

APPLICATION AND PROJECT SUMMARY

Lafarge Canada Inc.
Proposed Pit 3 Extension
17823 Shaws Creek Road
Part Lot 13, Concession 5 W.H.S, Town of Caledon, Region of Peel
March 2024

1. Site Location and Description

The proposed Pit #3 Extension is located at 17823 Shaw's Creek Road (Part Lot 13, Concession 5 W.H.S) on the east side of Shaw's Creek Road, approximately 1.5km south of Charleston Sideroad (Highway 24). The property is approximately 25.6 ha (63.3 ac) and is currently under active agricultural production.

Surrounding land uses are primarily a mix of agricultural, forested, mineral aggregate extractive and rural residential land uses. Lands immediately east of the property is the licensed Lafarge Pit #3 located at 17952 Mississauga Rd. The main entrance for the existing pit is from Mississauga Road at the eastern point of the property. Current on-site aggregate processing includes portable crushing and screening, shipping and hauling.

The licence for the existing pit covers an area of 37.5 ha (92.7 ac) with an extraction area of 32 ha (79.1 ac). The existing pit typically ships less than 500,000 tonnes per year. Operations have been ongoing at this site since the 1970s providing primarily granular materials for local construction markets.

2. Description of Proposed Pit

The proposed Pit 3 Extension (**See Figure 1**) will serve as an extension to the existing pit and the two pits will be operationally connected. Pit 3 Extension will utilize the existing Pit 3 entrance/exit onto Mississauga Road as well as the existing haul route. Aggregate material is proposed to be extracted to the established water table, but not below the water table. Final rehabilitation will bring the lands back to near original grades to restore agricultural uses, enhance the existing on-site wetland that will be protected, create two new wetlands and create new expanded on-site woodlands (**See Figure 2**).

Licence Area – The area proposed to be licenced under the Aggregate Resources Act is ± 25.6 ha

Extraction Area – The proposed area to be extracted is ± 20.8 ha

Annual Tonnage – 1,000,000 tonnes/per year. The existing haul route and Lafarge Pit #3 entrance onto Mississauga Road will be used.

Operations – Aggregate is proposed to be extracted in four phases and aggregate processing will be limited to Phase 1.

Final Rehabilitation – The site is proposed to be rehabilitated to agriculture and natural heritage uses.

3. Required Applications

In order to permit the extraction of aggregate resources on the subject property, the following applications are being submitted to the Town of Caledon, and the Ministry of Natural Resources and Forestry:

- A Town of Caledon Official Plan Amendment to designate the lands from “General Agricultural Area” to “Extractive Industrial A Area”;
- A Town of Caledon Zoning By-law Amendment to re-zone the lands from “Agricultural (A1)” to “Extractive Industrial (MX)” and “Environmental Protection Policy Area One (EPA1)” with site specific provisions; and
- An Aggregate Resources Act (ARA) Class A Licence Application submitted to the Ministry of Natural Resources and Forestry.

4. Studies/Technical Investigations being completed

The following studies will be submitted with the required Applications:

