 ha of new woodlands. The proposed rehabilitation plan will result in a considerable ecological enhancement over current conditions of the site;
- Adjacent key natural heritage features and key hydrologic features will not be negatively impacted by the Pit 3 Extension and will be enhanced in the long-term based on the proposed rehabilitation plan for the Pit 3 Extension;
- The proposed extraction area does not contain significant cultural heritage resources. Surrounding cultural heritage resources will not be directly or indirectly impacted by the proposed extension;
- The proposed Pit 3 Extension has been designed to minimize social impacts on surrounding sensitive receptors in accordance with provincial standards and guidelines; and
- The proposed Pit 3 Extension has been designed to minimize impacts on surrounding agricultural uses.

See Sections 2.0, 3.0, 4.0 and 5.0 of this report for additional information.

### 6.3.3 Standard 1.3 - Source Protection

The proposed Pit 3 Extension is identified by the Region of Peel as being located within:

- The Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Plan Area;
- A Highly Vulnerable Aquifer. See **Figure 13**; and
- An Area of Significant Groundwater Recharge. See **Figure 14**.

The proposed Pit 3 Extension is not located within a wellhead protection area as identified by the Region of Peel. See **Figure 17**.

The proposed pit extension will remain above the established water table, no permanent pit pond will be formed and no dewatering activities will be carried out. As a result, the proposed Pit 3 Extension will not impact groundwater resources and the aquifer. It is also noted that aggregate extraction is not a prescribed drinking water threat under the *Clean Water Act*.

To confirm that the Pit 3 Extension is not impacting water resources, a detailed groundwater monitoring program will be conducted during extraction at the proposed Pit 3 Extension:

- Seven groundwater monitoring wells in six locations will be monitored on a monthly basis to measure groundwater level and five wells will be monitored on a monthly basis to measure temperature profiling; and

- Water quality sampling at five monitoring wells will be conducted on an annual basis for general quality parameters, including metals, petroleum hydrocarbons, volatile organic compounds and microbiology.

Additional recommendations to protect groundwater resources include:

- Not permitting the storage of fuels, oils and potentially hazardous materials on-site; and
- Development of a Best Management Plan (BMP) is required to address any potential spills from equipment on-site.

### **6.3.4 Standard 1.4 - Quality and Quantity of Aggregate On-Site**

The proposed Pit 3 Extension is mapped as a High Potential Mineral Aggregate Resource Area (HPMARA) in the Region of Peel Official Plan and Caledon High Potential Mineral Aggregate Resource Area (CHPMARA) in the Town of Caledon Official Plan. See **Figures 7 and 11**. The Town of Caledon divides its High Potential Mineral Aggregate Resource Area into "Resource Lands" and "Reserves Lands". The proposed extension lands are identified as "Resource Lands" which are considered a priority for extraction compared to the "Reserve Lands".

The proposed extension lands are identified as a "selected sand and gravel resource area of primary significance" in the Province's Aggregate Resources Inventory Papers (ARIP #165) and are located within the Caledon outwash deposit in the western portion of the Town. The resources in this area are described as well stratified, medium to coarse textured gravel. Aggregate in this resource area contains material that is potentially suitable for a wide variety of aggregate products. Existing licenced pits typically utilize the aggregate for Granular A and B in road building granular materials.

Based on geological investigations, the proposed extraction area contains approximately 3 million tonnes of aggregate. Lafarge is applying for an annual maximum shipping limit of 1 million tonnes on the extension lands.

### **6.3.5 Standard 1.5 - Main Haulage Routes and Proposed Truck Traffic**

The proposed Pit 3 Extension has two potential haul routes. The site has access to Shaws Creek Road or could use internal haul roads within the existing Pit 3 and utilize the existing entrance / exit onto Mississauga Road.

The existing Pit 3 haul route includes aggregate truck traffic travelling north along Mississauga Road and predominately east on Charleston Sideroad (Highway 24) towards Hurontario Street (Highways 10). Shaws Creek Road is not currently used as an aggregate truck route. The Region of Peel Official Plan identifies Charleston Sideroad as a Major Road.

See **Figure 15**. The Town of Caledon Official Plan identifies Mississauga Road as a Collector road and Charleston Sideroad as a High Capacity Arterial road. See **Figure 16**.

The existing Pit 3 licence is permitted to ship an unlimited amount of aggregate per year and the Pit 3 Extension proposes to permit a maximum of 1 million tonnes of aggregate per year. Based on the maximum number of shipping loaders that are permitted on Pit 3 and Pit 3 Extension, the maximum number of trucks that could be shipped during a peak hour is 45 trucks, and if all trucks use the Pit 3 entrance / exit this would require the addition of another scale at Pit 3 which is currently not contemplated. Based on the current scale configuration the maximum number of trucks that could be shipped during a peak hour from the existing entrance / exit is 22. For the purpose of the Traffic Impact Assessment, it has been assumed that a peak hour could hypothetically include up to 45 trucks to assess a hypothetical worst case condition, however for the majority of the operation there are much less trucks per hour. The hypothetical worst case of 45 trucks per hour also accounts for trucks that will be required to bring in excess soil for rehabilitation.

Paradigm Transportation Solutions has completed a Transportation Impact Study to determine which haul road is recommended and to determine if any improvements are required based on existing traffic conditions or future conditions, including the proposed extension. The traffic impact study concludes that the continued use of the existing Pit 3 haul route for the Pit 3 Extension is recommended over establishing a new truck route on Shaws Creek Road, and the Pit 3 entrance / exit has appropriate sight lines and no improvements are required. This entrance / exit already exists and will not require an entrance permit from the applicable road authority.

The Town of Caledon has developed a policy framework that concentrates mineral aggregate operations in the northwest quadrant of the Town. These mineral aggregate operations need to use Charleston Sideroad and Hurontario Street to ship aggregate to market. This route is an existing haul route that has been designed to accommodate high volumes of traffic including truck traffic. As a result, this route has high volumes of traffic including truck traffic. The traffic impact assessment notes that the intersection of Charleston Sideroad and Hurontario Street is expected to have increased delays under 2025 and 2035 background conditions (i.e. unrelated to the extension) however the widening of this intersection is likely not feasible due to the limited right-of-way and buildings located along the property lines. A potential long-term solution is the implementation of a Caledon Village Bypass, however this would require the involvement of multiple stakeholders, future studies and approvals.

The traffic impact assessment recommends the following transportation system improvements to minimize traffic impacts along the existing haul route. As noted below, the majority of these improvements are to accommodate existing and future traffic on this transportation route and are unrelated to the Pit 3 Extension application:

- The installation of a westbound left turn lane with 15 metres of storage be installed and funded by the Region of Peel at the Charleston Sideroad and Mississauga Road intersection to accommodate base year traffic volumes. Further, by 2035 an additional 10 metres of storage be provided and funded by Lafarge;

- The installation of an eastbound left turn lane with 15 metres of storage be installed and funded by the Region of Peel at the Charleston Sideroad and Mississauga Road intersection to accommodate base year traffic volumes; and
- The Region continue to monitor operations at the intersection of Charleston Sideroad at Hurontario Street and adjust signal timings to improve operations in the future as traffic volumes increase and travel patterns change.

The following note has been included on the Aggregate Resources Act Site Plan as a result of the turn lane requirements at Charleston Sideroad and Mississauga Road:

- When the Region of Peel upgrades the intersection of Charleston Sideroad and Mississauga Road, the licensee shall enter into an agreement with the Region of Peel to fund an additional 10 metres of storage to the westbound left turn lane.

### 6.3.6 Standard 1.6 - Progressive and Final Rehabilitation

The Pit 3 Extension is proposed as an extension to the existing Pit 3 with extraction proposed to commence in the northeast portion along the eastern boundary of the site adjacent to the existing Pit 3. Extraction of the extension is proposed to be operated in one lift across the site and has been divided into four phases.

Phase 1 will start in the northeastern portion of the site, along the eastern boundary and proceed from east to west. Phase 2 will begin along the southern edge of the Phase 1 limits and proceed south along the remaining portion of the eastern boundary. Phase 2 will then proceed from east to west through the middle section of the site. Phase 3 will proceed in a westerly direction from the edge of Phase 2 limits towards the western boundary. Phase 4 is the final phase that will be extracted. See **Figure 3**.

Throughout the life of the operation, the processing will operate within Phase 1 and aggregate stockpiles will be stored within Phase 1 and a portion of Phase 2. These phases will be the final areas on the site to be rehabilitated. For the remainder of Phase 2, Phase 3 and Phase 4, the site will be progressively rehabilitated as extraction reaches the final limits and depth. Rehabilitation of the proposed extension includes the importation of excess soils to establish the berms, restore the site to agricultural and natural environment conditions and to grade the site to enhance the catchment area for the retained wetland area.

The rehabilitation plan for the proposed Pit 3 Extension is illustrated on **Figure 4**. The site is located within the Greenbelt Natural Heritage System which requires rehabilitation of the site to be progressive, and restored to agricultural and natural heritage end uses. As required by the Greenbelt Plan, a minimum of 35% of the site will be forested, while other areas of the site will be rehabilitated to an agricultural condition or wetland. In total, 39% of the site will be reforested as part of the rehabilitation. Overall, the rehabilitation plan results in a final landform for the proposed Pit 3 Extension licence area that consists of 15.1 hectares of agricultural land and 10.5 hectares of natural heritage features.

As outlined on **Figure 4**, Areas 1A, 1B, 1C, 1D, 2A, 2B, 2C and 2D will be rehabilitated to a woodland condition that will expand and improve connectivity of adjacent key natural heritage features. As part of the rehabilitation of Area 1A, the existing wetland will be enhanced and two amphibian pools will be created to enhance amphibian habitat. The remainder of the site will be rehabilitated back to an agricultural condition. The final landform for the Pit 3 Extension will include the following the landforms:

- Agricultural land – 15.1 hectares
- New Woodland - 10.0 hectares
- Existing Significant Woodland – 0.1 hectares
- Existing wetland 0.3 hectares
- New amphibian breeding pools - 0.1 hectares

The maximum disturbed area of the proposed Pit 3 Extension will not exceed 21 hectares. Maximum disturbed area as defined by the Ministry of Natural Resources and Forestry includes lands that have been stripped for future extraction, the active extraction area, inter pit haul routes, berms (even when vegetated) and areas of progressive rehabilitation where final rehabilitation has not been achieved.

See the Aggregate Resources Act rehabilitation plan for additional details regarding rehabilitation, including monitoring, tree planting details, wetland construction details, and agricultural restoration.

## 6.4 Part 2.0 Technical Reports

- 2.1 *“Technical Memorandum - Proposed Lafarge Pit No. 3 Extension: Maximum Predicted Water Table Elevation”*, WSP Canada Inc., February 29, 2024.
- 2.2 *“Proposed Lafarge Pit 3 Extension Natural Environment Level 1 and 2 Technical Report”*, Goodban Ecological Consulting, April 2024.
- 2.3 *“Cultural Heritage Survey, Lafarge Canada Inc. Pit 3 Extension, Town of Caledon, Region of Peel”*, MHBC, February 2024.
- 2.4 *“Stage 1-2 and 3 Archaeological Assessment, Pit 3 Extension, Part of Lot 13 Concession 5 West Side of Centre Road, Former Township of Caledon, County of Peel, now Town of Caledon, Regional Municipality of Peel, Ontario”*, Golder Associates, March 23, 2017.
- 2.4 *“Agricultural Impact Assessment, Lafarge Canada Inc. Pit 3 Extension, Town of Caledon, Region of Peel”*, MHBC, February 2024.



- 2.5        *"Proposed Lafarge Pit No.3 Extension Level 1 and 2 Hydrogeology and Hydrology Report"*, WSP Canada Inc., February 2024.
- 2.6        N/A – Blast Design Report not required for the proposed Pit 3 Extension.
- 2.7        *"Noise Impact Assessment for Proposed Lafarge Pit 3 Extension Class "A" Pit. Part Lot 13, Concession 5 Town of Caledon, Ontario"*, HGC Engineering, February 2024.

#### **6.4.1 Other Technical Reports Submitted**

- *"Air Quality Assessment of the Proposed Pit 3 Extension"*, Arcadis Canada, February 2024.
- *"Lafarge Pit 3 Extension, Transportation Impact Study"*, Paradigm Transportation Solutions Limited, March 2024.
- *"Visual Impact Report Lafarge Canada Inc. Pit 3 Extension, Town of Caledon, Region of Peel"*, MHBC, February 2024.

# 7.0 CONCLUSIONS

For the reasons summarized in this report the proposed Pit 3 Extension represents the wise use and management of rural resources, is in the public interest and the proposed Pit 3 Extension application:

- Conforms to the Growth Plan;
- Is consistent with the Provincial Policy Statement;
- Conforms to the Greenbelt Plan;
- Conforms to the Region of Peel Official Plan;
- Conforms to the Town of Caledon Official Plan; and
- Includes information required by the Aggregate Resources Summary Statement.

In addition, the proposal to use inter-pit road and the existing entrance / exit within Pit 3 to ship the aggregate to market conforms to the Niagara Escarpment Plan and is exempt from the requirement for a Niagara Escarpment Development Permit based on Regulation 828 / 90.

Respectfully submitted,

## **MacNaughton Hermsen Britton Clarkson Planning Limited**

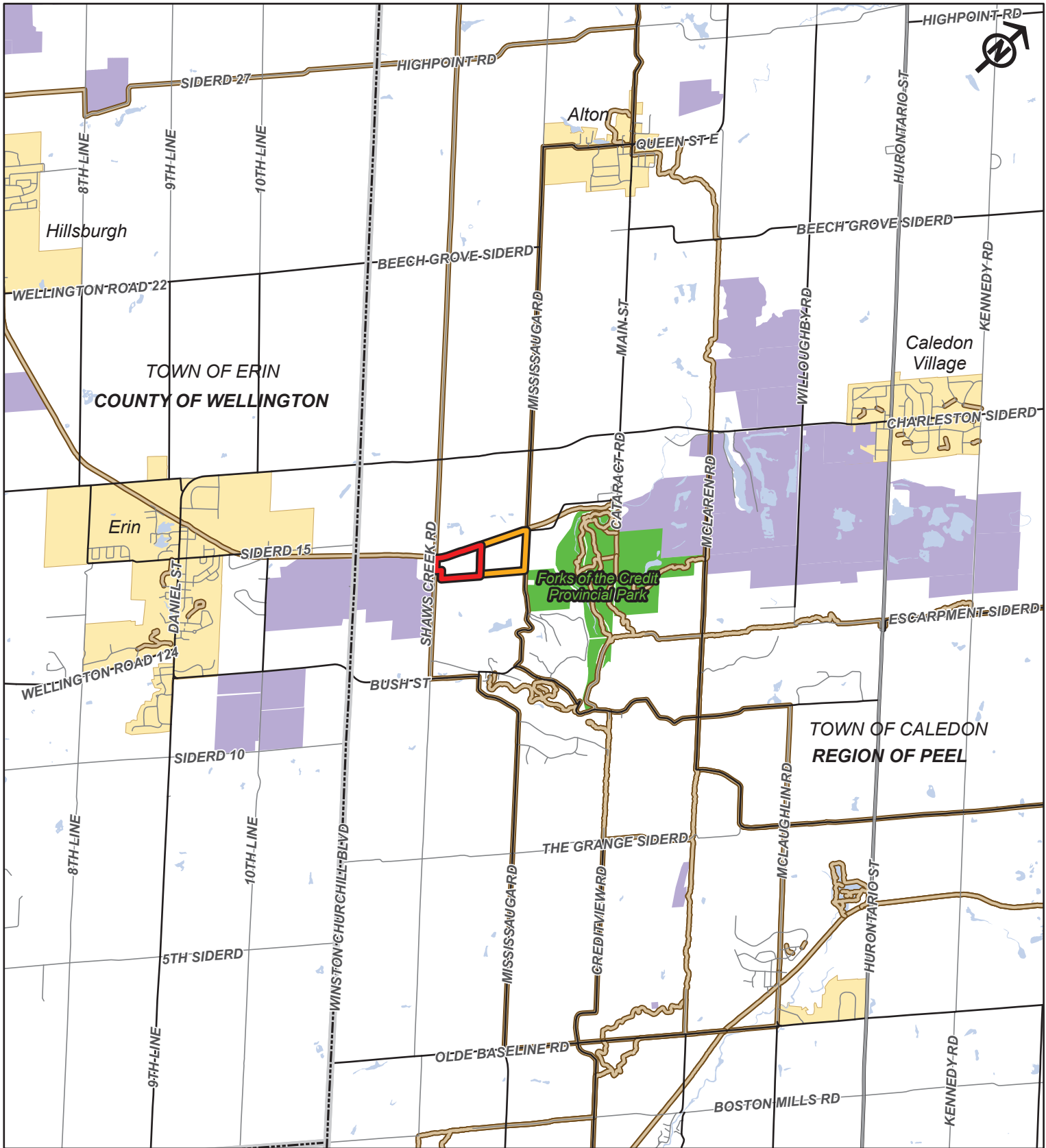


Brian Zeman, BES, MCIP, RPP  
President



James Newlands, HBComm., MSc., MCIP, RPP  
Associate

# Figures



**FIGURE 1  
LOCATION MAP**

**Pit 3 Extension**

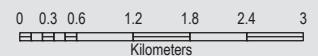
Part of Lot 13, Con 5 WHS  
Town of Caledon  
Region of Peel

**LEGEND**

- Proposed Licence Boundary
- Existing Licenced Boundary
- Existing ARA Licenced Sites
- Provincial Park
- Public Trail
- Settlement Area
- Municipal Boundary

DATE April 2024

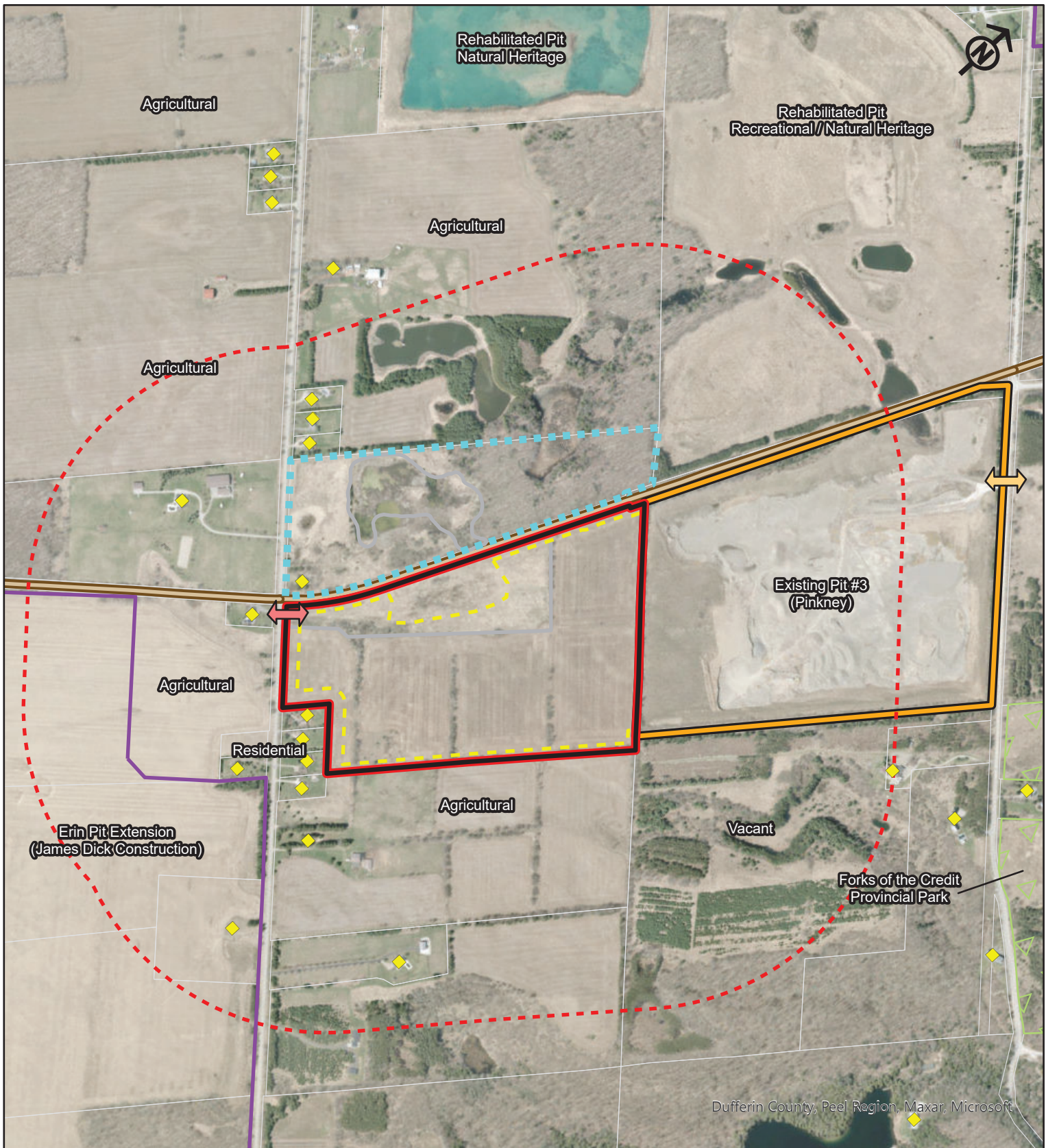
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PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE



**FIGURE 2**  
**SURROUNDING**  
**LANDS**

**Pit 3 Extension**

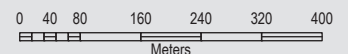
Part of Lot 13, Con 5 WHS  
Town of Caledon  
Region of Peel

**LEGEND**

- Proposed Licence Boundary
- 500m Offset from Licence Boundary
- Proposed Extraction Limit
- Additional Lands owned by Applicant
- Existing Licenced Boundary
- Existing ARA Licenced Site
- Former Extraction Area
- Dwelling
- Public Trail
- Provincial Park
- Existing Entrance/Exit (Approved Haul Route)
- Existing Field Access

DATE April 2024

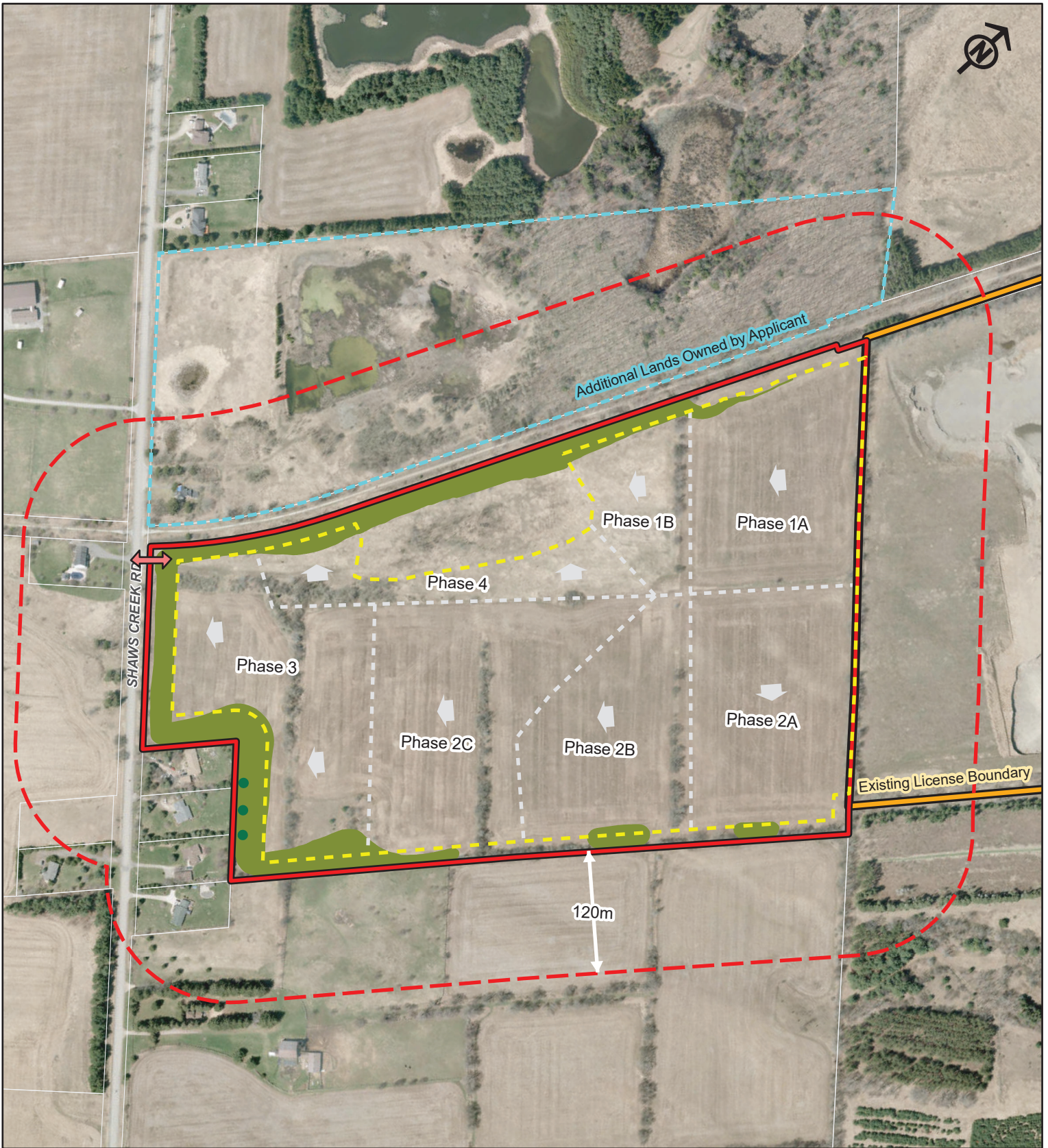
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





**FIGURE 3  
PHASING PLAN**

**Pit 3 Extension**

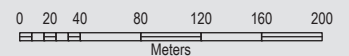
Part of Lot 13, Con 5 WHS  
Town of Caledon  
Region of Peel

**LEGEND**

-  Proposed Licence Boundary
-  Proposed Extraction Limit
-  Proposed Phasing Boundary
-  Proposed Licence Boundary 120m Offset
-  Proposed Acoustic / Visual Berms
-  Proposed Tree Plantings

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**FIGURE 4  
REHABILITATION  
PLAN**

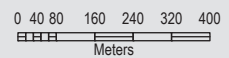
**Pit 3 Extension**  
Part of Lot 13, Con 5 WHS  
Town of Caledon  
Region of Peel

**LEGEND**

- Proposed Licence Boundary
- Existing Licence Boundary
- Proposed Extraction Limit
- Public Trail
- Reforestation Areas
- Agricultural Land
- Amphibian Breeding Pool
- Wetland
- Lake
- Woodland
- Vegetated Shoreline

DATE April 2024

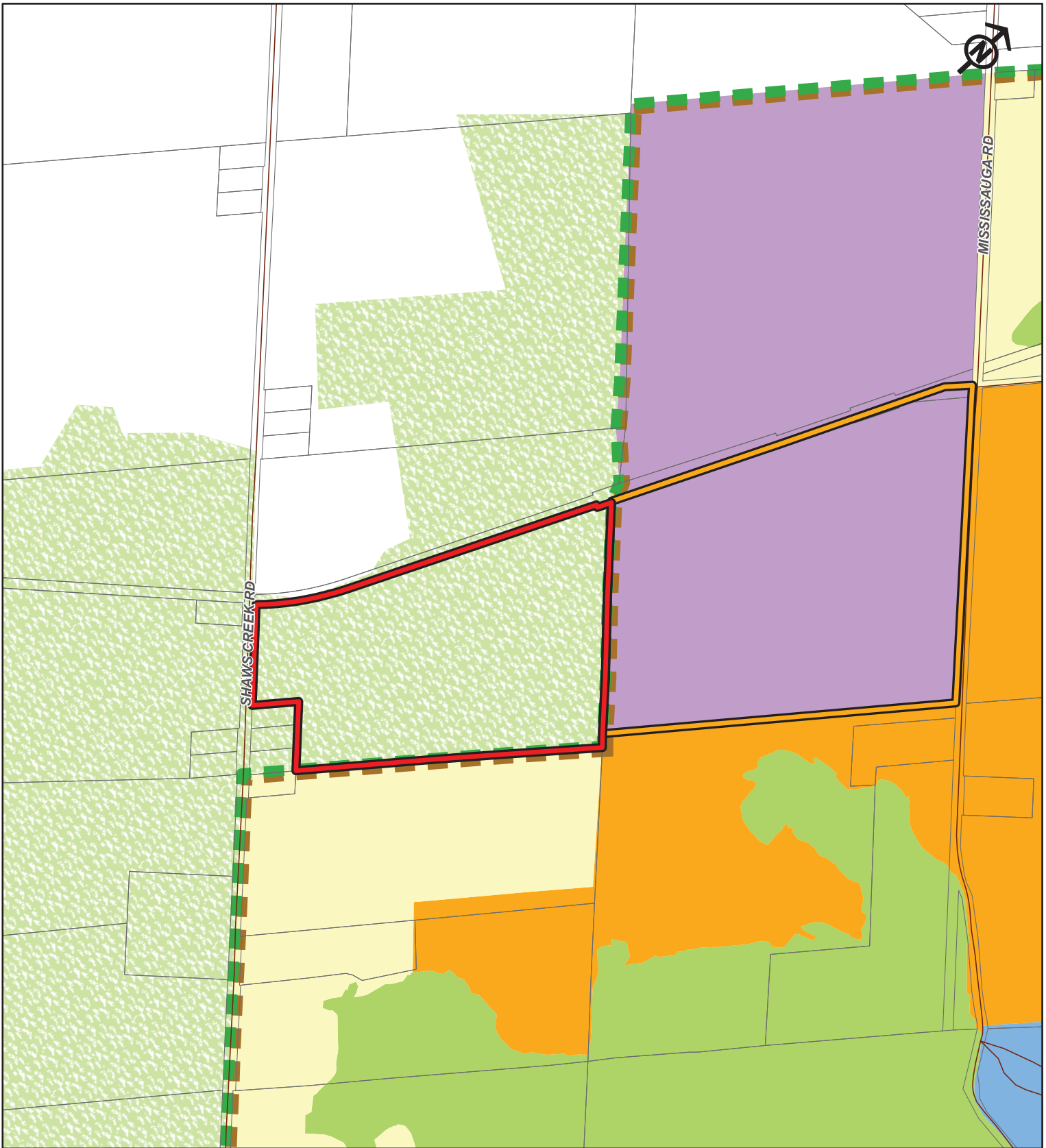
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Service Layer Credits: World Imagery; Dufferin County; Peel Region; Maxar



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**FIGURE 5**  
**GREENBELT PLAN,**  
**NIAGARA ESCARPMENT**  
**PLAN (2017)**

**Pit 3 Extension**

Part of Lot 13, Con 5 WHS  
 Town of Caledon  
 Region of Peel

**LEGEND**

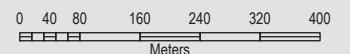
-  Proposed Licence Boundary
-  Existing Licenced Boundary
-  Niagara Escarpment Plan (NEP)
-  Greenbelt Plan - Protected Countryside
-  Natural Heritage System within Protected Countryside

*NEP Land Use Designation*

-  Escarpment Natural Area
-  Escarpment Protection Area
-  Escarpment Rural Area
-  Mineral Resource Extraction Area
-  Escarpment Recreation Area

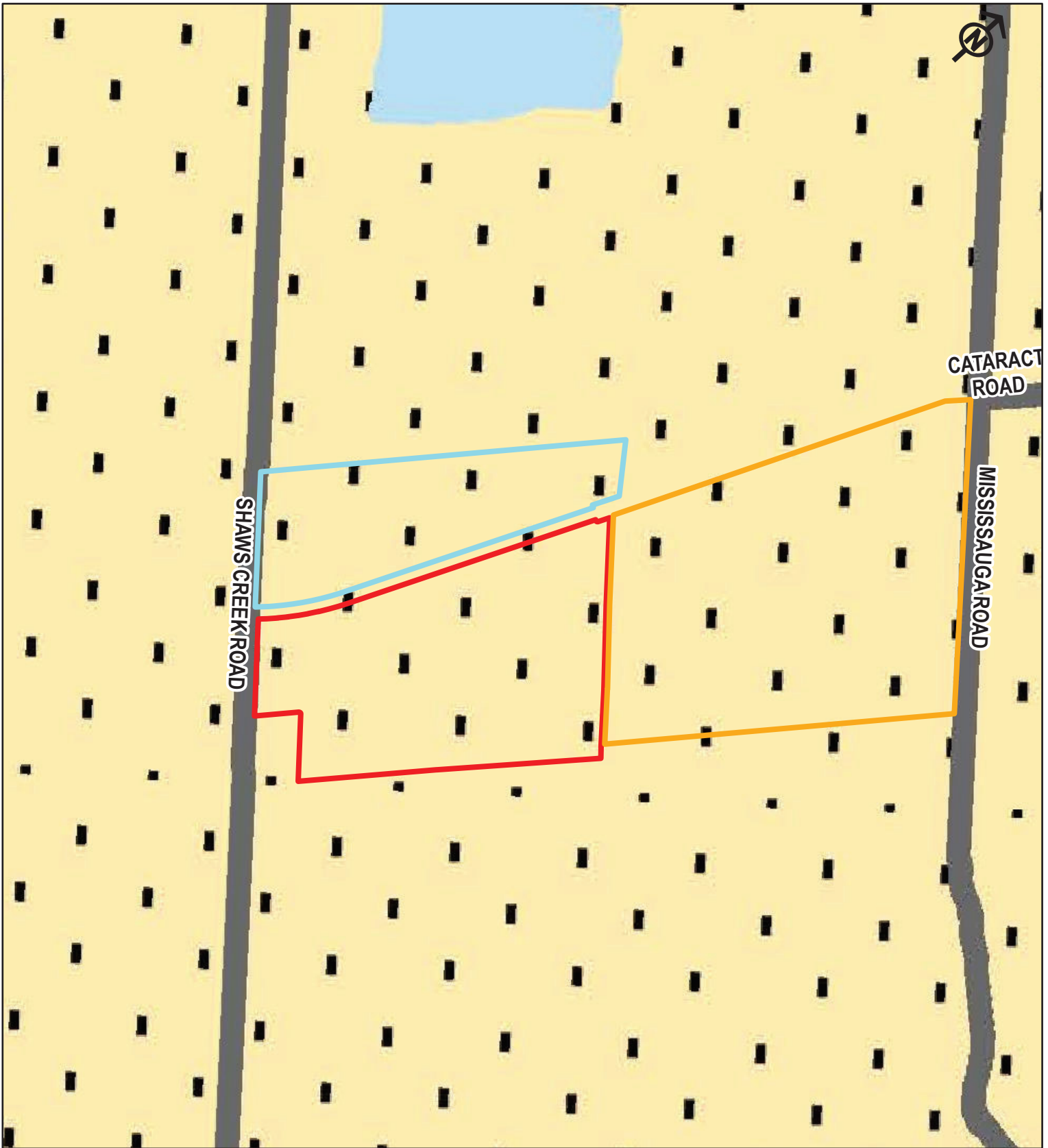
DATE April 2024

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**FIGURE 6**  
**REGIONAL**  
**STRUCTURE**

Region of Peel  
Official Plan Schedule E-1

**Pit 3 Extension**

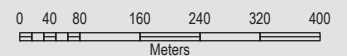
Part of Lot 13, Con 5 WHS  
Town of Caledon  
Region of Peel

**LEGEND**

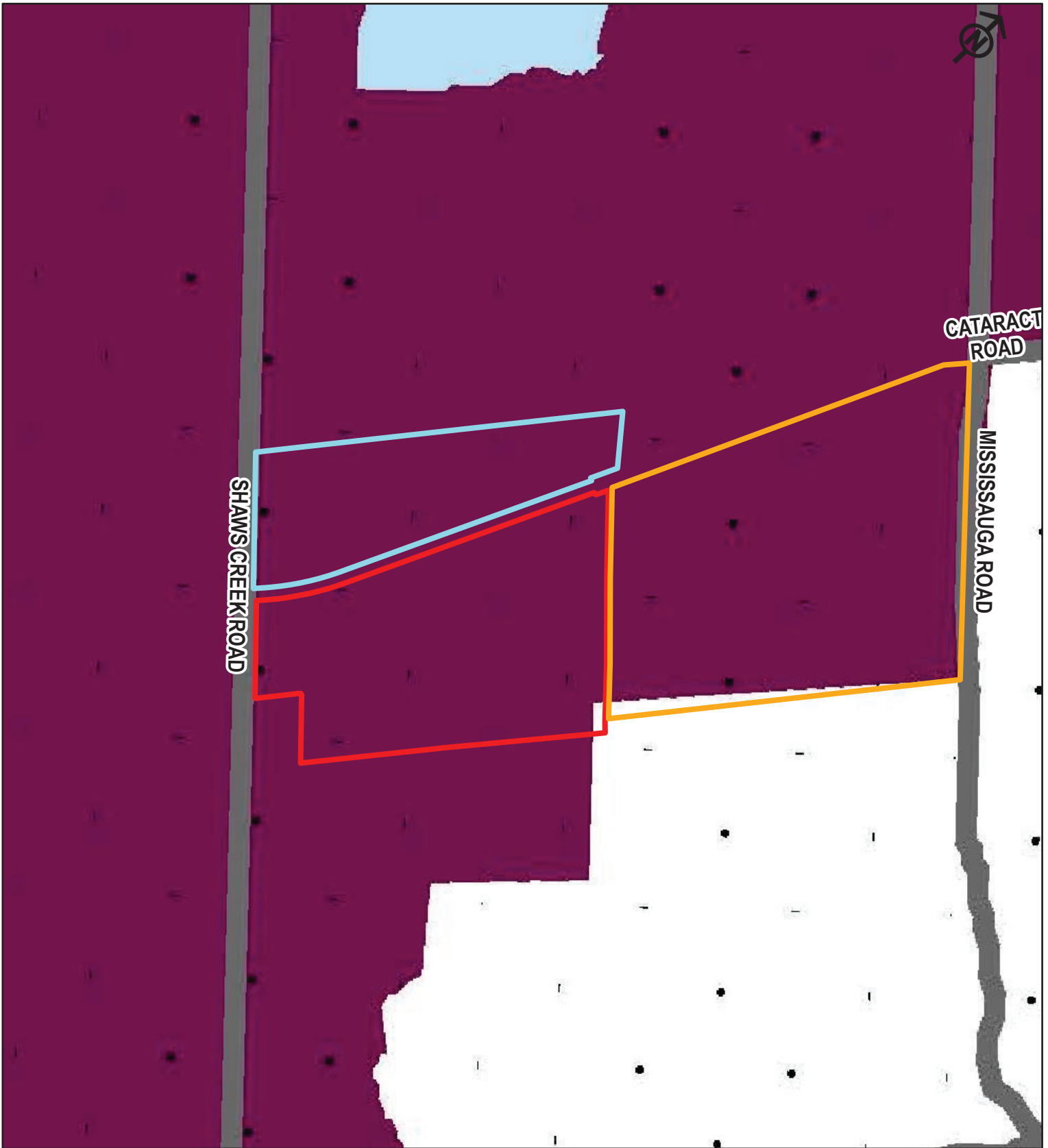
- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- Rural System
- Area Subject to Provincial Plans

DATE April 2024

SOURCES Region of Peel



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**FIGURE 7**  
**HIGH POTENTIAL MINERAL AGGREGATE AREAS**

Region of Peel  
 Official Plan Schedule D-2

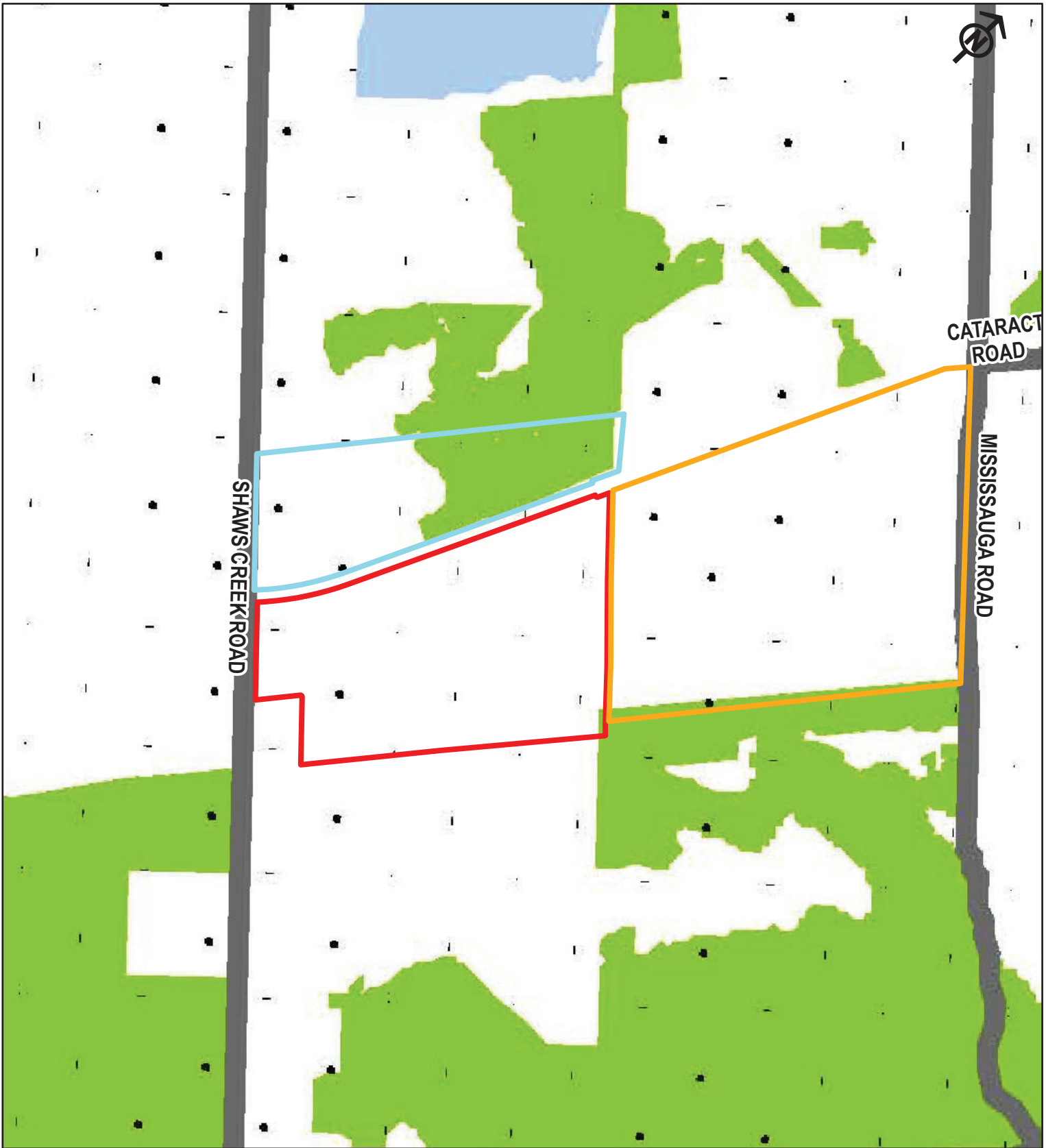
**Pit 3 Extension**

Part of Lot 13, Con 5 WHS  
 Town of Caledon  
 Region of Peel

**LEGEND**

- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- High Potential Mineral Aggregate Areas
- Areas Subject to Provincial Plans

DATE	April 2024
SOURCES	Region of Peel
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**FIGURE 8**  
**CORE AREAS OF THE GREENLANDS SYSTEM IN PEEL**

Region of Peel  
 Official Plan Schedule C-2

**Pit 3 Extension**

Part of Lot 13, Con 5 WHS  
 Town of Caledon  
 Region of Peel

**LEGEND**

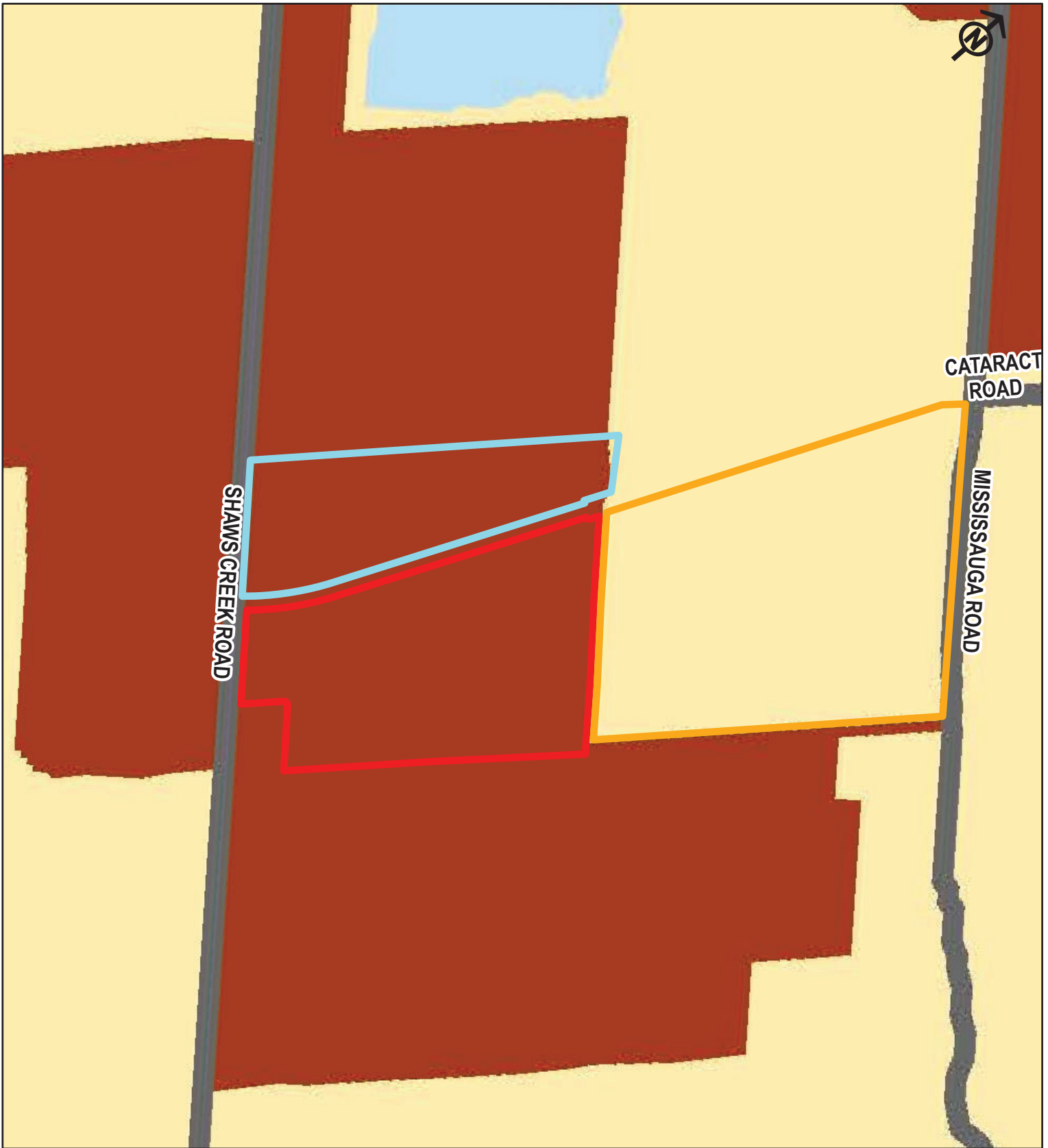
- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- Core Areas of the Greenlands System
- Areas Subject to Provincial Plans

DATE	April 2024
SOURCES	Region of Peel

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PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE