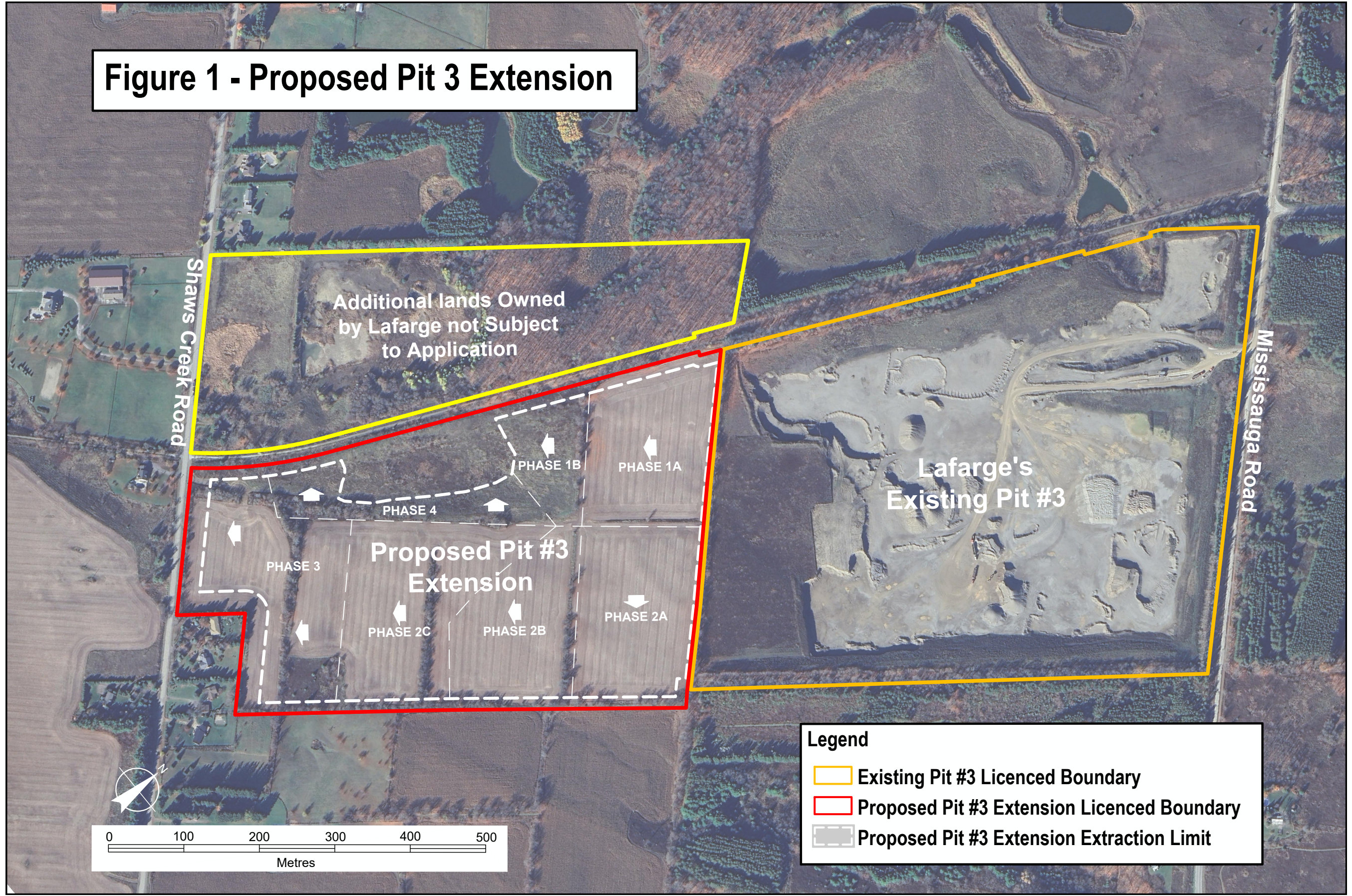
- a) Hydrogeology and Hydrology Report – Level 1 and Level 2 (WSP)
- b) Maximum Predicted Water Table Elevation Technical Memorandum (WSP)
- c) Natural Environment Report (Goodban Ecological Consulting)
- d) Archaeological Assessment Report – Stage 1, Stage 2 and Stage 3 (Golder Associates) – completed in 2017
- e) Noise Impact Assessment Report (HGC Engineering)
- f) Air Quality Assessment Report (Arcadis)
- g) Agricultural Impact Assessment (MHBC)
- h) Cultural Heritage Survey (MHBC)
- i) Visual Impact Report (MHBC)
- j) Transportation Impact Study (Paradigm Transportation Solutions)
- k) Planning Justification Report (MHBC)
- l) Aggregate Resources Act Site Plans (MHBC)

5. Contact Information

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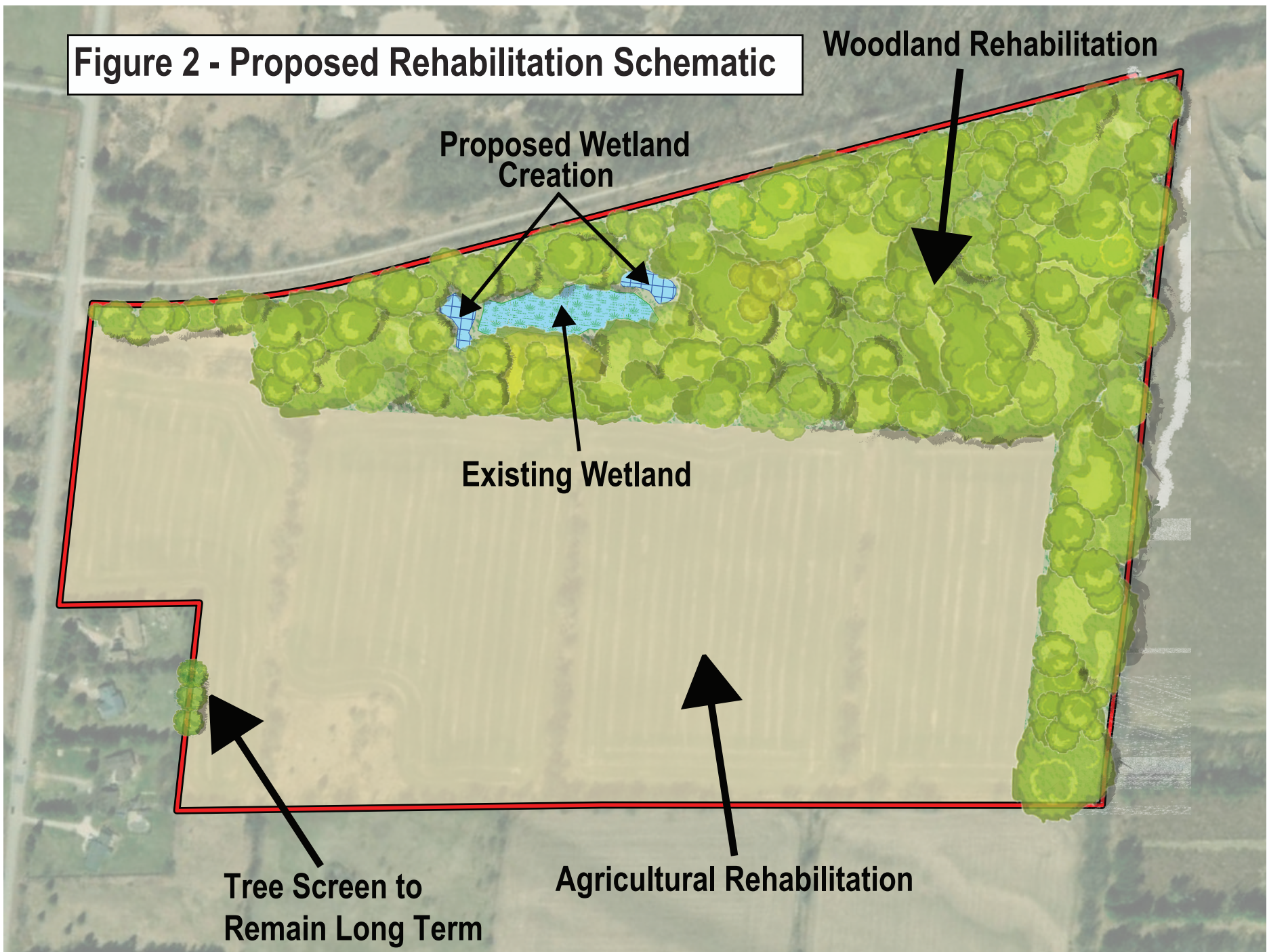
Figure 1 - Proposed Pit 3 Extension