**FIGURE 9**  
**RURAL SYSTEM**

Region of Peel  
Official Plan Schedule D-1

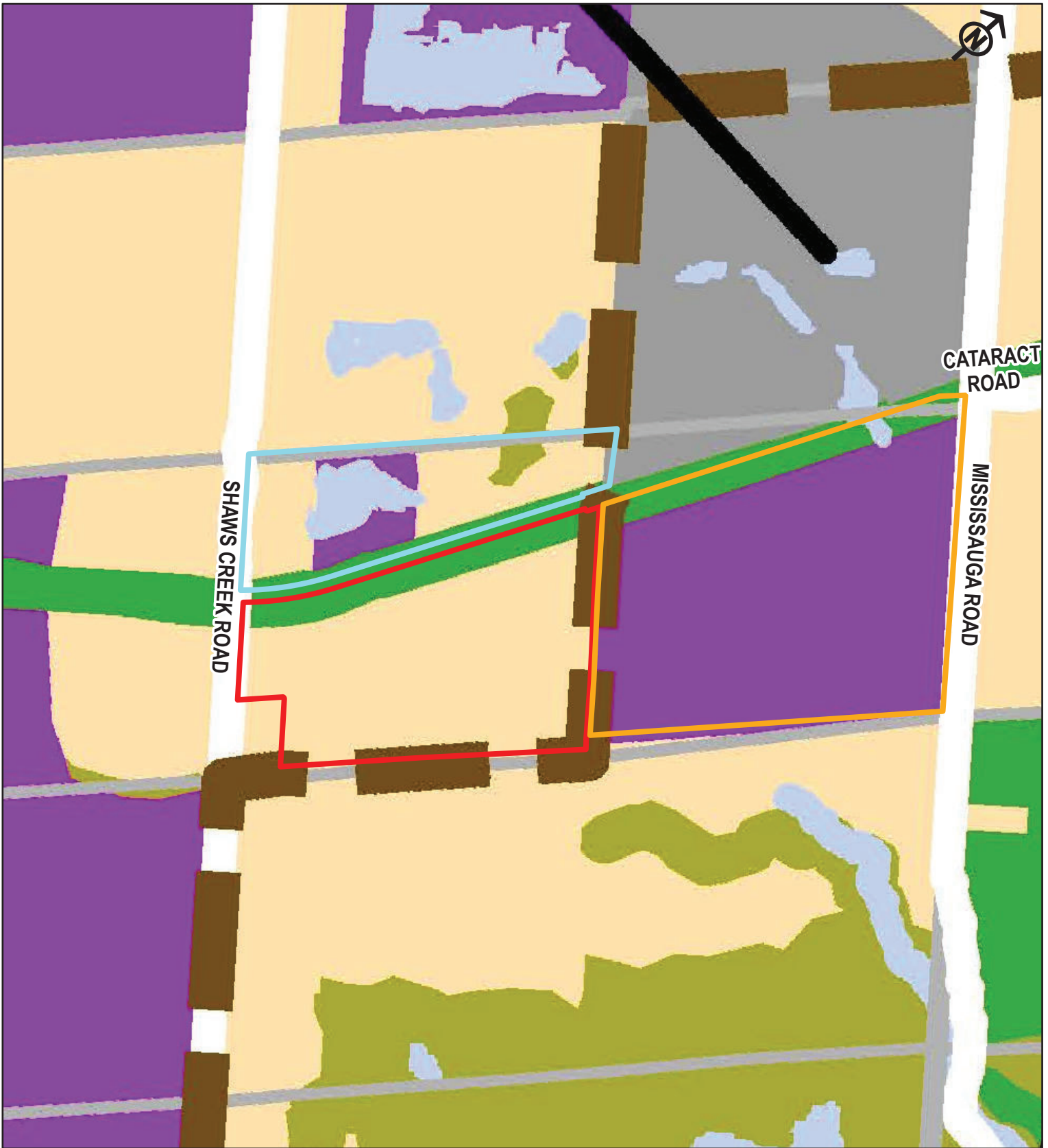
**Pit 3 Extension**

Part of Lot 13, Con 5 WHS  
Town of Caledon  
Region of Peel

**LEGEND**

- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- Prime Agricultural Area
- Rural Land

DATE	April 2024
SOURCES	Region of Peel
<p>0 40 80 160 240 320 400 Meters</p>	
9526CO - Report Figures - April 2024	



**FIGURE 10**  
**TOWN LAND USE PLAN**

Town of Caledon  
Official Plan Schedule A

**Pit 3 Extension**

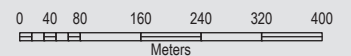
Part of Lot 13, Con 5 WHS  
Town of Caledon  
Region of Peel

**LEGEND**

- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- General Agricultural Area
- Rural Lands
- Extractive Industrial Area
- Open Space Policy Area
- Refer to OPA #122
- Niagara Escarpment Plan Area

DATE April 2024

SOURCES Town of Caledon



9526CO - Report Figures - April 2024











**FIGURE 11**  
**CHPMARA**  
**PRIORITIZATION PLAN**

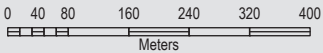
Town of Caledon  
 Official Plan Schedule L

**Pit 3 Extension**

Part of Lot 13, Con 5 WHS  
 Town of Caledon  
 Region of Peel

**LEGEND**

-  Proposed Licence Boundary
-  Existing Licenced Boundary
-  Additional Lands Owned by Applicant
-  CHPMARA (Sand & Gravel)
-  CHPMARA Aggregate Resource Lands
-  Licenced Pit/Quarry

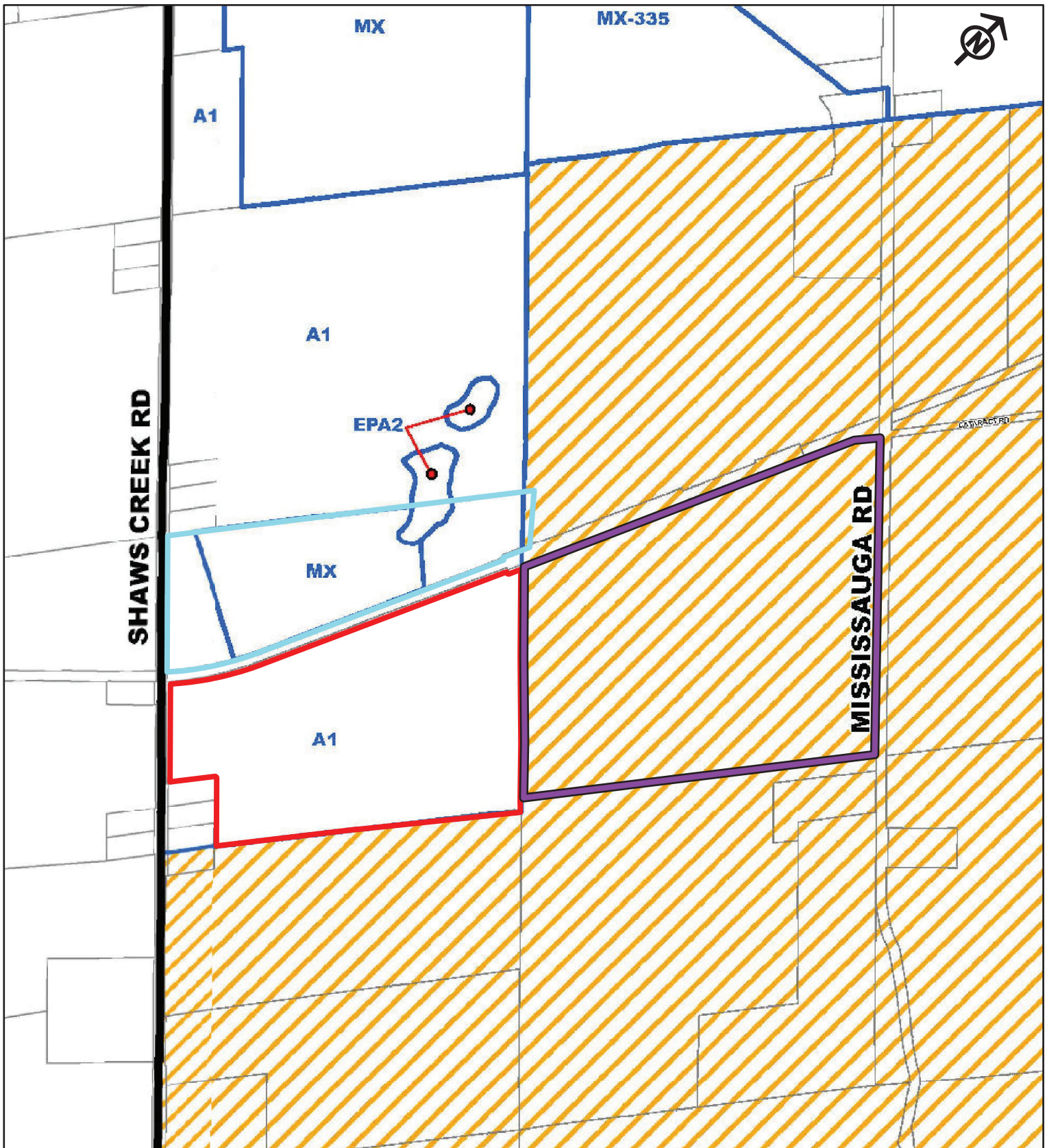
DATE	April 2024
SOURCES	Town of Caledon
	

9526CO - Report Figures - April 2024



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 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE





**FIGURE 12**  
**TOWN ZONING**

Town of Caledon Zoning  
By-law 2006-50 Maps 64 & 65

**Pit 3 Extension**

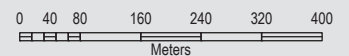
Part of Lot 13, Con 5 WHS  
Town of Caledon  
Region of Peel

**LEGEND**

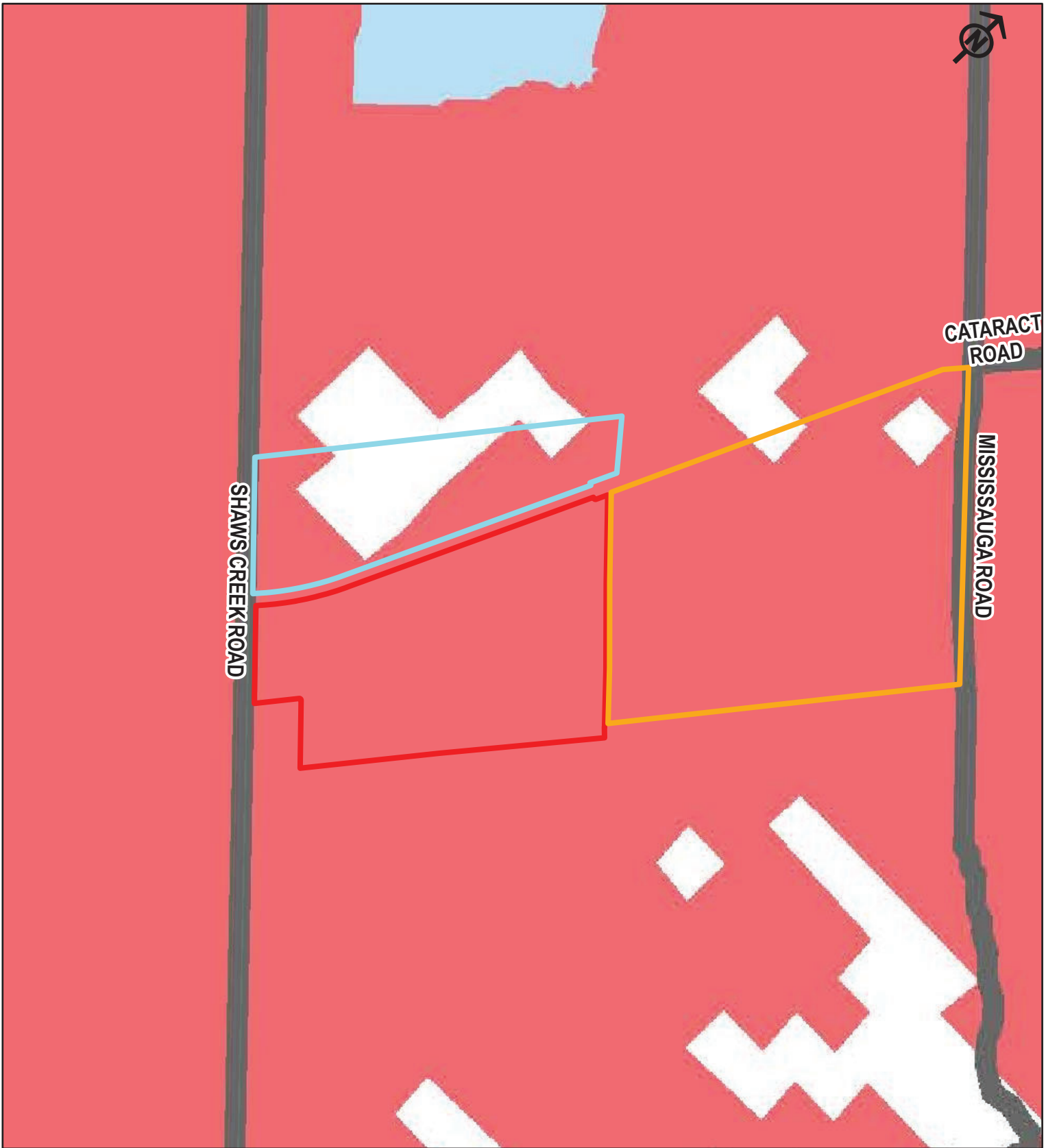
- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- Zone Boundary
- Niagara Escarpment Development Control Area

DATE April 2024

SOURCES Town of Caledon



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**FIGURE 13**  
**HIGHLY VULNERABLE**  
**AQUIFERS**

Region of Peel  
 Official Plan Schedule A-2

**Pit 3 Extension**

Part of Lot 13, Con 5 WHS  
 Town of Caledon  
 Region of Peel

**LEGEND**

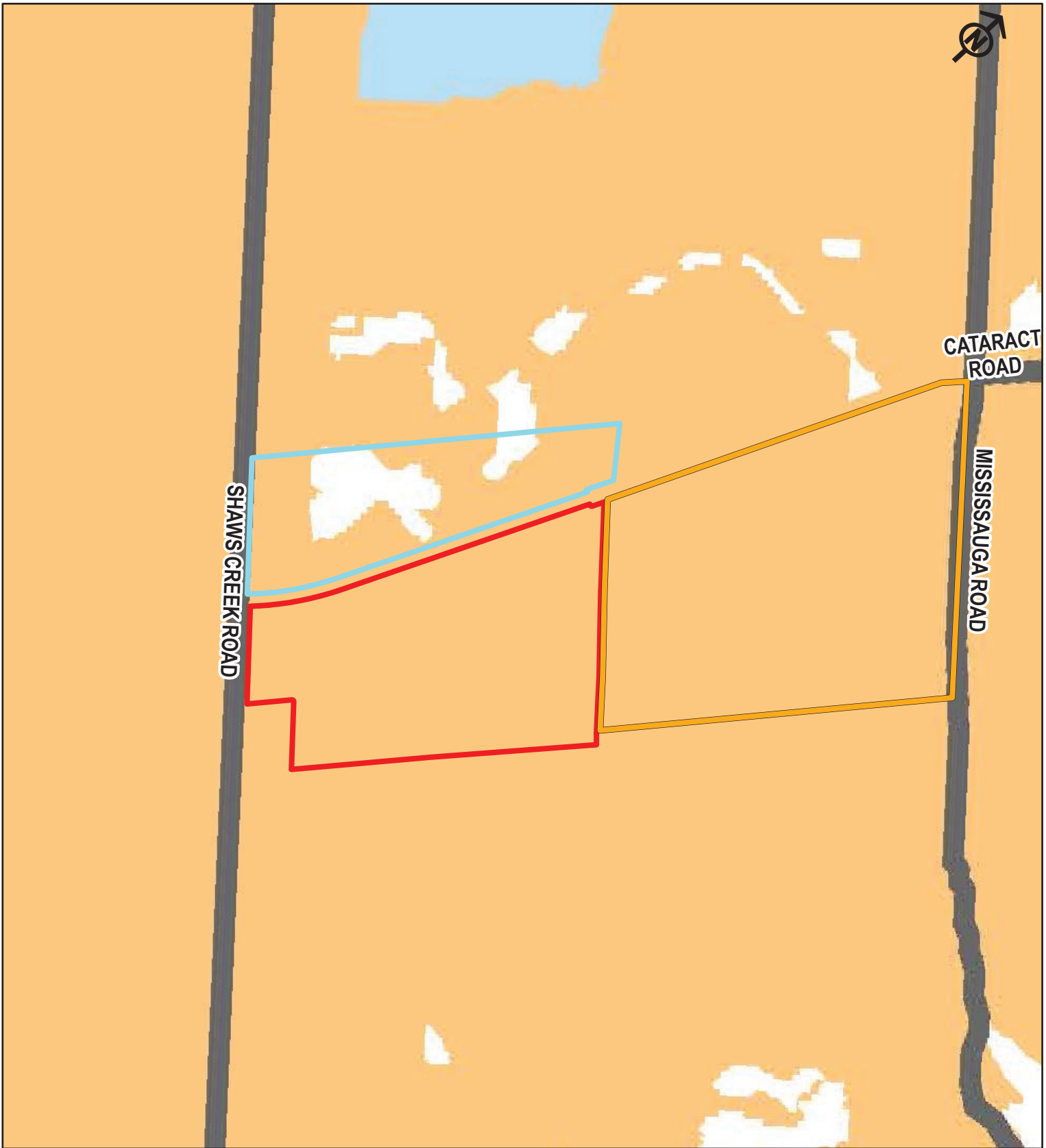
- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- Highly Vulnerable Aquifers

DATE	April 2024
SOURCES	Region of Peel
9526CO - Report Figures - April 2024	



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**FIGURE 14**  
**SIGNIFICANT GROUNDWATER RECHARGE AREAS**

Region of Peel  
 Official Plan Schedule A-3

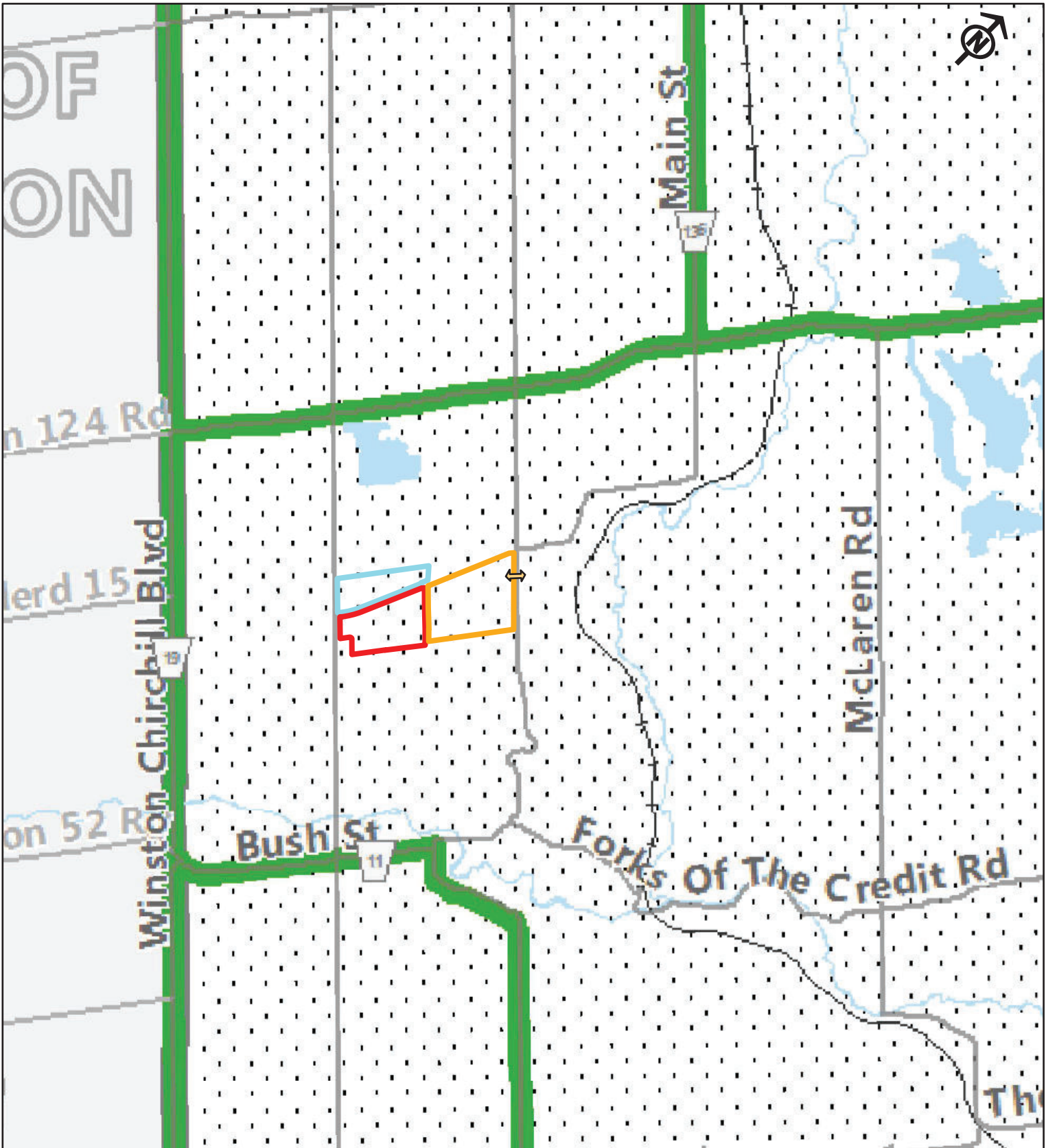
**Pit 3 Extension**

Part of Lot 13, Con 5 WHS  
 Town of Caledon  
 Region of Peel

**LEGEND**

- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- Significant Groundwater Recharge Area

DATE	April 2024
SOURCES	Region of Peel
<p>0 40 80 160 240 320 400 Meters</p>	
9526CO - Report Figures - April 2024	



**FIGURE 15**  
**MAJOR ROAD NETWORK**  
 Region of Peel  
 Official Plan Schedule F-2  
**Pit 3 Extension**  
 Part of Lot 13, Con 5 WHS  
 Town of Caledon  
 Region of Peel

**LEGEND**


- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- Major Roads
- Area Subject to Provincial Plans
- Existing Entrance/Exit (Approved Haul Route)

DATE: April 2024

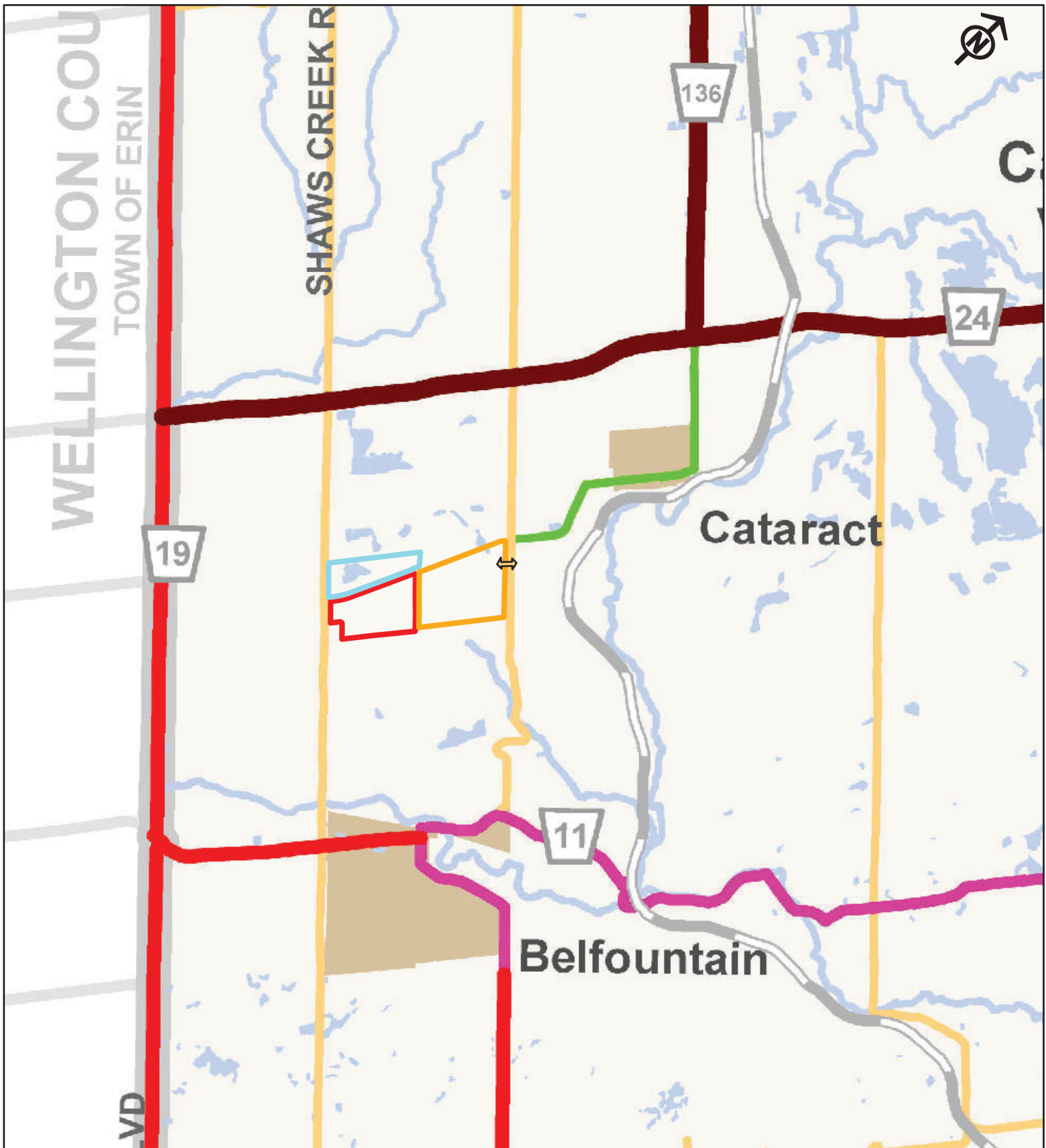
SOURCES: Region of Peel

0 0.25 0.5 1 1.5  
 Kilometers

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**FIGURE 16**  
**LONG RANGE**  
**ROAD NETWORK**

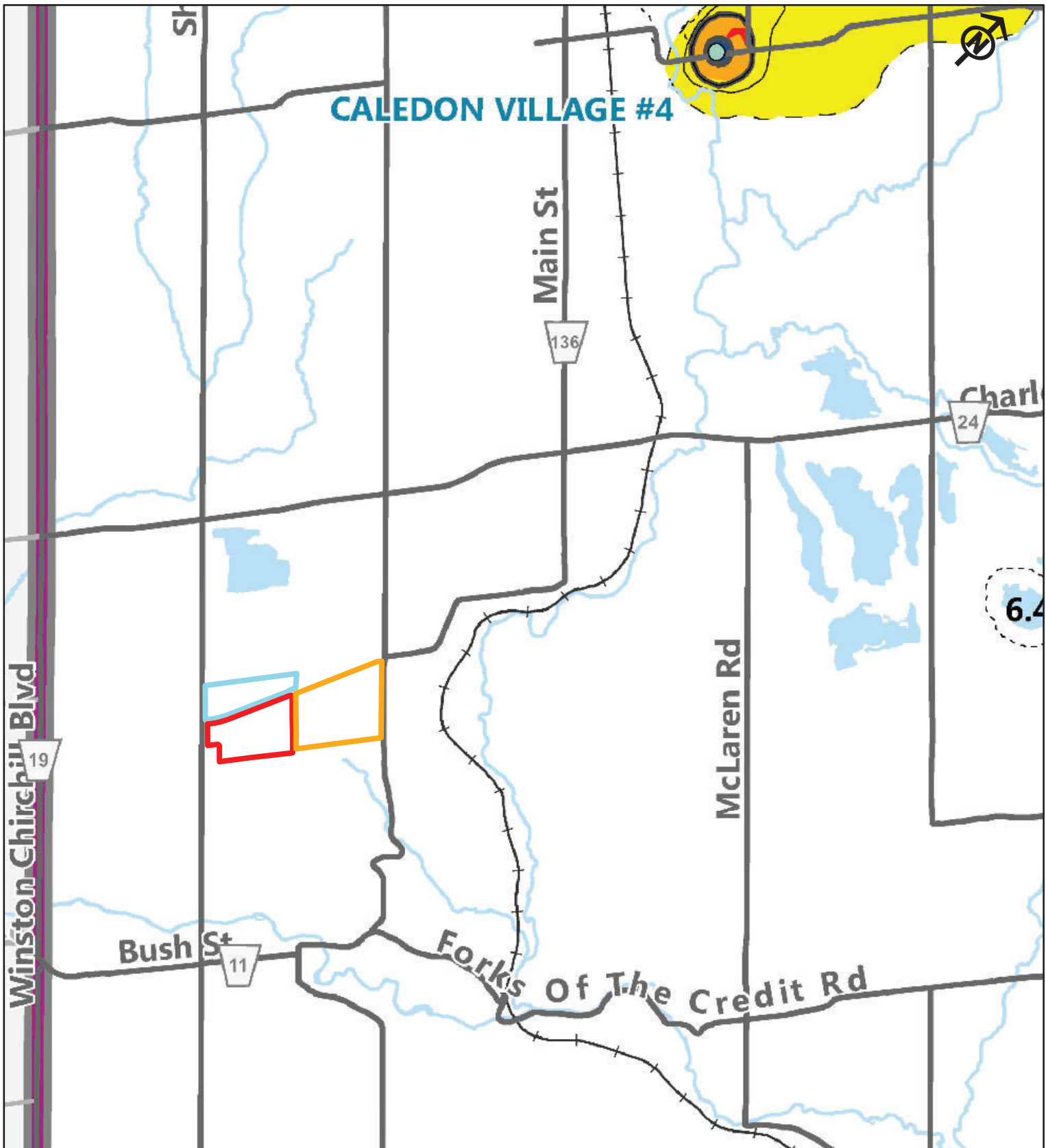
Town of Caledon  
 Official Plan Schedule J  
**Pit 3 Extension**  
 Part of Lot 13, Con 5 WHS  
 Town of Caledon  
 Region of Peel

**LEGEND**

- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- High Capacity Arterial
- Medium Capacity Arterial
- Collector
- Local
- Railway
- ↔ Existing Entrance/Exit (Approved Haul Route)

DATE	April 2024
SOURCES	Town of Caledon
9526CO - Report Figures - April 2024	
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**FIGURE 17**  
**WELLHEAD PROTECTION AREAS**

Region of Peel  
 Official Plan Schedule A-5

**Pit 3 Extension**

Part of Lot 13, Con 5 WHS  
 Town of Caledon  
 Region of Peel

**LEGEND**

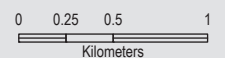
- Proposed Licence Boundary
- Existing Licenced Boundary
- Additional Lands Owned by Applicant
- WHPA-D
- WHPA-E (vulnerability score is noted on map)
- Wellhead

**Vulnerability Score**

- 2,4,6
- 8
- 10

DATE April 2024

SOURCES Region of Peel



9526CO - Report Figures - April 2024



PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE

# Appendix **A**



## CURRICULUM VITAE

### Brian A. Zeman, BES, MCIP, RPP

Brian Zeman, President of MHBC, joined MHBC as a Planner in 1998 after graduating from the University of Waterloo with a Bachelors Degree in Urban and Regional Planning.

Mr. Zeman provides planning services for all aspects of the firm's activities including residential, commercial and industrial uses while specializing in aggregate resource planning. He has experience in aggregate site planning and licensing and processes relating to aggregate applications.

Mr. Zeman is a member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

#### EDUCATION

1998  
Bachelor of Environmental Studies,  
Honours, Urban and Regional  
Planning, University of Waterloo

#### PROFESSIONAL ACCREDITATIONS / ASSOCIATIONS

- Full Member, Canadian Institute of Planners
- Full Member, Ontario Professional Planners Institute
- Member, Ontario Expropriation Association
- Certified by the Province of Ontario to prepare Aggregate Resources Act Site Plans

#### PROFESSIONAL HISTORY

- 2014 - Present    **President**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2010 - 2014    **Vice President and Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2005 - 2009    **Partner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2004 - 2005    **Associate**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 2001 - 2004    **Senior Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited
- 1998 - 2001    **Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited

#### CONTACT

113 Collier Street  
Barrie, ON L4M 1H2  
T 705 728 0045 Ext. 226  
F 705 728 2010  
bzeman@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM VITAE

**Brian A. Zeman**, BES, MCIP, RPP

### **PUBLICATIONS**

- Co Author of the “State of the Aggregate Resource in Ontario Study Paper 2 – Future Aggregate Availability & Alternatives Analysis, Prepared for the Ministry of Natural Resources dated December 2009.

### **SELECTED PROJECT EXPERIENCE**

- Research, preparation and co-ordination of reports / applications under the Planning Act, Niagara Escarpment Planning and Development Act, Oak Ridges Moraine Conservation Act, and the Aggregate Resources Act.
- Facilitate public meeting on major development applications.
- Project management for major development applications.
- Undertake aggregate Compliance Assessment Report inspections and preparation of reports.
- Planning evaluations and analysis for mineral aggregate development and resource management.
- Conduct notification and consultation procedures under the Aggregate Resources Act.
- Aggregate Resources Act site plan amendments.
- Planning evaluations for residential developments.
- Registration and planning of residential developments.
- Planning assessment for commercial, retail, office and industrial developments.
- Restoration planning for pits and quarries and preparation of recreational afteruse plans.
- Research and preparation of reports /evidence for hearings before the Ontario Municipal Board, Environmental Review Tribunal, Joint Board.
- Provide expert planning evidence before the Ontario Municipal Board, Environmental Review Tribunal and the Joint Board.

### **CONTACT**

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bzeman@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM VITAE

**Brian A. Zeman**, BES, MCIP, RPP

### SAMPLE PROJECT LIST

- Activa Group - Laurentian Subdivision, Kitchener
- Adventure Farm – Kirkwall Subdivision, Hamilton
- Aecon - Oliver Pit - Site Plan Amendment/Compliance Assessment Report
- Aggregate Producers Association of Ontario - Caledon Official Plan
- Aggregate Producers Association of Ontario - PPS Review
- Aggregate Producers Association of Ontario - Region of Halton Official Plan
- Blue Mountain Aggregates-Pit Deepening and Expansion
- Brampton Brick - Cheltenham Quarry Site Plan Amendment
- Brampton Brick - Niagara Escarpment Development Permit
- Cayuga Material & Construction - Property Investigation
- Cliff's Natural Resources – Chromite Aggregate Project
- Crisdawn Construction Inc. – Barrie Annexation Lands
- Dufferin Aggregates - Acton Quarry Afteruse Plan
- Dufferin Aggregates - Acton Quarry Expansion
- Dufferin Aggregates – City of Hamilton Official Plan
- Dufferin Aggregates - Milton Comprehensive Zoning By-law
- Dufferin Aggregates - Milton Quarry Afteruse Plan
- Dufferin Aggregates - Milton Quarry Extension
- Dufferin Aggregates - Property Investigations
- Dufferin Aggregates - Region of Halton Official Plan
- Dufferin Aggregates - Town of Halton Hills Official Plan
- Dufferin Aggregates – Town of Halton Hills Zoning By-law
- E.C. King Contracting - Sydenham Quarry Expansion Erie Sand & Gravel - Pelee Quarries
- Gies Construction - Old Chicopee Drive, Waterloo
- Hazad Construction - Conestoga Golf Course Subdivision Hallman Construction Limited - Consent for Church Site
- Home Depot - Barrie, Kitchener, Markham, Mississauga, Richmond Hill and Whitby
- J.C. Duff - Property Investigations
- Kulmatycky Rezoning/Plan of Subdivision/Area Study - Town of Paris
- Lafarge Canada – Brechin Quarry Site Plan Amendment
- Lafarge Canada – City of Hamilton Official Plan
- Lafarge Canada - Dundas Quarry Expansion
- Lafarge Canada - Lawford Pit
- Lafarge Canada – Limbeer Pit
- Lafarge Canada – Mosport Pit Site Plan Amendments
- Lafarge Canada - Oster Pit

### CONTACT

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 F 705 728 2010  
 bzeman@mhbcplan.com  
 www.mhbcplan.com



## CURRICULUM VITAE

### Brian A. Zeman, BES, MCIP, RPP

- Lafarge Canada - Property Investigations
- Lafarge Canada - Warren Merger Due Diligence
- Lafarge Canada-Wawa Site Plans
- Lincoln Village Subdivision - Phase 2 and 3, Waterloo
- Livingston Excavating - Simcoe Pit
- Nelson Aggregates Co., Burlington Quarry Extension
- Ontario Stone, Sand & Gravel Association – Region of Halton Aggregate Strategy
- Ontario Stone, Sand & Gravel Association - Region of Halton Official Plan
- Paris Land Development Limited - Subdivision
- Pitway Holdings - Brillinger Pit
- Pitway Holdings - Naylor/Forman Pit
- Pine Valley Homes - Ainsley Estates, Town of Wasaga Beach
- Pioneer Construction-Aggregate Resources Act Licensing-Thunder Bay
- Region of Durham - Homefounders Subdivision Riverbank Estates Inc. - Subdivision, Kitchener
- St. Marys Cement – Alternative Fuels
- St. Marys Cement - Bowmanville Quarry Deepening
- St. Marys Cement - Bowmanville Quarry Site Plan Amendment
- St. Marys Cement - Clarington Comprehensive Zoning By-law
- St. Marys Cement – Westside Marsh Project
- Steed & Evans - Contractor's Yard/Site Plan Amendment
- Tanem Developments - Bridge Street Subdivision University of Guelph - Canadian Tire
- University of Guelph - Commercial Centre University of Guelph - Office/Research Park
- YMCA – Redevelopment of Site, Barrie
- Zavarella Construction Ltd. - Consent/Rezoning/Plan of Subdivision/Area Study, Town of Paris

#### CONTACT

113 Collier Street  
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 T 705 728 0045 Ext. 226  
 F 705 728 2010  
 bzeman@mhbcplan.com  
 www.mhbcplan.com



# CURRICULUM VITAE

## James Newlands, HBComm., MSc.

### EDUCATION

2017  
Master of Science,  
Rural Planning and Development  
University of Guelph

2015  
Bachelor of Commerce (Honours)  
Business Administration,  
Lakehead University

James Newlands has been a Planner with MHBC since 2017. James provides planning research, evaluation and analysis for all aspects of the firm's activities and has experience in the preparation, coordination and project management of *Planning Act* applications and *Aggregate Resource Act* applications.

James received his Bachelor of Commerce (Honours) in Business Administration from Lakehead University in 2015 and his Masters of Science in Rural Planning and Development from the University of Guelph in 2017.

Prior to joining the firm, James worked at the Township of Ramara as a Planning Student where he was involved in a variety of tasks. Such tasks included coordinating various development application reviews, assisting with Committee of Adjustment applications, participating in Planning Act public meetings and open houses, supporting planning and building staff members in their day-to-day duties, providing quality customer service to members of the public, and assisting with Planning and Building related inquiries. This prior work experience along with his graduate research experience at the University of Guelph has provided him with a solid foundation focusing in rural land use planning.

James is a candidate member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

### PROFESSIONAL ASSOCIATIONS / ACCREDITATIONS

- Candidate Member, Canadian Institute of Planners (CIP) and Ontario Professional Planners Institute (OPPI)
- Member, Ontario Expropriation Association
- Committee Member, Ontario Stone, Sand & Gravel Association (OSSGA) Ecology Committee

### PROFESSIONAL HISTORY

2017 – Present     **Planner**, MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC), Barrie

2016 – 2017     **Planning Student**, Township of Ramara

### CONTACT

113 Collier Street  
Barrie, ON L4M 1H2  
T 705 728 0045 x234  
F 705 728 2010  
jnewlands@mhbcplan.com  
www.mhbcplan.com

## CURRICULUM VITAE

James Newlands, HBComm., MSc.

### SELECTED PROJECT EXPERIENCE

James' experience includes land use planning due diligence investigations, project management and coordination of development and aggregate projects, preparation of applications and reports for Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision, Site Plan Approvals, Consents, Minor Variances, Aggregate Resources Act new and expanding licence applications, and Aggregate Site Plan Amendments. James also provides advice to clients on a variety of land use planning issues.

- J.C. Rock – Crookston Quarry Licence Amendment
- CRH Canada Group Inc. – Flamboro Quarry Licence and Site Plan Amendment
- Nelson Aggregates Co. – Burlington Quarry Site Plan Amendment
- St. Marys CBM Aggregates – Flamborough property Severances and Minor Variance
- Fowler Construction – Childs Pit & Quarry Extension
- Fowler Construction – Fleming Quarry Extension
- Fowler Construction – Fleming Quarry Site Plan Amendment
- Fowler Construction – Sage Creek Lands - Zoning By-law Amendment and Consent
- Lafarge Canada – New Lowell property Severances and Zoning By-law Amendment
- Ramara Landscaping Quarry – Zoning By-law Amendment and ARA Licence
- Yonge GO Village Subdivision, Barrie – Draft Plan of Subdivision
- DiPoce Subdivision, Barrie – Zoning By-law Amendment and Draft Plan of Subdivision
- McNabb Subdivision, Collingwood – Draft Plan of Subdivision
- Northern Shield Developments – Affordable Housing Development, Orillia – Consent, Minor Variance and Site Plan Control
- 2924 Concession 7, Township of Adjala-Tosorontio – Zoning By-law Amendment and Consent
- 1109 Meadowview Road, City of Kawartha Lakes – Zoning By-law Amendment and Consent

# Appendix **B**

---

**From:** Tanjot Bal <Tanjot.Bal@caledon.ca>  
**Sent:** March 8, 2024 9:01 AM  
**To:** James Newlands  
**Cc:** Mal WENSIERSKI; Brian Zeman  
**Subject:** RE: Lafarge Pit 3 Extension PARC OPA and ZBA Forms

Good Morning James,

Thank you for providing the background and status of the applications.

Please accept this email as formal record that an extension has been granted to May 31, 2024.

Regarding the comments to the fee agreement, please give me a few days to confirm with the appropriate staff and if agreeable, provide you with the revised agreement for execution.

Kind Regards,

**Tanjot Bal, MCIP, RPP**  
Acting Manager, Development  
Planning & Development Department

Office: 905.584.2272 x.4418  
Email: [tanjot.bal@caledon.ca](mailto:tanjot.bal@caledon.ca)

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# STRATEGIC PLAN 2023-2035



The best of rural and urban life for everyone

---

**From:** James Newlands <jnewlands@mhbcplan.com>  
**Sent:** Thursday, March 7, 2024 5:13 PM  
**To:** Tanjot Bal <Tanjot.Bal@caledon.ca>  
**Cc:** Mal WENSIERSKI <malgorzata.wensierski@lafarge.com>; Brian Zeman <bzeman@mhbcplan.com>  
**Subject:** FW: Lafarge Pit 3 Extension PARC OPA and ZBA Forms

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good afternoon Tanjot,

Thank you for reaching out to me earlier today. As you may be aware, MHBC is assisting Lafarge with preparing an application on their property located at 17823 Shaws Creek Road. The application is known as the Lafarge Pit 3 Extension and we have had an extensive pre-consultation history with the Town.

We have finalized the the OPA and ZBA PARC forms for the application. These forms are attached for reference. Lafarge is in agreement that these forms can represent the final checklists for the respective OPA and ZBA applications and will include them in the upcoming DART applications.

Lafarge's project team is working hard to finalize the technical reports for the Pit 3 Extension application. Currently the OPA and ZBA PARC forms have an expiry date of March 31, 2024.

Lafarge is also currently working on pre-application engagement with Indigenous Communities, the mayor, local councillor and surrounding neighbours in an effort to ensure these stakeholder parties are informed of the project before the application is submitted. **As a result, could you please confirm if the Town would have an issue with extending the PARC form minutes to May 31, 2024. This is the priority item that we ask you to provide confirmation of as soon as possible.** If you have any questions on this, please let me know as we will make ourselves available to discuss..

As part of the application, Lafarge has also been working with the Town to prepare an Aggregate Application Fee Agreement, Lafarge appreciates the Town reviewing the fee amount to support a reduction from 100k to 50k. Lafarge has a number of comments on the draft agreement that we ask the Town to review and confirm if the revisions are acceptable. Attached I have included the updated draft fee agreement that includes redline revisions of:

- Reducing the fee from \$100,000 to \$50,000; and,
- Lafarge's comments on the draft agreement, including the request for the quarterly billing/cost updates which are important to Lafarge for internal capital budgeting reasons.

As an FYI, below is the most recent correspondence we had with the Town on the fee agreement item.

If you could confirm if the Town is agreeable to the requested revisions in the agreement, that would be greatly appreciated so we can also get that finalized. Please do not hesitate to reach out by phone or email if you have any questions.

Thanks again and talk soon,

**JAMES NEWLANDS**, HBComm, MSc, MCIP, RPP | Associate

## **MHBC** Planning, Urban Design & Landscape Architecture

113 Collier Street | Barrie | ON | L4M 1H2 | T 705 728 0045 x 234 | C 705 238 0540 | F 705 728 2010  
| [jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)

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---

**From:** Richard Martin <[Richard.Martin@caledon.ca](mailto:Richard.Martin@caledon.ca)>

**Sent:** November-20-23 9:05 AM

**To:** James Newlands <[jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)>

Cc: Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; 'Mal WENSIERSKI' <[malgorzata.wensierski@lafarge.com](mailto:malgorzata.wensierski@lafarge.com)>; Cynthia OwusuGyimah <[Cynthia.OwusuGyimah@caledon.ca](mailto:Cynthia.OwusuGyimah@caledon.ca)>

Subject: RE: Lafarge Pit 3 Extension PARC OPA and ZBA Forms

Hi James,

Attached are the confirmed final reports of the PARC Official Plan Amendment (OPA) and Zoning By-law Amendment(ZBA) meeting and checklist forms capturing the changes in the redline revisions discussed at our last meeting. I have also attached the aggregate application fee agreement for the proposed Pit 3 Extension. After further internal discussions for the initial fee requirement for the OPA and ZBA applications the Town is more minded to support a fee reduction from 100k to 50k.

Should you have any question please feel free to let me know.

Thanks

**Richard Martin**

Acting Senior Planner, Development  
Development and Design  
Planning Department.

Office: 905.584.2272 x.4283

Email: [richard.martin@caledon.ca](mailto:richard.martin@caledon.ca)



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Town of Caledon | [www.caledon.ca](http://www.caledon.ca) | [www.visitcaledon.ca](http://www.visitcaledon.ca) | Follow us @YourCaledon

---

**From:** James Newlands <[jnewlands@mhbcplan.com](mailto:jnewlands@mhbcplan.com)>

**Sent:** Thursday, November 9, 2023 12:07 PM

**To:** Cynthia OwusuGyimah <[Cynthia.OwusuGyimah@caledon.ca](mailto:Cynthia.OwusuGyimah@caledon.ca)>; Richard Martin <[Richard.Martin@caledon.ca](mailto:Richard.Martin@caledon.ca)>

**Cc:** Brian Zeman <[bzeman@mhbcplan.com](mailto:bzeman@mhbcplan.com)>; 'Mal WENSIERSKI' <[malgorzata.wensierski@lafarge.com](mailto:malgorzata.wensierski@lafarge.com)>

**Subject:** Lafarge Pit 3 Extension PARC OPA and ZBA Forms

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good afternoon Cynthia and Richard,

Thank you for meeting with us yesterday. We appreciate you both taking the time to help Lafarge finalize the PARC OPA and ZBA forms for their proposed Pit 3 Extension. As you are aware, Lafarge provided the Town with redline revisions to the forms in our email dated October 12, 2023.

We have updated the PARC OPA and ZBA minutes as per our discussions during the meeting. Please see attached a blacklined final copy of each form that Lafarge is prepared to agree to for the application.

During the meeting, Lafarge also committed to providing the Town with the following:

- 1) A copy of the Aggregate Application Fee Agreement and confirmation on how much of the application fee was refunded to Lafarge at the end of the application process. Please note that this information will be provided to you as soon as possible.
- 2) Confirmation that the applicants legal name for the purposes of the legal agreements is “Lafarge Canada Inc.”

Thanks again,

**JAMES NEWLANDS**, HBComm, MSc, MCIP, RPP | Associate

## **MHBC** Planning, Urban Design & Landscape Architecture

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| [jnewlands@mhbcpplan.com](mailto:jnewlands@mhbcpplan.com)

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# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

**File Number:** PRE 2022-0218  
**Meeting Date:** March 9, 2022

**Lead Planner:** Carmine Caruso  
**Expiry Date:** March 31, 2024

## Purpose and Advisory Information

In accordance with the *Planning Act* and pursuant to By-law 2022-052, applicants are required to complete Pre-Consultation with the Town which consists of an Inquiry Meeting, a Preliminary (PARC) Meeting and Pre-Consultation (DART) Review, prior to submission of development applications.

It is important to note that all comments provided at the PARC Meeting and contained within this document are preliminary only and based solely on the information that was made available at the time of the meeting. This meeting does not imply or suggest any decision whatsoever on behalf of the Town of Caledon. Once the Pre-Consultation (DART) Review or an application has been submitted and is in circulation, additional information may be required during the processing of the application.

The proposal as described on this form has been reviewed at a Preliminary (PARC) Meeting and the 'complete' application requirements are outlined in this document. If an application does not contain the items outlined in this document, the application will be deemed incomplete and will not be accepted by the Town of Caledon.

As per By-law No. 2022-052, a new Preliminary (PARC) Meeting will be required should the Pre-Consultation (DART) Review or application not be submitted by the expiry date. If additional consultation is required, it should be held prior to the expiry date to ensure all matters have been addressed.

If the applicant does not contact Town Staff for clarification of this document, within 10 business days of receiving this document, the applicant acknowledges that the requirements outlined within this document must be submitted for the application to be considered 'complete'.

## Section 1: Applicant and Owner Information

Applicant Name:	Lafarge Canada
Phone Number:	905 738-2934 (Office) 416 574-7515 (Cell)
Email Address:	mal.wensierski@lafargeholcim.com
Owner Name:	Lafarge Canada
Phone Number:	905 738-2934 (Office) 416 574-7515 (Cell)
Email Address:	mal.wensierski@lafargeholcim.com

## Section 2: Project and Property Information

Municipal Address:	17823 Shaw's Creek Road
Legal Description:	Part of Lot 13, Concession 5, West Side of Centre Road or Communication Street, Town of Caledon
Roll Number:	2124 030009 16300
Site Area:	25.7 hectares 63.5 acres
Project Name:	Lafarge Pit 3 Extension
Proposal:	To permit the operation of an above-water sand and gravel aggregate extraction facility by expanding the current operation to the east
Existing GFA:	N/A
Servicing:	N/A

## Section 3: Planning Policy Framework

### Provincial Plans

Places to Grow Plan, 2020:	Greenbelt Area
Greenbelt Plan, 2017:	Protected Countryside
Niagara Escarpment Plan, 2017:	N/A
Oak Ridges Moraine Conservation Plan, 2017:	N/A

# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

<b>Region of Peel Official Plan</b>	Rural System
<b>Town of Caledon Official Plan:</b>	General Agricultural Area
<b>Town of Caledon Future Official Plan:</b>	Agricultural and Rural Area
<b>Town of Caledon, Zoning By-law [Zoning By-law Number], as amended:</b>	Agricultural
<b>Heritage Interest:</b>	Listed and Designated Properties nearby
<b>Archaeological Interest:</b>	Yes
<b>Conservation Authority:</b>	Credit Valley Conservation Authority
<b>Access Authority:</b>	Town of Caledon
<b>Other Applications Affecting the Property:</b>	N/A

## Section 4: Required Approvals

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In accordance with Staff Report 2022-0209, the Town is no longer accepting the submission of concurrent development applications and where public infrastructure is proposed, a Draft Plan of Subdivision will be required.