Legend

- Existing Pit #3 Licenced Boundary
- Proposed Pit #3 Extension Licenced Boundary
- Proposed Pit #3 Extension Extraction Limit

Figure 2 - Proposed Rehabilitation Schematic



Lafarge Canada Inc. – Pit 3 Extension

Town of Caledon, Region of Peel

- Lafarge Canada Inc. is applying for an Aggregate Resources Act Licence and a Town of Caledon Official Plan and Zoning By-law Amendment to permit an extension to their existing Pit 3 operation in the Town of Caledon.
- The proposed licence area is 25.6 hectares with 20.8 hectares proposed for extraction. Extraction is proposed to occur in four phases generally moving east to west across the site. The processing area will be restricted to Phase 1, which is furthest removed from surrounding residents.
- The pit is being designed to extract the aggregate to the established water table but not below the water table. The site will be rehabilitated back to agricultural and natural heritage uses.
- The site is identified as a High Potential Mineral Aggregate Resource Area (HPMARA) in the Region of Peel Official Plan. The site is also identified in the Town of Caledon Official Plan as a Caledon High Potential Mineral Aggregate Resource Area (CHPMARA). Furthermore the site is mapped by the Town as "Aggregate Resource Lands". The Town encourages new pits in this location and has determined that these areas are suitable for aggregate extraction subject to completion of the required technical studies to address Town policies.
- The Pit 3 Extension would utilize the existing entrance/exit to the Lafarge Pit 3 on Mississauga Road. The main haul route will remain the same as the existing Pit 3 with trucks traveling north on Mississauga Road and predominately east on Highway 24 (Charleston Sideroad).
- Detailed studies are being completed related to planning, water resources, natural environment, agriculture, archeology, visual, built heritage, cultural heritage landscape, air quality, traffic and noise. The recommendations of these studies will be incorporated into the final pit design to ensure the operation complies with all Provincial, Regional and Town policy requirements.

- The applications will be submitted to the Region of Peel, Town of Caledon, Ministry of Natural Resources and Forestry, Ministry of the Environment, Conservation and Parks, Ministry of Food, Agriculture and Rural Affairs, Niagara Escarpment Commission and Credit Valley Conservation for a detailed review to ensure government policies and standards are addressed and surrounding lands uses are protected. The application will also be circulated to the Mississaugas of the Credit First Nation, Six Nations of the Grand River, Haudenosaunee Chiefs Confederacy Council, and Huron-Wendat Nation.
- During the review process there will be plenty of opportunity for public input. All of the reports will be available for public review and the process will include public meetings where you can provide input to Lafarge, Government Staff and Members of Town Council. Lafarge will also put the technical reports on a website after they have been completed.
- Lafarge with its employees and their families have been part of the Caledon community since 2000. Lafarge is proud to be a supportive neighbor in the Caledon community and supports many charities and events in the area.
- Since coming into the community, Lafarge has been committed to complete rehabilitation at all of its sites. Specifically, Lafarge finalized rehabilitation and surrendered three Aggregate Resources Act licences in Caledon since 2017. These sites have been rehabilitated back to a combination of agricultural and natural environment uses.

For additional information on this application, or for a tour of our Caledon site operations please do not hesitate to contact Mal Wensierski at (905)738-2934.

Background

Process