The following applications are required:

- Official Plan Application (Subject of PARC 2022-0218)
- Future application to amend the Zoning By-law (A separate PARC application and meeting followed by the Pre-consultation (DART) process is required prior to considering a formal Zoning By-law amendment on these lands)

The following additional approvals and/or requirements are required:

- To be determined
-

# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

## Section 5: Complete Application Requirements

The 'complete' application requirements are outlined in two tables below:

- 1) Approvals, Engagement and Consultation to be Completed prior to an Application Being Considered 'Complete'
- 2) Material and Documentation Required for Submission for an Application to be Considered 'Complete'

If an application does not meet the requirements outlined in this document, the application will be deemed incomplete and will not be processed by the Town of Caledon.

### Approvals, Engagement and Consultation to be Completed prior to an Application Being Considered 'Complete'

Prior to an application being considered 'complete' the following approvals/permissions must be in place, and the following engagement and consultation must be completed to the satisfaction of the applicable agency/department.

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
X	Satisfactory Completion of the Pre-Consultation (DART) Review for the Project	
	Regional Official Plan Amendment in Full Force and Effect for the Subject Lands	
	Secondary Plan in Full Force and Effect for the Subject Lands	
	Block Plan in Full Force and Effect for the Subject Lands	
	Approval from the Niagara Escarpment Commission	
	An Official Plan Amendment is in Full Force and Effect for the Subject Lands and Project	
	A Zoning By-law Amendment is in Full Force and Effect for the Subject Lands and Project	
	A Draft Plan of Subdivision has been Registered for the Subject Lands	

# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
	A Draft Plan of Condominium has been Registered for the Subject Lands	
	A Site Plan Application has received Final Site Plan Approval for the Subject Lands and Project	
X	Meaningful Consultation has Occurred with Indigenous Communities	
X	Meaningful Consultation has Occurred with the Public	
	A Permit has been Issued from the Appropriate Conservation Authority	
	A Permit has been Issued by the Ministry of Transportation	
	Road Access Approval from the Ministry of Transportation Confirming Location, Type and Capacity	
	Road Access Approval from the Region of Peel Confirming Location, Type and Capacity	
	Servicing Approval from the Region of Peel, Confirming Servicing Requirements and Capacity are Present or Have Been Committed To	
	Approval of the Limits of Development from the Applicable Conservation Authority	
X	Acceptance of All Required Archaeological Assessments from the Ministry of Heritage, Sport, Tourism and Culture Industries	
	Confirmation of Parkland Requirements: <ul style="list-style-type: none"> <li>- Where Parkland Dedication is Applicable, Confirmation of the Park Size, Location and Configuration</li> <li>- Where Cash-in-Lieu of Parkland is Required, the Rate of How it is to be paid and a Satisfactory Appraisal</li> </ul>	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

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Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
	Confirmation of School Sites: Where Land for Schools is Applicable, Confirmation of the Parcel Size, Location and Configuration is Required	
	Confirmation of Other Community Infrastructure: Where Lands for Community Centres, Fire Halls and/or Works Yards are Applicable, Confirmation of the Parcel Size, Location and Configuration is Required	
X	Acceptance of all Peer Reviews	
	Completion of a Zoning Certificate Demonstrating Compliance with the Applicable Zoning By-law	
	Record of Site Condition	
	Acceptance of the Green Development Standards	
X	Full Cost Recovery Fee Agreement	In accordance with the Town of Caledon's Fees By-law 2021-87, as amended, the Pre-Consultation (PARC) Review, Official Plan Amendment and Zoning By-law Amendment aggregate application fees are full cost recovery.

## Material and Documentation Required for Submission for an Application to be Considered 'Complete'

The 'complete' application requirements are outlined in the table below. All items noted in the table below are required to be deemed satisfactory to the Town prior to an application being considered 'complete'.

To assist you in the preparation of the required material, the Town has prepared a number of Terms of Reference for your review. These Terms of Reference are available on the Town's website and while they offer general guidance, at the Preliminary (PARC) Meeting the Town or external agencies may have noted additional requirements and/or scoped the requirements. Any notes or guidance on this is contained within the table below.

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# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
X	Cover Letter		All agencies and departments	
X	Preliminary (PARC) Form Signed		All agencies and departments	
X	Application Form – Pre-Consultation (DART) Meeting Form		Town of Caledon, Planning Department, Development Planning	
X	Draft Official Plan Amendment and Schedule		Town of Caledon, Planning Department, Development Planning Region of Peel	
	Draft Zoning By-law Amendment and Schedule		Town of Caledon, Planning Department, Development Planning  CVC	
	Draft Plan of Subdivision		Town of Caledon, Planning Department, Development Planning,  CVC	
	Plan of Condominium		Town of Caledon, Planning Department, Development Planning  CVC	
X**	Site Plan	Although a formal site plan application is <u>not required</u> for this proposal, please submit the Site Plan documentation submitted to the Ministry of Natural Resources and Forestry for review	Town of Caledon, Planning Department, Development Planning, Engineering Services Department, Development Engineering Region of Peel CVC	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
X	Scalable Concept Plan		Town of Caledon, Planning Department, Development Planning	
X	Survey Plan		Town of Caledon, Planning Department, Development Planning  CVC	
X	Fees (Region of Peel)	Please refer to <a href="#">Fees By-law</a>	Region of Peel	
X	Fees (Town of Caledon)	Pre-Consultation Submission/Review - Draft Plans of Subdivision (Per Submission/Review) Draft Plan of Subdivision Refer to <a href="#">Fees By-law</a> .  As per the <a href="#">Fees By-law</a> , all Aggregate application fees are based on a full cost recovery platform and will require the execution of appropriate agreements. Upfront fees in the amount of \$100,000 are required with application submissions.	Town of Caledon, Planning Department, Development Planning	
X	Fees (Credit Valley Conservation)	Please refer to our Fee Schedule found on our website - <a href="https://cvc.ca/about-planning-permits/fee-schedule/">https://cvc.ca/about-planning-permits/fee-schedule/</a> Note: Information of the Plan Review fees are located below the Permit fees on the web page.	Credit Valley Conservation	
	Fees (Lake Simcoe Region Conservation Authority)		Lake Simcoe Region Conservation Authority	
	Fees (Nottawasaga Valley Conservation Authority)		Nottawasaga Valley Conservation Authority	
	Fees (Toronto and Region Conservation Authority)		Toronto and Region Conservation Authority	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
	Accessibility Plan			
	Aggregate Resource Impact Study			
X	Agricultural Impact Assessment		Region of Peel Town of Caledon, Planning, Landscape	X
X	Air Quality Assessment		Town of Caledon, Engineering Services Department, Development Engineering Region of Peel	X
	Air Photo Enlargement	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.		
	Arborist Report and Tree Preservation Plan		Town of Caledon, Planning Department, Landscape	
X	Archaeological Assessment, and associated Ministry of Heritage, Sport, Tourism and Cultural Industries compliance letter(s)	Minimum Stage 1-2 as part of a complete application.	Town of Caledon, Planning Department, Heritage	
	Architecture Design Plan			
	Architectural Design Guidelines			
	Cultural Heritage Assessment Report (existing conditions) Built Heritage Resources and Cultural Heritage Landscape Evaluation		Town of Caledon, Planning Department, Heritage	
	Coloured Renderings		Town of Caledon, Planning Department, Urban Design	
	Commercial Impact Study			





# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
	Comprehensive Broader Scale			
	Conservation Authority Permit	Refer to CVC and website for details. <a href="https://cvc.ca/planning-permit-application/">https://cvc.ca/planning-permit-application/</a>	CVC	
	Construction Management Plan			
X	Heritage Impact Assessment	Section 5.11.2.4.2i) of the Official Plan	Town of Caledon, Planning Department, Heritage	
	Demarcation of Areas Regulated by a Conservation Authority	Refer to CVC and website for general regulation mapping, <a href="https://cvc.ca/regulation-mapping/">https://cvc.ca/regulation-mapping/</a> . Note discussion with CVC staff and/or site meeting may be required to field verify regulated areas.	Town of Caledon, Engineering Department, Development Engineering CVC	
	Draft Reference Plan			
	Elevation Drawings		Town of Caledon, Planning Department, Urban Design CVC	
	Engineering Cost Estimate		Town of Caledon, Engineering Services Department, Development Engineering	
	Engineering Non-Standard/Alternative Design Memo		Town of Caledon, Engineering Services Department, Development Engineering	
X	Environmental Implementation Report/Environmental Impact Study		CVC Region of Peel Town of Caledon, Planning, Landscape	
	Environmental Site Assessment – Phase 1			
	Environmental Site Assessment – Phase 2			



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
	Erosion and Sediment Control Report		CVC	
	Erosion and Sediment Control Plans		CVC	
	Environmental Management/Reforestation Plan	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.		
	Environmental Management/Reforestation Report	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.		
	Environmental Summary Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.		
	Environmental and Engineering Summary Report	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.		
	Facility Fit Plan			
	Fiscal Impact Study			
	Floodplain Analysis		CVC	
	Floor Plan Drawings		Town of Caledon, Planning Department, Urban Design	
	Functional Servicing Report		CVC	
	Geotechnical Report		CVC	
X	Grading Plan(s)	Include cross sections	CVC, Town of Caledon, Engineering Services Department, Development Engineering	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
	Healthy Assessment Study			
	Healthy Development Assessment		Region of Peel	
	Heritage Conservation Plan		Town of Caledon, Planning Department, Heritage	
	Heritage Protection Plan		Town of Caledon, Planning Department, Heritage	
	Housing Distribution Analysis			
X	Hydrogeological Study/ Water Resource Study	The Water Resource Study shall be prepared in accordance with the Town's Official Plan	CVC, Town of Caledon, Engineering Services Department, Development Engineering Region of Peel	X
	Indigenous Engagement Summary/Form			
	Landscape Cost Estimate		Town of Caledon, Planning Department, Landscape	
	Landscape Letter of Conformance		Town of Caledon, Planning Department, Landscape	
	Landscape Plans		Town of Caledon, Planning Department, Landscape	
	Landscape Restoration Plans		CVC CVC Town of Caledon, Planning Department, Landscape	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
	Ministry of Transportation (MTO Permit)			
	Natural Heritage Evaluation		Town of Caledon, Planning Department, Landscape	
	Neighbourhood Concept Plan			
X	Noise and Vibration Study		Town of Caledon, Engineering Services Department, Development Engineering	X
	Oak Ridges Moraine Conformity Statement		Town of Caledon, Planning Department, Development Planning	
	On-Street Utilization Plan			
	Ontario Building Code Data Matrix			
	Parking Study			
	Pedestrian Level Wind Study			
	Photometrics Plan			
X	PINs, Easements, Parcel Abstract		Region of Peel	
X	Planning Justification Report		Town of Caledon, Planning Department, Development Planning Region of Peel	
	Plotting of Floodplain		CVC	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
	Preliminary Dewater Plans/Environmental Management Plan		CVC	
	Preliminary Engineering Report	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.		
	Public Engagement Summary			
	Record of Site Condition (RSC)			
X	Rehabilitation Plan		Engineering, Region of Peel, CVC	
	Servicing Drawings		CVC	
	Signage Plan			
	Single/Multi-use Demand Table (Water & Wastewater)		Region of Peel	
	Slope Stability Assessment		CVC	
	Slope Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.	CVC (if regulated)	
X	Soil and Soil Drainage Classification Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community. In support of AIA and Landscape Plans.	CVC (if regulated)  Town of Caledon, Planning Department, Landscape	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
	Stormwater Design Brief			
	Stormwater Management Report			
	Streetlight Plan			
	Streetscape Plan			
	Sun and Shadow Study			
	Surface Hydrology Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.		
	Sustainable Community Brief			
	Topographic Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.		
	Topographical Survey			
	Traffic Operations Assessment			
X	Traffic/Transportation Impact Study	Including: <ul style="list-style-type: none"> <li>- Road Network Review and Circulation</li> <li>- Transportation Demand Management Plan</li> <li>- Active Transportation Provisions and Network Connections</li> </ul>	Town of Caledon, Engineering Services Department, Transportation Engineering	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
		- Transportation Consultant shall submit a Terms of Reference prior to completing the TIS. Please contact Jillian Britto @ <a href="mailto:Jillian.Britto@caledon.ca">Jillian.Britto@caledon.ca</a>		
	Urban Design Brief		Town of Caledon, Planning Department, Urban Design	
	Urban Design and Cultural Heritage Brief		Town of Caledon, Planning Department, Urban Design and Heritage	
	Vegetation and Wildlife Ecology Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.		
X	Visual Impact Report		Town of Caledon, Planning Department, Landscape	X
	Waste Management Plan			
X	Water Balance Assessment/Water Resource Study		CVC, Town of Caledon, Engineering Services Department, Development Engineering	X
	Wetland Water Balance Risk Evaluation		CVC	
	Zoning By-law Matrix			

## Section 6: Preliminary Review Comments



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

The comments outline below and any supplemental redlined drawings offer preliminary comments only and does not constitute a full review. It is the applicant's responsibility to update plans to address comments in order to reduce comments received during the application review. The Town will not conduct any additional reviews of the material prior to the submission of the application.

## Town of Caledon (Internal Departments)

Department	Comments	Contact (Name, Email and Phone Number)
Building Services Department, Building	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Corporate Services Department, Legal Services	<ul style="list-style-type: none"> <li>Note: There is a heritage designated by-law registered on portion of the property north of the Elora-Cataract Trailway.</li> </ul>	Brittany Ziegler Brittany.ziegler@caledon.ca
Community Services Department, Facilities	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Community Services Department, Parks	<ul style="list-style-type: none"> <li>Based on the submitted materials November 23, 2022, if a building permit is required on the property, payment in lieu of conveyance of parkland will be required prior to issuance, pursuant to the s.42 of the Planning Act, in accordance with the Town's Parkland Conveyance By-law 2022-042 or any successor thereof.</li> <li>The Owner is responsible for the cost of appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland.</li> <li>The value of the development land shall be determined as of the day before the day the first building permit is issued.</li> <li>Please note that these comments are based solely on the preliminary information provided by the applicant for the preliminary meeting on December 15, 2022. Parks may provide varying and/or additional comments on the formal application.</li> </ul>	<b>Eva Li</b> <a href="mailto:eva.li@caledon.ca">eva.li@caledon.ca</a> 905.584.2272 x.4378
Community Services Department, Recreation	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Corporate Strategy & Innovation Department, Energy and Environment	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Corporate Strategy & Innovation Department, Capital Projects	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	





# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Department	Comments	Contact (Name, Email and Phone Number)
Customer Service & Communications Department, Economic Development	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	Ben Roberts, Economic Development Officer <a href="mailto:Ben.roberts@caledon.ca">Ben.roberts@caledon.ca</a> Cell: 416-998-8289
Engineering Services Department, Development Engineering	<ul style="list-style-type: none"> <li>The Water Resource Study can include the water balance, hydrogeological and hydrological studies.</li> <li>A Rehabilitation Plan is required.</li> </ul>	Drew Haines, Senior Project Manager, Development Engineering <a href="mailto:Drew.haines@caledon.ca">Drew.haines@caledon.ca</a> 905-584-2272 x. 4188
Engineering Services Department, Transportation	<ul style="list-style-type: none"> <li>Comments on the scope of the Transportation Study will be provided upon receipt of a Terms of Reference from the applicant's Transportation Consultant.</li> </ul>	Jillian Britto 905.584.2272 x 4108 <a href="mailto:Jillian.Britto@caledon.ca">Jillian.Britto@caledon.ca</a>
Finance Services Department	<ul style="list-style-type: none"> <li>At the pre-consultation stage, the property located at 17923 Shaw's Creek Road is assessed as Residential lands (\$1.78 million CVA). As of December 06, 2022, the property tax account for the subject property is determined to be current.</li> <li>The proposed application is said to include an above-water sand and gravel aggregate extraction (pit). Under current By-laws of the Town of Caledon and other charging entities, Development Charges will not be applicable as no new buildings are planned.</li> <li>Additional information on Development Charges may be accessed on the Town's website at <a href="https://www.caledon.ca/en/town-services/development-charges.aspx">https://www.caledon.ca/en/town-services/development-charges.aspx</a></li> <li>The Development Charges comments and estimates above are as of December 06, 2022 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.</li> <li>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</li> </ul>	Hussein Visanji Senior Financial Analyst <a href="mailto:Hussein.Visanji@caledon.ca">Hussein.Visanji@caledon.ca</a>



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Department	Comments	Contact (Name, Email and Phone Number)
	<p>rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	
Fire and Emergency Services Department	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Operations Department	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Planning Department, Accessibility	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Planning Department, Development Planning	<ul style="list-style-type: none"> <li>Planning fees are based on a full cost recovery platform, which will include an upfront fee of \$100,000 (exclusive of application fees) and the execution of relevant agreements.</li> <li>A number of documents will be subject to Peer Review as determined by the Town and relevant agencies. Recovery of fees associated with the review will be taken from the upfront fees.</li> <li>As part of the Planning Justification, demonstrate how the proposal will not result in any unacceptable land-use conflicts</li> <li>Demonstrate that the impacts from dust and other air pollutants will be mitigated to acceptable levels</li> <li>Acceptable monitoring program, operational plan and rehabilitation plan is required.</li> <li>Submit a description of the Public Consultation Process being proposed which describes the nature of impacts and mitigation measures</li> <li>Any impact studies required by this Plan, will include, where appropriate, an assessment of social impacts based on predictable, measurable, significant, objective effects on people caused by factors such as noise, dust, traffic levels and vibration. Such studies will be based on Provincial standards, regulations and</li> </ul>	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Department	Comments	Contact (Name, Email and Phone Number)
	<p>guidelines and will consider and identify methods of addressing the anticipated impacts in the area affected by the extractive operation.</p> <ul style="list-style-type: none"> <li>Section 5.11 of the Official Plan provides specific policies related to mineral resources and outlines specific requirements for the introduction of a new mineral extraction operation.</li> <li>Notification of application receipt and future Public Meetings will be broader than Planning Act requirements, as determined by staff and Council</li> <li>Provide full ARA aggregate submissions as part of a complete submission</li> </ul>	
Planning Department, Heritage	<p>Heritage Register</p> <ul style="list-style-type: none"> <li>The property north of the Elora-Cataract Trailway are designated under Part IV of the Ontario Heritage Act for the presence of the stone farmhouse known as the Pinkney House.</li> <li>The subject lands themselves contain potential landscape features associated with the past agricultural use of the lands.</li> <li>The subject lands are adjacent or nearby to the following properties listed as non-designated properties on the Town of Caledon’s Heritage Register: <ul style="list-style-type: none"> <li>17757 Shaws Creek Road</li> <li>18101 Shaws Creek Road</li> </ul> </li> </ul> <p>Heritage Impact Assessment</p> <ul style="list-style-type: none"> <li>As part of a complete application, the development proponent shall provide a Heritage Impact Assessment (HIA), undertaken by a qualified heritage consultant who is a professional member in good standing of the Canadian Association of Heritage Professionals (CAHP).</li> </ul>	Cassandra Jasinski, Heritage Planner, <a href="mailto:cassandra.jasinski@caledon.ca">cassandra.jasinski@caledon.ca</a> , (905) 584-2272 x. 4232



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Department	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> <li>The HIA shall assess the impact of the proposed development on all cultural heritage resources on and adjacent to the subject lands, including both built heritage and landscape features, to the satisfaction of the Town of Caledon.</li> <li>The CHIS shall adhere to the Town of Caledon HIA Terms of Reference and include the requirements set out in the Town of Caledon Official Plan, policy 3.3.3.1.5 b).</li> <li>Any mitigative measures, as specified in the HIA and/or by Town of Caledon Heritage staff shall be undertaken to the satisfaction of the Town.</li> </ul> <p>Archaeological Assessment</p> <ul style="list-style-type: none"> <li>The development proponent shall retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O 2005 as amended), to carry out and submit a minimum Stage 1-2 archaeological assessment for the entirety of the subject lands as part of a complete application. The proponent is advised, through their archaeological consultant, to proactively engage with the appropriate Indigenous communities on the archaeological assessment for the subject lands.</li> <li>Should any significant archaeological resources be encountered, the development proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff prior to development approval. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists.</li> <li>No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s) and the MCM compliance letter(s) indicating that all archaeological licensing and technical review</li> </ul>	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Department	Comments	Contact (Name, Email and Phone Number)
	<p>requirements have been satisfied and the report(s) has been entered into the Public Registry.</p> <ul style="list-style-type: none"> <li>• Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.</li> <li>• If the subject lands were previously assessed, the development proponent must provide a copy of the archaeological assessment(s) and the associated MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.</li> <li>• An archaeological condition will be included as part of agreements related to the application, should it be approved, for clarity as to the process required should previously unknown archaeological remains be uncovered during ground disturbance activities in the future.</li> </ul>	
Planning Department, Landscape	<ol style="list-style-type: none"> <li>1. Confirm Terms of reference for Agricultural Impact Assessment (AIA), Transportation Impact Study (TIS) and Viewshed Impact Study (VIS) with the appropriate reviewing agencies for each.</li> <li>2. Soil Report/Survey in support of the AIA is to be referenced in the Landscape Plans to identify how soils will be redistributed for the restoration.</li> <li>3. Cultural heritage features identified through the HIA are to be included in the Landscape Plans as per requirements from Planning, Heritage.</li> <li>4. If the above items are address in ARA submission requirements, separate documents for the above are not required.</li> </ol>	<p>Jonn Barton  <a href="mailto:Jonn.Barton@caledon.ca">Jonn.Barton@caledon.ca</a>            905.584.2272 x4062</p>
Planning Department, Municipal Numbering	<ul style="list-style-type: none"> <li>• No comments received</li> </ul>	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Department	Comments	Contact (Name, Email and Phone Number)
Planning Department, Policy Planning	<ul style="list-style-type: none"> <li>No comment received</li> </ul>	
Planning Department, Urban Design	<ul style="list-style-type: none"> <li>No comment</li> </ul>	Cassandra Savini <a href="mailto:cassandra.savini@caledon.ca">cassandra.savini@caledon.ca</a> 905.584.2272 ext 4392
Planning Department, Zoning	<ul style="list-style-type: none"> <li>No comment received</li> </ul>	

## External Agencies

Agency	Comments	Contact (Name, Email and Phone Number)
Bell Canada	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Canada Post	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Canadian Pacific Railway (CPR)	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Credit Valley Conservation (CVC)	<p>CVC staff have previously provided comments on this proposal in 2019 and in early 2020, staff had reviewed a draft Terms of Reference for both the Water Resources Study (by Golder, 2020) and the Natural Environment Study (by Goodban Ecological Services, 2020) and provided comments to Town staff. These comments have been consolidated and attached as part of Appendix E in the PARC cover letter submitted by MHBC Planning Consultants in support of this application.</p> <p>Note that CVC confirms the same comments apply as we have not seen a response to the previous TOR comments or additional information since that time.</p>	
Dufferin-Peel Catholic District School Board (DPCDSB)	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Enbridge	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
GO Transit (Metrolinx)	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Hydro One	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Lake Simcoe Region Conservation Authority (LSRCA)	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Ministry of Transportation (MTO) – GTA West Corridor	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

Agency	Comments	Contact (Name, Email and Phone Number)
Ministry of Transportation (MTO) - Permitting	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Niagara Escarpment Commission (NEC)	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Nottawasaga Valley Conservation Authority (NVCA)	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Ontario Provincial Police (OPP) - Caledon Detachment	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Peel District School Board (PDSB)	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Region of Peel	<p>To support the review of the proposed application in relation to the relevant Regional Official Plan policies, Regional Planning and Growth Management staff require the following studies for review and comment:</p> <ul style="list-style-type: none"> <li>Agricultural Impact Assessment, including an Agricultural Rehabilitation Plan addressing requirements for the rehabilitation of the site back to an agricultural condition in accordance with the PPS and Greenbelt Plan;</li> <li>Environmental Impact Study/Natural Environment Report, and</li> <li>Hydrogeological Evaluation/Water Report.</li> <li>Additional studies may be requested from other departments including an Air Quality Report and Transportation Study. Regional staff will coordinate with the Town of Caledon to determine the study Terms of Reference.</li> </ul> <p>Notwithstanding that the Town of Caledon Official Plan designates the subject lands as General Agricultural, the Prime Agricultural Area designation as refined by the Region of Peel on Schedule D-1 prevails as it is a refinement of the Provincial Agricultural System mapping of Prime Agricultural Areas that was released and in effect in the Greenbelt Plan Area in February 2018.</p> <p>In accordance with Policy 3.1.3.2 of the Greenbelt Plan and Policy 2.12.12.1.2 of the Region of Peel Official Plan, the Prime Agricultural Area designation may not be removed for non-agricultural uses. The Town or applicant should clarify how the OPA to redesignate</p>	



# FINAL Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist – (Subject to Change)

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Agency	Comments	Contact (Name, Email and Phone Number)
	<p>the lands to Extractive Industrial A will also address the need to retain the Prime Agricultural Area designation on the property should the proposed Extractive Industrial A be approved.</p> <p>Details to support the preparation and implementation of an Agricultural Rehabilitation Plan as a component of the AIA are available in the Ontario Ministry of Agriculture, Food and Rural Affairs' Draft Agricultural Impact Assessment (AIA) Guidance Document dated March 2018.</p>	
Rogers Communication	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	





# Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

**File Number:** PRE 2023-0095  
**Meeting Date:** June 22, 2023

**Lead Planner:** Carmine Caruso  
**Expiry Date:** March 31, 2024

## Purpose and Advisory Information

In accordance with the *Planning Act* and pursuant to By-law 2022-052, applicants are required to complete Pre-Consultation with the Town which consists of an Inquiry Meeting, a Preliminary (PARC) Meeting and Pre-Consultation (DART) Review, prior to submission of development applications.

It is important to note that all comments provided at the PARC Meeting and contained within this document are preliminary only and based solely on the information that was made available at the time of the meeting. This meeting does not imply or suggest any decision whatsoever on behalf of the Town of Caledon. Once the Pre-Consultation (DART) Review or an application has been submitted and is in circulation, additional information may be required during the processing of the application.

The proposal as described on this form has been reviewed at a Preliminary (PARC) Meeting and the 'complete' application requirements are outlined in this document. If an application does not contain the items outlined in this document, the application will be deemed incomplete and will not be accepted by the Town of Caledon.

As per By-law No. 2022-052, a new Preliminary (PARC) Meeting will be required should the Pre-Consultation (DART) Review or application not be submitted by the expiry date. If additional consultation is required, it should be held prior to the expiry date to ensure all matters have been addressed.

If the applicant does not contact Town Staff for clarification of this document, within 10 business days of receiving this document, the applicant acknowledges that the requirements outlined within this document must be submitted for the application to be considered 'complete'.

## Section 1: Applicant and Owner Information

Applicant Name:	Mal Wensierski on behalf of Lafarge Canada Inc.
Phone Number:	905 738 2934 (business)
Email Address:	Mal.wensierski@lafarge.com
Owner Name:	Lafarge Canada Inc.
Phone Number:	905 738 2934 (business)
Email Address:	

## Section 2: Project and Property Information

Municipal Address:	17823 Shaws Creek Road, Caledon. ON. L7K 1L2	
Legal Description:	Part Lot 13 W, Concession 5 WHS	
Roll Number:	2124.030.009.16300.0000	
Site Area:	25.7 (ha)(63.5 ac)	
Project Name:	Lafarge Canada Inc.	
Proposal:	Requesting a formal Zoning By-law amendment to expand Lafarge Pit 3	
Existing GFA:	N/A m <sup>2</sup>	Proposed GFA: N/A m <sup>2</sup>
Servicing:	N/A	

## Section 3: Planning Policy Framework

### Provincial Plans

Places to Grow Plan, 2020:	Greenbelt Area
Greenbelt Plan, 2017:	Natural Heritage System Protected Countryside
Niagara Escarpment Plan, 2017:	N/A
Oak Ridges Moraine Conservation Plan, 2017:	N/A
Zoned EPA1-ORM, EPA2-ORM and/or Within the Associated Buffer in the Oak Ridges Moraine:	N/A

# Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

Provincial Agricultural System:	Prime Agricultural Area
Provincial Natural Heritage System:	Yes
Wetlands Identified by the Province:	N/A
<b>Region of Peel Official Plan</b>	Rural System
<b>Town of Caledon Official Plan:</b>	General Agricultural Area, Schedule 'A' Greenbelt Plan Area, Greenbelt Plan Protected Countryside Designation, Schedule 'A1' Settlement Area, Schedule 'F' Greenbelt Plan Natural Heritage System, Schedule 'S'
<b>Town of Caledon Future Official Plan:</b>	Agricultural and Rural Area
<b>Town of Caledon, Zoning By-law 2006-50, as amended:</b>	Agricultural - A1
<b>Interim Control By-law:</b>	N/A
<b>GTA West Corridor:</b>	N/A
<b>Heritage Interest:</b>	N/A
<b>Archaeological Interest:</b>	Yes
<b>Conservation Authority:</b>	N/A
<b>Access Authority:</b>	Shaws Creek Road (Town of Caledon)
<b>Other Applications Affecting the Property and Their Status:</b>	PRE 2022-0218 PRE 2019-0112,

## Section 4: Required Approvals

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In accordance with Staff Report 2022-0209, the Town is no longer accepting the submission of concurrent development applications and where public infrastructure is proposed, a Draft Plan of Subdivision will be required.

The following applications are required:

- Official Plan Amendment Application
  - PARC - PRE 2022-0218 (completed)
  - DART application
- DART application to amend the Zoning By-law

# Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

## Section 5: Complete Application Requirements

The 'complete' application requirements are outlined in two tables below:

- 1) Approvals, Engagement and Consultation to be Completed prior to an Application Being Considered 'Complete'
- 2) Material and Documentation Required for Submission for an Application to be Considered 'Complete'

If an application does not meet the requirements outlined in this document, the application will be deemed incomplete and will not be processed by the Town of Caledon.

### Approvals, Engagement and Consultation to be Completed prior to an Application Being Considered 'Complete'

Prior to an application being considered 'complete' the following approvals/permissions must be in place, and the following engagement and consultation must be completed to the satisfaction of the applicable agency/department.

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
<b>X</b>	Written Confirmation to the Satisfaction of the Town of the Completion of the Pre-Consultation (DART) Review for the Project	<p>Please prepare the submission material as per the requirements contained within this form. Once completed, please submit the material with the Pre-Consultation (DART) Review Form to <a href="mailto:planning@caledon.ca">planning@caledon.ca</a>. Planning staff will then contact you to arrange for payment of the required fee:</p> <ul style="list-style-type: none"> <li>• In accordance with the <a href="#">Fees By-law</a>, application fees are based on a full cost recovery</li> </ul> <p>Once the Pre-Consultation (DART) Review is satisfactory, Planning staff will provide direction on how to submit the application.</p>
	Written Confirmation to the Satisfaction of the Town of a Regional Official Plan Amendment being in Full Force and Effect for the Subject Lands	<p>Prior to the submission of the required application, a Regional Official Plan Amendment must be approved and in full force and effect for the subject lands, supporting the proposed development.</p> <p>For more information on the Regional Official Plan Amendment process, please contact:</p> <p>Christina Marzo            Manager, Planning and Development Services            Public Works, Region of Peel            905.791.7800 x. 4362  <a href="mailto:Christina.marzo@peelregion.ca">Christina.marzo@peelregion.ca</a></p>

# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
	Written Confirmation to the Satisfaction of the Town of Completion of the Growth Management and Phasing Study and Confirmation that the Proposed Development Conforms to the Study	<p>The Town of Caledon is undertaking a Growth Management and Phasing Study to identify how, where and when the Town will grow.</p> <p>Prior to the submission of the required application, the Study must be complete and it must confirm that the proposed development conforms to the study.</p> <p>For more information on the Growth Management and Phasing Study, please contact:            Steven Burke, Manager, Strategic Policy Planning            Planning Department, Town of Caledon            905.584.2272 x. 4264            Steven.burke@caledon.ca</p>
	Written Confirmation to the Satisfaction of the Town of a Secondary Plan being in Full Force and Effect for the Subject Lands	<p>Prior to the submission of the required application, a Town-led Secondary Plan must be approved and in full force and effect for the subject lands.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of a Block Plan being in Full Force and Effect for the Subject Lands	<p>Prior to the submission of the required application, a Block Plan must be approved and in full force and effect for the subject lands.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of Approval from the Niagara Escarpment Commission	<p>Prior to the submission of the required application, approval from the Niagara Escarpment Commission must be received, permitting the proposed development. Approval of a Niagara Escarpment Plan Amendment OR Niagara Escarpment Development Permit is required, and the approval must be in full force and effect.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Niagara Escarpment Commission:            N/A</p>
X	Written Confirmation to the Satisfaction of the Town of an Official Plan Amendment being in Full Force and Effect for the Subject Lands and Project	<p>Prior to the submission of the required application, an Official Plan Amendment must be approved and in full force and effect for the subject lands, permitting the</p>



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
		<p>proposed development. A PARC Application has been submitted and reviewed for an Official Plan application (File No. PRE 2022-2018). Although formal applications will be considered in sequence, DART applications for both PRE 2022-0018 and PRE 2022-0095 should be submitted concurrently.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of a Zoning By-law Amendment being in Full Force and Effect for the Subject Lands and Project	<p>Prior to the submission of the required application, a Zoning By-law Amendment must be approved and in full force and effect for the subject lands, permitting the proposed development.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of a Draft Plan of Subdivision having been Registered for the Subject Lands	<p>Prior to the submission of the required application, a Draft Plan of Subdivision must be registered for the subject lands.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of a Draft Plan of Condominium having been Registered for the Subject Lands	<p>Prior to the submission of the required application, a Draft Plan of Condominium must be registered for the subject lands.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of a Site Plan Application having received Final Site Plan Approval for the Subject Lands and Project	<p>Prior to the submission of the required application, a Site Plan application must have been issued Final Approval for the project.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form.</p>
X	Written Confirmation to the Satisfaction of the Town that Meaningful Consultation has Occurred with Indigenous Communities	Prior to the submission of the required application, meaningful consultation must have occurred with Indigenous Communities.
X	Written Confirmation to the Satisfaction of the Town that Meaningful Consultation has Occurred with the Public	Prior to the submission of the required application, meaningful public consultation must have occurred.



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
	Written Confirmation to the Satisfaction of the Town of a Permit or Clearance Letter having been Issued from the Appropriate Conservation Authority or Environmental Reviewer	<p>Prior to the submission of the required application, a Permit or Clearance Letter from the Credit Valley Conservation Authority or Environmental Reviewer must have been issued for the project.</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Credit Valley Conservation Authority.</p>
	Written Confirmation to the Satisfaction of the Town of a Permit having been Issued by the Ministry of Transportation	<p>Prior to the submission of the required application, a Permit from the Ministry of Transportation must have been issued for the project.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Ministry of Transportation</p>
	Written Confirmation to the Satisfaction of the Town of Road Access Approval from the Ministry of Transportation Confirming Location, Type and Capacity	<p>Prior to the submission of the required application, the Ministry of Transportation must have confirmed the access location, type and capacity in writing for the project.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Ministry of Transportation</p>
	Written Confirmation to the Satisfaction of the Town of Road Access Approval from the Region of Peel Confirming Location, Type and Capacity	<p>Prior to the submission of the required application, the Region of Peel must have confirmed the access location, type and capacity in writing for the project.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Region of Peel</p>
	Written Confirmation to the Satisfaction of the Town of Servicing Approval from the Region of Peel, Confirming Servicing Requirements and Capacity are Present or Have Been Committed To	<p>Prior to the submission of the required application, the Region of Peel must have issued servicing approval, confirming servicing requirements and that the capacity is present or has been satisfactorily committed to, all in writing, for the project.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Region of Peel</p>



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
	Written Confirmation to the Satisfaction of the Town of Approval of the Limits of Development from the Applicable Conservation Authority or Environmental Reviewer	<p>Prior to the submission of the required application, the Region, Town and Conservation Authority must be satisfied that the proposed development respects the features and has appropriate limits of development.</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or the Credit Valley Conservation Authority</p>
X	Written Confirmation to the Satisfaction of the Town of Acceptance of All Required Archaeological Assessments by the Ministry of Citizenship and Multiculturalism	<p>Prior to the submission of the required application, a minimum Stage 1 and 2 archaeological assessment must be received and accepted by the Ministry of Citizenship and Multiculturalism (MCM).</p> <p>Heritage staff require submission of all completed archaeological assessment(s) and their corresponding MCM acceptance letters.</p> <p>For more information on this process, please contact the Lead Planner as noted on this form or Town of Caledon Heritage Staff at <a href="mailto:heritage@caledon.ca">heritage@caledon.ca</a>.</p>
	<p>Written Confirmation to the Satisfaction of the Town of Parkland Requirements:</p> <ul style="list-style-type: none"> <li>Where Parkland Dedication is Applicable, Confirmation of the Park Size, Location and Configuration</li> <li>Where Cash-in-Lieu of Parkland is Required, the Rate of How it is to be paid and a Satisfactory Appraisal</li> </ul>	<p>Prior to the submission of the required application, confirmation of parkland requirements is required, including but not limited to confirmation of the park size, location and configuration or the rate and calculation of how cash-in-lieu of parkland is required.</p> <p>For more information on parkland dedication, please contact the Lead Planner as noted on this form or Town of Caledon Parks staff at</p>
	Written Confirmation to the Satisfaction of the Town of the Confirmation of School Sites: Where Land for Schools is Applicable, Confirmation of the Parcel Size, Location and Configuration is Required	<p>Prior to the submission of the required application, confirmation of school capacity/lands required for schools is required, including but not limited to confirmation of the school parcel size, location and configuration.</p> <p>For more information on School Board requirements, please contact the Lead Planner as noted on this form or PDSB or DPCDSB staff at</p>
	Written Confirmation to the Satisfaction of the Town of the Confirmation of Other Community Infrastructure: Where Lands for Municipal and Regional Services such as	Prior to the submission of the required application, confirmation of lands for community infrastructure (including but not limited to Municipal and Regional





# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
	Community Centres, Fire, Paramedic and Police Stations and/or Public Operations Yards are Applicable, Confirmation of the Parcel Size, Location and Configuration is Required	<p>Services such as community centres, fire, paramedic and police stations, public operations yards, etc.) is required, which shall include the parcel size, location and configuration.</p> <p>For more information on Community Services, please contact the Lead Planner as noted on this form or Community Services Staff</p>
X	Written Confirmation to the Satisfaction of the Town of Acceptance of all Peer Reviews	<p>Prior to the submission of the required application, all peer reviews outlined below and/or required through the processing of the Pre-Consultation (DART) Review are to be completed to the satisfaction of the Town.</p> <p>All peer reviews are at the cost of the applicant/owner.</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p> <p>For more information on peer reviews, please contact the Lead Planner noted on this form.</p>
	Written Confirmation to the Satisfaction of the Town of Completion of a Zoning Certificate Demonstrating Compliance with the Applicable Zoning By-law	<p>Prior to the submission of the required application, a Zoning Certificate is required which demonstrates compliance with the applicable Zoning By-law.</p> <p>Please prepare the submission material as per the requirements contained within the Zoning Certificate Application Form. Once completed, please submit the material with the Zoning Certificate Application Form to <a href="mailto:planning@caledon.ca">planning@caledon.ca</a>. Planning staff will then contact you to arrange for payment of the required fee:</p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p>For more information on the Zoning Certificate process, please contact the Lead Planner noted on this form, or Zoning staff at:</p>
	Written Confirmation to the Satisfaction of the Town that the proposed development complies with the Zoning By-law	<p>Prior to the submission of the required application, written confirmation is required from the Town's Zoning Administrator that the proposed development complies with the applicable Zoning By-law. This review and confirmation will be completed as part of the Pre-Consultation (DART) Review process.</p>





# Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

Required (X)	Approval, Permission, Engagement and/or Consultation Required	Scope & Detail
		For more information on the Zoning Certificate process, please contact the Lead Planner noted on this form, or Zoning staff at: N/A
	Written Confirmation to the Satisfaction of the Town of Receipt of a Record of Site Condition	Prior to the submission of the required application, receipt of a Record of Site Condition is required from Ministry of the Environment, Conservation, and Parks.  For more information on the Record of Site Condition process, please contact the Lead Planner noted on this form, or contact Development Engineering staff at: N/A
	Written Confirmation to the Satisfaction of the Town of Acceptance of the Green Development Standards	Prior to the submission of the required application, written acceptance of the Town's Green Development Standards, to the satisfaction of the Town, is required.  For more information on the Green Development Standards, please contact: N/A
X	Full Cost Recovery Fee Agreement	In accordance with the Town of Caledon's Fees By-law 2021-87, as amended, the Pre-Consultation (PARC) Review, Official Plan Amendment and Zoning By-law Amendment aggregate application fees are full cost recovery.



# Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

## Material and Documentation Required for Submission for an Application to be Considered 'Complete'

The 'complete' application requirements are outlined in the table below. All items noted in the table below are required to be deemed satisfactory to the Town prior to an application being considered 'complete'.

To assist you in the preparation of the required material, the Town has prepared a number of Terms of Reference for your review. These Terms of Reference are available on the Town's website and while they offer general guidance, at the Preliminary (PARC) Meeting the Town or external agencies may have noted additional requirements and/or scoped the requirements. Any notes or guidance on this is contained within the table below.

Required (X)	Document	Scope & Detail	Agency/Department Requested	Subject to Peer Review at Applicants Cost (X)
X	Cover Letter	Submission of a satisfactory Cover Letter including but not limited to: <ul style="list-style-type: none"> <li>• A brief description of the site including municipal address, legal description, roll number, PIN, lot area, lot frontage, existing uses and surrounding land uses</li> <li>• Consulting team contact information including but not limited to: Owner, Applicant, Planner, Engineer, Landscape Consultant, Architect/Urban Designer, Environmental Consultant, Traffic Consultant</li> <li>• A description of the proposed development including but not limited to land uses, building size, transportation considerations (i.e. access, parking, amount of traffic – number of employees/visitors), unit number and size for different uses within a multi-tenant building</li> <li>• A description of all existing draining and natural features (regulated and unregulated)</li> <li>• Overall description of the proposed site engineering, landscape and built form details</li> <li>• Estimated timing of approval/construction</li> <li>• All content submitted with the Pre-Consultation (DART) Review Submission</li> </ul>	All agencies and departments  Primary Contact: Carmine Caruso, Senior Planner <a href="mailto:carmine.caruso@caledon.ca">carmine.caruso@caledon.ca</a> , Town of Caledon, Planning Department, Development Planning	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

		Please visit the Town's website to ensure that the Cover Letter meets the <a href="#">Electronic Submission Requirements</a> .		
X	Completed Preliminary (PARC) Meeting Form	Submission of the Preliminary (PARC) Meeting Form.  Please visit the Town's website to ensure that the Form meets the <a href="#">Electronic Submission Requirements</a> .	All agencies and departments  Primary Contact: Carmine Caruso, Senior Planner <a href="mailto:carmine.caruso@caledon.ca">carmine.caruso@caledon.ca</a> , Town of Caledon, Planning Department, Development Planning	
X	Application Form: <ul style="list-style-type: none"> <li>Zoning By-law Amendment Pre-Consultation (DART) Meeting Form</li> <li>Official Plan Amendment Application (DART) Meeting Form</li> </ul>	Submission of a complete and satisfactory Pre-Consultation (DART) Review Form found at <a href="http://www.caledon.ca/development">www.caledon.ca/development</a> or by speaking with the Lead Planner at the Town.  For the Official Plan Amendment DART Application, please submit a complete and satisfactory application found at <a href="http://www.caledon.ca/development">www.caledon.ca/development</a> .	All agencies and departments  Carmine Caruso, Senior Planner <a href="mailto:carmine.caruso@caledon.ca">carmine.caruso@caledon.ca</a> , Town of Caledon, Planning Department, Development Planning	
	Draft Official Plan Amendment and Schedule	Submission of a satisfactory Official Plan Amendment (Schedule and Text) in accordance with the requirements of the Town, Region, Conservation Authority and other agencies.  Please visit the Town's <a href="#">website</a> to access the following documents to prepare the Amendment: <ul style="list-style-type: none"> <li>Terms of Reference: Official Plan Amendment</li> <li>Official Plan Amendment Guide – How to Write an Amendment</li> <li>Official Plan Amendment Template</li> <li><a href="#">Electronic Submission Requirements</a></li> </ul>	All agencies and departments  Primary Contact: Town of Caledon, Planning Department, Development Planning	
X	Draft Zoning By-law Amendment and Schedule	Submission of a satisfactory Zoning By-law Amendment (Schedule and Text) in accordance with the requirements of the Town, Region, Conservation Authority and other agencies.	All agencies and departments  Carmine Caruso, Senior Planner	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

		<p>Please visit the Town's <a href="#">website</a> to access the following documents to prepare the Amendment:</p> <ul style="list-style-type: none"> <li>• Terms of Reference: Zoning By-law Amendment</li> <li>• Zoning By-law Amendment Templates</li> <li>• <a href="#">Electronic Submission Requirements</a></li> </ul>	<p><a href="mailto:carmine.caruso@caledon.ca">carmine.caruso@caledon.ca</a>, Town of Caledon, Planning Department, Development Planning</p>	
	Draft Plan of Subdivision	<p>Submission of a satisfactory Draft Plan of Subdivision in accordance with the Town's requirements of the Town, Region, Conservation Authority and other agencies.</p> <p>Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a>.</p>	<p>All agencies and departments</p> <p>Primary Contact: Town of Caledon, Planning Department, Development Planning</p>	
	Draft Plan of Condominium	<p>Submission of a satisfactory Draft Plan of Condominium in accordance with the Town's requirements of the Town, Region, Conservation Authority and other agencies.</p> <p>Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a>.</p>	<p>All agencies and departments</p> <p>Primary Contact: Town of Caledon, Planning Department, Development Planning</p>	
X	Site Plan	<p>Although a formal site plan application is not required for this proposal, please submit the Site Plan documentation submitted to the Ministry of Natural Resources and Forestry (MNRF) for review as part of the DART review.</p> <p>Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a>.</p>	<p>All agencies and departments</p> <p>Carmine Caruso, Senior Planner <a href="mailto:carmine.caruso@caledon.ca">carmine.caruso@caledon.ca</a>, Town of Caledon, Planning Department, Development Planning</p>	
X	Scalable Concept Plan	<p>As submitted through the Aggregate Resources Act Site Plan submitted to the MNRF.</p> <p>Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a>.</p>	<p>All agencies and departments</p> <p>Carmine Caruso, Senior Planner <a href="mailto:carmine.caruso@caledon.ca">carmine.caruso@caledon.ca</a>, Town of Caledon, Planning Department, Development Planning</p>	
X	Survey Plan	<p>As submitted through the Aggregate Resources Act Site Plan submitted to the MNRF.</p> <p>Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a>.</p>	<p>All agencies and departments</p> <p>Carmine Caruso, Senior Planner</p>	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

			<a href="mailto:carmine.caruso@caledon.ca">carmine.caruso@caledon.ca</a> , Town of Caledon, Planning Department, Development Planning	
X	Fees (Region of Peel)	Submission of the required Region of Peel fees. Please refer to the Region's website: <a href="http://peelregion.ca">Development application types and requirements - Region of Peel (peelregion.ca)</a>	Region of Peel	
X	Fees (Town of Caledon)	Submission of the required Town of Caledon fees. Refer to <a href="#">Fees By-law</a>  At the time that the Zoning By-law Amendment application is submitted, please submit the associated payment (to be confirmed at completion of the DART process)  <i>*This is the current fee. Fees are subject to change and the fee in effect at the time is to be paid.</i>	Town of Caledon, Planning Department, Development Planning	
X	Fees (Credit Valley Conservation)	Submission of the required Credit Valley Conservation authority fees.  Please refer to CVC Fee Schedule found on the CVC website - <a href="https://cvc.ca/about-planning-permits/fee-schedule/">https://cvc.ca/about-planning-permits/fee-schedule/</a> Note the Plan Review fees are below the Permit fees.	Credit Valley Conservation	
	Fees (Lake Simcoe Region Conservation Authority)	Submission of the required Lake Simcoe Region Conservation Authority fees.	Lake Simcoe Region Conservation Authority	
	Fees (Nottawasaga Valley Conservation Authority)	Submission of the required Nottawasaga Valley Conservation Authority fees.	Nottawasaga Valley Conservation Authority	
	Fees (Toronto and Region Conservation Authority)	Submission of the required Toronto and Region Conservation Authority fees.	Toronto and Region Conservation Authority	
	Aggregate Resource Impact Study	Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning	
X	Agricultural Impact Assessment	Submission of a satisfactory Agricultural Impact Assessment (AIA) to evaluate the impact a proposed development will have on an agricultural resource.  Please visit the Town's <a href="#">website</a> to access the Terms of Reference for an Agricultural Impact Assessment.	Town of Caledon, Planning Department, Development Planning  Region of Peel	X

# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

		Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .		
X	Air Quality Assessment	Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering  Region of Peel	X
	Air Photo Enlargement	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.  Please visit the Town's website to ensure that the Air Photo meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning	
	Arborist Report and Tree Preservation Plan	Please visit the Town's website to ensure that the Report and Plan meet the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Landscape	
X	Archaeological Assessment, and associated Ministry of Citizenship and Multiculturalism compliance letter(s)	Stage 1-2 Archaeological Assessment, including Letters of Acceptance from the Ministry of Citizenship and Multiculturalism (MCM)M  Please visit the Town's website to ensure that the Assessment(s) and Letter(s) meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Heritage	
	Architectural Design Guidelines	Please visit the Town's website to ensure that the Guidelines meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	
	Built Heritage Resources and Cultural Heritage Landscape Evaluation	Please visit the Town's website to ensure that the Evaluation meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Heritage	
	Coloured Renderings	Please visit the Town's website to ensure that the Renderings meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	
	Commercial Impact Study	Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning	
	Community Design Guidelines	Please visit the Town's website to ensure that the Guidelines meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	
	Community Services and Facilities Study	Please visit the Town's <a href="#">website</a> to access the Terms of Reference for a Community Services and Facilities Study.	Town of Caledon, Planning Department, Development Planning	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

		Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .		
	Compatibility and Mitigation Study	Please visit the Town's <a href="#">website</a> to access the Terms of Reference for a Compatibility and Mitigation Study.  Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning	
	Comprehensive Broader Scale Environmental Study	Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
	Computer Generated Massing Models	Please visit the Town's website to ensure that the Models meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	
	Conservation Authority Permit	Please visit the Town's website to ensure that the Permit meets the <a href="#">Electronic Submission Requirements</a> .	Credit Valley Conservation Authority	
	Construction Management Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
	Cultural Heritage Assessment Report (existing conditions)	Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Heritage	
	Demarcation of Areas Regulated by a Conservation Authority	Please visit the Town's website to ensure that the Document/Plans meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Town of Caledon, Engineering Department, Development Engineering	
	Draft Reference Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Legal Department	
	Elevation Drawings	Please visit the Town's website to ensure that the Drawings meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	
	Engineering Cost Estimate	Please visit the Town's website to ensure that the Cost Estimate meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
	Engineering Non-Standard/Alternative Design Memo	Please visit the Town's website to ensure that the Memo meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

X	Environmental Implementation Report/Environmental Impact Study	Please visit the Town's website to ensure that the Report/Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering, Landscape CVC Region of Peel  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Environmental Site Assessment – Phase 1	Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
	Environmental Site Assessment – Phase 2	Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
	Erosion and Sediment Control Report	Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
	Erosion and Sediment Control Plans	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
	Environmental Management/Reforestation Plan	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.  Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
	Environmental Management/Reforestation Report	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.  Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
	Environmental Summary Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.	Town of Caledon, Planning Department, Development Planning	





# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

		Please visit the Town's website to ensure that the Summary Map meets the <a href="#">Electronic Submission Requirements</a> .	As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.
Environmental and Engineering Summary Report		Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.  Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Town of Caledon, Engineering Services Department, Development Engineering  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.
Facility Fit Plan		Please visit the Town's <a href="#">website</a> to access the Terms of Reference for a Facility Fit Plan.  Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Parks
Fiscal Impact Study		Please visit the Town's <a href="#">website</a> to access the Terms of Reference for a Fiscal Impact Study.  Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning
Floodplain Analysis		Please visit the Town's website to ensure that the Analysis meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Town of Caledon, Engineering Services Department, Development Engineering  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.
Floor Plan Drawings		Please visit the Town's website to ensure that the Drawing(s) meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design
Functional Servicing Report		Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

			Region of Peel	
	Geotechnical Report	Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
X	Grading Plan(s)	Please visit the Town's website to ensure that the Plan(s) meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
	Healthy Assessment Study	Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .		
	Healthy Development Assessment	Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .	Region of Peel	
	Heritage Conservation Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Heritage	
X	Heritage Impact Assessment	Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Heritage	
	Heritage Protection Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Heritage	
	Housing Assessment	Please visit the Town's <a href="#">website</a> to access the Terms of Reference for a Housing Assessment.  Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Region of Peel	
X	Hydrogeological Study	The Water Resource Study shall be prepared in accordance with the Town's Official Plan. Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering, Region of Peel  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	X
	Indigenous Engagement Summary/Form	Submit a completed Indigenous Engagement Summary/Form. For more information please contact the Lead Planner.	Town of Caledon, Planning Department, Development Planning	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

		Please visit the Town's website to ensure that the Summary/Form meets the <a href="#">Electronic Submission Requirements</a> .		
	Landscape Cost Estimate	Please visit the Town's website to ensure that the Cost Estimate meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Landscape	
	Landscape Letter of Conformance	Please visit the Town's website to ensure that the Letter meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Landscape	
	Landscape Plans	Please visit the Town's website to ensure that the Plan(s) meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Landscape	
	Landscape Restoration Plans	Please visit the Town's website to ensure that the Plan(s) meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Landscape	
	Ministry of Transportation (MTO Permit)	Please visit the Town's website to ensure that the Permit meets the <a href="#">Electronic Submission Requirements</a> .	Ministry of Transportation (MTO)  Town of Caledon, Planning Department, Development Planning  Town of Caledon, Engineering Services Department, Development Engineering	
	Natural Heritage Evaluation	Please visit the Town's website to ensure that the Evaluation meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Town of Caledon, Engineering Services Department, Development Engineering  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
X	Noise and Vibration Study	Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	X
	Oak Ridges Moraine Conformity Statement	Please visit the Town's website to ensure that the Statement meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	



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	On-Street Utilization Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Transportation	
	Ontario Building Code Data Matrix	Please visit the Town's website to ensure that the Matrix meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design  Town of Caledon, Fire and Emergency Services Department	
	Parking Study	Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Transportation	
	Pedestrian Level Wind Study	Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	
	Photometrics Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
X	PINs, Easements, Parcel Abstract corporate ownership (ONCorp search)	Obtain from the Land Registry Office.  To be current upon submission of the Pre-Consultation (DART) Review  Please visit the Town's website to ensure that the Abstract meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Legal Department  Region of Peel	
X	Planning Justification Report	Please visit the Town's <a href="#">website</a> to access the Terms of Reference for a Planning Justification Report.  Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Region of Peel	
	Plotting of Floodplain	Please visit the Town's website to ensure that the document meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
	Preliminary Dewater Plans/Environmental Management Plan	Please visit the Town's website to ensure that the Plan(s) meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

			As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
	Preliminary Engineering Report	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.  Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
	Public Engagement Summary	Submit a completed Public Engagement Summary. For more information please contact the Lead Planner.  Please visit the Town's website to ensure that the Summary meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning	
	Record of Site Condition (RSC)	Please visit the Town's website to ensure that the document meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering	
	Roof Plan Drawings	Please visit the Town's website to ensure that the Drawing(s) meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	
	Servicing Drawings	Please visit the Town's website to ensure that the Drawing(s) meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering  Region of Peel	
	Signage Plan	Please visit the Town's website to ensure that the Plan(s) meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering  Town of Caledon, Engineering Services Department, Transportation Engineering  Region of Peel	
	Single/Multi-use Demand Table (Water & Wastewater)	Please visit the Town's website to ensure that the document meets the <a href="#">Electronic Submission Requirements</a> .	Region of Peel	
	Slope Stability Assessment	Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning	



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			As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
	Slope Map	<p>Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.</p> <p>Please visit the Town's website to ensure that the Map meets the <a href="#">Electronic Submission Requirements</a>.</p>	<p>Town of Caledon, Planning Department, Development Planning</p> <p>Town of Caledon, Engineering Services Department, Development Engineering</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p>	
X	Soil and Soil Drainage Classification Map	<p>In support of AIA</p> <p>Please visit the Town's website to ensure that the Map meets the <a href="#">Electronic Submission Requirements</a>.</p>	<p>Town of Caledon, Planning Department, Landscape</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p>	X
	Stormwater Design Brief	<p>A stormwater design brief is required to establish pre and post development drainage levels. Depending on quantity control methods, a Geotechnical Report may be required</p> <p>Contact Development Engineering for Terms of Reference.</p> <p>Please visit the Town's website to ensure that the Brief meets the <a href="#">Electronic Submission Requirements</a>.</p>	<p>Town of Caledon, Planning Department, Development Planning</p> <p>Town of Caledon, Engineering Services Department, Development Engineering</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p>	
	Stormwater Management Report	<p>Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a>.</p>	<p>Town of Caledon, Planning Department, Development Planning</p> <p>Town of Caledon, Engineering Services Department, Development Engineering</p> <p>As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.</p>	





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## Pre-Application Review Committee (PARC) Meeting Form and Checklist

Streetlight Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Development Engineering
Streetscape Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design
Sun and Shadow Study	Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design
Surface Hydrology Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.  Please visit the Town's website to ensure that the Map meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Town of Caledon, Engineering Services Department, Development Engineering  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.
Sustainable Community Brief	Please visit the Town's website to ensure that the Brief meets the <a href="#">Electronic Submission Requirements</a> .	
Topographic Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.  Please visit the Town's website to ensure that the Map meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Town of Caledon, Engineering Services Department, Development Engineering  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.
Topographical Survey	Please visit the Town's website to ensure that the Survey meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Town of Caledon, Engineering Services Department, Development Engineering  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

	Traffic Operations Assessment	Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Engineering Services Department, Transportation Engineering	
X	Traffic/Transportation Impact Study	<ul style="list-style-type: none"> <li>Road Network Review and Circulation including consideration of Haul Routes</li> <li>Transportation Consultant is requested to submit a Terms of Reference prior to completing the TIS. Please contact Emma Howlett @ <a href="mailto:Emma.Howlett@caledon.ca">Emma.Howlett@caledon.ca</a></li> </ul> <p>Please visit the Town's website to ensure that the Study meets the <a href="#">Electronic Submission Requirements</a>.</p>	Town of Caledon, Engineering Services Department, Transportation Engineering  Region of Peel	
	Underground Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	
	Urban Design Brief	Please visit the Town's website to ensure that the Brief meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	
	Vegetation and Wildlife Ecology Map	Required by Section 7.1.18.2 of the Town's Official Plan for Palgrave Estates Residential Community.  Please visit the Town's website to ensure that the Map meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.	
X	Visual Impact Report	A Visual Impact Assessment is required to assess the proposed mitigation measures, visual changes, and the appropriateness of the proposal.  Please visit the Town's website to ensure that the Report meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Urban Design	X
	Waste Management Plan	Please visit the Town's website to ensure that the Plan meets the <a href="#">Electronic Submission Requirements</a> .	Region of Peel	
X	Water Balance Assessment	Please visit the Town's website to ensure that the Assessment meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  CVC, Town of Caledon, Engineering Services Department, Development Engineering	X





# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

			As a result of Bill 23, the Town may require an environmental review completed by a peer reviewer, at the sole cost of the owner.
	Wetland Water Balance Risk Evaluation	Please visit the Town's website to ensure that the Evaluation meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Development Planning  Town of Caledon, Engineering Services Department, Development Engineering  As a result of Bill 23, the Town may require and environmental review completed by a peer reviewer, at the sole cost of the owner.
X	Zoning By-law Matrix	Please visit the Town's website to ensure that the Matrix meets the <a href="#">Electronic Submission Requirements</a> .	Town of Caledon, Planning Department, Zoning

### Section 6: Preliminary Review Comments

The comments outlined below and any supplemental redlined drawings offer preliminary comments only and does not constitute a full review. It is the applicant's responsibility to update plans to address comments in order to reduce comments received during the application review. The Town will not conduct any additional reviews of the material prior to the submission of the application.

#### Town of Caledon (Internal Departments)

Department	Comments	Contact (Name, Email and Phone Number)
Building Services Department, Building	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Corporate Services Department, Legal Services	<ul style="list-style-type: none"> <li>No comments.</li> </ul>	Brittany Ziegler Brittany.ziegler@caledon.ca
Community Services Department, Facilities	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
Community Services Department, Recreation	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

<b>Corporate Strategy &amp; Innovation Department, Energy and Environment</b>	<p>The Town is in the process of developing a Green Development Standard that is anticipated to be Council-approved in the Fall of 2023 that will apply to all new development.</p> <p>The following is encouraged to be included in the rehabilitation plan:</p> <ul style="list-style-type: none"> <li>• Ensure newly planted trees have adequate volume and quality of soil to reach maturity. Provide soil volume of 16m<sup>3</sup>, 30m<sup>3</sup> and 45m<sup>3</sup> for small, medium and large-sized trees, respectively (or tree specific soil volume indicated in the municipal tree species guide, whichever is greater).</li> <li>• Include no invasive species and target a minimum of 50% native plant species, 25% of which are pollinator-friendly species in the Landscape Plan.</li> <li>• Maximize onsite retention and filtration of stormwater.</li> </ul>	<p>William Overholt  <a href="mailto:William.Overholt@caledon.ca">William.Overholt@caledon.ca</a></p>
<b>Corporate Strategy &amp; Innovation Department, Capital Projects</b>	<ul style="list-style-type: none"> <li>• No Comment</li> </ul>	<p>Sherry Brake  <a href="mailto:Sherry.brake@caledon.ca">Sherry.brake@caledon.ca</a> ext. 4263</p>
<b>Customer Service &amp; Communications Department, Economic Development</b>	<ul style="list-style-type: none"> <li>• No Comments</li> </ul>	<p>Ben Roberts, Economic Development Officer  <a href="mailto:Ben.roberts@caledon.ca">Ben.roberts@caledon.ca</a>            Cell: 416-998-8289</p>
<b>Engineering Services Department, Development Engineering</b>	<ul style="list-style-type: none"> <li>• Please submit all the documents according to section 5.11 of the Town's Official Plan.</li> </ul>	<p>Malvern Munaku  <a href="mailto:malvern.munaku@caledon.ca">malvern.munaku@caledon.ca</a>            905.584.2272 x 4560</p>
<b>Engineering Services Department, Transportation</b>	<ul style="list-style-type: none"> <li>• In the Transportation Study please discuss if parking and loading spaces are required to meet the needs of the proposed operation.</li> <li>• Please take into consideration the proposed Haul Route in the Transportation submission and highlighting any changes</li> <li>• Please follow the Town's Transportation Impact Study Guidelines.</li> </ul>	<p>Emma Howlett  <a href="mailto:Emma.Howlett@caledon.ca">Emma.Howlett@caledon.ca</a>            905.584.2272 x 4309</p>
<b>Finance Services Department</b>	<ul style="list-style-type: none"> <li>• If the proposed development were to proceed as planned, (includes expansion of an aggregate extraction pit), the property's taxable assessment value may change to reflect any development that would have taken place.</li> <li>• Under current By-laws of the Town of Caledon and other charging entities, Development Charges will not apply to the proposed development, unless new or additional floor space is constructed. Other fees and charges may apply.</li> </ul>	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> <li>The Development Charges comments and estimates above are as at June 14, 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.</li> </ul>	
<b>Fire and Emergency Services Department</b>	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
<b>Operations Department</b>	<ul style="list-style-type: none"> <li>No comments received</li> </ul>	
<b>Planning Department, Accessibility</b>	<ul style="list-style-type: none"> <li>No comments</li> </ul>	Cassandra Savini <a href="mailto:cassandra.savini@caledon.ca">cassandra.savini@caledon.ca</a> 905.584.2272 ext 4392
<b>Planning Department, Development Planning</b>	<ul style="list-style-type: none"> <li>There is a Interim Control By-law (<a href="#">BL 2022-075</a>) in place that prohibits the establishment and extension of new pits and quarries. Notwithstanding this, the Town is accepting applications for new pits and quarries, which can be reviewed, but will not be approved until the site specific OPA is in force and the interim control by-law is no longer in force and effect.</li> <li>Studies indicated for this application are similar to the proposed Official Plan amendment for these lands (i.e. PRE 2022-0218). Please ensure that both the proposed Official Plan and Zoning By-law DART application are submitted concurrently.</li> <li>Council approval of the Official Plan amendment is required prior to the formal submission of a rezoning application.</li> </ul>	Carmine Caruso <a href="mailto:Carmine.caruso@caledon.ca">Carmine.caruso@caledon.ca</a> 905-584-2272 x4258



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

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- Planning fees are based on a full cost recovery platform, which will include an upfront fee of \$100,000 (exclusive of application fees) and the execution of relevant agreements.
- A number of documents will be subject to Peer Review as determined by the Town and relevant agencies. Recovery of fees associated with the review will be taken from the upfront fees. As fees are depleted, top up of fees will be required.
- As part of the Planning Justification, demonstrate how the proposal will not result in any unacceptable land-use conflicts
- Demonstrate that the impacts from dust and other air pollutants will be mitigated to acceptable levels
- Acceptable monitoring program, operational plan and rehabilitation plan is required.
- Submit a description of the Public Consultation Process being proposed which describes the nature of impacts and mitigation measures.
- Any impact studies required by this Plan, will include, where appropriate, an assessment of social impacts based on predictable, measurable, significant, objective effects on people caused by factors such as noise, dust, traffic levels and vibration. Such studies will be based on Provincial standards, regulations and guidelines and will consider and identify methods of addressing the anticipated impacts in the area affected by the extractive operation.
- Section 5.11 of the Official Plan provides specific policies related to mineral resources and outlines specific requirements for the introduction of a new mineral extraction operation. These should be addressed, and the required supporting documentation submitted as part of a submission package.
- Section 5.11.2.4 provides polices with respect to new or expanded aggregate operations and requirements and materials required in support of an aggregate proposal.
- Notification of application receipt and future Public Meetings will be broader than Planning Act requirements, as determined by staff and Council.
- Provide full ARA aggregate submissions as part of a complete submission package.

# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

<p>Planning Department, Heritage</p>	<p>Heritage Register</p> <ul style="list-style-type: none"> <li>• The subject lands are not designated or listed as a non-designated property on the Town of Caledon Heritage Register.</li> <li>• The property north of the Elora-Cataract Trailway is designated under Part IV of the Ontario Heritage Act for the presence of the stone farmhouse known as the Pinkney House.</li> <li>• The subject lands themselves contain potential landscape features associated with the past agricultural use of the lands.</li> <li>• The subject lands are adjacent or nearby to the following properties listed as non-designated properties on the Town of Caledon's Heritage Register: 17757 Shaws Creek Road and 18101 Shaws Creek Road</li> </ul> <p>Heritage Impact Assessment</p> <ul style="list-style-type: none"> <li>• As part of a complete application, the development proponent shall provide a Heritage Impact Assessment (HIA), undertaken by a qualified heritage consultant who is a professional member in good standing of the Canadian Association of Heritage Professionals (CAHP).</li> <li>• The HIA shall assess the impact of the proposed development on all cultural heritage resources within and adjacent to the subject lands (including 17923 and 17757 Shaws Creek Road), to the satisfaction of the Town of Caledon.</li> <li>• The HIA shall adhere to the Town of Caledon HIA Terms of Reference and include the requirements set out in the Town of Caledon Official Plan, policy 3.3.3.1.5 b).</li> <li>• Any mitigative measures, as specified in the HIA and/or by Town of Caledon Heritage staff shall be undertaken to the satisfaction of the Town.</li> </ul> <p>Archaeological Assessment</p> <ul style="list-style-type: none"> <li>• The development proponent shall retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the <a href="#">Ontario Heritage Act</a> (R.S.O 2005 as amended), to carry out and submit a minimum Stage 1-2 archaeological assessment for the entirety of the subject lands as part of a complete application.</li> </ul>	<p>Cassandra Jasinski, Heritage Planner,  <a href="mailto:cassandra.jasinski@caledon.ca">cassandra.jasinski@caledon.ca</a>, (905) 584-2272 x. 4232</p>
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# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> <li>• Should any significant archaeological resources be encountered, the development proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff prior to development approval. The archaeological assessment(s) must be completed in accordance with the most current <a href="#">Standards and Guidelines for Consultant Archaeologists</a>.</li> <li>• No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s) and the MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.</li> <li>• Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.</li> <li>• If the subject lands were previously assessed, the development proponent must provide a copy of the archaeological assessment(s) and the associated MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.</li> <li>• An archaeological condition will be included as part of agreements related to the application, should it be approved, for clarity as to the process required should previously unknown archaeological remains be uncovered during ground disturbance activities in the future.</li> </ul>	
<p><b>Planning Department, Landscape</b></p>	<ul style="list-style-type: none"> <li>• Confirm Terms of reference for Agricultural Impact Assessment (AIA), Transportation Impact Study (TIS) and Viewshed Impact Study (VIS) with the appropriate reviewing agencies for each.</li> <li>• Soil Report/Survey in support of the AIA is to be referenced in the Landscape Plans to identify how soils will be redistributed for the restoration.</li> </ul>	



# Preliminary Meeting - Regular

## Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> <li>• Cultural heritage features identified through the HIA are to be included in the Landscape Plans as per requirements from Planning, Heritage.</li> <li>• If the above items are address in ARA submission requirements, separate documents for the above are not required.</li> </ul>	
<b>Planning Department, Municipal Numbering</b>	<ul style="list-style-type: none"> <li>• No comments received</li> </ul>	
<b>Planning Department, Parks</b>	<ul style="list-style-type: none"> <li>• Based on the submitted materials April 18, 2023, if a building permit is required on the property, payment in lieu of conveyance of parkland will be required prior to issuance, pursuant to the s.42 of the Planning Act, in accordance with the Town's Parkland Conveyance By-law 2022-042 or any successor thereof.</li> <li>• The Owner is responsible for the cost of appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland.</li> <li>• The value of the development land shall be determined as of the day before the day the first building permit is issued.</li> <li>• Please note that these comments are based solely on the preliminary information provided by the applicant for the preliminary meeting on June 22, 2023. Parks may provide varying and/or additional comments on the formal application.</li> </ul>	Eva Li <a href="mailto:eva.li@caledon.ca">eva.li@caledon.ca</a> 905.584.2272 x.4378
<b>Planning Department, Policy Planning</b>	<ul style="list-style-type: none"> <li>• As the property falls within the Greenbelt Plan area, it is subject to the requirements for aggregates as outlined in 4.3.2 of the Greenbelt Plan including those which pertain to rehabilitation</li> <li>• The Town has implemented an Interim Control Bylaw (<a href="#">BY-LAW NO. 2022-075</a>) restricting the development of new aggregate operations including gravel pits and quarries on all lands designated CHPMARA in the Town's Official Plan. This restriction applies from the passing date of October 18<sup>th</sup>, 2022, to one year after adoption.</li> </ul>	Mike Balch <a href="mailto:Michael.balch@caledon.ca">Michael.balch@caledon.ca</a> 905-584-2272x4433
<b>Planning Department, Zoning</b>	<ul style="list-style-type: none"> <li>• Zoning notes the subject property is zoned A1</li> <li>• Zoning notes Gravel Pit is not a permitted use in the A1 zone</li> <li>• Gravel Pit means any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes. This definition shall not include: a) any excavation incidental to the construction of a building or structure for which a building permit has been issued; or b) any asphalt plant, cement manufacturing plant or concrete batching plant.</li> </ul>	Chris Bean Office: 905.584.2272 x 4265 Email: <a href="mailto:chris.bean@caledon.ca">chris.bean@caledon.ca</a>



# Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> <li>Zoning notes a ZBL will be required</li> </ul>	
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## External Agencies

Agency	Comments	Contact (Name, Email and Phone Number)
Bell Canada	Comments not received	
Canada Post	Comments not received	
Canadian Pacific Railway (CPR)	Comments not received	
Credit Valley Conservation (CVC)	<p>CVC staff have previously provided comments on this proposal in 2019 and in early 2020, staff had reviewed a draft Terms of Reference for both the Water Resources Study (by Golder, 2020) and the Natural Environment Study (by Goodban Ecological Services, 2020) and provided comments to Town staff. These comments have been consolidated and attached as part of Appendix E in the PARC cover letter submitted by MHBC Planning Consultants in support of this application.</p> <p>Note that CVC confirms the same comments apply as we have not seen a response to the previous TOR comments or additional information since that time.</p>	
Dufferin-Peel Catholic District School Board (DPCDSB)	Comments not received	
Enbridge	Comments not received	
GO Transit (Metrolinx)	Comments not received	
Hydro One	Comments not received	
Lake Simcoe Region Conservation Authority (LSRCA)	Comments not received	
Ministry of Transportation (MTO) – GTA West Corridor	Comments not received	
Ministry of Transportation (MTO) - Permitting	Comments not received	
Niagara Escarpment Commission (NEC)	Comments not received	
Nottawasaga Valley Conservation Authority (NVCA)	Comments not received	
Ontario Provincial Police (OPP) - Caledon Detachment	Comments not received	





# Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

Agency	Comments	Contact (Name, Email and Phone Number)
Peel District School Board (PDSB)	Comments not received	
Region of Peel	<p>To support the review of the proposed application in relation to the relevant Regional Official Plan policies, Regional Planning and Growth Management staff require the following studies for review and comment:</p> <ul style="list-style-type: none"> <li>• Agricultural Impact Assessment, including an agricultural rehabilitation plan addressing requirements for the rehabilitation of the site back to an agricultural condition in accordance with the PPS and Greenbelt Plan,;</li> <li>• Environmental Impact Study/Natural Environment Report, and</li> <li>• Hydrogeological Evaluation/Water Report.</li> </ul> <p>Additional studies may be requested from other departments including an Air Quality Report and Transportation Study. Regional staff will coordinate with the Town of Caledon to determine the study Terms of Reference.</p> <p>Notwithstanding that the Town of Caledon Official Plan designates the subject lands as General Agricultural, the Prime Agricultural Area designation as refined by the Region of Peel on Schedule D-1 prevails as it is a refinement of the Provincial Agricultural System mapping of Prime Agricultural Areas that was released and in effect in the Greenbelt Plan Area in February 2018.</p> <p>In accordance with Policy 3.1.3.2 of the Greenbelt Plan and Policy 2.12.12.1.2 of the Region of Peel Official Plan, the Prime Agricultural Area designation may not be removed for non-agricultural uses. The Town or applicant should clarify how the OPA to redesignate the lands to Extractive Industrial A will also address the need to retain the Prime Agricultural Area designation on the property should the proposed Extractive Industrial A be approved.</p> <p>Details to support the preparation and implementation of an Agricultural Rehabilitation Plan as a component of the AIA are available in the Ontario Ministry of Agriculture, Food and Rural Affairs' Draft Agricultural Impact Assessment (AIA) Guidance Document dated March 2018.</p>	<p>Dylan Prowse  <a href="mailto:Dylan.prowse@peel.ca">Dylan.prowse@peel.ca</a></p>
Rogers Communication	Comments not received	



# Preliminary Meeting - Regular Pre-Application Review Committee (PARC) Meeting Form and Checklist

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Agency	Comments	Contact (Name, Email and Phone Number)
Toronto and Region Conservation Authority (TRCA)	Comments not received	



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

July 7, 2023

**Carmine Caruso, MCIP, RPP**

Senior Planner, Development  
Planning Department  
Town of Caledon  
6311 Old Church Rd  
Caledon ON L7C 1J6

Dear Mr. Caruso:

**RE: Lafarge Pit 3 Extension OPA and ZBA PARC Checklists  
OUR FILE 9526CO**

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As the Town of Caledon is aware, MHBC is working with Lafarge Canada Inc. (Lafarge) on an extension to their existing Pit 3 located at 17952 Mississauga Road in the Town of Caledon. The proposed extension is located at 17823 Shaw's Creek Road.


Further to our recent meetings and correspondence, Lafarge has received the following documents from the Town:

- 1) Updated PARC meeting form and checklist for the OPA application;
- 2) Preliminary PARC meeting form and checklist for the ZBA application;
- 3) Aggregate Application Fee Agreement.

This letter serves to provide Lafarge's comments on the above noted documents.


**OPA PARC Meeting Form and Checklist**

Lafarge appreciates the Town's efforts to update the checklist in accordance with our comments. Prior to finalizing, Lafarge requests three additional revisions on the OPA PARC checklist.

- 1) Lafarge requests the expiry date be revised to December 31, 2023 since we have been in contact with the consulting team and have been advised that some reports may not be available until the end of the year.  Town Comment: Done
- 2) Under scope and detail of Air Quality Assessment on Page 8, please delete "To be confirmed by the Region of Peel". This assessment is being completed by a qualified professional and Lafarge understands the Region's review will be focused on the Traffic Impact Study as it


relates to Regional roads. Furthermore requiring additional items to still be confirmed is unreasonable to the applicant in light of the duration of the pre-consultation process. 

Town Comment: Done

- 3) Under the Planning Department, Landscape comments on Page 21, Lafarge requests removal of the requirement for ISA certification because the rehabilitation plan is developed based on the recommendations of an ecologist rather than an arborist. 


Town Comment: Done

Lafarge seeks clarification of the following item:


- 1) The OPA and ZBA PARC forms states that notification and circulation requirements will be broader than Planning Act requirements, as determined by staff and Council. Can the Town please advise Lafarge of what these requirements will be for the application since Lafarge is being requested to submit a Public Consultation document as part of the DART process. 

Town Comment: 1000m

Although the following comments are not directly reflected in the final OPA PARC checklist, we are confirming our understanding of the following items based on our discussions and correspondence with Town staff during the PARC process:


- 1) With regard to the requirement for a scalable concept plan, grading plan with cross sections, and rehabilitation plan it is noted these documents will be included on the Aggregate Resources Act site plans. As part of the DART review, Lafarge will provide the Town with a copy of the Aggregate Resources Act site plans. 

Town Comment: Ok


- 2) With regard to the requirement for a Noise and Vibration study, during the March 9, 2023 meeting between Lafarge and the Town, Town staff confirmed that the 'vibration' portion of the Noise and Vibration Study can be addressed in the Planning Report providing justification why a vibration study is not required as part of a gravel pit operation. As a result, just a 'noise' study will be submitted with the 'vibration' portion addressed in the Planning Report. 

Town Comment:


The noise report should confirm that a vibration study is not required for this type of application before including it in the PJR

- 3) With regard to the requirement for a soil and soil drainage classification map, Lafarge confirms this will be included as part of the AIA, rather than as a stand-alone document. 





Town Comment: This is acceptable. Please ensure that this is clarified in the Cover Letter

- 4) Lafarge has already provided the Town and Region a Terms of Reference for the TIS. The Region requested one additional intersection be assessed as part of the TIS which is being completed. 

Town Comment: Follow up with appropriate staff

- 5) The OPA PARC form notes Lafarge's application is subject to CVC's review fees. Please note the CVC fee schedule for aggregate operations includes Minor (\$7,289), Intermediate (\$24,336) and Major (\$72,890). We will be contacting CVC to confirm that this is a minor application since it is above the established water table and there are no CVC regulated areas on or adjacent to the site. Furthermore, we are seeking confirmation that the CVC review is scoped to the review of natural hazards and erosion. If the CVC's position is that they are still reviewing the water resources report, it is Lafarge's position that this serves as the Town's peer review of this report to avoid duplication in review fees. 

Town Comment: Please confirm with CVC

- 6) The OPA PARC form notes Lafarge’s application is subject to the Region of Peel review fees. We will be contacting the Region regarding their review fees to confirm that the Region’s review will only relate to a review of the Traffic Impact Study as it relates to Regional roads since they are a Region that has been identified as being an upper-tier municipality without planning responsibilities.  Town Comment: Please contact the Region
- 7) The OPA PARC form speaks to a full cost recovery fee agreement. See below comments on the full cost recovery fee agreement. It is also Lafarge’s understanding that the \$100,000 review fee deposit will cover both the OPA and ZBA applications and that there is not a separate fee for each.  Town Comment: This is correct
- 8) It is Lafarge’s understanding that the Hydrogeological Study and the Water Balance Assessment/Water Resource Study will be completed as one report and there is not the need for two separate stand alone reports.  Town Comment: Please ensure that this is noted in the Cover letter
- 9) With respect to the Planning Department, Landscape comments regarding submitting ToR for a number of studies; Lafarge has already submitted these ToR as part of the pre-consultation review and furthermore the TIS does not need to provide consideration of Elora-Cataract Trailway crossings as no new crossings are proposed over the trail for the Pit 3 Extension.  Town Comment: The Elora-Cataract Trailway reference has been removed

We trust our understanding of the above comments is correct but please advise if our understanding is incorrect. We look forward to an updated OPA PARC checklist with an updated expiry date.

### **Preliminary ZBA PARC Meeting Form and Checklist**

Please see Lafarge’s comments on the Preliminary ZBA PARC Meeting Form and Checklist attached as Attachment 1. Lafarge’s comments are to ensure the ZBA PARC checklist is consistent with the OPA PARC checklist. Furthermore, we understand the above confirmations on the OPA PARC checklist also apply to the ZBA PARC checklist.

### **Aggregate Application Fee Agreement**

Please see Lafarge’s comments on the Aggregate Application Fee Agreement attached as Attachment 2. Lafarge’s comments are to ensure the Application Fee Agreement is consistent with the terms and conditions agreed to by the Town and Lafarge in the previous Lafarge Limebeer Pit application.

As noted in section 3.c of the draft agreement, a peer review agreement with the Town and Lafarge will be required once the reports are submitted for the DART review. Lafarge requests confirmation from the Town that the peer review agreement will be consistent with the format of the previous peer review agreement in the previous Lafarge Limebeer Pit application. See Attachment 3 for a copy of that agreement.

## Concluding Comment

As an overall comment we thank the Town for allowing the OPA and ZBA to be concurrently reviewed as part of the DART process. However, in accordance with Town of Caledon By-law 2022-52, Lafarge continues to have concerns with:

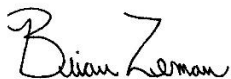
- (1) the Town's process of not allowing concurrent formal applications since this could result in multiple OLT hearings dealing with the same subject matter; and,
- (2) the criteria to be deemed complete (e.g. acceptance of peer reviews and meaningful consultation with public and indigenous communities, to the satisfaction of the Town, etc.). The concern regarding deemed complete arose when the Town could not provide Lafarge guidance on what is 'meaningful consultation' and what would happen if there is a professional disagreement between Lafarge's technical experts and the Town's peer reviewers.

Despite this, Lafarge understands the Town will be processing the application in accordance with By-law 2022-52 and this is a new process for all parties involved. Lafarge's interest is to ensure that the DART process is efficient, streamlined and completed in a timely manner so Lafarge can submit a formal application to the Town and have it deemed completed in accordance with the Planning Act.

Thank you again for working with Lafarge on the pre-consultation portion of this application. Please do not hesitate to reach out if you have any questions.

Yours truly,

**MHBC**



**Brian Zeman, BES, MCIP, RPP  
President**

cc. *Mal Wensierski, Lafarge*  
*James Newlands, MHBC*

*Attachment 1: Preliminary ZBA PARC Meeting Form and Checklist – Lafarge comments*  
*Attachment 2: Aggregate Application Fee Agreement – Lafarge comments*  
*Attachment 3: Template peer review agreement (previous Lafarge Limebeer Pit application)*

# Appendix C

**AMENDMENT NO. XXX**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF CALEDON PLANNING AREA**



**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. XXXX-XXX**

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.

**READ THREE TIMES AND FINALLY  
PASSED IN OPEN COUNCIL  
THIS XXXX DAY OF XXXX, 202X.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk

## 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 of the Town of Caledon Official Plan.

## AMENDMENT NO. **XXX**

### OF 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” to “Extractive Industrial A Area” and “Environmental Policy Area” to permit the development of an above-water sand and gravel extraction operation.

##### **Location:**

The lands subject to this Amendment are legally described as Part Lot 13, Concession 5 West Site of Centre Road or Communication Street, Town of Caledon, Regional Municipality of Peel and municipally known as 17823 Shaws Creek Road.

##### **Basis:**

The applicant, Lafarge Canada Inc., has requested an amendment to the Town of Caledon Official Plan to permit the development of an above-water sand and gravel aggregate extraction (pit) on lands identified as being within the Caledon High Potential Mineral Aggregate Resource Area (CHPMARA) and Aggregate Resource Lands in the Caledon Official Plan.

The proposed development of a sand and gravel pit on the subject property is consistent with the overall goals, objectives and policies of the Caledon Official Plan to balance and protect the use of mineral aggregates with other goals of the Town, to recognize the mineral aggregate resource industry as an important component of the Town’s economic based, and to identify, protect for possible use and make as much of the resource as is realistically possible available for use, while minimizing the impact of aggregate related traffic on the community.

The following studies have been prepared in support of this application:

Aggregate Resources Act Site Plans	MHBC
Planning Justification Report	MHBC
Agricultural Impact Assessment	MHBC
Air Quality Assessment	Arcadis Canada Inc.
Cultural Heritage Survey	MHBC
Natural Environment Technical Report	Goodban Ecological Consulting Inc.
Level 1 and 2 Hydrogeology and Hydrology Report	WSP Canada Inc.
Maximum Predicted Water Table Report	WSP Canada Inc.
Noise Impact Assessment	HGC Engineering
Stage 1, 2 and 3 Archaeological Assessment	Golder Associates
Transportation Impact Study	Paradigm Transportation Solutions Limited
Visual Impact Report	MHBC

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No XXX of the Town of Caledon Official Plan.

### **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 described as Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Regional Municipality of Peel, in accordance with Schedule 'A' attached hereto.

### **Implementation and Interpretation**

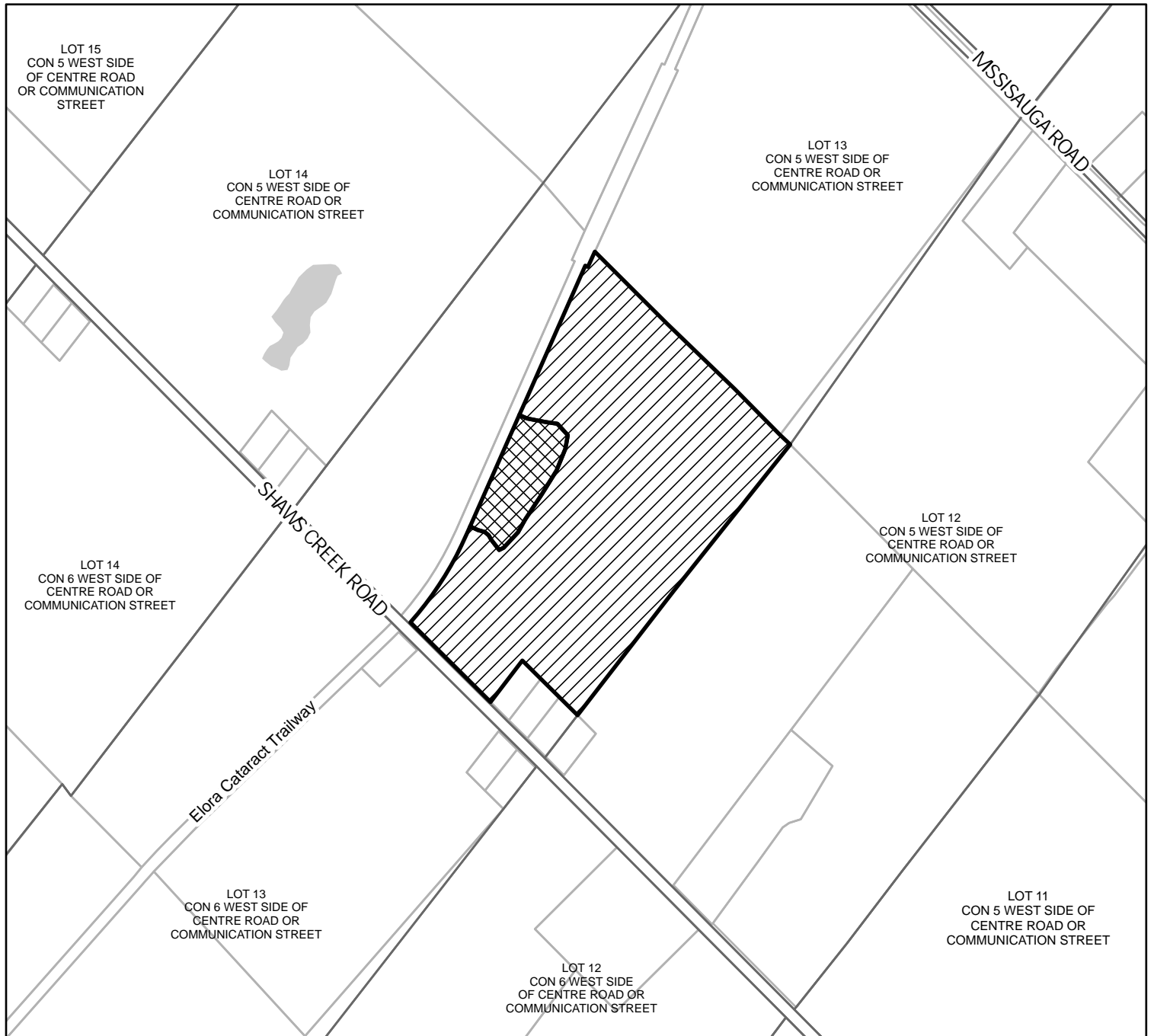
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.





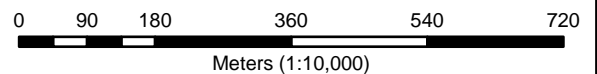
# Schedule 'A'

## To Official Plan Amendment \_\_\_\_\_

Part of Lot 13, Concession 5  
West Side of Centre Road or Communication Street  
Town of Caledon  
Region of Peel



-  Lands to be redesignated to Extractive Industrial A Area
-  Lands to be redesignated to Environmental Policy Area



# Appendix D

**THE CORPORATION OF THE TOWN OF CALEDON**  
**BY-LAW NO. 20xx-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Regional Municipality of Peel, municipally known as 17823 Shaws Creek Road.

**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 Lot 13, Concession 5 West Site of Centre Road or Communication Street, Town of Caledon, Regional Municipality of Peel, for an above water mineral aggregate extraction operation (sand and gravel pit);

**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. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
MX	<insert exception #>  <insert by-law #>	<ul style="list-style-type: none"> <li>- Gravel Pit</li> <li>- Farm</li> </ul>	<b>Excavation Setback (Minima)</b> a) From the rear lot line (east lot line) 0m
EPA1	<insert exception #>  <insert by-law #>	<ul style="list-style-type: none"> <li>- Environmental Management</li> <li>- Forest Management Areas</li> <li>- Acoustic/visual berm adjacent to the Elora-Cataract Trailway</li> </ul>	EPA1-XXX may be licensed under the Aggregate Resources Act but extraction is not permitted.

2. Schedule "A", Zone Map 64 of By-law 2006-50, as amended is further amended for Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) to Extractive Industrial Exception XXX (MX-XXX) and Environmental Protection Policy Area One Exception XXX (EPA1-XXX) in accordance with Schedule "A" attached hereto.

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

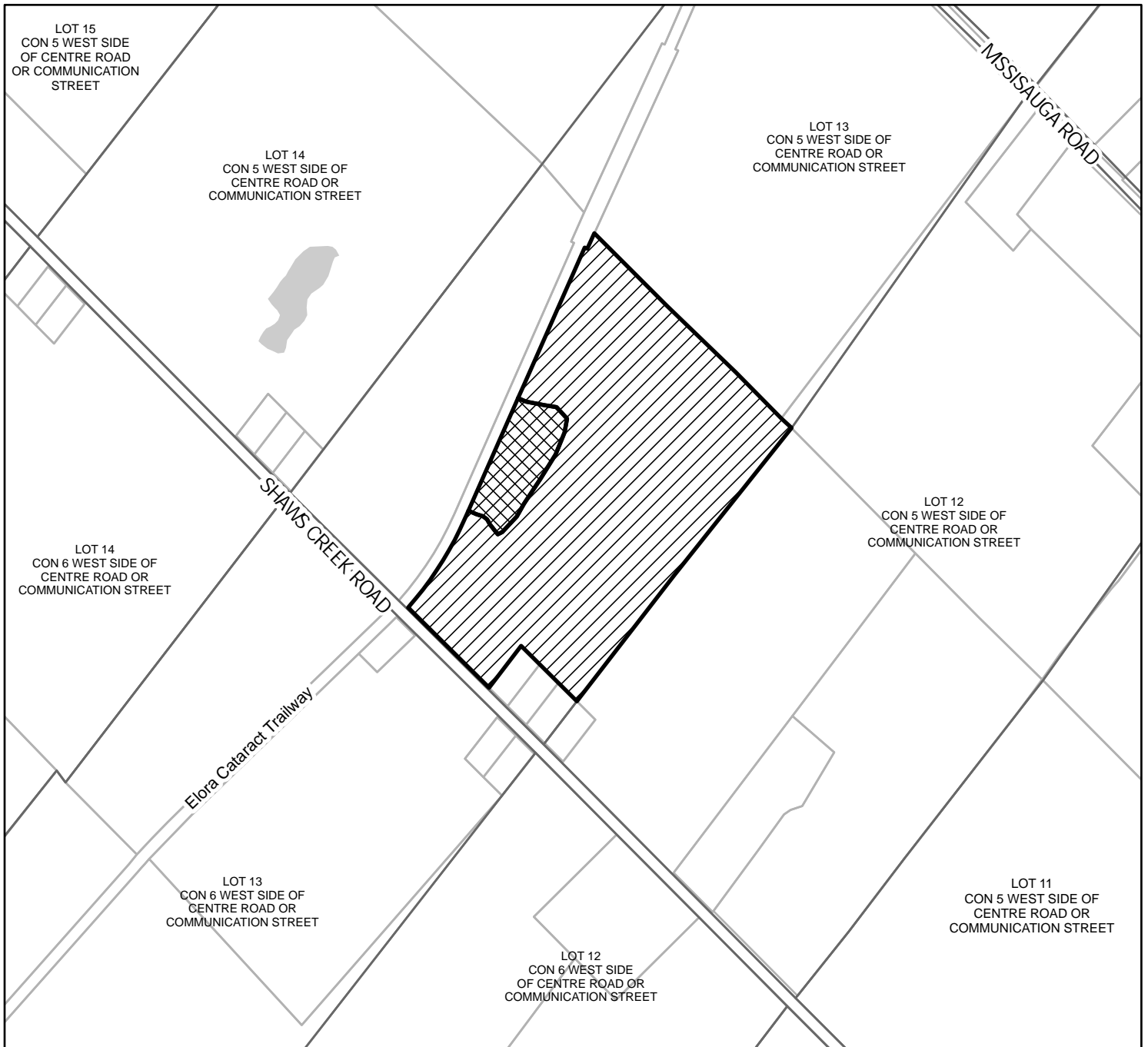
\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Town Clerk



# Schedule 'A' to Zoning By-law Amendment \_\_\_\_\_

Part of Lot 13  
Concession 5 West Side of Centre Road or Communication Street  
Town of Caledon  
Region of Peel



 Lands to be rezoned to Extractive Industrial Exception \_\_\_\_ (MK-\_\_)

 Lands to be rezoned to Environmental Protection Policy Area 1 Exception \_\_\_\_ (EPA1-\_\_)

This is Schedule 'A' to Zoning By-law \_\_\_\_\_  
Passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



# Appendix **E**

**Ministry of Tourism, Culture and Sport**

Archaeology Programs Unit  
Programs and Services Branch  
Culture Division  
401 Bay Street, Suite 1700  
Toronto ON M7A 0A7  
Tel.: (416) 314-7691  
Email: lan.Hember@ontario.ca

**Ministère du Tourisme, de la Culture et du Sport**

Unité des programmes d'archéologie  
Direction des programmes et des services  
Division de culture  
401, rue Bay, bureau 1700  
Toronto ON M7A 0A7  
Tél. : (416) 314-7691  
Email: lan.Hember@ontario.ca



May 29, 2017

Peter Popkin (P362)  
Golder Associates Ltd.  
34 Lamb Toronto ON M4J 4M3

**RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1-2 and 3 Archaeological Assessment, Pit 3 Extension, Part of Lot 13 Concession 5, West Side of Centre Road, Former Township of Caldeon, County of Peel, now Town of Caledon, Regional Municipality of Peel, Ontario", Dated Mar 23, 2017, Filed with MTCS Toronto Office on Apr 4, 2017, MTCS Project Information Form Number P362-0089-2014, P362-0106-2015, MTCS File Number 0002939**

Dear Dr. Popkin:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18.<sup>1</sup> This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment/mitigation of the study area as depicted in Map 6 of the above titled report and recommends the following:

#### Stage 2

The Stage 2 assessment of the study area resulted in the identification of a single pre-contact aboriginal biface.

The biface was registered as the Pinkney South site (AkHa-21) as it was determined to have cultural heritage value and interest. At the conclusion of the Stage 2 assessment the MTCS were consulted (Personal Communications, Malcolm Horne) and recommendations for the required Stage 3 assessment of the site were agreed upon (Appendix A).

Given the very small site size and the determination that the recovered biface represented an example of exotic material it was recommended, in consultation with MTCS, that five Stage 3 1 x 1 m test units, centered on the recovered biface, would be hand excavated at 5 m intervals. If no additional artifacts were recovered no additional units would be required, and the cultural heritage value or interest of the site would be sufficiently assessed. Should artifacts have been recovered the site would need to expand in accordance with the SGCA (MTCS, 2011).

### 5.2 Stage 3

The Stage 3 archaeological assessment of Location 1, the Pinkney South site (AkHa-21) did not result in the recovery of any archaeological resources or features and as such no further archaeological assessment is recommended. The site may be considered free of archaeological concern and Stage 4 mitigation of impacts is not required for the site.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Ian Hember  
Archaeology Review Officer

cc. Archaeology Licensing Officer  
Mal Wensierski, Lafarge Canada Inc.  
Eric Conley, Town of Caledon Planning and Development Dept

<sup>1</sup>In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.